



OFFERING MEMORANDUM

2321 S. Belt Line Road, Grand Prairie, TX 75051

ASKING PRICE
\$2,100,000

BUILDING SIZE
±19,167 SF GBA

SITE AREA
±2.11 Acres

PROPERTY DETAILS

Building & Site Specifications

BUILDING SIZE

±19,167 SF Gross Bldg Area

SITE AREA

±2.114 Acres (92,096 SF)

EXCESS LAND

±11,850 SF

ZONING

GR — General Retail

YEAR BUILT

1985

PARKING

68 Spaces

CONSTRUCTION

Steel Frame, Brick Veneer

FRONTAGE

±230 FT along Belt Line Rd.

TRAFFIC COUNT

29,000+ VPD

ROOF

New 2025 TPO, 20-Yr Warranty



CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by SCM Real Estate Services for use by a limited number of prospective purchasers in considering the acquisition of the property located at 2321 S. Belt Line Road, Grand Prairie, Texas 75051 (the "Property"). It is furnished solely for that purpose and is not to be copied, reproduced, or distributed to any other party without the prior written consent of SCM Real Estate Services.

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EXECUTIVE SUMMARY

Executive Business Centre presents a compelling acquisition opportunity in the centrally located Grand Prairie market. The ±19,167-square-foot, single-story office/retail property sits on roughly 2.11 acres along S Belt Line Road and benefits from strong visibility, approximately 230 feet of frontage, prominent monument signage, and convenient access to SH 161, IH-20, and IH-30.

Included is approximately 11,850 square feet of excess land, offering potential for expansion, additional parking, or future development. The property is offered vacant, providing a rare owner-user opportunity or a value-add acquisition at a significant discount to replacement cost.

Strategically positioned between Dallas and Fort Worth, and approximately 2.5 miles from Grand Prairie's 172-acre EpicCentral entertainment district, the property offers the opportunity to acquire a well-located asset in a highly accessible corridor.

OFFERING SUMMARY

Asking Price

\$2,100,000

Building Size

±19,167 SF

Site Area

±2.114 Acres (92,096 SF)

Zoning

GR (General Retail)

Type

Freestanding Office Bldg.

INVESTMENT HIGHLIGHTS

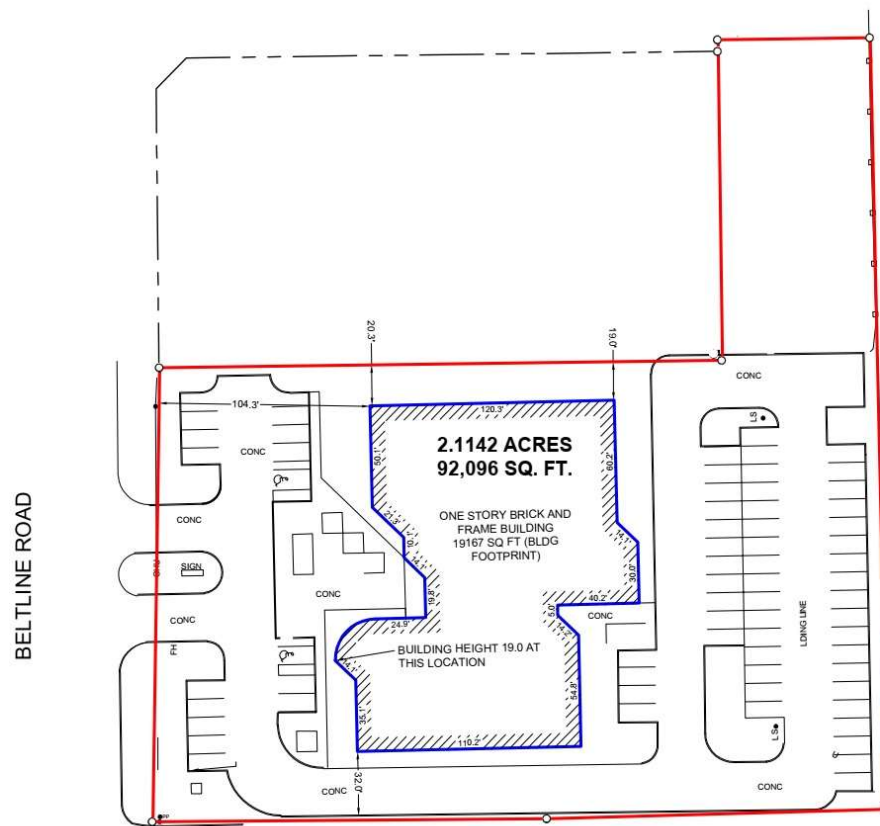
Recent Capital Improvements & Strategic Positioning

- New (2025) white reflective TPO roof with 20-year warranty
- Brick veneer sealed and upgraded with fresh, high-end stain
- New landscaping and irrigation throughout the site
- Highly visible, double-sided monument sign along Belt Line Rd.
- ±230 ft of frontage along Belt Line Rd. with over 29,000 VPD
- ±11,850 SF of excess land for expansion, parking, or development
- GR zoning supports a flexible mix of office and retail uses
- Convenient access to SH 161, IH-20, and IH-30
- 14 miles from DFW Airport · 15 miles from Downtown Dallas



SITE PLAN

±2.114 Acres • 92,096 SF



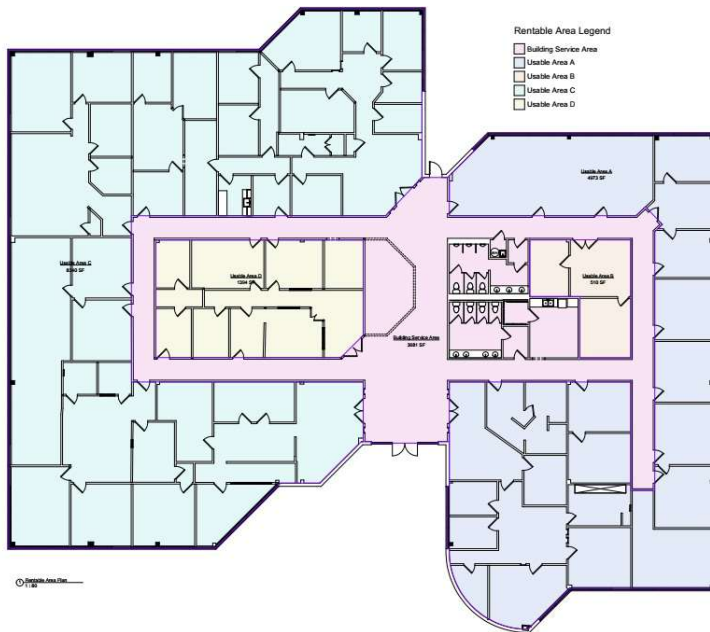
SITE HIGHLIGHTS

- Excellent visibility along S Belt Line Rd.
- ±230 FT of frontage on S Belt Line Rd.
- High-traffic corridor, over 29,000 VPD
- 68 parking spaces on site
- Prominent double-sided monument signage
- ±11,850 SF of excess land for expansion, additional parking, or future development

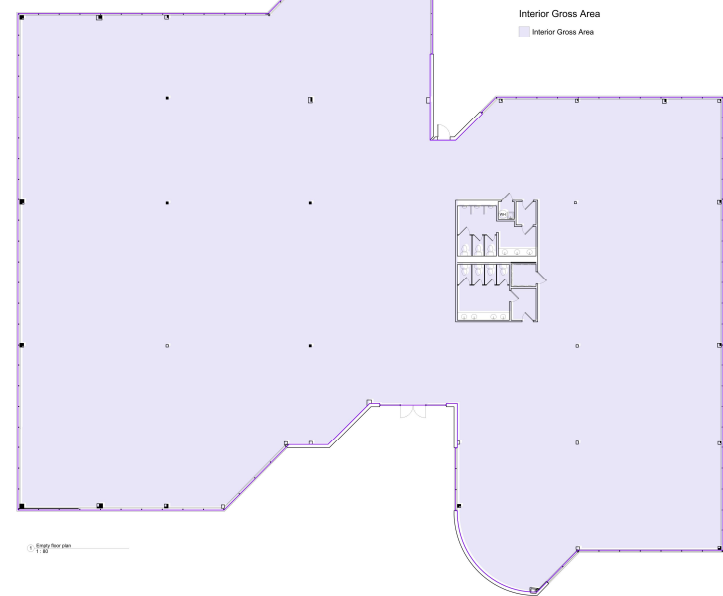
GR (General Retail) Zoning

FLOOR PLANS

As-Built & Proposed Open Configuration



As-Built Configuration



Proposed Open Floor Plan — No Partitions

AERIAL & BUILDING PERSPECTIVES



LOCATION OVERVIEW

Grand Prairie, Texas — Dallas-Fort Worth Metroplex

The investment opportunity is supported by continued population growth, business expansion, and capital investment throughout Grand Prairie. Recent activity includes Modine's new advanced production and assembly facility for thermal management technology — expected to bring more than 1,000 jobs to the city — as well as Baumann Springs' expansion of its advanced manufacturing operations.

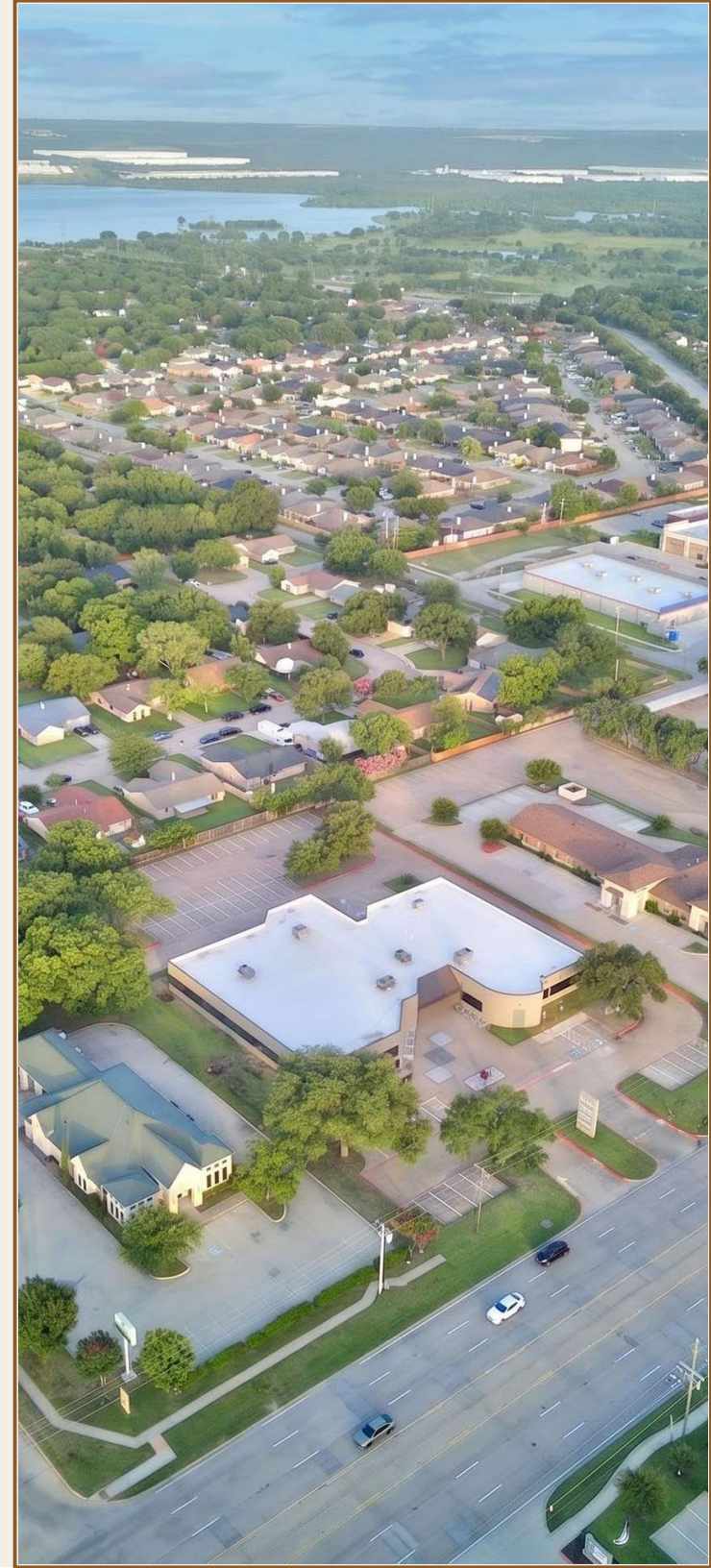
Destination developments, including Topgolf, Andretti Indoor Karting & Games, Bass Pro Shops, and the continued expansion of EpicCentral, further underscore the momentum and scale of investment underway across the community.

This combination of corporate expansion, job creation, and new commercial development reinforces Grand Prairie's position as a growing business and entertainment destination within the Dallas–Fort Worth Metroplex and supports the Property's long-term appeal.

DFW AIRPORT
14 Miles

DOWNTOWN DALLAS
15 Miles

EPICCENTRAL
2.5 Miles





FOR MORE INFORMATION, PLEASE CONTACT

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