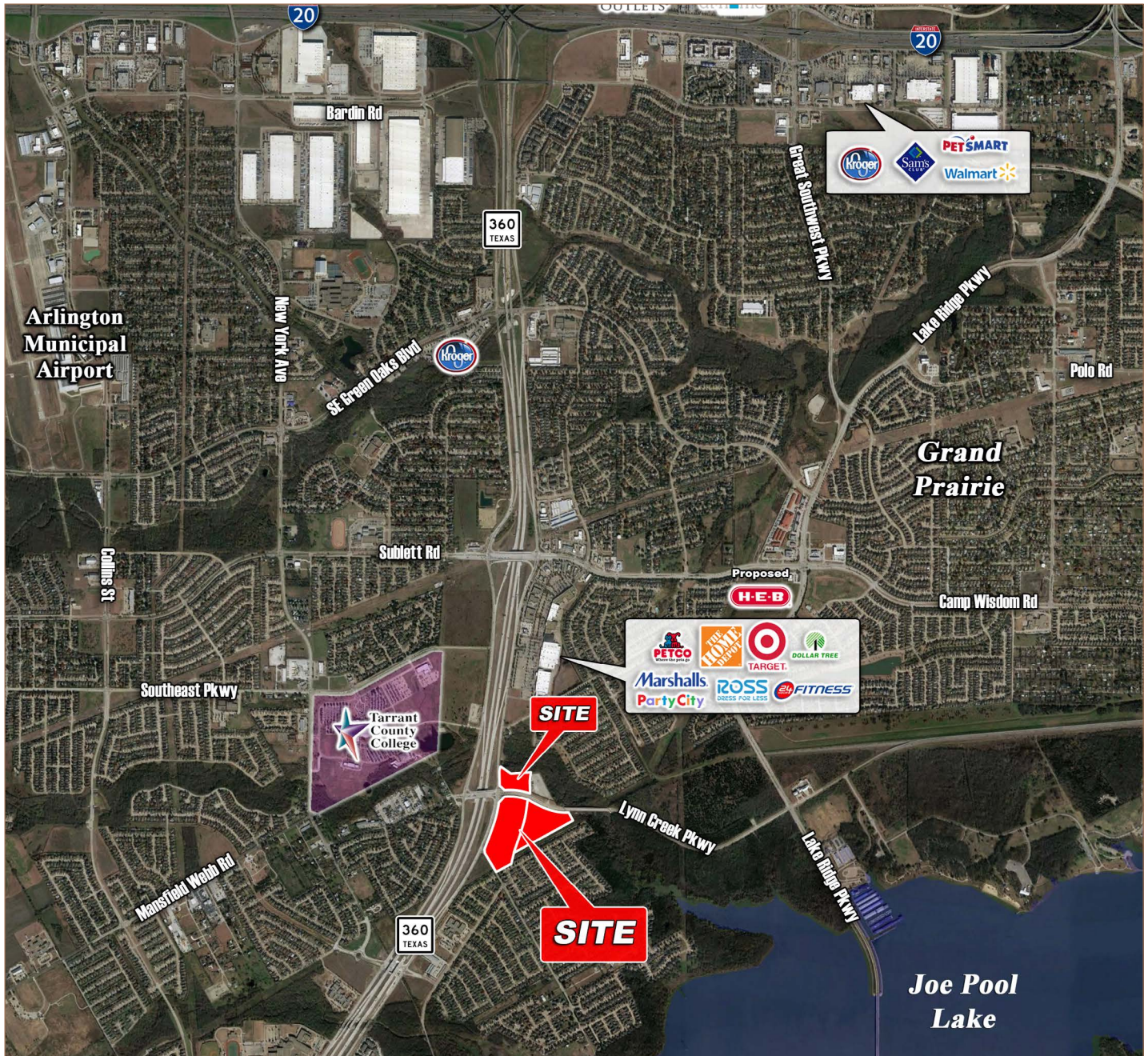




The Haines Company

Development Opportunity in Grand Prairie, Texas An Exclusive Offering



5430 Glen Lakes Dr # 280
Dallas, Texas 75231

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LOCATION

NEC & SEC of Hwy 360 & Lynn Creek Pkwy
Grand Prairie, Texas 75052

AVAILABLE

16.080 Acres (SEC), zoned Commercial, will divide

HIGHLIGHTS

- Commercial and multi-family tracts available
- Commercial tracts are divisible
- Excellent Visibility & Easy Access with prime highway frontage
- Close to Super Target, 24 Hour Fitness, Ross, Marshalls, Petco and numerous other national retailers.
- High traffic area with exposure to 52,000+ VPD
- Mansfield School Systems

DEMOGRAPHICS

	1-mile	3-miles	5-miles
2020 Population	11,919	95,076	264,266
2025 Proj. Population	13,387	102,222	281,099
Average HH Income	\$108,532	\$99,155	\$97,658
Median Home Value	\$224,800	\$189,733	\$194,284

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Hwy 360 & Lynn Creek Pkwy - Grand Prairie, Texas

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	1,640	42,635	137,511
2010 Total Population	9,930	83,003	227,150
2019 Total Population	13,339	95,461	263,212
2019 Group Quarters	0	63	559
2024 Total Population	15,601	102,091	280,021
2019-2024 Annual Rate	3.18%	1.35%	1.25%
2019 Total Daytime Population	9,195	56,841	190,852
Workers	2,560	11,249	62,284
Residents	6,635	45,592	128,568
Household Summary			
2000 Households	507	13,295	45,400
2000 Average Household Size	3.23	3.20	3.02
2010 Households	2,846	25,681	72,842
2010 Average Household Size	3.49	3.23	3.11
2019 Households	3,572	28,823	82,459
2019 Average Household Size	3.73	3.31	3.19
2024 Households	4,121	30,670	87,191
2024 Average Household Size	3.79	3.33	3.21
2019-2024 Annual Rate	2.90%	1.25%	1.12%
2010 Families	2,449	21,076	57,866
2010 Average Family Size	3.75	3.57	3.50
2019 Families	3,067	23,647	65,538
2019 Average Family Size	4.02	3.66	3.59
2024 Families	3,534	25,128	69,257
2024 Average Family Size	4.08	3.68	3.61
2019-2024 Annual Rate	2.88%	1.22%	1.11%
Housing Unit Summary			
2000 Housing Units	546	13,809	47,389
Owner Occupied Housing Units	87.5%	87.0%	73.3%
Renter Occupied Housing Units	5.5%	9.3%	22.5%
Vacant Housing Units	7.0%	3.7%	4.2%
2010 Housing Units	2,938	26,709	76,096
Owner Occupied Housing Units	87.4%	80.2%	71.3%
Renter Occupied Housing Units	9.4%	16.0%	24.5%
Vacant Housing Units	3.1%	3.8%	4.3%
2019 Housing Units	3,620	29,460	84,676
Owner Occupied Housing Units	79.2%	78.2%	69.3%
Renter Occupied Housing Units	19.5%	19.6%	28.1%
Vacant Housing Units	1.3%	2.2%	2.6%
2024 Housing Units	4,161	31,233	89,221
Owner Occupied Housing Units	73.7%	76.8%	68.7%
Renter Occupied Housing Units	25.4%	21.4%	29.0%
Vacant Housing Units	1.0%	1.8%	2.3%
Median Household Income			
2019	\$89,772	\$83,457	\$79,695
2024	\$97,662	\$91,591	\$87,342
Median Home Value			
2019	\$198,744	\$178,785	\$185,609
2024	\$214,965	\$195,863	\$203,486
Per Capita Income			
2019	\$29,455	\$29,575	\$30,060
2024	\$31,790	\$33,208	\$33,644
Median Age			
2010	31.1	31.5	31.6
2019	32.0	32.9	32.9
2024	31.4	32.7	33.1

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Haines Real Estate Holdings LLC, d/b/a The Haines Company	9005463	info@hainescompany.com	214-368-5858
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Edward T. Haines Jr.	315421	terry@hainescompany.com	214-368-5858
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David C. Haines	662767	david@hainescompany.com	214-368-5858
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date