

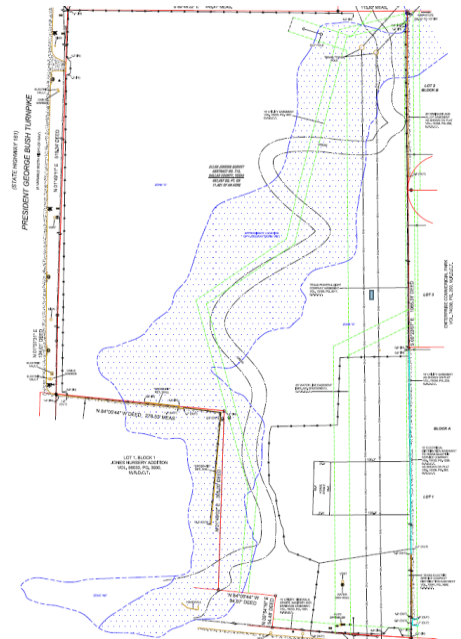
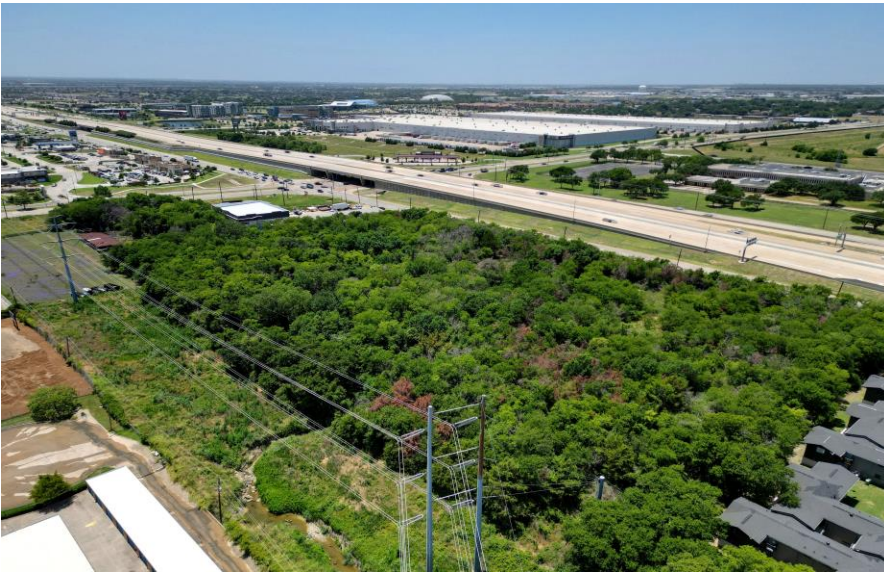
# MARKETING BROCHURE

## 1200 W. PIONEER PKWY

### DALLAS, TX

7/15/2024

**CENTURY 21**  
**COMMERCIAL**  
Judge Fite Company



Prime Land location off W. Pioneer Pkwy with a full 652' Road Frontage to the George Bush Turnpike (Hwy 161). Survey shows 11.421 acres of Beautiful treed land with a creek on the back-lower side of property. This would be a very lucrative site for Retail, Hotel, or Apartment Residences and could also be a First-Class Assistant Living Community. Land is mostly flat with Residences to the north and commercial to the Southwest Corner. Nearby is the 200 acre Lockheed Martin Campus and the nearby Entertainment Epic Central. This would be a great opportunity for an intelligent endeavor to develop this strategic piece of land.



**Curt Anderson**, Commercial  
Real Estate Consultant  
214-315-6753  
curtandsarah@judgefite.com

# Offering Memorandum:

## Prime Land Location Off W. Pioneer Pkwy (Currently Zoned Commercial )

### Overview

This exceptional piece of land boasts a full 652 feet of road frontage along the George Bush Turnpike (Hwy 161), providing unparalleled visibility and accessibility. Nestled off W. Pioneer Pkwy, this property combines natural beauty with strategic location, making it an ideal site for various lucrative developments.

### Key Features

- **Prime Road Frontage:** 652 feet along the George Bush Turnpike ensures high traffic and visibility.
- **Natural Beauty:** Beautifully treed land with a serene creek running along the back-lower side, offering a picturesque setting.
- **Versatile Development Potential:** Suitable for retail, hotel, apartment residences, or a first-class assisted living community.
- **Topography:** Mostly flat terrain, facilitating easier construction and development.
- **Adjacent Land Use:** Residential properties to the north and commercial establishments at the southwest corner enhance the site's versatility and appeal.
- **The Creek Area could provide beautiful scenic views, parks, and walking trails**
- **Survey is provided. Price adjusted to potential usable land.**

### Surrounding Area

- **Lockheed Martin Campus:** (200+ acres) A significant nearby landmark, spanning 200 acres, contributing to the area's economic activity. [lockheed martin grand prairie - Search \(bing.com\)](#)
- **2960 Epic Place Central:** (43.80 acres) Proximity to this vibrant area adds to the location's attractiveness for various developments. [DFW Fitness, Aquatic, Recreation Center for Adults and Children \(jointheepic.com\)](#)
- **Wal Mart Department Store:** (19.62 acres) Diverse shopping opportunities.

### Opportunity

This land represents a remarkable opportunity for savvy developers and investors. Whether aiming to create a bustling retail hub, a sophisticated hotel, modern apartment residences, or a premium assisted living community, this site offers the perfect blend of location, accessibility, and natural charm. Seize this chance to develop a first-rate project in a rapidly growing and strategically important area.



Aerial Photos



Photos from the North looking South



Looking Northeast from Bush Turnpike and Pioneer Parkway



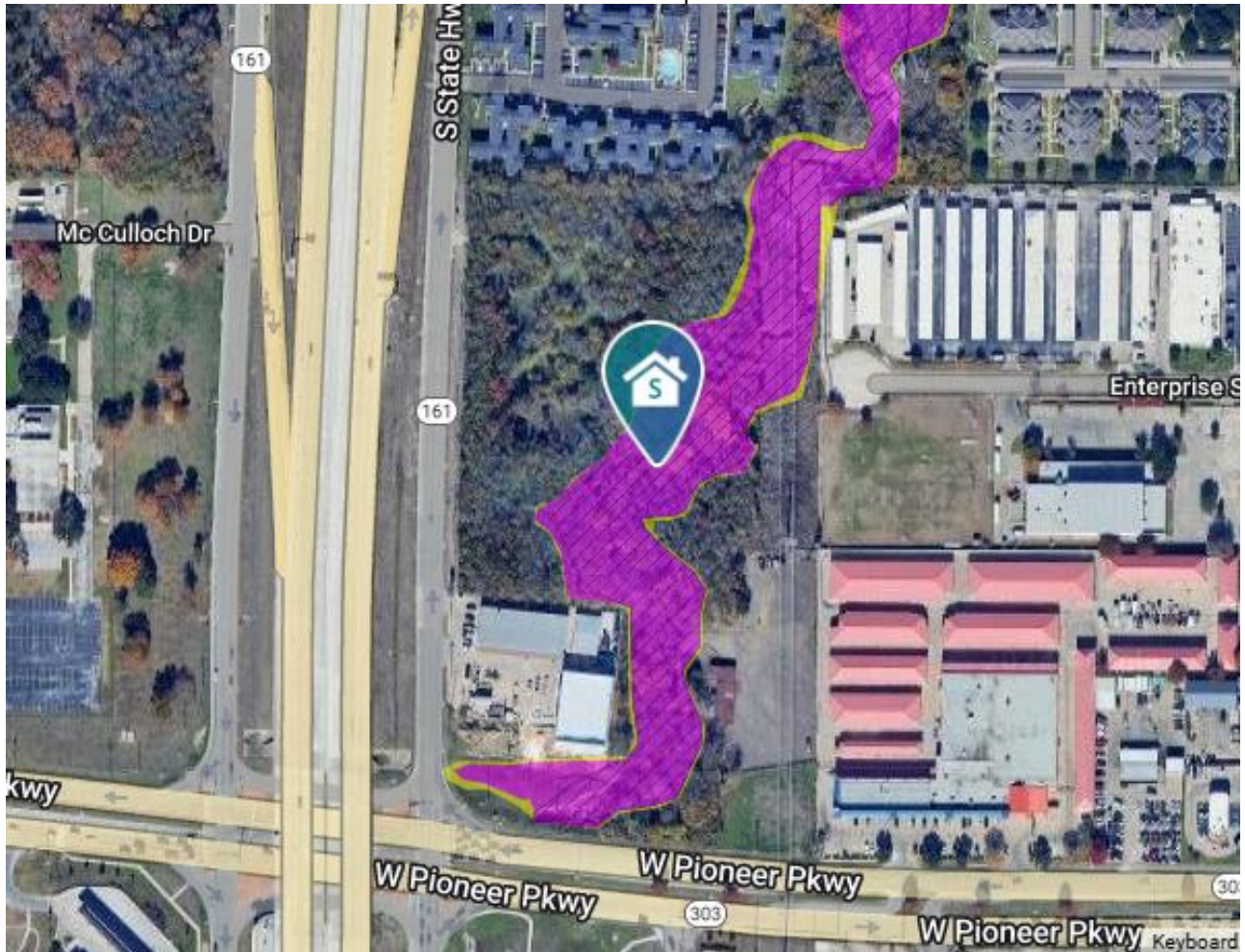
Bush Turnpike(Hwy 161) and Pioneer Parkway (Hwy 303)



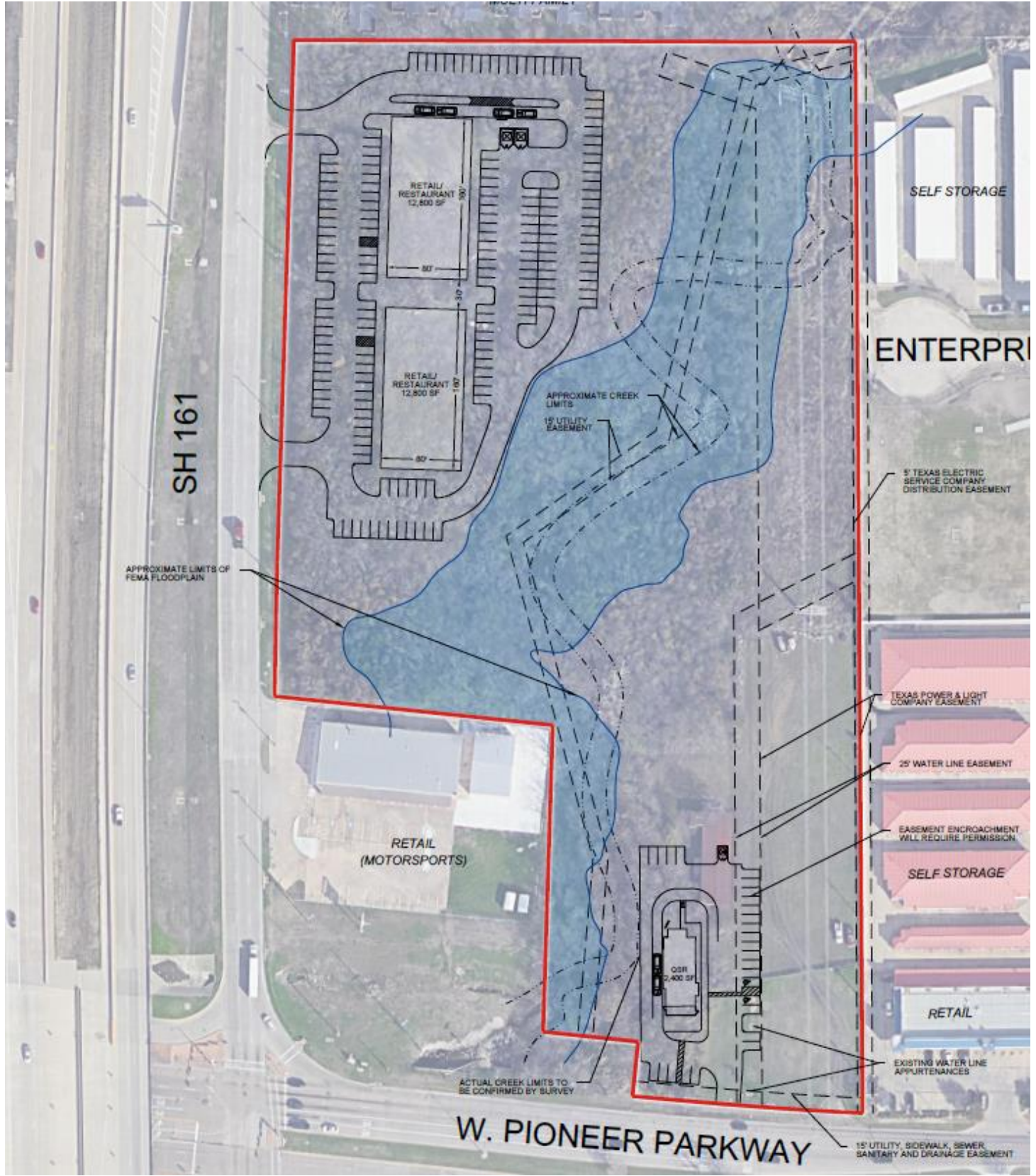
Clean frontage looking North on Bush Turnpike frontage road.



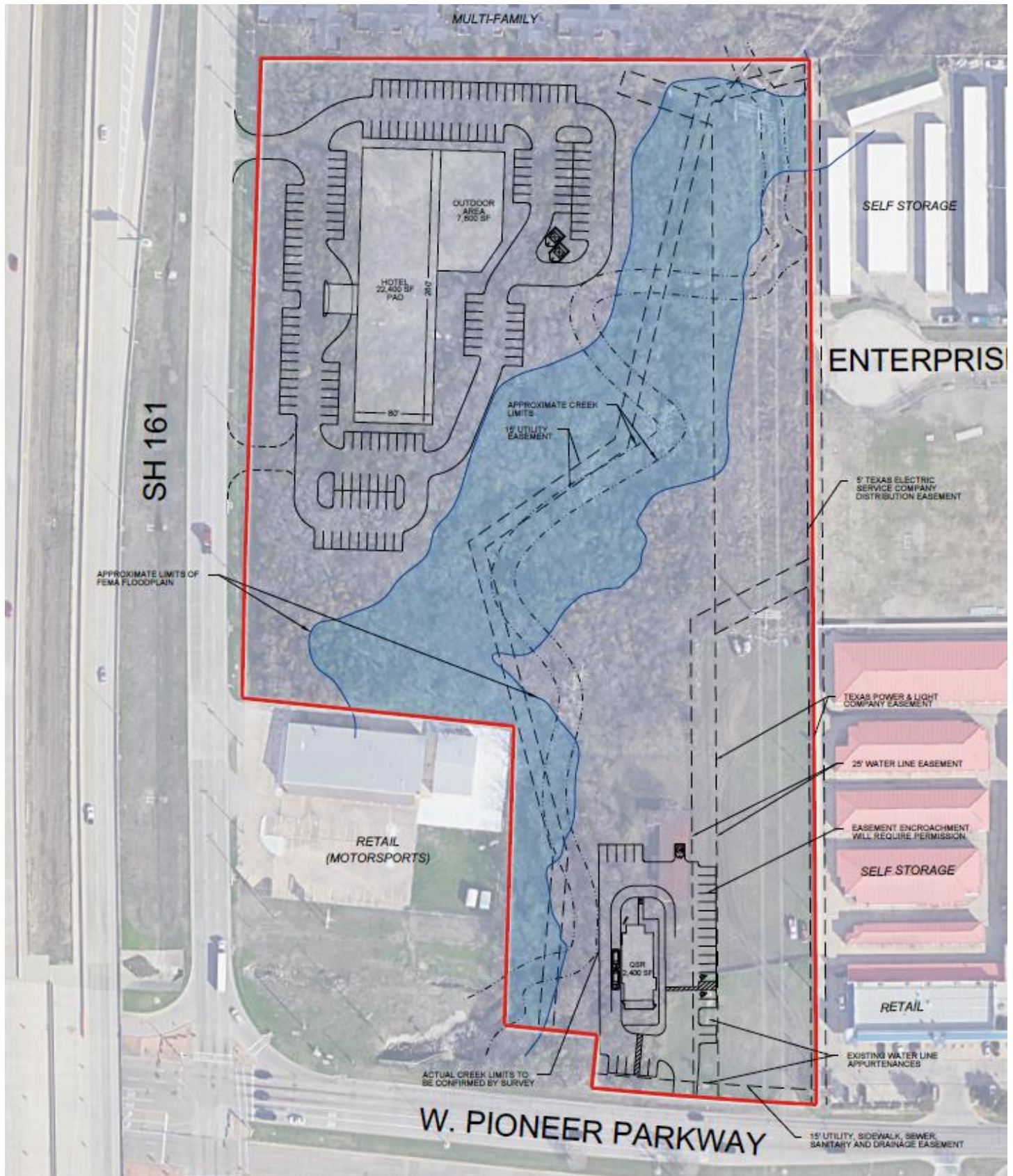
Flood Map



Concepts Plan: Retail



Concepts Plan: Hotel



Other Potential Uses:



Apartment Building



Storage Warehouse



Assisted Living Facilities

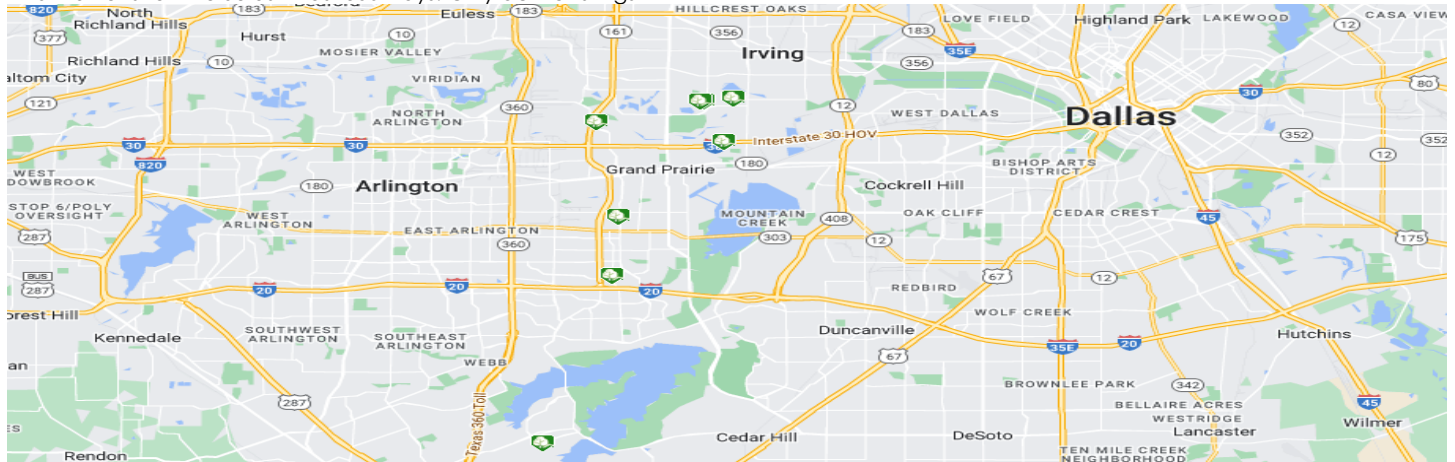
Townhomes



# MOST RECENT COMPS IN THE AREA

**CENTURY 21 COMMERCIAL®**  
Judge Fite Company

MLS Market show no Sold in last 360 Days. Only active listings



## Active

#	PH	Mp	TD	TX	OH	MLS #	Flag	PType	Status	Address	Subdivision	Property Sub Type	Acres	Lot SF	Price
1						<a href="#">20270784</a>		LAND	Active	<a href="#">1800 W Hunter Ferrell Road</a>	JOSEPH MANGRUM ABST 86	Unimproved Land	3.235	140,917	\$995,000
2						<a href="#">20380893</a>		LAND	Active	<a href="#">1150 E Seeton Road</a>	James A Curry	Unimproved Land	13.400	583,704	\$1,300,000
3						<a href="#">20168513</a>		LAND	Active	<a href="#">2625 W Hunter Ferrell Road</a>	I Jennings Surv Abs #679	Unimproved Land	2.312	100,711	\$1,475,000
4						<a href="#">20270807</a>		LAND	Active	<a href="#">1900 W Hunter Ferrell Road</a>	JOSEPH MANGRUM ABST 86	Unimproved Land	5.267	229,431	\$1,750,000
5						<a href="#">20509444</a>		LAND	Active	<a href="#">2408 S Carrier Parkway</a>	Allen Jenkins	Unimproved Land	10.375	451,935	\$2,900,000
6						<a href="#">20285867</a>		LAND	Active	<a href="#">2200 N Carrier Parkway</a>	David Bradshaw Surv Abs #	Unimproved Land	2.583	112,515	\$3,325,000
7						<a href="#">20551663</a>		LAND	Active	<a href="#">3900 Robinson Road</a>		Unimproved Land	5.379	234,309	\$4,900,000
8						<a href="#">20256789</a>		LAND	Active	<a href="#">0000 N Bagdad</a>	Joseph Graham Surv Abs #	Unimproved Land	4.422	192,622	\$5,950,000

## Listings: Active

1	20270784	1800 W Hunter Ferrell RD	Grand Prairie	3.24	\$307,573	140,917	\$7	\$995,000	760
2	20380893	1150 E Seeton RD	Grand Prairie	13.40	\$97,015	583,704	\$2	\$1,300,000	357
3	20168513	2625 W Hunter Ferrell RD	Grand Prairie	2.31	\$637,976	100,711	\$15	\$1,475,000	659
4	20270807	1900 W Hunter Ferrell RD	Grand Prairie	5.27	\$332,257	229,431	\$8	\$1,750,000	760
5	20509444	2408 S Carrier PKWY	Grand Prairie	10.38	\$279,518	451,935	\$6	\$2,900,000	182
6	20285867	2200 N Carrier PKWY	Grand Prairie	2.58	\$1,287,263	112,515	\$30	\$3,325,000	475
7	20551663	3900 Robinson RD	Grand Prairie	5.38	\$910,950	234,309	\$21	\$4,900,000	128
8	20256789	0000 N Bagdad	Grand Prairie	4.42	\$1,345,545	192,622	\$31	\$5,950,000	515
		<b>Min</b>		2.31	\$97,015	100,711	\$2	\$995,000	128
		<b>Max</b>		13.40	\$1,345,545	583,704	\$31	\$5,950,000	760
		<b>Avg</b>		5.87	\$649,762	255,768	\$15	\$2,824,375	480
		<b>Med</b>		4.84	\$485,117	211,026	\$11	\$2,325,000	495

<b>8</b>	<b>Total Listings</b>	<b>Average for all:</b>	5.87	\$649,762	255,768	\$15	\$2,824,375	480							
		<b>Median for all:</b>	4.84	\$485,117	211,026	\$11	\$2,325,000	495							
#	PH	Mp	TD	TX	OH	MLS #	Flag	PType	Status	Address	Subdivision	Property Sub Type	Acres	Lot SF	Price
1						<a href="#">20516062</a>		LAND	Expired	<a href="#">26 Singleton Drive</a>	Grand Prairie Estates	Unimproved Land	6.046	263,364	\$400,000
2						<a href="#">20173036</a>		LAND	Closed	<a href="#">420 Duncan Perry Road</a>	Dalworth Medical Center	Unimproved Land	3.156	137,475	\$282,000

# CoStar Active Sales Market Comps





























## FOR SALE LOCATIONS



## FOR SALE SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$455,000	\$3,416,908	\$3,500,000	\$6,750,000
Price/SF	-	-	-	-
Cap Rate	-	-	-	-
Days on Market	53	1,316	929	3,624

Property Name - Address	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market
<b>1</b> Double Oaks - 2 Acres <sup>en</sup> Highway 360 Grand Prairie, TX 76065	Land ★★★★★	-	22.45 AC	-	Price Not Disclosed	-	-	1,462
<b>2</b> Vacant Land <sup>en</sup> 2651 Hardrock Rd Grand Prairie, TX 75050	Land ★★★★★	-	14.08 AC	-	\$6,750,000	\$479,403/AC	-	853
<b>3</b> Vacant Land <sup>en</sup> NEC Pioneer & Highway... Grand Prairie, TX 75051	Land ★★★★★	-	11.41 AC	-	Price Not Disclosed	-	-	2,280
<b>4</b> Great Southwest... <sup>en</sup> 800 S Great Southwest... Grand Prairie, TX 75051	Land ★★★★★	-	10.323 AC	-	\$470,403 - 1,850,987 Under Contract	\$179,303/AC	-	2,657
<b>5</b> NWQ Highway 161 &... <sup>en</sup> 1900 January Ln Grand Prairie, TX 75050	Land ★★★★★	-	9.0 AC	-	Price Not Disclosed	-	-	2,646
<b>6</b> Hospital Blvd & Great... <sup>en</sup> 3451 Hospital Blvd Grand Prairie, TX 75051	Land ★★★★★	-	7.05 AC	-	\$1,534,655 Under Contract	\$217,682/AC	-	2,657
<b>7</b> Natitex <sup>en</sup> Highway 161 Grand Prairie, TX 75051	Land ★★★★★	-	6.701 AC	-	\$422,805 - 4,378,425	\$653,400/AC	-	3,250
<b>8</b> Beltline I 30 Land <sup>en</sup> 905 N Beltline Rd Grand Prairie, TX 75050	Land ★★★★★	-	14.59 AC	-	\$4,000,000	\$274,161/AC	-	3,625
<b>9</b> 930 Duncan Perry Rd <sup>en</sup> Grand Prairie, TX 75050	Land ★★★★★	-	13.8 AC	-	\$1,295,000	\$93,841/AC	-	1,763
<b>10</b> Land, 13.5 Acres <sup>en</sup> 6800 Jefferson St Grand Prairie, TX 75050	Land	-	13.5 AC	-	Price Not Disclosed	-	-	168
<b>11</b> NWC SH 161 & Forum <sup>en</sup> Grand Prairie, TX 75052	Land	-	12.3 AC	-	Price Not Disclosed	-	-	203
<b>12</b> 905 MacArthur <sup>en</sup> Grand Prairie, TX 75050	Land	-	10.7 AC	-	Price Not Disclosed	-	-	597

		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market	
 <a href="#">Grand Prairie Land</a>  2408 S Carrier Pky Grand Prairie, TX 75051	Land ★★★★★	-	10.37 AC	-	\$2,900,000	\$279,653/AC	-	1,007	
 <a href="#">S Great Southwest...</a>  2801 S Great Southwest.. Grand Prairie, TX 75053	Land ★★★★★	-	10.0 AC	-	Price Not Disclosed	-	-	127	
 <a href="#">SE Grand Prairie...</a>  3080 New York Avenue Grand Prairie, TX 75052	Land	-	9.19 AC	-	\$5,600,000	\$609,358/AC	-	206	
 <a href="#">VILLAS AT BARDIN</a>  4115 S Great Southwest.. Grand Prairie, TX 75052	Land ★★★★★	-	8.0 AC	-	Price Not Disclosed	-	-	54	
 <a href="#">71 Townhome Lots</a>  3303 Gilbert Rd Grand Prairie, TX 75050	Land	-	7.88 AC	-	\$4,800,000	\$609,137/AC	-	510	
 <a href="#">SWC I-20 &amp; Hwy 161</a>  Grand Prairie, TX 75052	Land ★★★★★	-	7.7 AC	-	Price Not Disclosed	-	-	176	
 <a href="#">Sara Jane I-20</a>  2370 W Interstate 20 Grand Prairie, TX 75052	Land ★★★★★	-	6.44 AC	-	\$4,772,651	\$741,095/AC	-	2,910	
 <a href="#">M79 Whiddon Pad</a>  6480 SH-360 Frd Grand Prairie, TX 75052	Land	-	6.35 AC	-	\$455,000 Under Contract	\$71,654/AC	-	184	
 <a href="#">NEQ of Lake Ridge...</a>  Grand Prairie, TX 75052	Land	-	6.16 AC	-	Price Not Disclosed	-	-	518	
 <a href="#">3200 Corn Valley Rd</a>  Grand Prairie, TX 75052	Land ★★★★★	-	5.75 AC	-	Price Not Disclosed	-	-	2,072	
 <a href="#">SEC State Hwy 161 &amp; ..</a>  Grand Prairie, TX 75052	Land ★★★★★	-	5.66 AC	-	Price Not Disclosed	-	-	1,923	
 <a href="#">3900 Robinson Rd</a>  Grand Prairie, TX 75052	Land	-	5.5 AC	-	\$4,900,000	\$890,909/AC	-	1,461	
Property Name - Address	Type	Yr Built	Size	Vacancy	Price	Price/Area	Cap Rate	Days on Market	
 <a href="#">3350-3370 Highway...</a>  Grand Prairie, TX 75050	Land ★★★★★	-	5.34 AC	-	\$3,000,000	\$561,798/AC	-	748	
 <a href="#">2800 S Carrier Pky</a>  Grand Prairie, TX 75052	Land ★★★★★	-	5.089 AC	-	\$1,600,000	\$314,422/AC	-	173	

CoStar Sold Comps



**Sold March 2024 • \$2.6M (\$393.4K/AC)** ✔  
**Investment • 899 Days on Market**

5529 Lake Ridge Parkway  
 Grand Prairie, TX 75052  
 6.53 AC (284,447 SF) Commercial Land

★★★★☆

[+ VIEW MORE](#)



**Sold December 2023** ✔  
**Investment • Part of a 2 Property Sale**

901 E Avenue K  
 Grand Prairie, TX 75050  
 8.01 AC (348,916 SF) Land  
 Sold for Land Value

★★★★☆

[+ VIEW MORE](#)

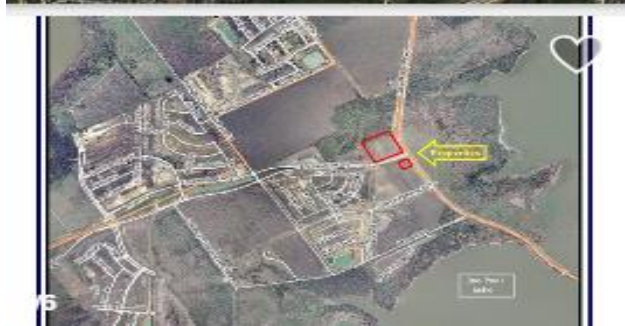


**Sold August 2023** ✔  
**Owner User**

Bardin Rd  
 Grand Prairie, TX 75052  
 7.00 AC (304,920 SF) Commercial Land

★★★★☆

[+ VIEW MORE](#)



**Sold May 2023** ✔  
**Investment • Part of a 2 Property Sale**

Lake Ridge Pky  
 Grand Prairie, TX 75054  
 9.30 AC (405,108 SF) Commercial Land  
 Sold for Land Value

★★★★☆

[+ VIEW MORE](#)



**Sold January 2023**  
**Investment • 513 Days on Market**

W Marshall Dr  
 Grand Prairie, TX 75051  
 6.10 AC (265,716 SF) Residential Land  
 Sold for Land Value

★★★★★

[+ VIEW MORE](#)



**Sold Oct 2022 • \$6M (\$551.4K/AC)**  
**Investment • 3,200 Days on Market**

1111 Belt Line Rd  
 Grand Prairie, TX 75050  
 10.88 AC (474,020 SF) Commercial Land  
 Sold for Land Value

★★★☆☆

[+ VIEW MORE](#)



**Under Contract**  
**Investment • 2,657 Days on Market**

800 S Great Southwest Pky  
 Grand Prairie, TX 75051  
 10.32 AC (449,680 SF) Commercial Land

★★★★★

[+ VIEW MORE](#)



**Under Contract**  
**Investment • 2,657 Days on Market**

3451 Hospital Blvd  
 Grand Prairie, TX 75051  
 7.05 AC (307,098 SF) Commercial Land

★★★★★

[+ VIEW MORE](#)



**Under Contract**  
**Investment • 184 Days on Market**

6480 SH-360 Frd  
 Grand Prairie, TX 75052  
 6.35 AC (276,606 SF) Commercial Land  
 Redevelopment Project

★★★★★

[+ VIEW MORE](#)



Approximately 2.62 acres are encumbered by a no-build easement along the northern boundary of the subject and a three easement located in the northwest corner of the subject. As such the site contains a total of 3.73 net acres or 163,745 net square feet.

# Sale Comps Map & List Report

Sale Comparables

Avg. Cap Rate

Avg. Price/SF

Avg. Vacancy At Sale

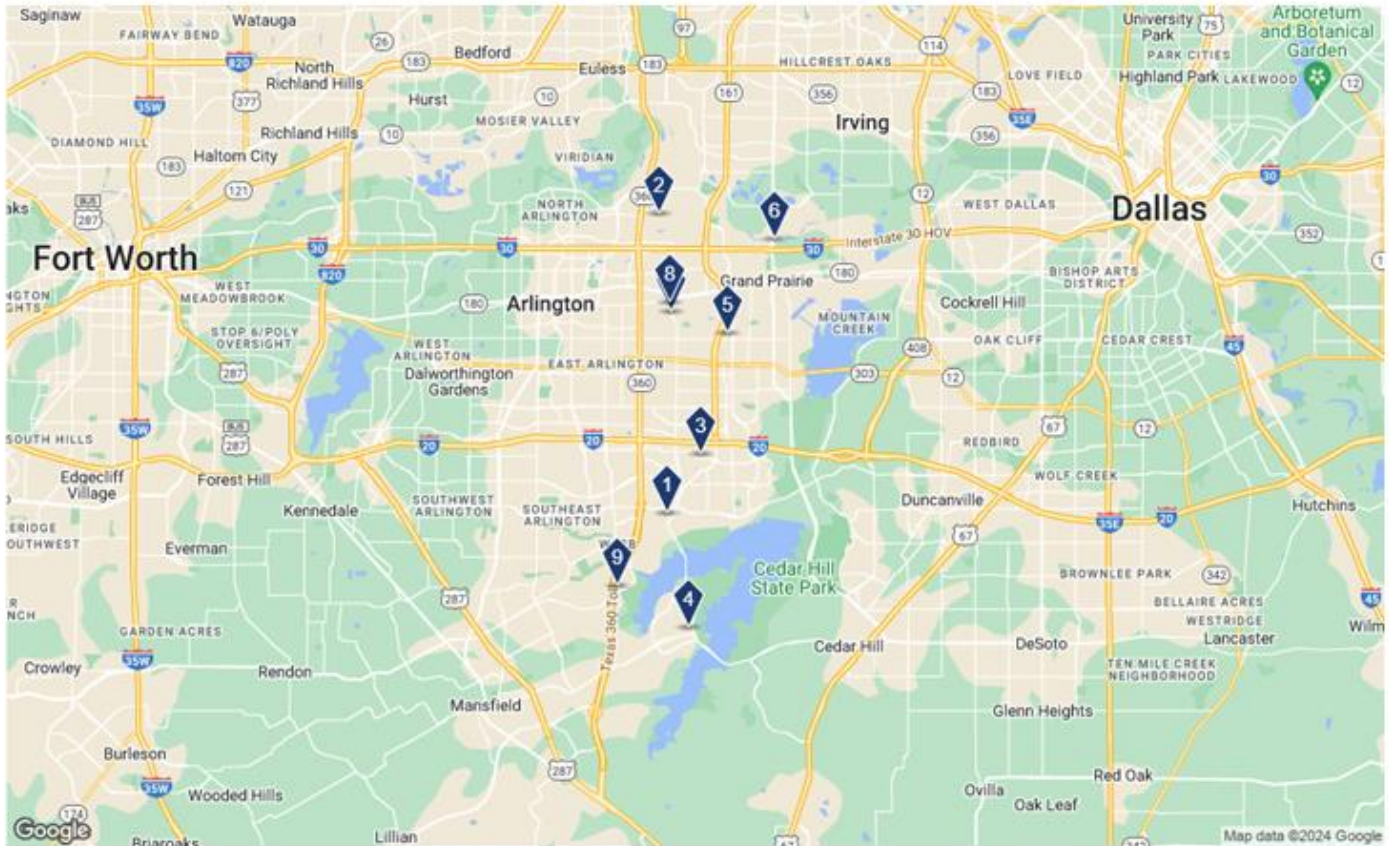
**9**

**-**

**\$504,059**

**-**










## SALE COMPARABLES LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$455,000	\$2,481,928	\$1,850,987	\$6,000,000
Price Per SF	\$2	\$504K	\$5	\$13
Cap Rate	-	-	-	-
Time Since Sale in Months	4.0	12.2	12.5	20.0
Property Attributes	Low	Average	Median	High
Building SF	60,060 SF	60,060 SF	60,060 SF	60,060 SF
Floors	1	1	1	1
Typical Floor	60,060 SF	60,060 SF	60,060 SF	60,060 SF

# Sale Comps Map & List Report

Property Name - Address	Property				Sale			
	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate
 <a href="#">Lake Ridge Park...</a> 5529 Lake Ridge Park... Grand Prairie, TX 75052	Land ★ ★ ★ ★ ★	-	6.53 AC	-	3/1/2024	\$2,569,000	\$393,415/AC	-
 <a href="#">Multi-Property Sale</a> 901 E Avenue K Grand Prairie, TX 75050	Flex ★ ★ ★ ★ ★	1970	8.01 AC	-	12/6/2023	Price Not Disclosed Part of Portfolio	-	-
 <a href="#">Bardin Rd</a> Grand Prairie, TX 75052	Land	-	7.0 AC	-	8/2/2023	Price Not Dis- closed	-	-
 <a href="#">NWC Lake Ridge &amp;...</a> Lake Ridge Pky Grand Prairie, TX 75054	Land ★ ★ ★ ★ ★	-	9.3 AC	-	5/2/2023	Price Not Disclosed Part of Portfolio	-	-
 <a href="#">W Marshall Dr</a> Grand Prairie, TX 75051	Land	-	6.1 AC	-	1/18/2023	Price Not Dis- closed	-	-
 <a href="#">1111 Belt Line Rd</a> Grand Prairie, TX 75050	Land ★ ★ ★ ★ ★	-	10.882 AC	-	10/27/2022	\$6,000,000	\$551,369/AC	-
 <a href="#">Great Southwest...</a> 800 S Great Southwest... Grand Prairie, TX 75051	Land ★ ★ ★ ★ ★	-	10.323 AC	-	-	\$1,850,987	\$179,303/AC	-
 <a href="#">Hospital Blvd &amp; Great...</a> 3451 Hospital Blvd Grand Prairie, TX 75051	Land ★ ★ ★ ★ ★	-	7.05 AC	-	-	\$1,534,655	\$217,682/AC	-
 <a href="#">M79 Whiddon Pad</a> 6480 SH-360 Frd Grand Prairie, TX 75052	Land	-	6.35 AC	-	-	\$455,000	\$71,654/AC	-

# CURT ANDERSON

COMMERCIAL SPECIALIST

Direct 214-315-6753 Email: [curtandsarah@judgefite.com](mailto:curtandsarah@judgefite.com)



## Curt Anderson

TOP PRODUCER CENTURY 21 JUDGE FITE COMPANY

Curt Anderson has a spirit of helping people, and he feels honored when his clients seek his help and expertise to assist them in buying and selling real estate. And it doesn't matter the size of the transaction, just the size of the challenge that energizes Anderson to go above and beyond the expectations of his position.

He understands the stress, and sometimes confusion, in the real estate buying/selling process, and he works endlessly to try to make it stress-free and profitable for his clients. Anderson has been working 20 years in residential, luxury homes, and the last 12 years in commercial real estate as well. He has earned the prestigious Century 21 DOUBLE CENTURION and President Awards each of the last two years, is a nine-time President Award winner, and had received 15 Quality Service awards for outstanding quality service and exceeding his clients' expectations. He's also honored to be named *D Magazine* Best Real Estate Agent and Top Producer for the 10th time.

He has been with the same Century 21 Judge Fite Company for 20 years and was ranked second in production out of more than 1,200 agents in 2022. TYG.

### SPECIALIZATION AREAS

Flower Mound, Dallas-Fort Worth Area, Residential and Commercial

### DESIGNATIONS, AFFILIATIONS & AWARDS

CRS; GRI; ABR; MRP; CNE; ALHS; CLMHS; ALC; Farm & Ranch Specialist; C21 Double Centurion Awards (2021-22); C21 Centurion Awards (2013-2022); C21 President Awards (2014-2022); Dene Fite QS Award (2018); Pinnacle QS Awards (2013-2022); Quality Service Awards (2007-2012)

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[casac21homes.com](http://casac21homes.com)