



 **VENTURE GRAND PRAIRIE CORNERS** FOR LEASE

214.378.1212

3450 SH 161  
GRAND PRAIRIE, TX

SARAH VELTEN  
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LOCATION

3450 SH 161

SIZE

**BUILDING**  
21,750 SF

AVAILABLE SPACES

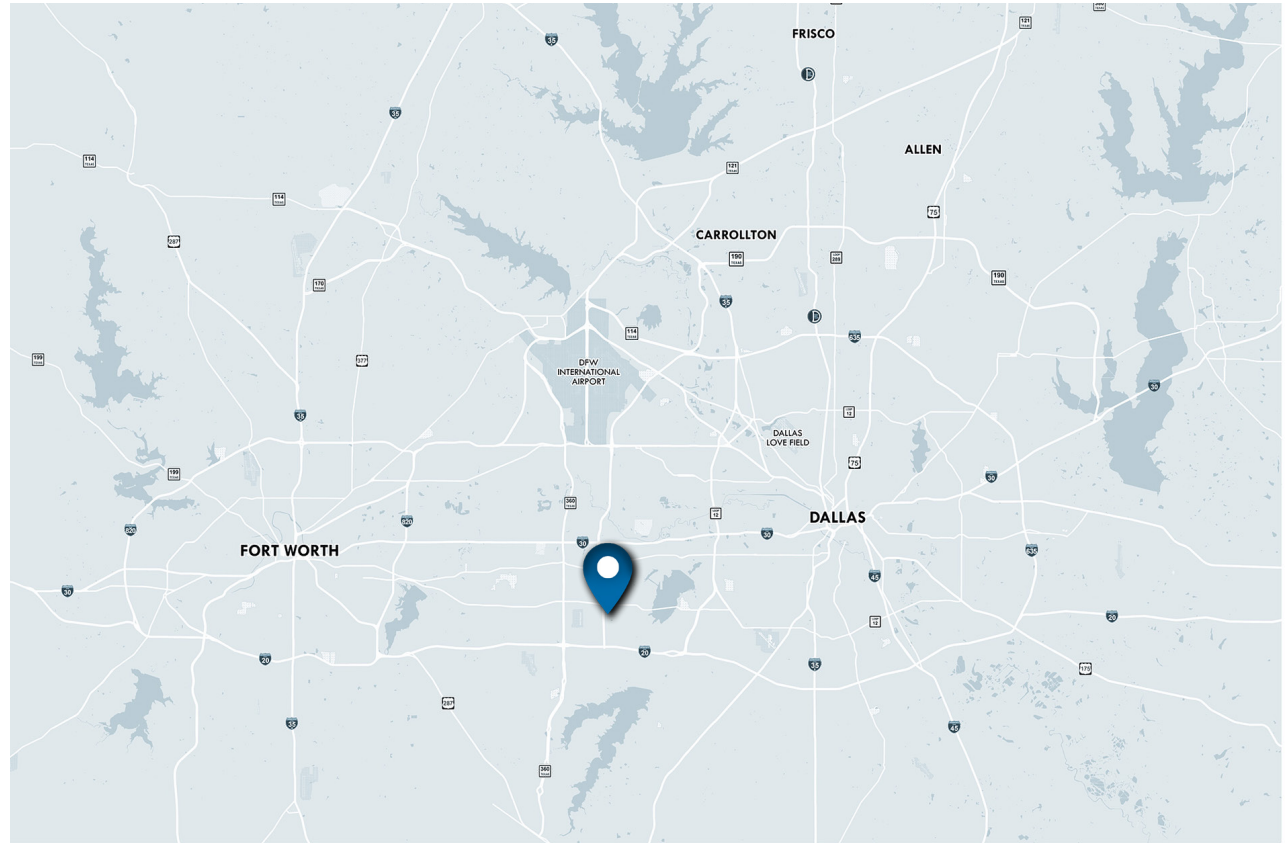
+7,328 SF                      1,325 SF

TRAFFIC COUNTS

**SH 161**  
156,989 VPD

PROPERTY HIGHLIGHTS

- ★ **ADJACENT TO 290,000 SF IKEA**
- ★ **OVER 2,700 MULTI-FAMILY UNITS PLANNED WITHIN 1 MILE**
- ★ **THE EPIC IS AN \$88 MILLION PROJECT NORTH OF THE SITE AND INCLUDES A YEAR ROUND WATER PARK AND RECREATION CENTER**
- ★ **UNDER-SERVED DAYTIME POPULATION**

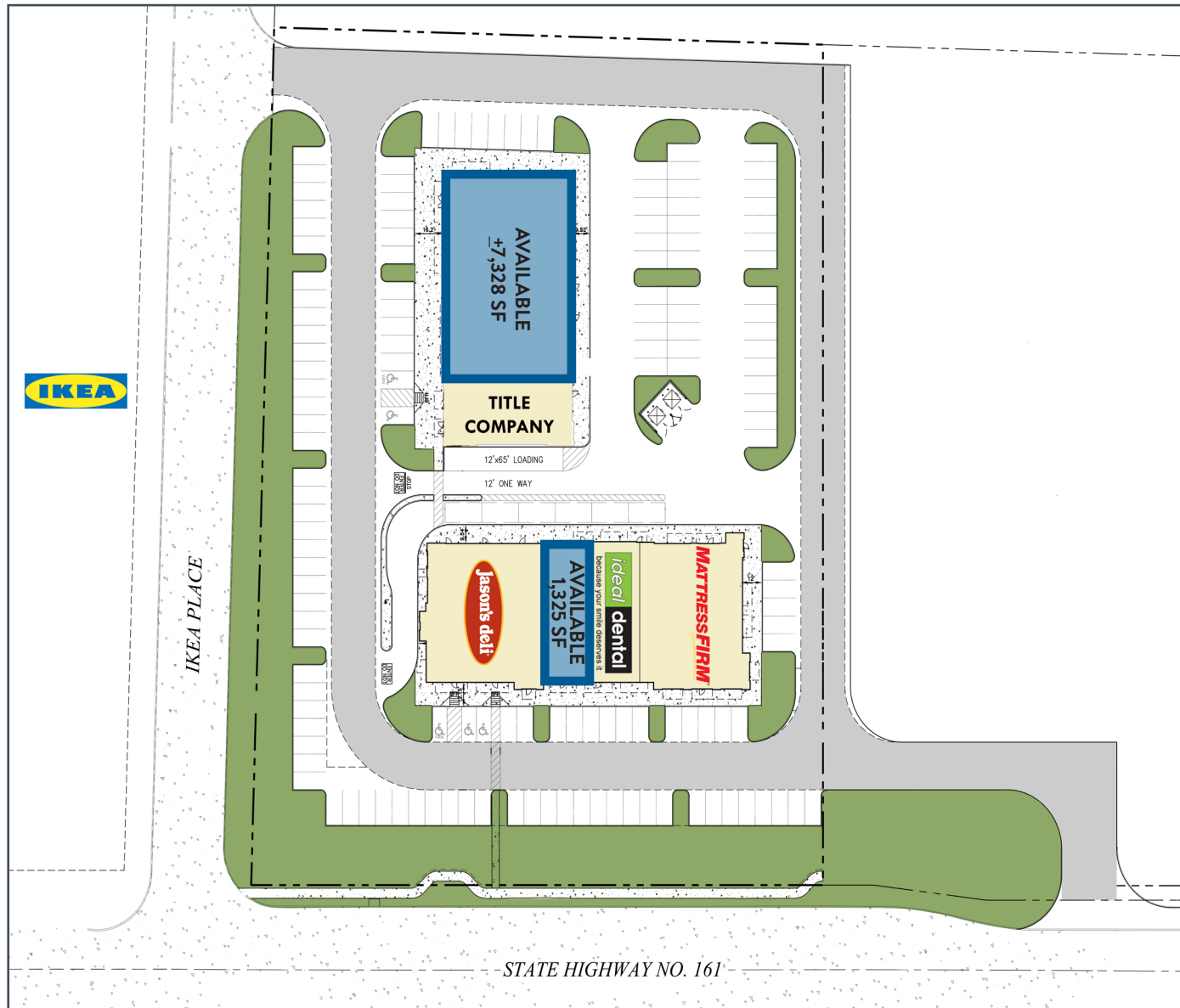


2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,867	120,015	274,099
EST. DAYTIME POPULATION	2,026	28,780	77,173
EST. AVG. HH INCOME	\$86,802	\$79,279	\$72,629

AREA ATTRACTIONS





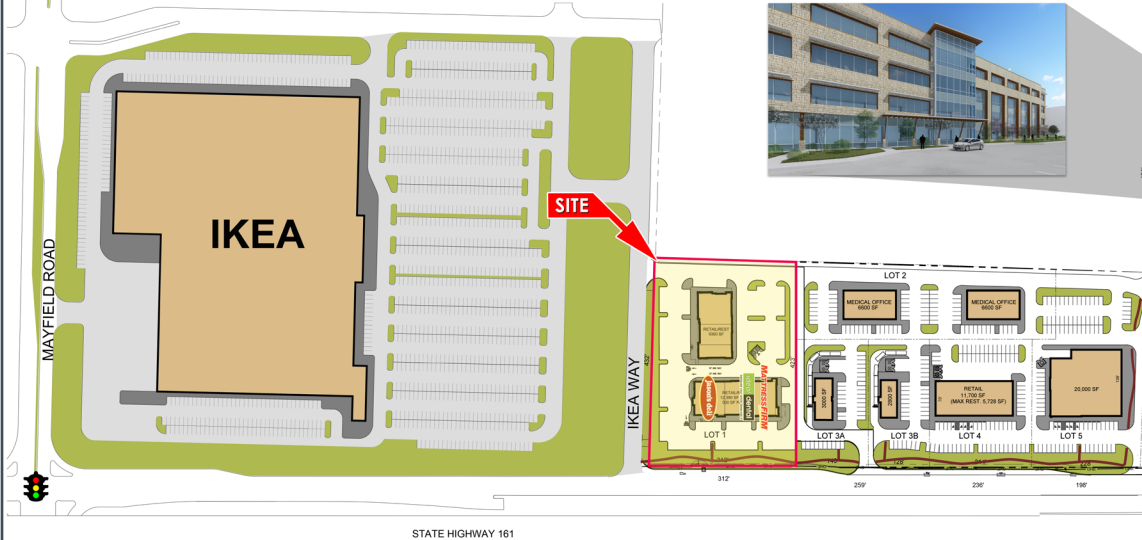
TABULATIONS

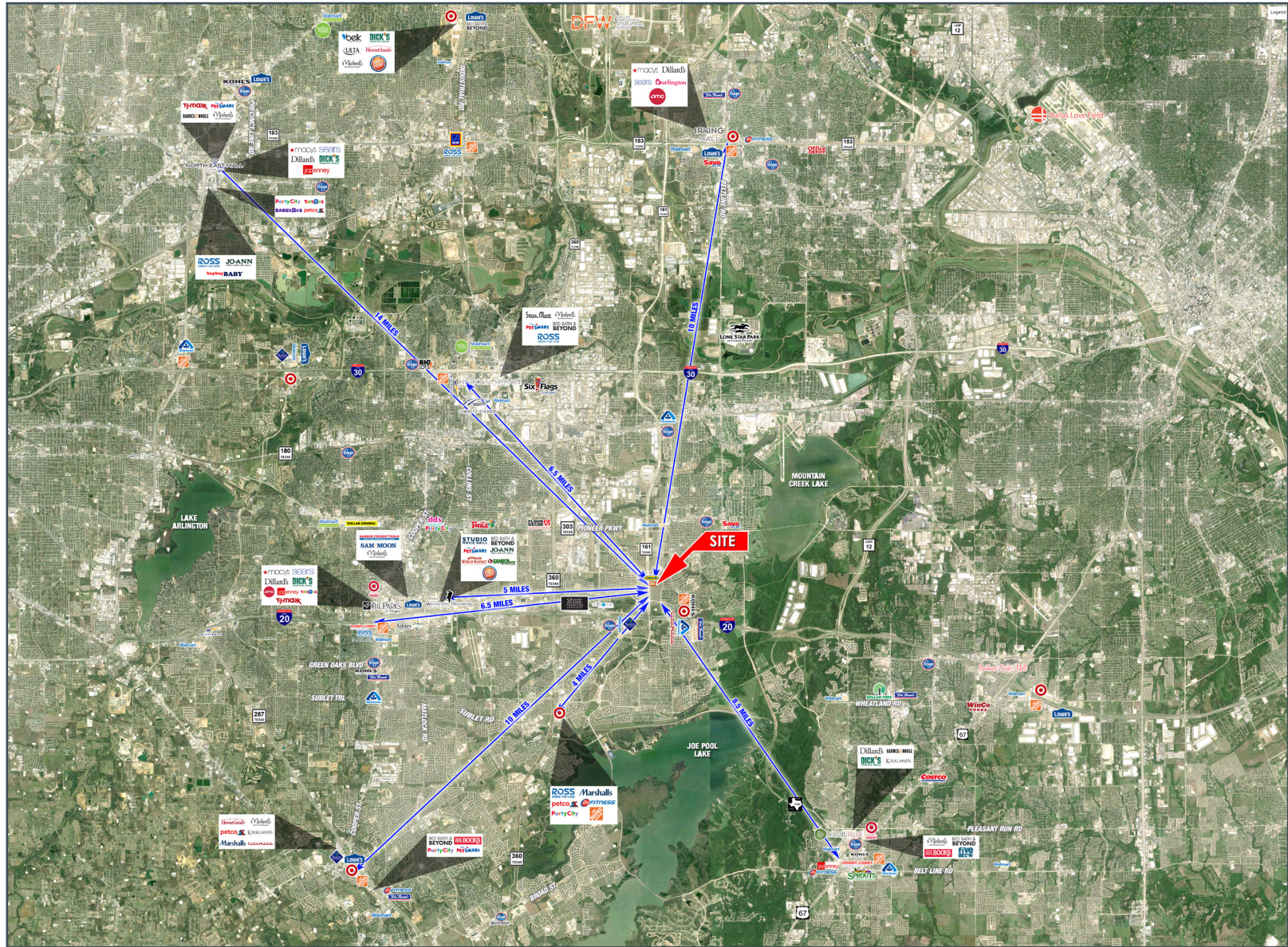
LOT	SITE AREA	ACRES	BUILDING AREA	PARKING REQUIRED			TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
				RETAIL 1 PER	RESTAURANT 275 8900SF + 500SF PATIO	MED OFFICE 1000 1 PER			
1	130,713	3.001	21,750 sf	12,850	47	94	141	141	6.483 /1000 SF
2	48,803	1.120	6,600 sf				33	36	5.455 /1000 SF
3A	36,955	0.848	3,000 sf		3,000	30	30	32	10.667 /1000 SF
3B	32,159	0.738	2,800 sf		2,800	28	28	31	11.071 /1000 SF
4	177,600	4.077	19,600 sf		19,600	196	196	197	10.051 /1000 SF
5	436,588	10.023	65,000 sf				513	513	7.892 /1000 SF
6	38,389	0.881	3,300 sf			33	33	37	11.212 /1000 SF
7	36,813	0.845	2,800 sf			28	28	38	13.571 /1000 SF
8	62,215	1.428	6,000 sf			60	60	99	16.500 /1000 SF
9	63,607	1.460	6,000 sf			60	60	97	16.167 /1000 SF
NOT USED									
11	166,134	3.814	15,000			150	150	203	13.533 /1000 SF
12	94,982	2.180						118	
13	89,010	2.043						103	
14	355,198	8.154							
15	393,110	9.025							
TOTAL	2,162,276	49.639							

MULTI-FAMILY RENDERING



OFFICE BUILDING RENDERING









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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Sarah Velten</b>	<b>730659</b>	<b>svelten@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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Date