



# BUSH PIONEER CENTRE

For lease:  
2650 S SH 161  
Grand Prairie, TX  
75052

VENTURE



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# Metrics

2650 S SH 161  
Grand Prairie, TX 75052

## Location

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## Available Spaces

2,500 SF      Lot 5  
1.15 AC

3,200 SF (Tenant  
Operating - Do Not  
Disturb)

## Traffic Counts

W Pioneer Pkwy      SH 161  
29,212 VPD      54,940 VPD

Arkansas Ln  
7,776 VPD



## Area Attractions



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# Property Highlights

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1. Anchored by high volume Walmart Supercenter
2. Located in the dynamic super regional SH 161 corridor that includes tenants such as: Epic Water Park, Living Spaces, IKEA, Andretti, Bass Pro, Main Event & Big Shots Golf
3. 36k daytime employees within a 3 mile radius
4. Over 84k vehicles per day between SH 161 & Pioneer Pkwy
5. Across from Epic Water Park which includes a 50,000 sf indoor water park and a 120,000 sf recreational facility

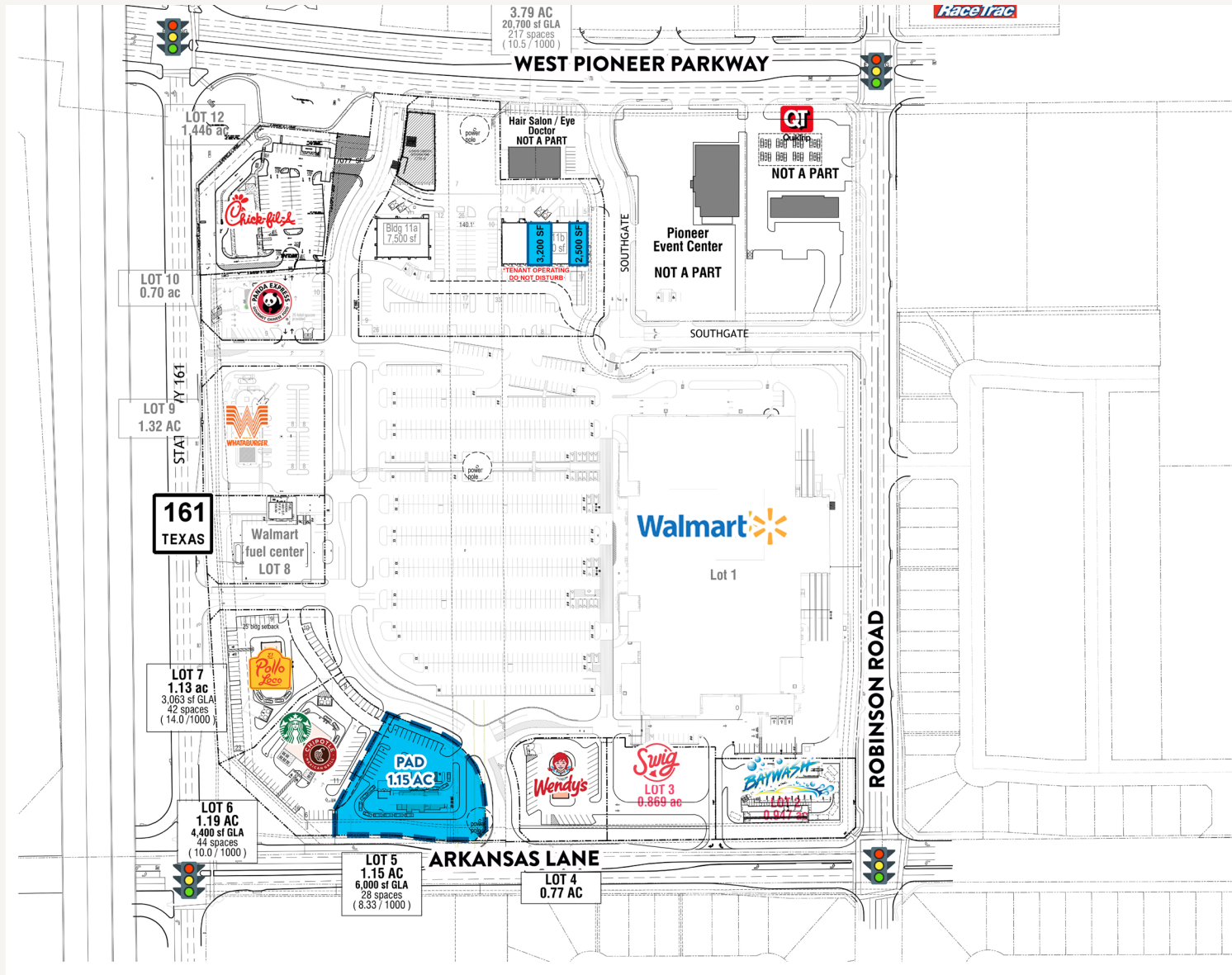


## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,476	128,533	264,843
EST. DAYTIME POPULATION	6,807	36,954	93,763
EST. AVG. HH INCOME	\$84,140	\$89,783	\$93,443

# Site Plan

2650 S SH 161  
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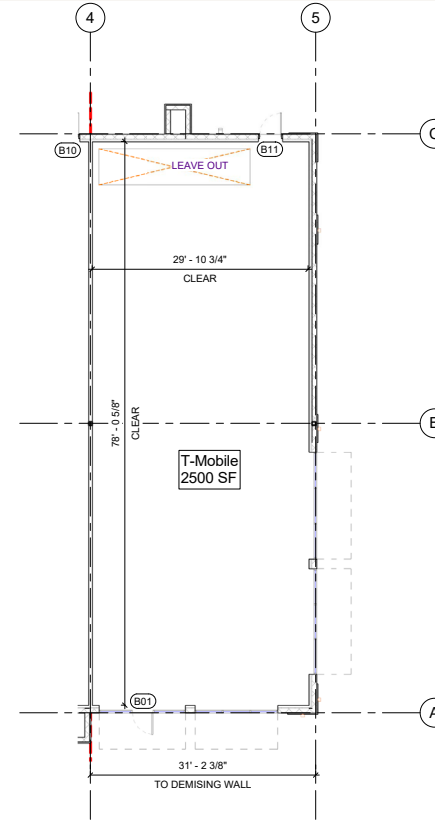


# Retail Floor Plan

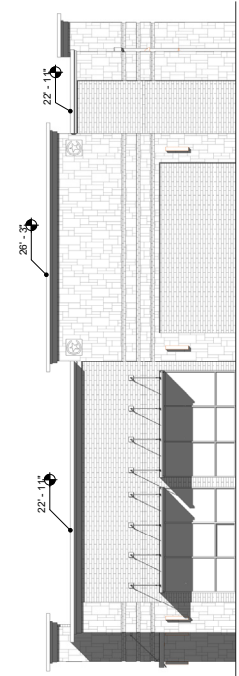
2650 S SH 161  
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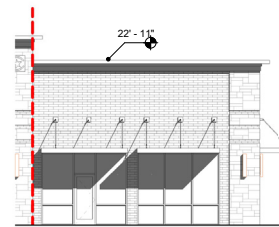
3D View - Southeast Corner



② Lease Plan - T-Mobile  
1/8" = 1'-0"



④ East Elevation - T-Mobile  
1/8" = 1'-0"



③ South Elevation - T-Mobile  
1/8" = 1'-0"

# Aerial

2650 S SH 161  
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2650 S SH 121  
Grand Prairie, TX  
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DEVELOPED BY:



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# VENTURE

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