



214.378.1212

2650 S STATE HWY 161 GRAND PRAIRIE, TX

LOCATION

2650 S STATE HWY 161

AVAILABLE SPACES

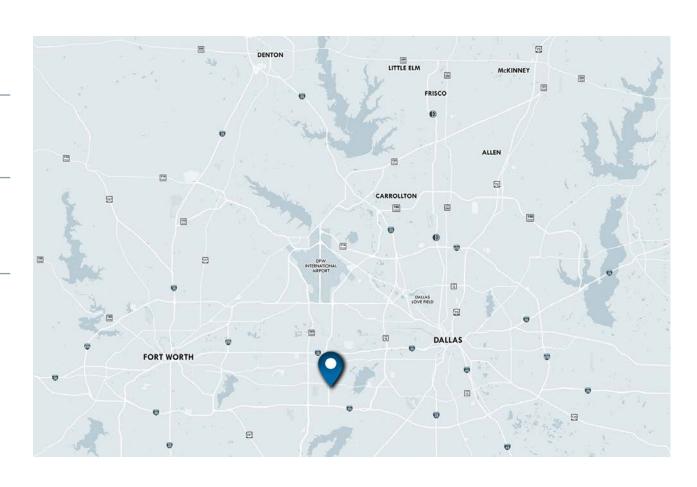
2,500 SF

TRAFFIC COUNTS

W PIONEER PKWY29,212 VPD 2019
54,940 VPD 2021

PROPERTY HIGHLIGHTS

- ★ ANCHORED BY HIGH VOLUME WALMART SUPERCENTER
- ★ 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
- * 35K DAYTIME EMPLOYEES WITHIN A 3 MILE RADIUS
- ★ OVER 84K VEHICLES PER DAY BETWEEN SH 161 & PIONEER PKWY
- ★ ACROSS FROM EPIC WATER PARK
 WHICH INCLUDES A 50,000 SF
 INDOOR WATER PARK AND A 120,000
 SF RECREATIONAL FACILITY



2024 DEMOGRAPHIC SUMMARY

1 MILE 3 MILES 5 MILES
EST. POPULATION 13,310 124,013 261,957
EST. DAYTIME POPULATION 5,972 35,525 93,463
EST. AVG. HH INCOME \$78,691 \$79,581 \$87,149

AREA ATTRACTIONS











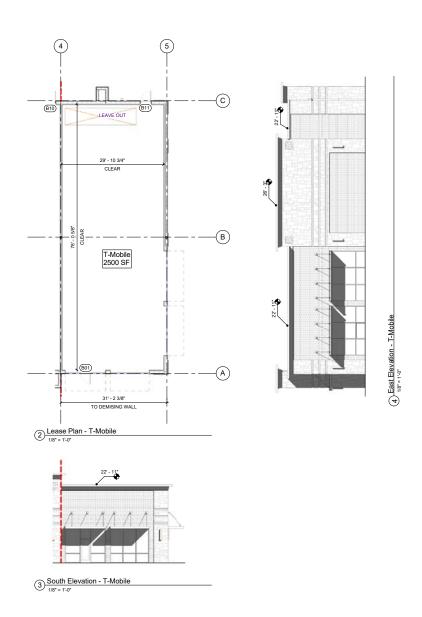




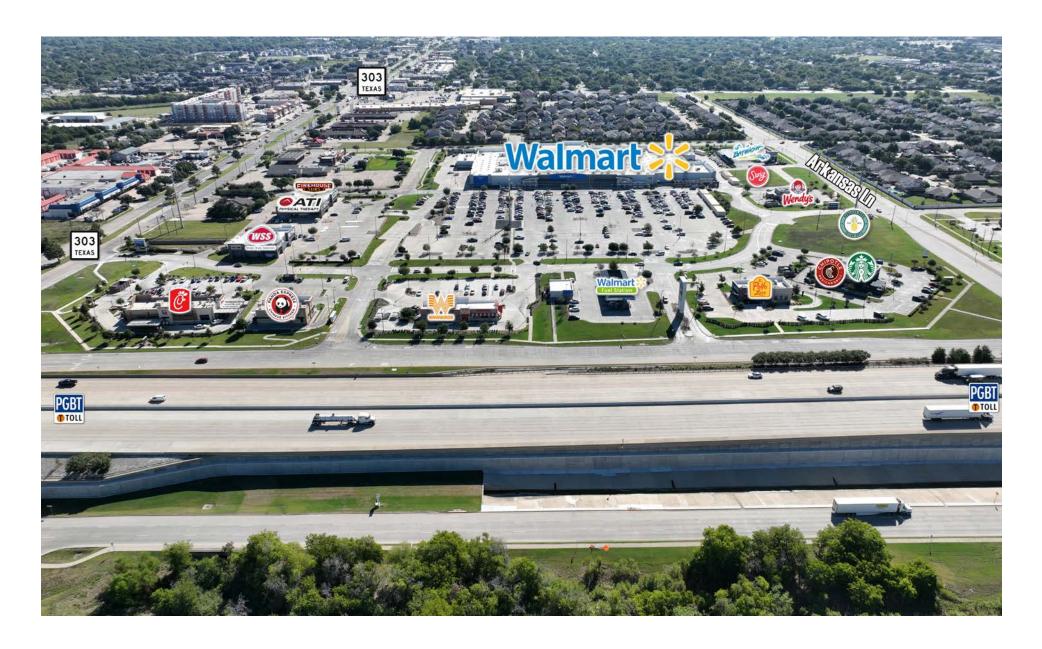
AVAILABLE SPACES

SUITE	TENANTS	SF
200	ATI Therapy	1,595
220	Firehouse Subs	2,705
230	Majestic Nails	3,200
250	Real Dental	3,200
270	AVAILABLE	2,500





















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AMY PJETROVIC

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MIA UREÑA

Transaction Manager 214.378.1212 murena@venturedfw.com

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



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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business N	lame License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buver/Tenant/Seller/Landlord Initials		Date	



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Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Mia Ureña	748118	murena@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov