

PAD SITES 7.7 ACRES

For lease or sale:
SWC I-20 &
Lake Ridge Pkwy
Grand Prairie, TX 75052

Metrics

SWC I-20 & Lake Ridge Pkwy
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Location

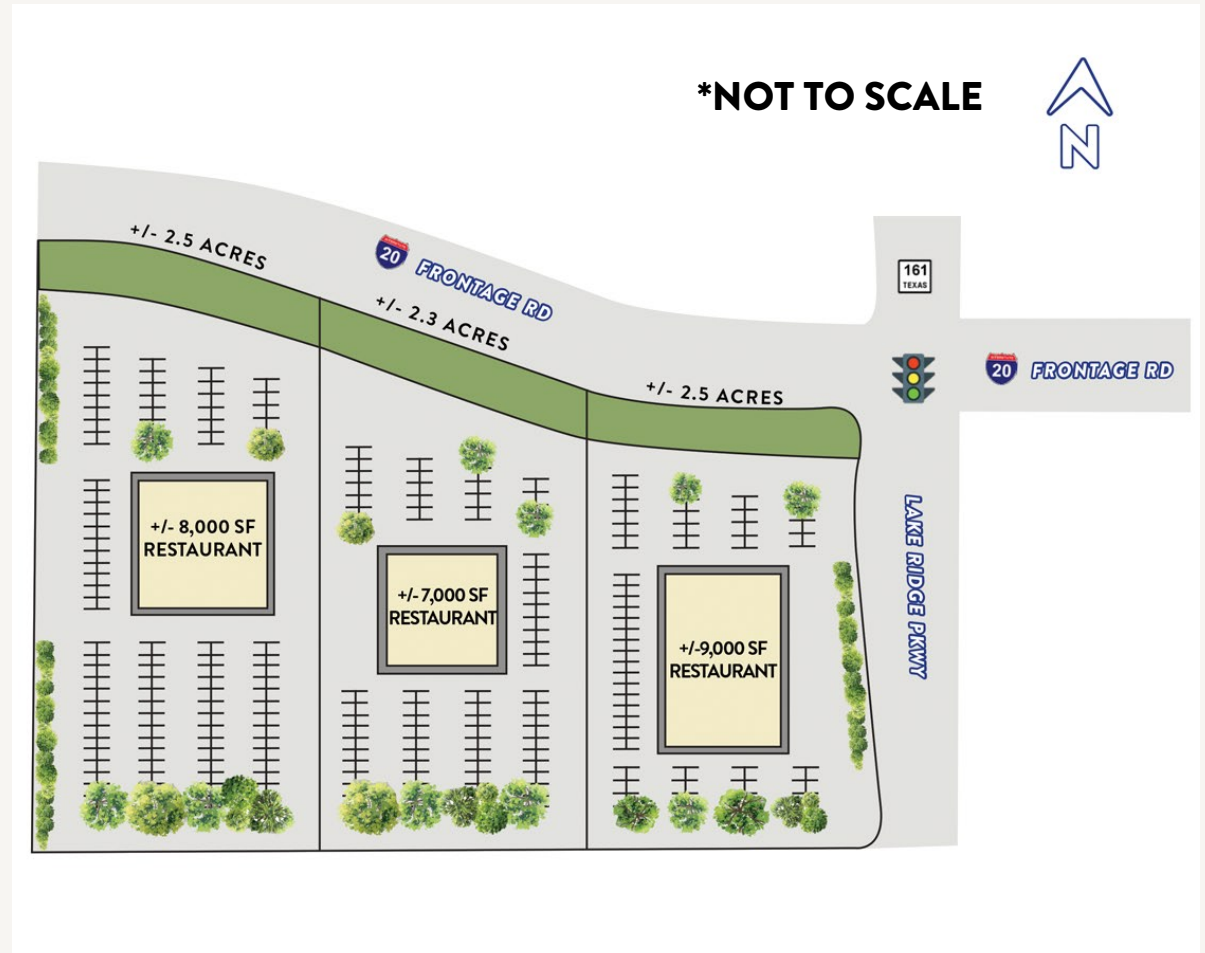
SWC I-20 & Lake Ridge Pkwy
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Size

7.7 AC
Pad Sites Available

Traffic Counts

I-20 191,899 VPD	Lake Ridge Pkwy 27,565 VPD
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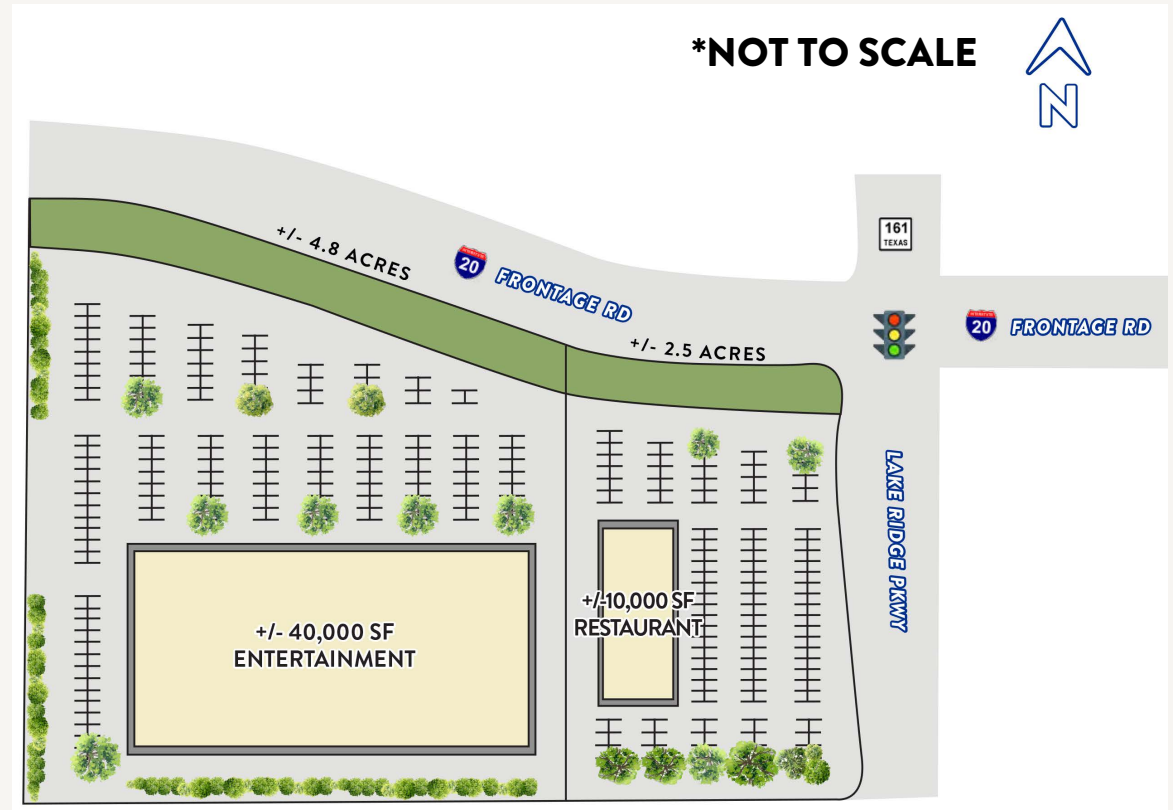
Area Attractions



Property Highlights

SWC I-20 & Lake Ridge Pkwy
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1. Located at hard corner on I-20 at Lake Ridge Pkwy
2. Restaurant/retail/entertainment pad opportunity on I-20 for sale or lease
3. Strong restaurant volumes along I-20
4. Located in the dynamic super regional SH 161 trade area
5. Just south of busy retail area including Andretti, Bass Pro, IKEA, and Big Shots
6. Highly visible with over 200,000 vehicles per day

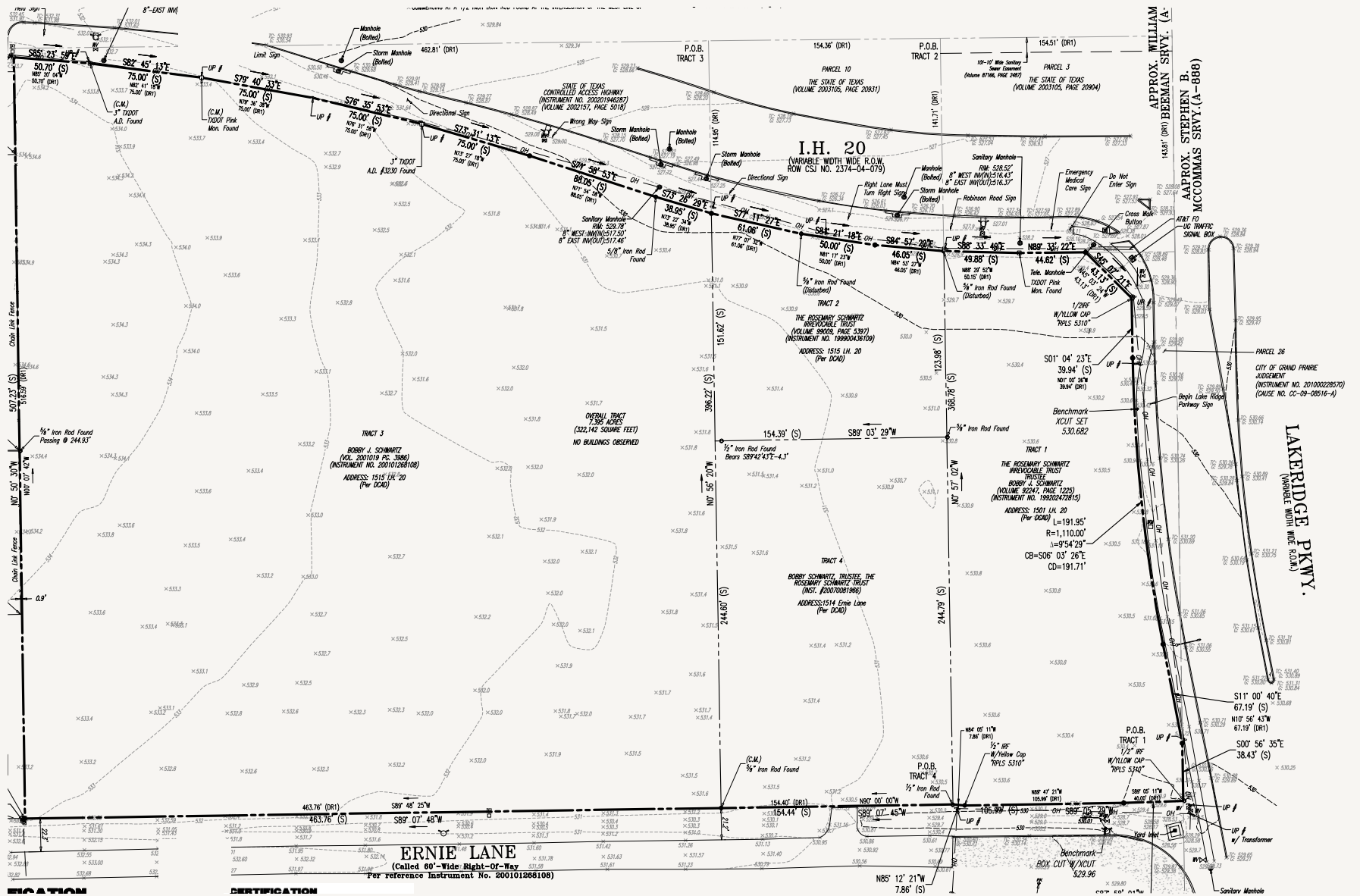


2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	14,331	107,561	257,684
EST. DAYTIME POPULATION	2,008	23,792	61,963
EST. AVG. HH INCOME	\$113,534	\$111,831	\$99,819

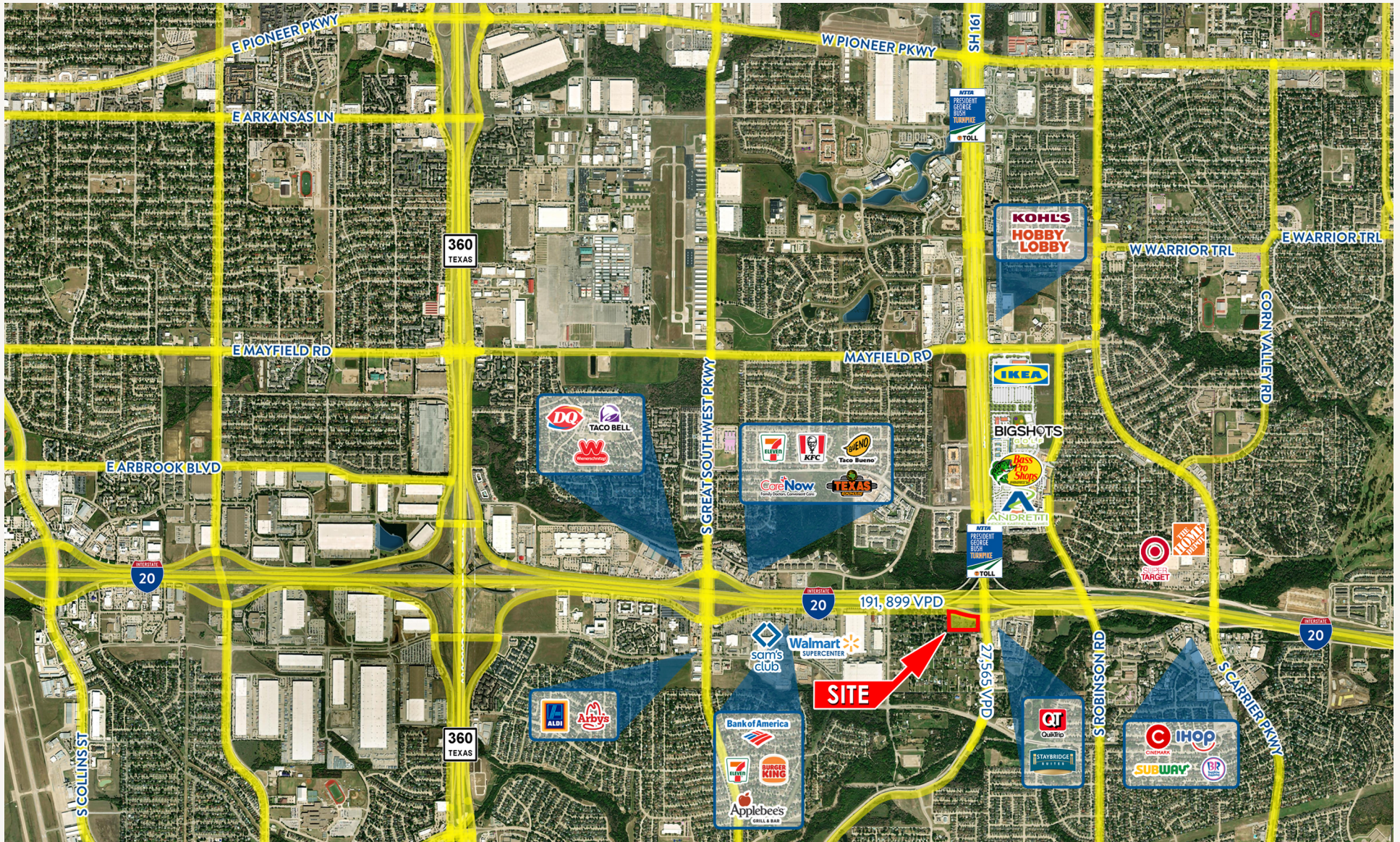
Survey

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Aerial

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SWC I-20 & Lake
Ridge Pkwy
Grand Prairie, TX
75052

Amy Pjetrovic
Principal
apjetrovic@venturedfw.com

Natalia Singer
Senior Vice President
nsinger@venturedfw.com

Mia Ureña
Transaction Manager
murena@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

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