



# 1.35 ACRE PAD SITE

For Lease:  
1670 Forum Dr  
Grand Prairie, Texas 75052

**VENTURE**

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# Metrics

1670 S Forum Dr  
Grand Prairie, TX

## Location

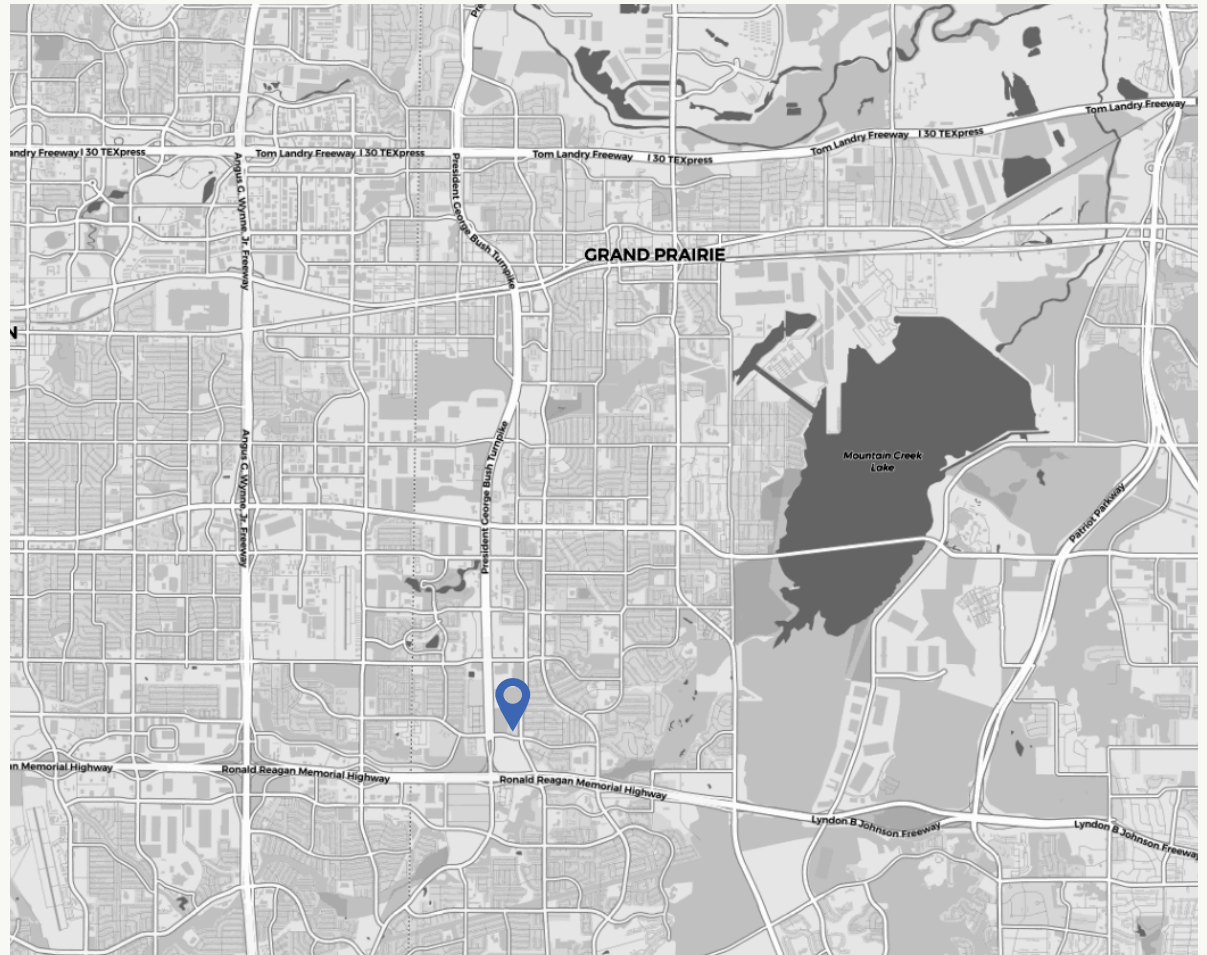
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## Size

BTS, Ground Lease  
1.35 AC

## Traffic Counts

SH 161 101,699 VPD	Mayfield Rd 10,004 VPD
Forum Dr 5,272 VPD	161 Frontage 12,635 VPD



## Area Attractions



# Property Highlights

1670 S Forum Dr  
Grand Prairie, TX

1. Hard corner pad with highway frontage
2. Anchored by 90,740 SF Andretti which is projected to attract 800,000 – 1 million visitors annually
3. Adjacent to Bass Pro Shops, Ikea
4. Top Golf recently opened
5. Over 2,700 MF units within 1 mile radius
6. BJ's Wholesale opening in 2026



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	17,108	122,391	271,137
EST. DAYTIME POPULATION	2,370	31,156	79,667
EST. AVG. HH INCOME	\$110,712	\$99,848	\$95,578





# Section

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# VENTURE

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