



# 1.35 AC PAD SITE FOR LEASE

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1670 S FORUM DR  
GRAND PRAIRIE, TX

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LOCATION

1670 S FORUM DR

SIZE

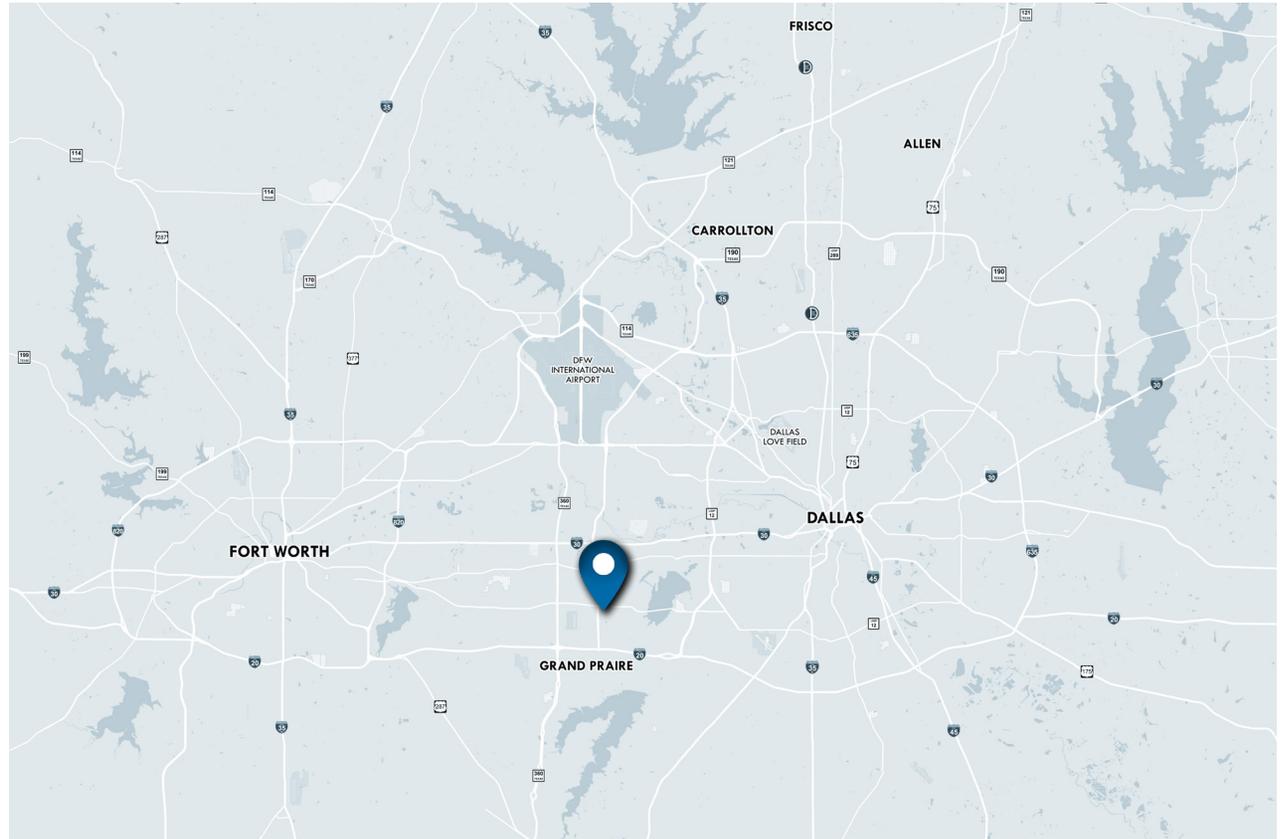
1.35 AC

TRAFFIC COUNTS

SH 161 101,699 VPD  
MAYFIELD RD 7,761 VPD

PROPERTY HIGHLIGHTS

- ★ **HARD CORNER PAD WITH HIGHWAY FRONTAGE**
- ★ **ANCHORED BY 90,740SF ANDRETTIS WHICH IS PROJECTED TO ATTRACT 800,000 – 1 MILLION VISITORS ANNUALLY**
- ★ **TOP GOLF IS UNDER CONSTRUCTION AND ESTIMATED TO OPEN DECEMBER 2025**
- ★ **OVER 2,700 MF UNITS WITHIN 1 MILE RADIUS**



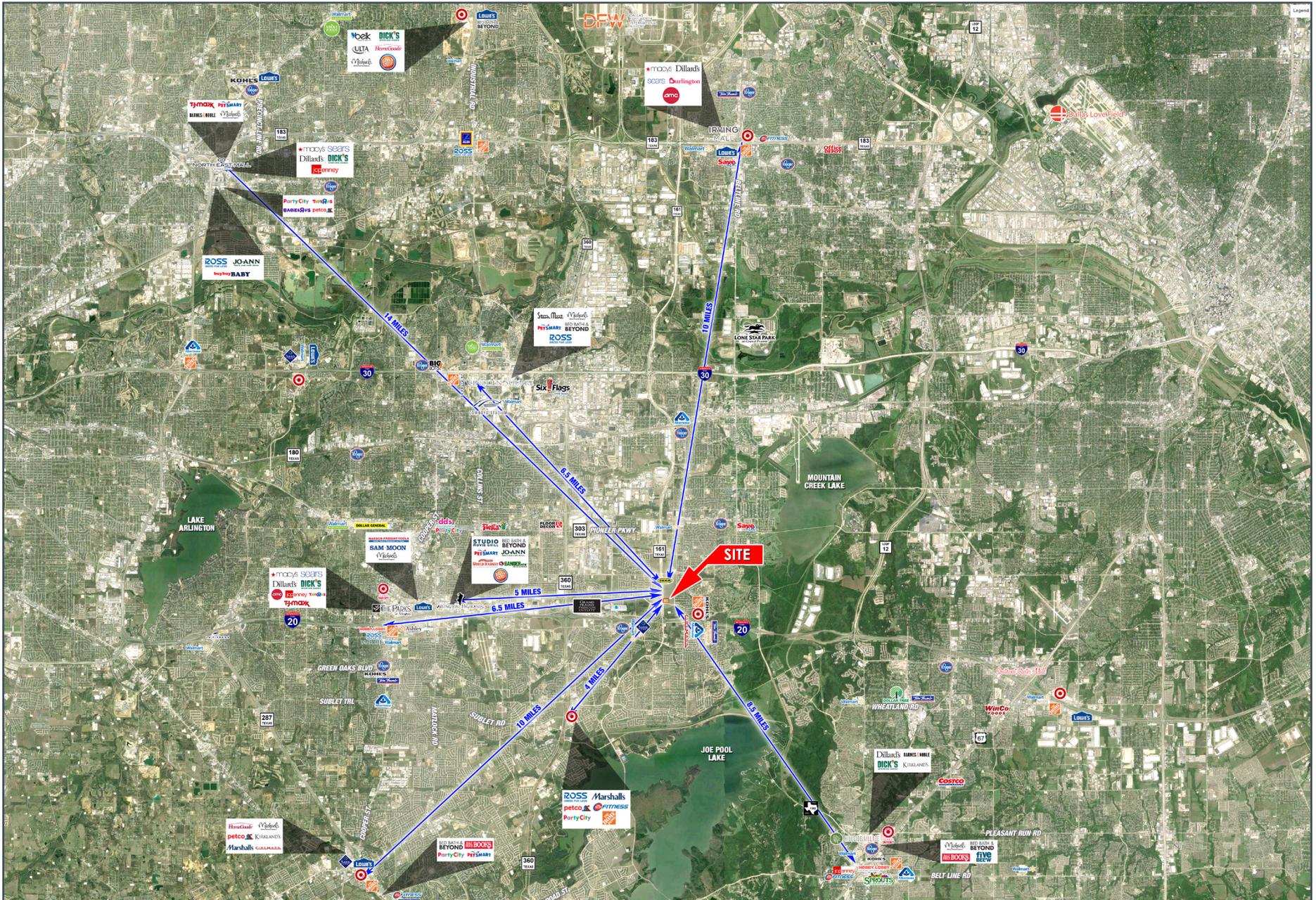
2025 DEMOGRAPHIC SUMMARY

	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

AREA ATTRACTIONS











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