



# NEQ SH 161 & ARKANSAS

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

VENTURE



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# Metrics

NEQ SH 161 & Arkansas Ln  
Grand Prairie, TX 75052

## Location

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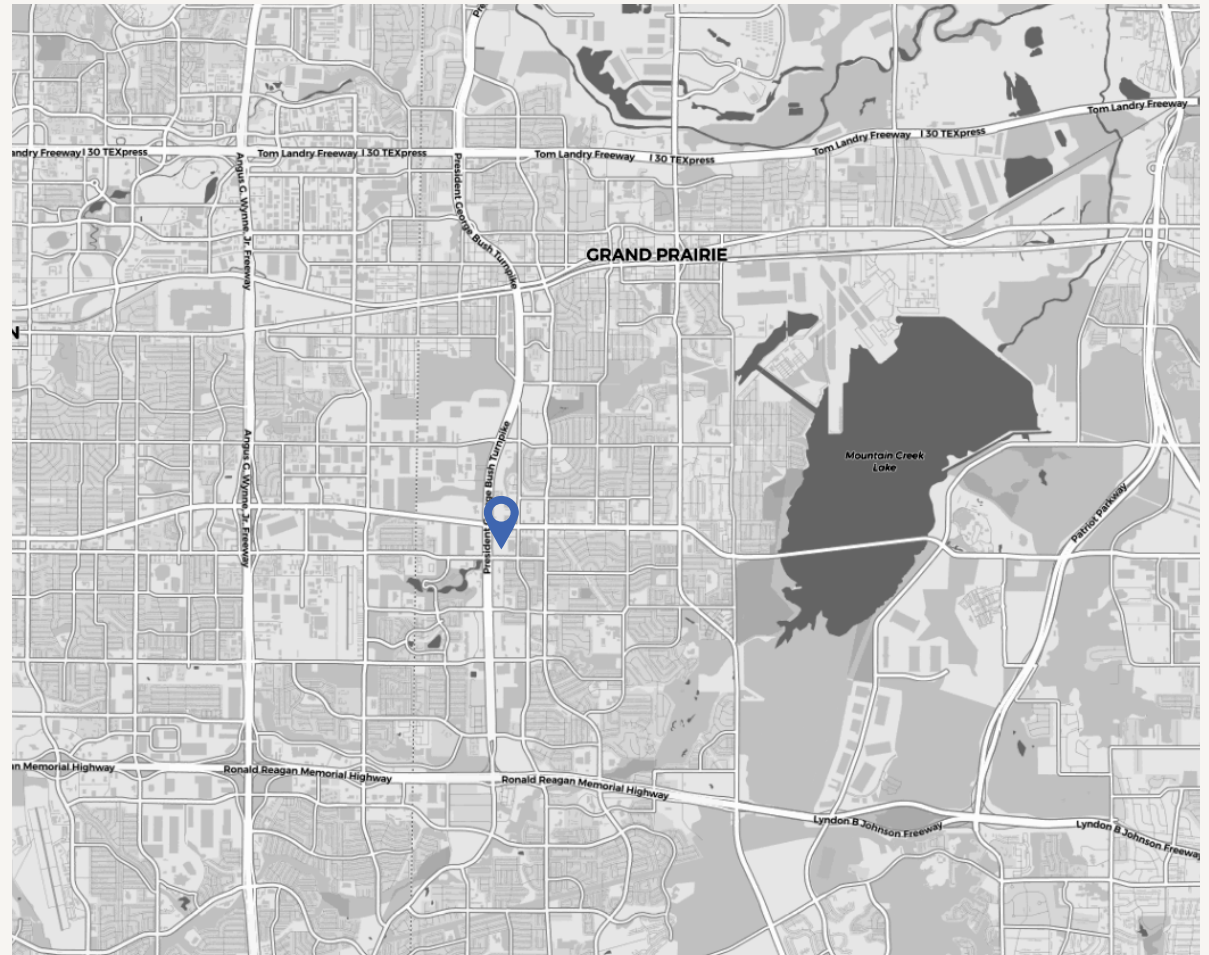
## Available Spaces

6,000 SF

## Traffic Counts

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

Arkansas Ln
7,776 VPD



## Area Attractions



# 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. 38k 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

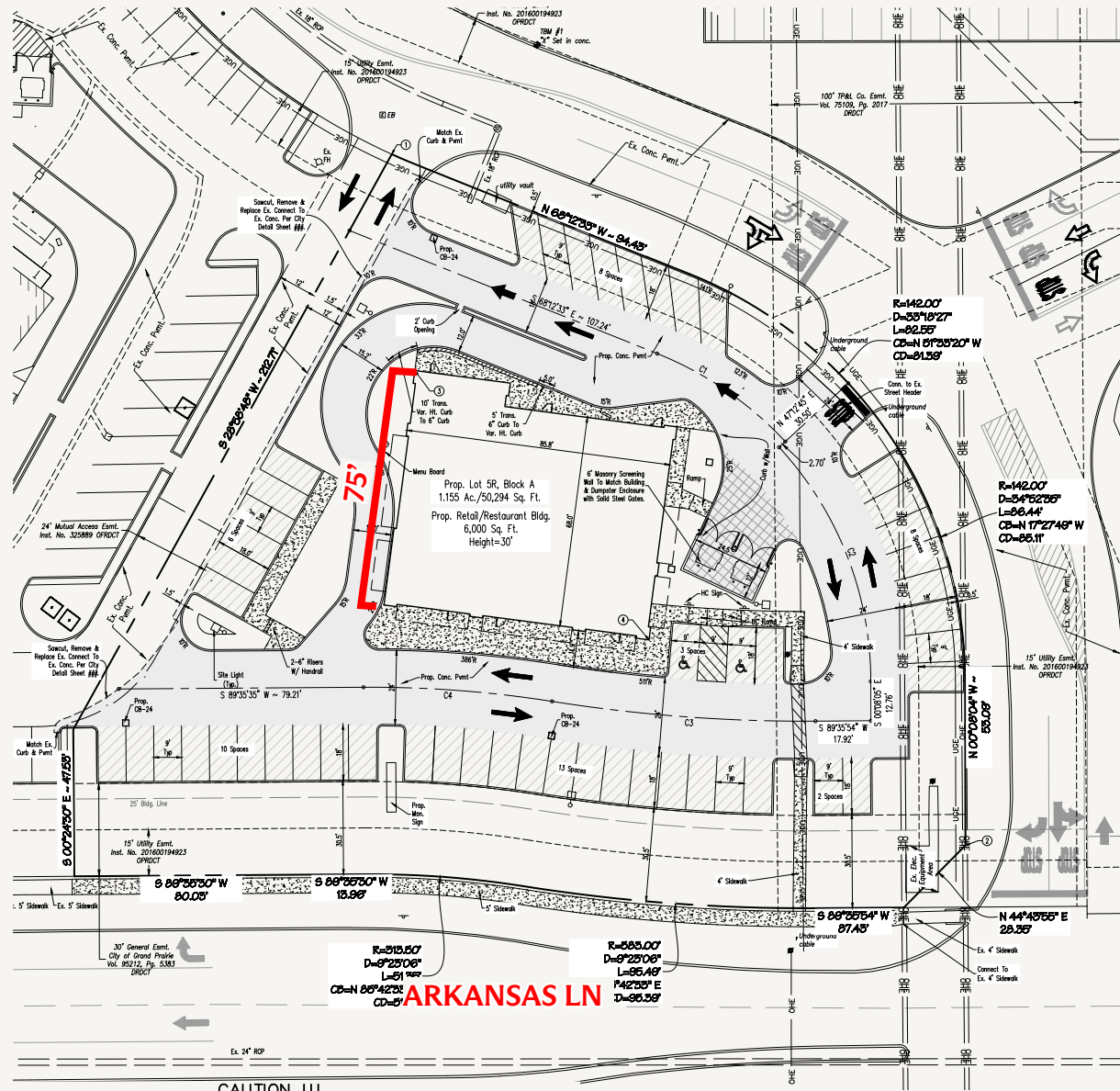


## 2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,962	127,349	263,616
EST. DAYTIME POPULATION	7,073	38,554	97,583
EST. AVG. HH INCOME	\$82,861	\$92,167	\$95,444

# Site Plan

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# Aerial

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# NEQ SH 161 & Arkansas Ln Grand Prairie, TX

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# VENTURE

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