

40 LOTS READY FOR TOWN HOME CONSTRUCTION

GRAND PRAIRIE, TX | DALLAS COUNTY | DFW

1325 ROBINSON ROAD • GRAND PRAIRIE, TX 75051



This site is located on Robinson Road right off **George Bush Highway** and across from major employers such as **Lockheed Martin**, **Poly-America**, and **GM**. Lockheed Martin is the 7th largest employer in Texas state.



Close to entertainment and only six miles from the “Thrill Capital of Texas”, known as Six flags of Texas. This site is less than 7 miles from **AT&T Stadium** which serves as the home of **Dallas Cowboys** of the National football League, and the home of the **Cotton Bowl Classic** and the **Big 12 Championship** game.

ZULIKHA HUSSAIN | A.K.A. “LADY Z”

Call or Text: **913-461-9697** | Email: **LADYZ@Z4URE.COM**

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Grand Prairie, Texas, ranked 15th most populous city in Texas and is centrally located in the Dallas-Fort Worth-Arlington Metropolitan Statistical Area. Grand Prairie offers easy access to both Dallas and Fort Worth's Central Business Districts and is conveniently located minutes from the DFW International Airport. The city covers about 81 square miles (100 square miles including extraterritorial jurisdiction) and has an estimated population of ±201,200.



Generally speaking, Grand Prairie residents are 30 something, dual income homeowners. In Grand Prairie, families who have lived here for generations welcome newcomers who come to Grand Prairie for the same reasons the natives don't leave - location and hometown atmosphere.

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PROPERTY INFORMATION

DALLAS COUNTY / DFW

40 LOTS - READY FOR TOWN HOME CONSTRUCTION /DEVELOPMENT

LOCATION

SEQ of SH-161/PGBT & Robinson Rd in Grand Prairie, Texas - Dallas County DFW Metroplex

AVAILABLE

±4.39 Acres Total

PRICE

Contact Broker

APPRAISAL

Appraised value is \$4.8 million dollars

ZONING

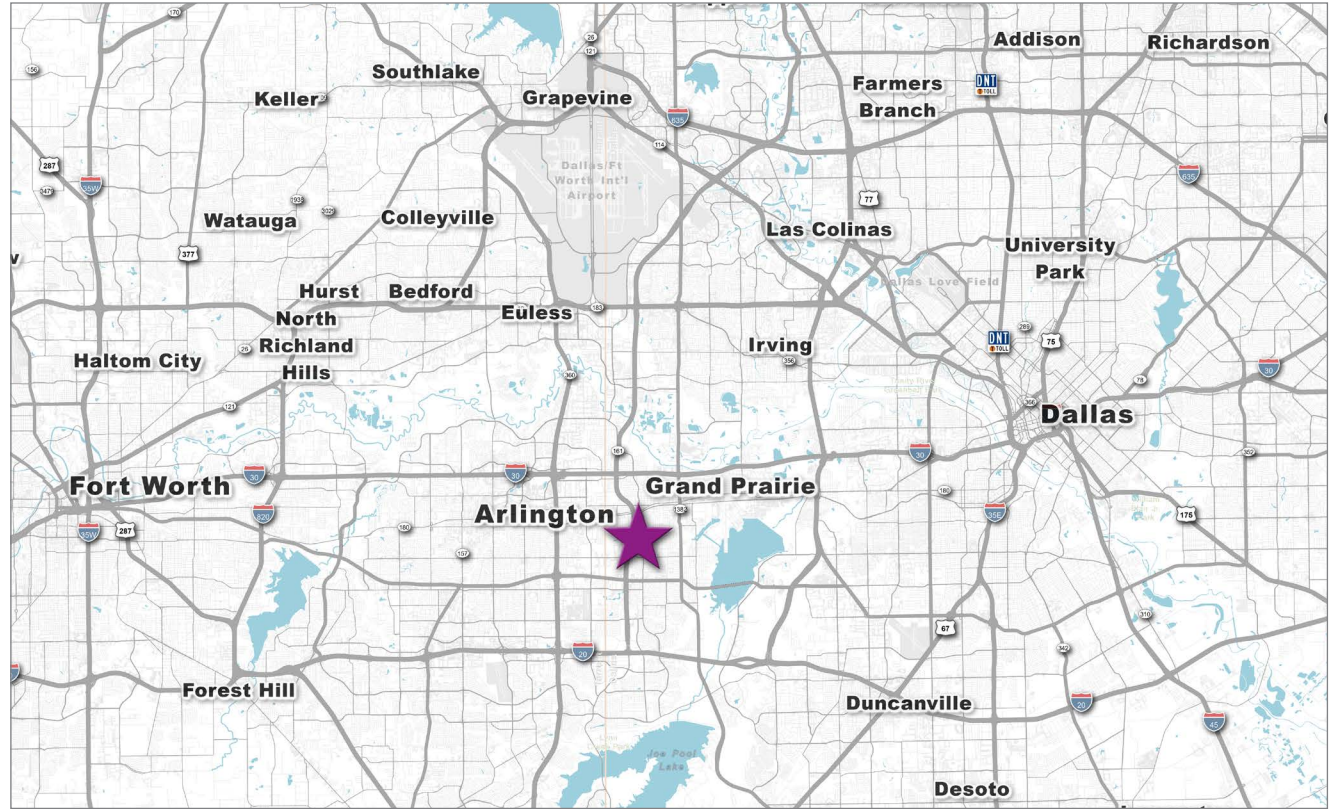
Zoned -PD 398

HOA

Builder to dictate the pricing of HOA.

TRAFFIC COUNTS

SH-161 / PBGT: 75,520 VPD (TxDot '21)



DEMOGRAPHICS 2022



Total Population

1 Mile	3 Mile	5 Mile
11,023	113,578	247,813



Daytime Population

1 Mile	3 Mile	5 Mile
14,999	106,503	258,969



Number of Households

1 Mile	3 Mile	5 Mile
3,638	36,726	83,461



Average HH Income

1 Mile	3 Mile	5 Mile
\$63,859	\$72,104	\$78,224

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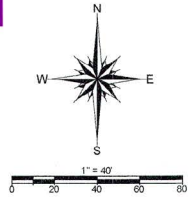
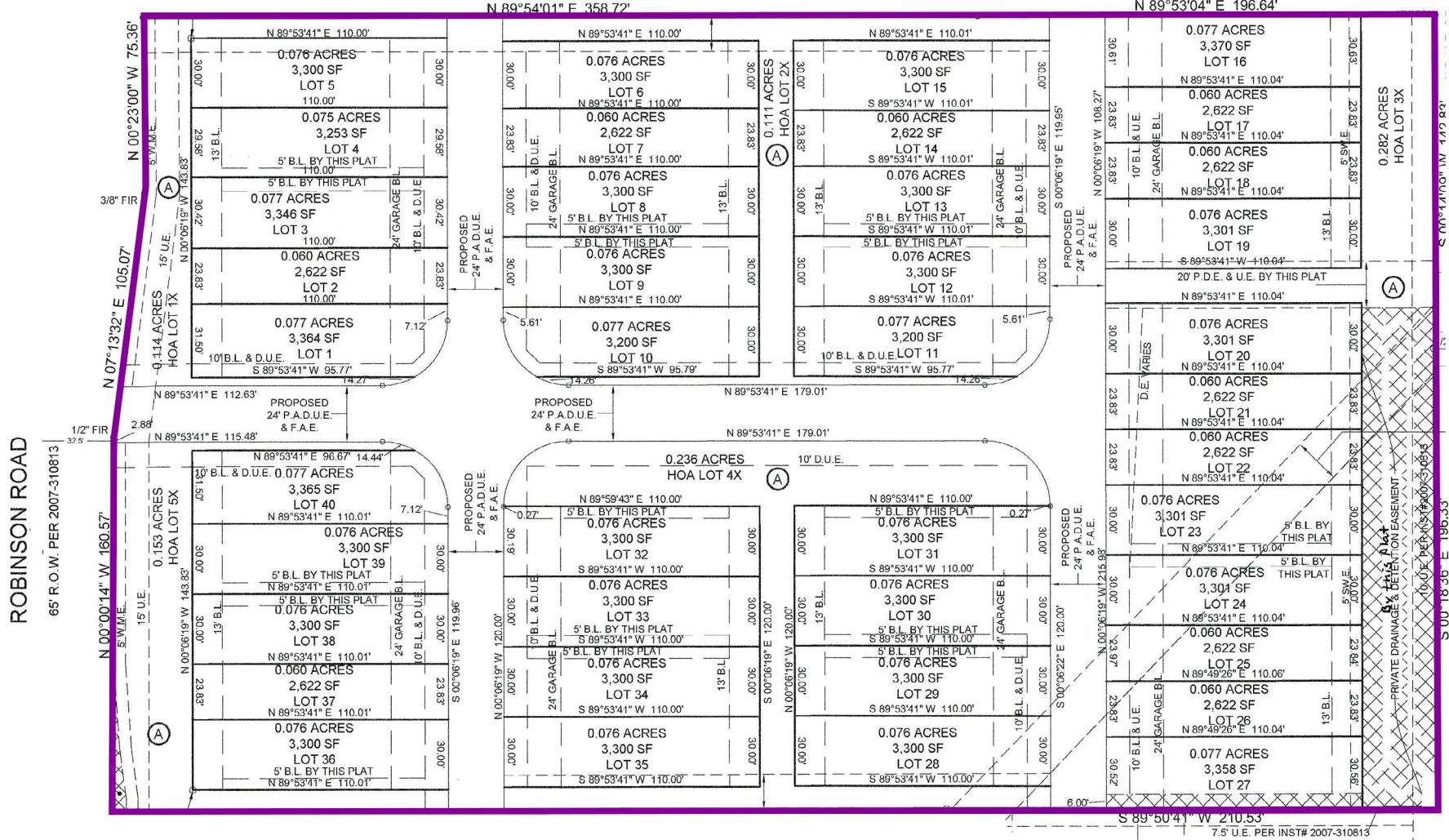
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FINAL RECORDED PLAT

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SAMPLE ELEVATIONS



NOTE: THE ELEVATIONS ARE INDICATIVE OF THE CHARACTER OF THE ELEVATION AND MATERIALS; THE EXACT ELEVATION DESIGN WILL VARY WITH THE FINAL FLOOR PLAN DESIGN.

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SITE AERIAL

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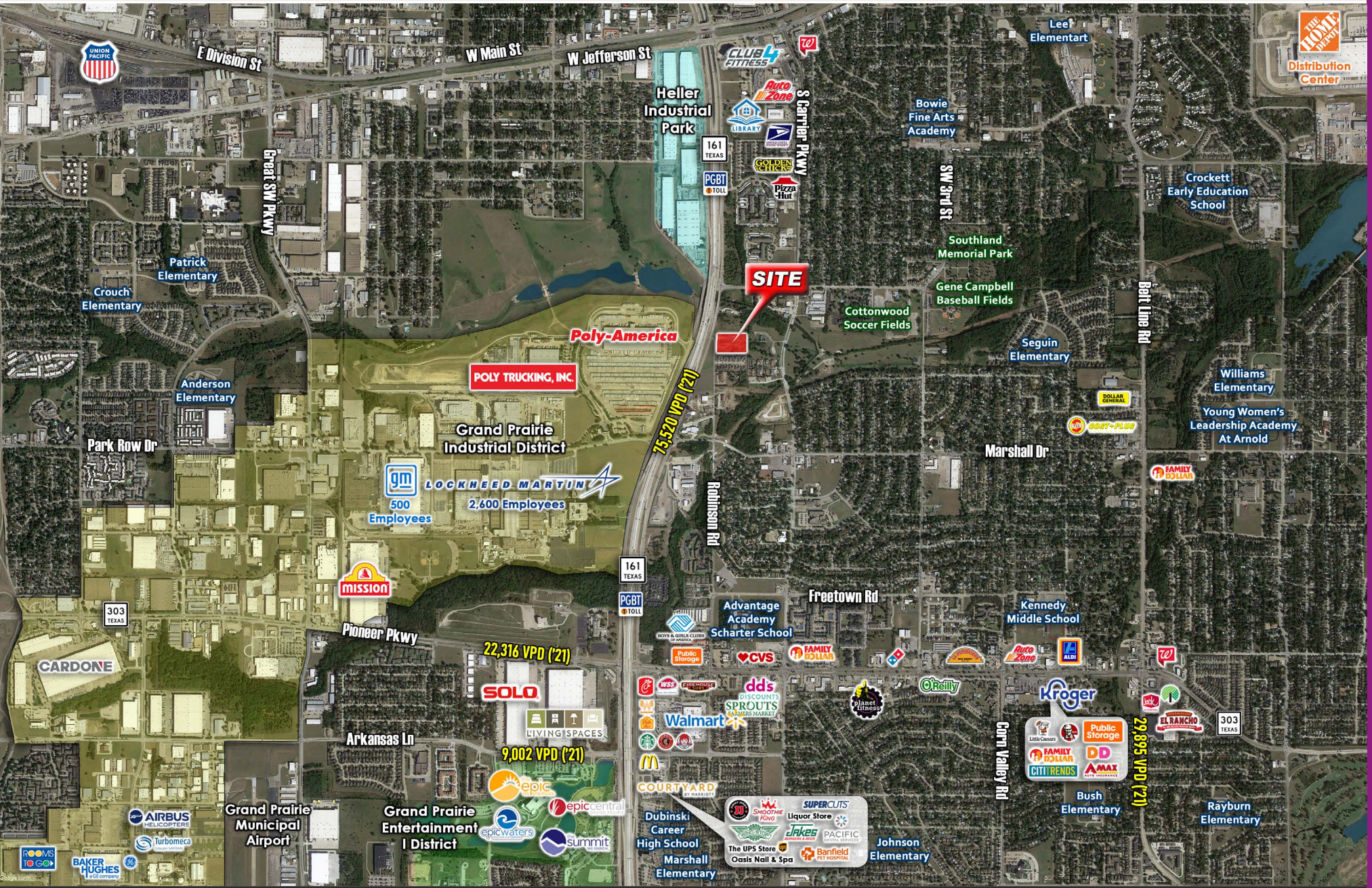
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RETAIL AERIAL

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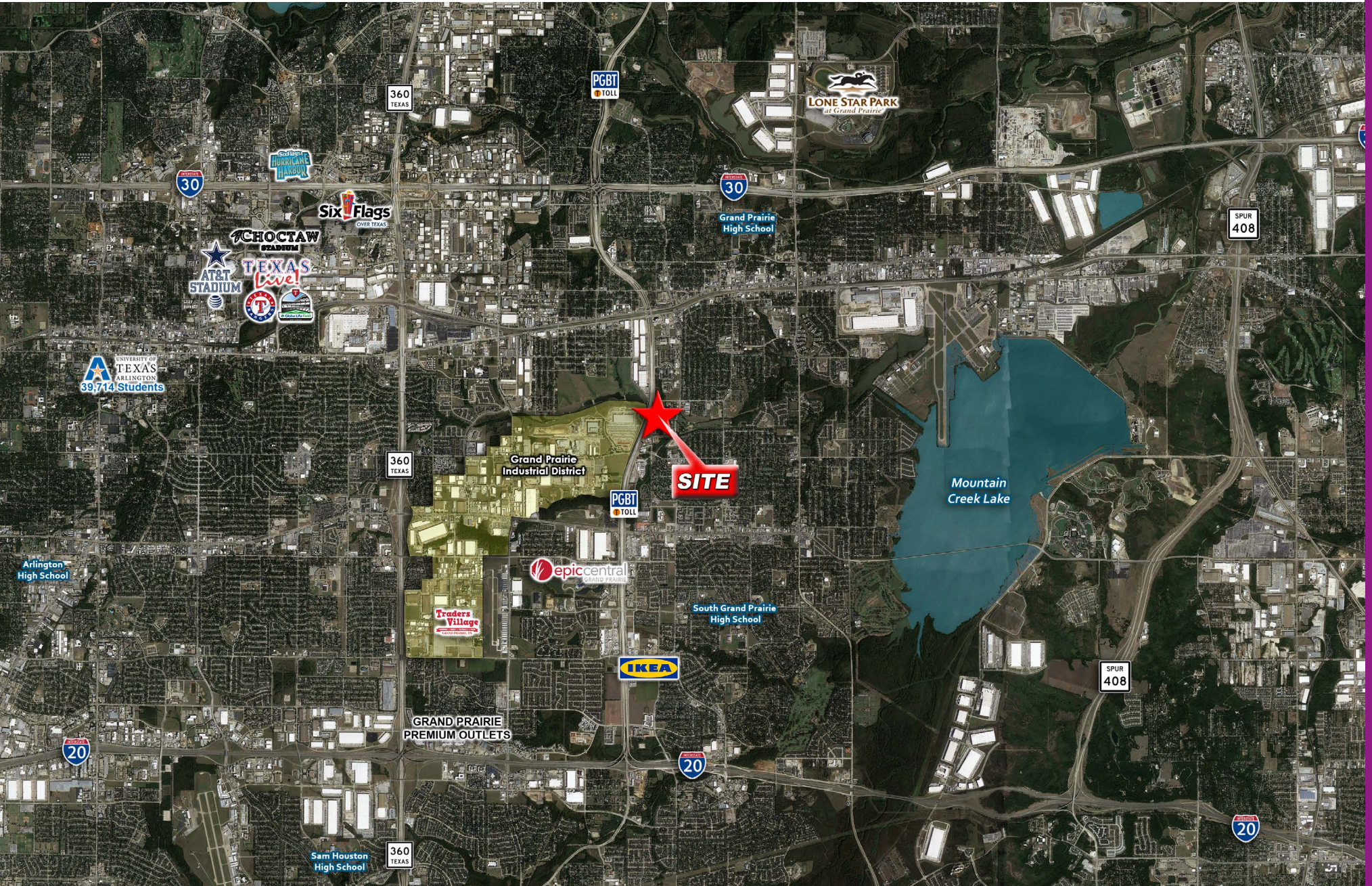
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MARKET AERIAL

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AREA HIGHLIGHTS



LOCATION:

Grand Prairie is located in the heart of the Dallas-Fort Worth Metroplex, which makes it an attractive location for businesses and individuals who want to be close to major cities, but still enjoy a suburban lifestyle.

INFRASTRUCTURE:

Grand Prairie has a well-developed infrastructure, including major highways and an international airport, which makes it easy to travel to other parts of the country or the world.

DALLAS COUNTY / DFW METROPLEX



ECONOMIC OPPORTUNITIES:

Grand Prairie has a thriving economy with many job opportunities, particularly in industries like aerospace, defense, and logistics. The city has a pro-business environment and offers incentives for companies to relocate or expand in the area.

AFFORDABLE COST OF LIVING:

Compared to other cities in the Dallas-Fort Worth area, Grand Prairie has a relatively affordable cost of living, which can make it an appealing option for those who want to build or purchase a home.

RECREATION AND AMENITIES:

Grand Prairie offers plenty of recreational opportunities, including parks, lakes, and golf courses. The city is also home to major attractions like the Verizon Theatre and Lone Star Park, as well as several shopping and dining options.



THE CITY'S LOCATION, ECONOMIC OPPORTUNITIES, AFFORDABILITY, INFRASTRUCTURE, AND AMENITIES MAKE IT A COMPELLING CHOICE FOR MANY PEOPLE.

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TOP EMPLOYERS

COMPANY	JOBS	BUSINESS ACTIVITY
Grand Prairie ISD	4000	Administration of Education Programs
Lockheed Martin Missiles & Fire Control HQ	4000	Research and Development in the Physical, Engineering, and Life Sciences
Poly-America Inc.	2000	Unsupported Plastics Film and Sheet (except Packaging) Manufacturing
City of Grand Prairie	1300	Public Administration
Flex-N-Gate	1200	Auto Accessory Manufacturing
Lear Seating	1100	Manufacturer of automotive seating and related components
Lone Star Park at Grand Prairie	950	Racetracks
Forterra Pipe & Products, Inc.	950	Concrete Pipe Manufacturing
K & N Filters	800	Trademark High Performance Automotive Filters
Republic National Distributing	800	Wine and Distilled Alcoholic Beverage Wholesalers
Bell	734	Helicopter Aircraft Manufacturing
Arnold Transportation Services	650	General Freight Trucking
Airbus Helicopter	600	Aircraft Manufacturing
Wal-Mart	500	Warehouse Clubs and Superstore
Siemens Energy & Automation, Inc.	500	Switchgear and Switchboard Apparatus Manufacturing
Mission Foods	500	Food Manufacturing
General Motors LOC Center	500	Process, Physical Distribution, and Logistics Consulting Services
Bureau of Prisons, U.S. Dept. of Justice	500	Public Administration
Pitney Bowes Presort Services	450	Business Support Services
SAIA Motor Freight Line Inc.	400	General Freight Trucking, Long-Distance, Truckload
Safran Helicopters	400	Aircraft Engine and Engine Parts Manufacturing
CarParts.com	360	Online Provider of Aftermarket Automotive Parts

SOURCE: [HTTPS://WWW.GPTX.ORG/ABOUT-GRAND-PRAIRIE](https://www.gptx.org/about-grand-prairie)

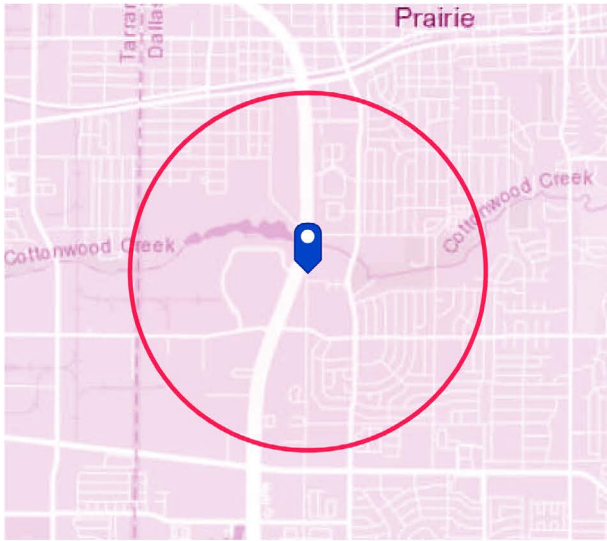
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DEMOGRAPHICS - 1 MILE



POPULATION TRENDS AND KEY INDICATORS

Robinson Rd
Ring of 1 mile

11,023	3,638	3.02	31.9	\$50,163	\$161,702	41	123	86
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



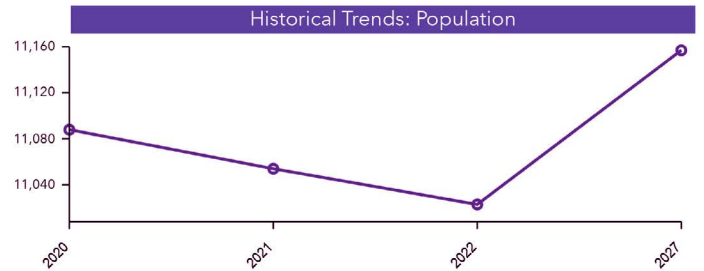
\$7,045

Avg Spent on Mortgage & Basics

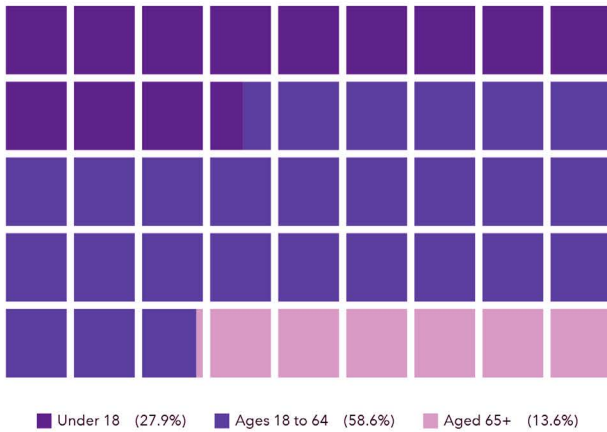


17.0%


Percent of Income for Mortgage



POPULATION BY AGE




POPULATION BY GENERATION




5.1%

Greatest Gen:
Born 1945/Earlier




14.6%

Baby Boomer:
Born 1946 to 1964




17.5%

Generation X:
Born 1965 to 1980




25.7%

Millennial:
Born 1981 to 1998



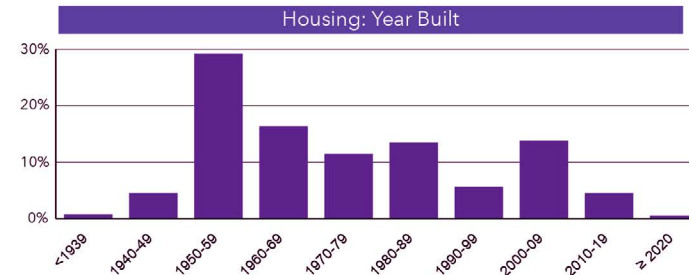
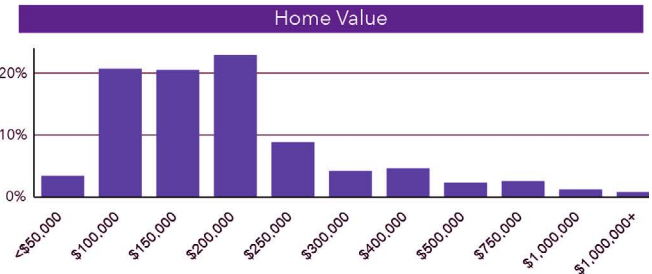
27.6%

Generation Z:
Born 1999 to 2016



9.5%

Alpha: Born
2017 to Present

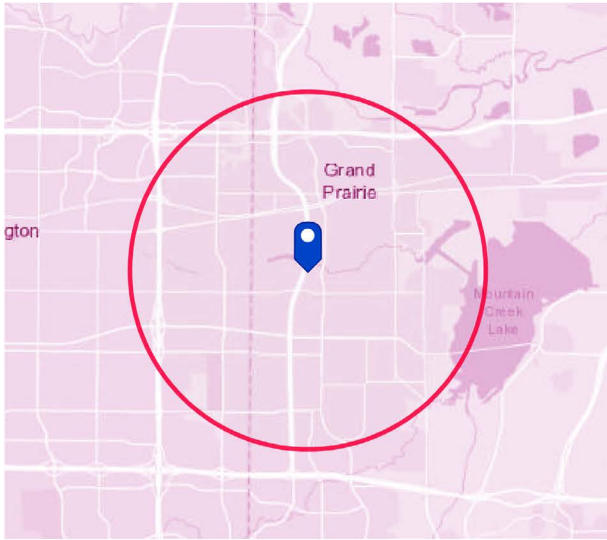


esri THE SCIENCE OF WHERE
Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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POPULATION TRENDS AND KEY INDICATORS

Robinson Rd
Ring of 3 miles

113,354	36,666	3.09	30.5	\$55,629	\$181,890	47	120	88
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



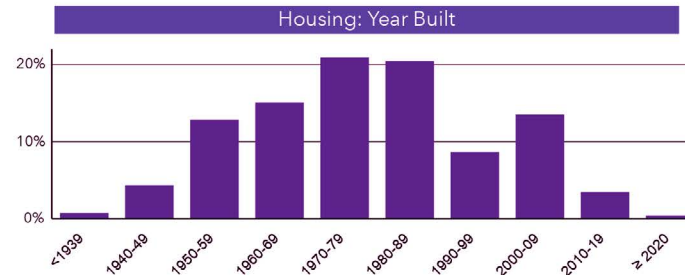
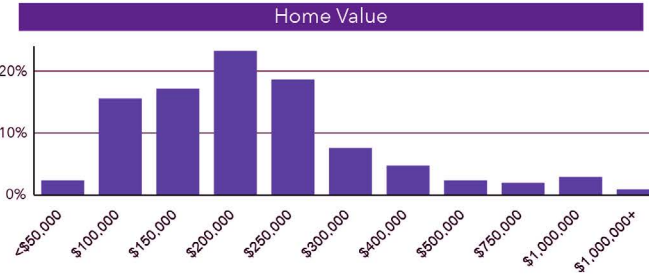
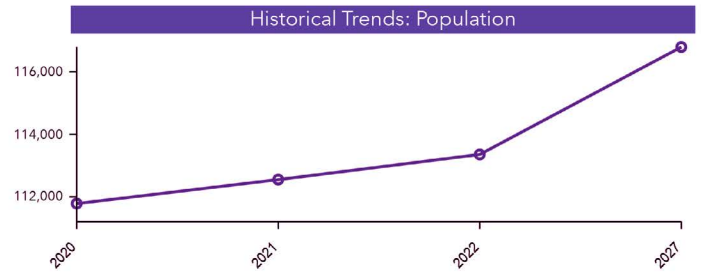
\$7,454

Avg Spent on Mortgage & Basics

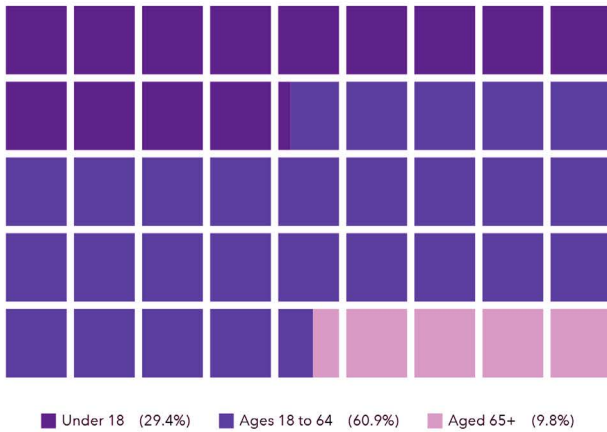


17.2%

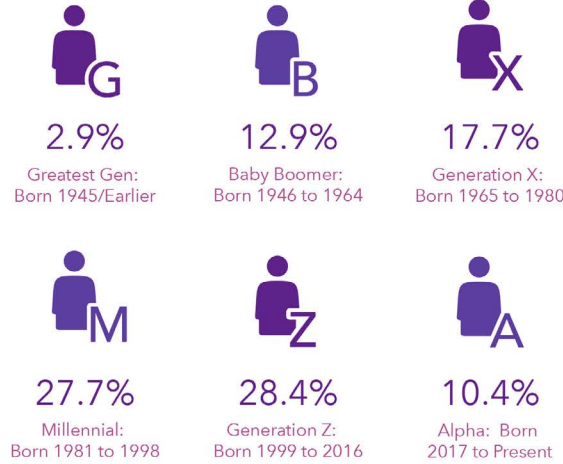
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION

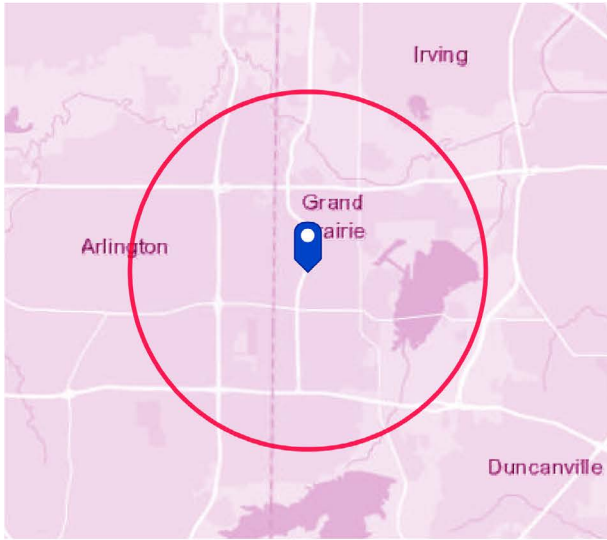


Source: Esri, Esri-U.S. BLS, ACS
Esri forecasts for 2022, 2027, 2017-2021
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DEMOGRAPHICS - 5 MILE

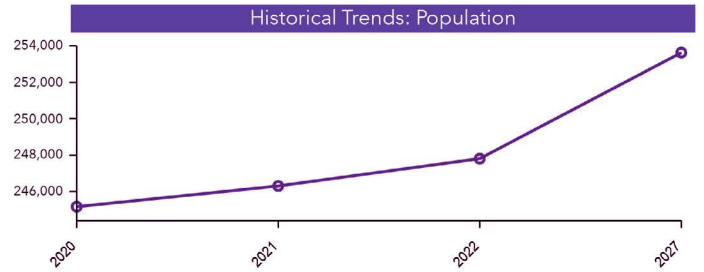


POPULATION TRENDS AND KEY INDICATORS

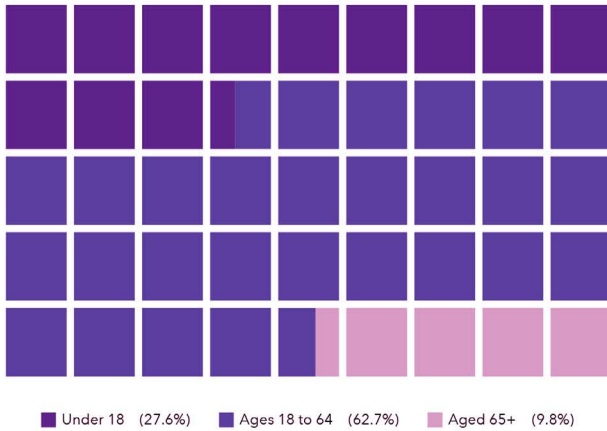
Robinson Rd
Ring of 5 miles

247,807	83,511	2.94	31.2	\$58,953	\$192,623	56	121	89
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

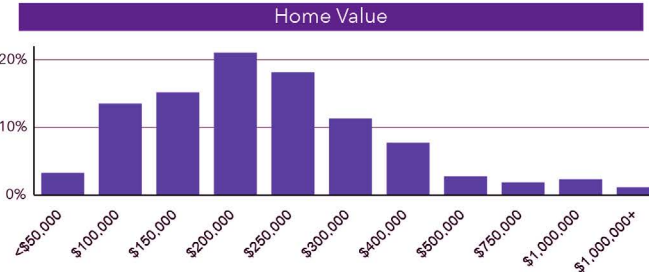
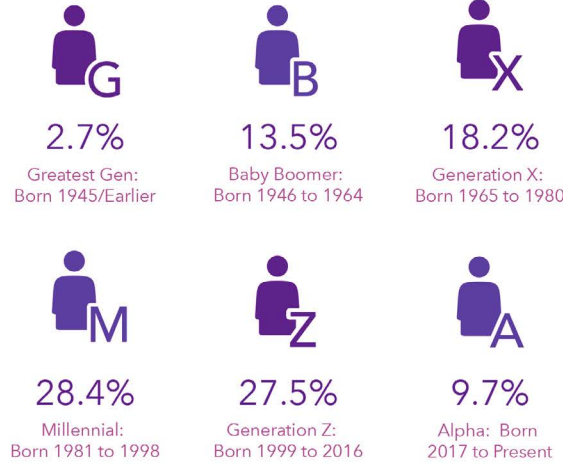
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



esri THE SCIENCE OF WHERE
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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 sponsored by a broker 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 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. 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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

Z4U REAL ESTATE

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

JER'LEIGH THOMPSON

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

ZULIKHA HUSSAIN

Sales Agent/Associate's Name

9013380

License No.

0535407

License No.

License No.

0673510

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Phone

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0