LAKE PRAIRIE TOWNE CROSSING

GRAND PRAIRIE, TX | SEQ CAMP WISDOM ROAD AND HIGHWAY 360

MANAGED BY AN AFFILIATE OF KIMCO REALTY

- CENTER SIZE: 243,900 SF
- NNN: $9.51 PSF
- LEASE RATES: CALL FOR RATES
- TI: NEGOTIABLE
- PAD PRICE: CALL FOR INFO
- COMING SOON: ARCPOINT LABS WAXING THE CITY®

AVAILABILITY:

UNIT 7: 8,004 SF [2ND GENERATION RETAIL]
UNIT 23: 3,108 SF [SHELL CONDITION]

PAD #58: 1.09 ACRES
PAD #59: 1.25 ACRES
PAD #60: 1.49 ACRES
PAD #61: 1.98 ACRES

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2021 Total Population	14,010	92,641	276,973
2021 Total Households	4,191	28,962	88,794
2021 Daytime Population	12,432	71,020	225,279
2021 Average HH Income	$103,849	$94,037	$92,114
2021 Median HH Income	$92,052	$80,249	$76,341

TRAFFIC COUNTS:

Highway 360: 79,537 VPD
Camp Wisdom Road: 37,962 VPD

LAKE PRAIRIE TOWNE CROSSING RETAILERS:

SUPER TARGET · ROSS DRESS FOR LESS · Marshalls · DOLLAR TREE · THE HOME DEPOT · petco · IHOP · chili's · Chick-fil-A · Bath & Body Works · five BELOW · 24 HOUR FITNESS

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

RACHEL WOODMAN
214.276.5279
rwoodman@theretailconnection.net

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214.572.8448
dlevinson@theretailconnection.net

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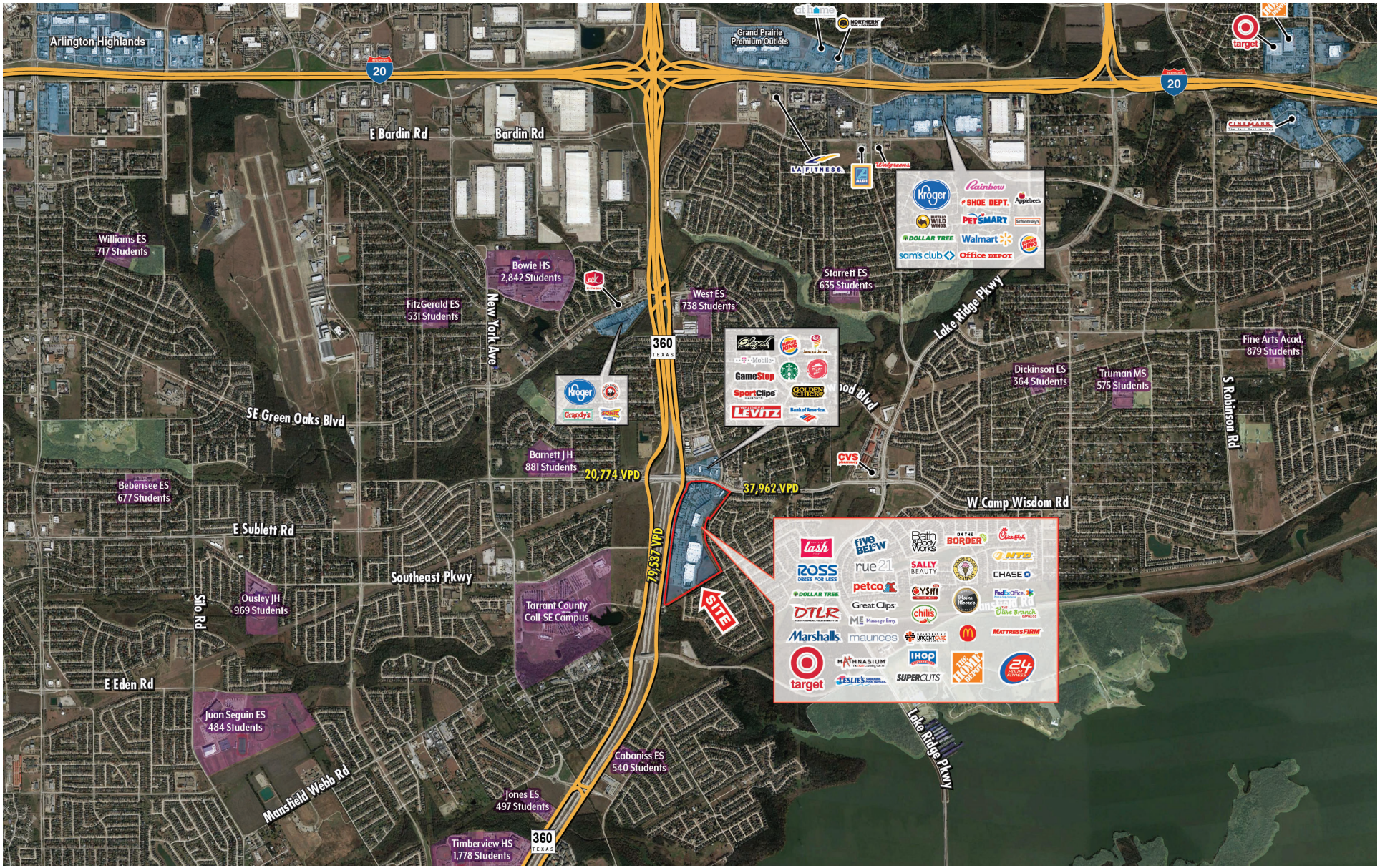

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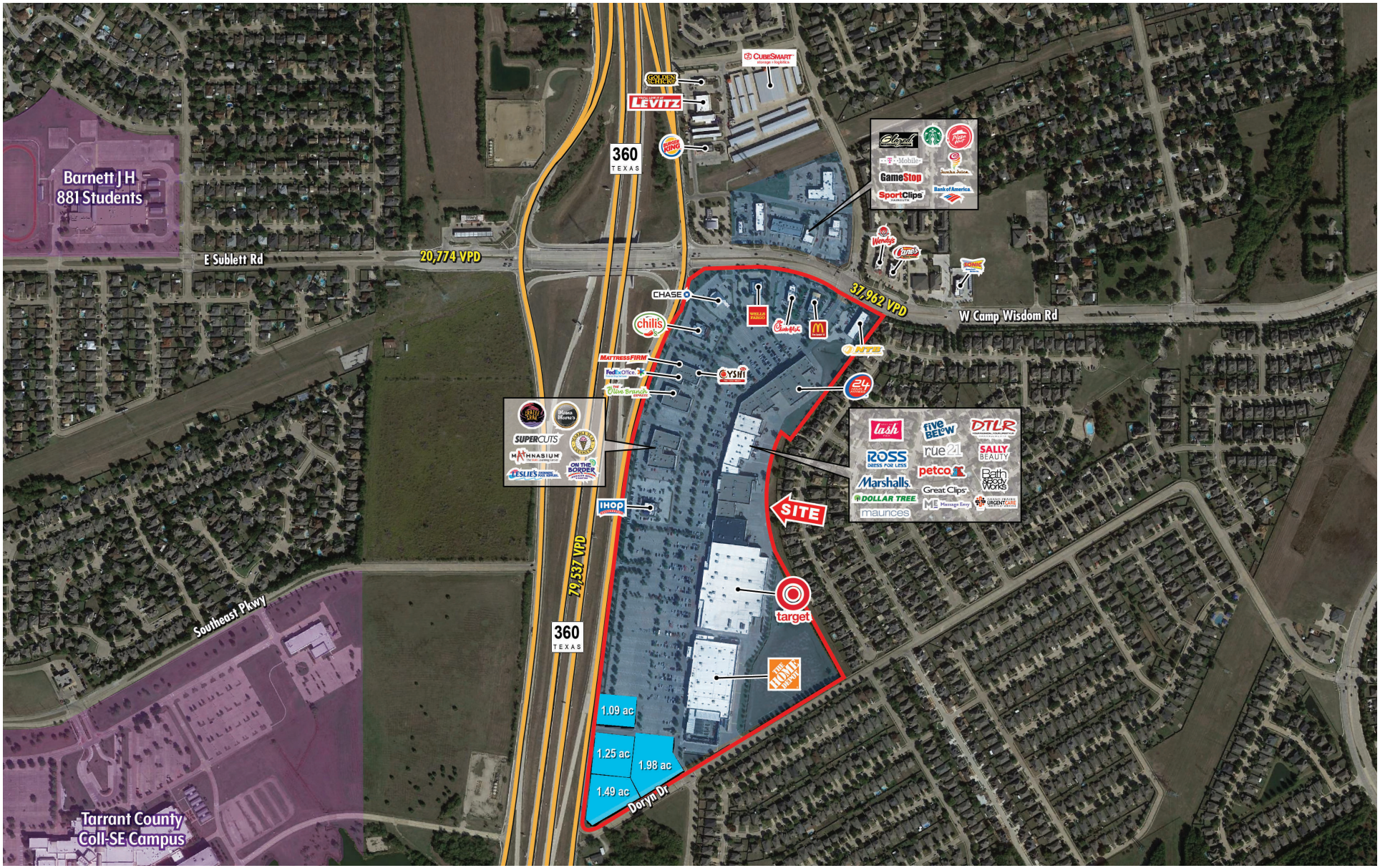

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Non-Controlled | Availability

	TENANT	SQFT
1	24 Hour Fitness	30,000
2	Dollar Tree	10,000
3	Petco	15,000
4	Ross	29,931
5	Marshalls	28,000
6	Chili's	5,860
7	Available [former Five Below]	8,004
8	Five Below	12,420
9	rue21	5,000
10	DFW Better Care Physicians, PL	3,146
11	Align Chirocare	1,452
12	Instinktive Hair Couture	3,254
14	Waxing the City	1,708
15	Sally Beauty	1,600
16	Massage Envy	3,722
17	Amazing Lash Studio	2,002
18	Great Clips	1,200
19	Maurice's	5,000
20	Bath & Body Works	4,930
21	Downtown Locker Room	5,070
22	Mama Moore's Gourmet Popcorn	1,600
23	Available [Shell Condition]	3,108
25	Crazee Crab and Oyster Bar	4,678
26	Farmers Insurance	1,064
27	North Texas Tollway Authority	2,193
28	Kung Fu Tea	1,928
29	Pho Duc Vietnamese Restaurant	2,573
30	Liquor Depot	3,513
31	Yoshi	2,500
32	IHOP	4,676
33	Mattress Firm	3,800
34	Crumbl Cookies	1,513
35	FedEx Office	1,650
36	Leslie's Swimming Pool	3,069
37	Domino's Pizza	1,800
38	Mathnasium of Grand Prairie	1,936
39	On the Border	4,015
40	Marble Slab Creamery	1,200
41	Supercuts	1,388
42	Dental One	2,560
43	Ticole Nguyen DDS PLLC	2,200
45	Glam India Threading Salon	1,200
46	Elite Spa & Nails	3,008
47	Advanced Eyecare	2,079
48	ArcPoint Labs	1,756
49	Methodist Family Health Center	5,634
58	Available [Pad]	1.09 ac
59	Available [Pad]	1.25 ac
60	Available [Pad]	1.49 ac
61	Available [Pad]	1.98 ac

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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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____