

LAKE PRAIRIE TOWNE CROSSING

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



CENTER SIZE: 243,900 SF
 NNN: \$10.63 PSF
 LEASE RATES: CALL FOR RATES
 TI: NEGOTIABLE
 PAD PRICE: CALL FOR INFO
 COMING SOON: 
 NOW OPEN: SEPHORA

LAKE PRAIRIE TOWNE CROSSING RETAILERS:



AVAILABILITY:

UNIT 9: 5,000 SF [Former Rue21]	UNIT 26: 1,064 SF [Former Farmer's Insurance]
UNIT 12: 3,254 SF [Former Instinctive Hair Couture]	PAD #59: 1.25 Acres
UNIT 23: 3,108 SF [Shell Condition]	PAD #60: 1.49 Acres
	PAD #61: 1.98 Acres

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2023 Total Population	13,040	97,866	287,590
2023 Total Households	3,890	30,929	92,525
2023 Daytime Population	10,021	72,399	236,671
2023 Average HH Income	\$118,915	\$103,120	\$102,054
2023 Median HH Income	\$101,100	\$82,163	\$78,892

TRAFFIC COUNTS:

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

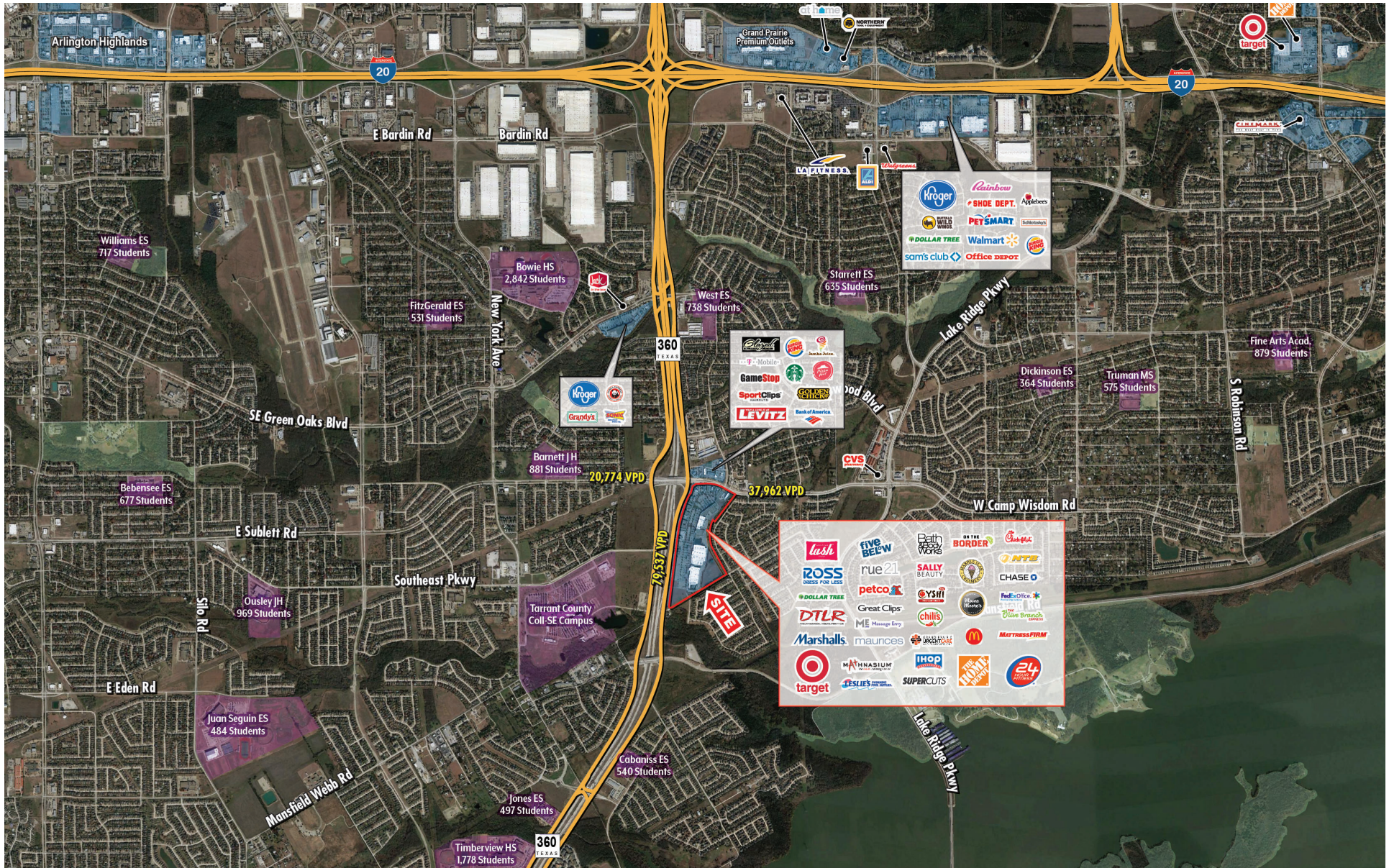


FOR MORE INFORMATION, PLEASE CONTACT:

DAVID LEVINSON
 214.572.8448
 dlevinson@theretailconnection.net

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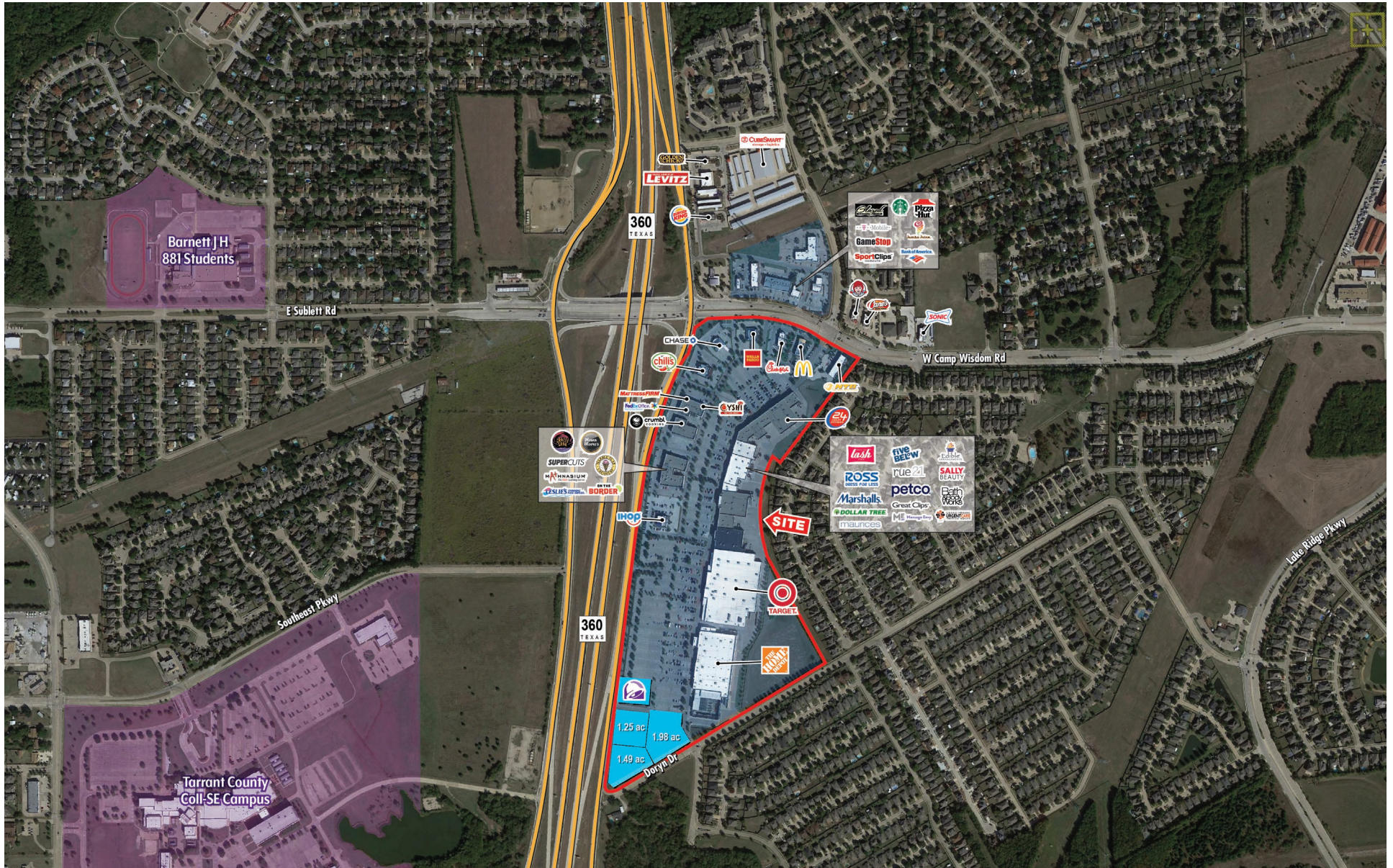
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MANAGED BY AN AFFILIATE OF
KIMCO
REALTY



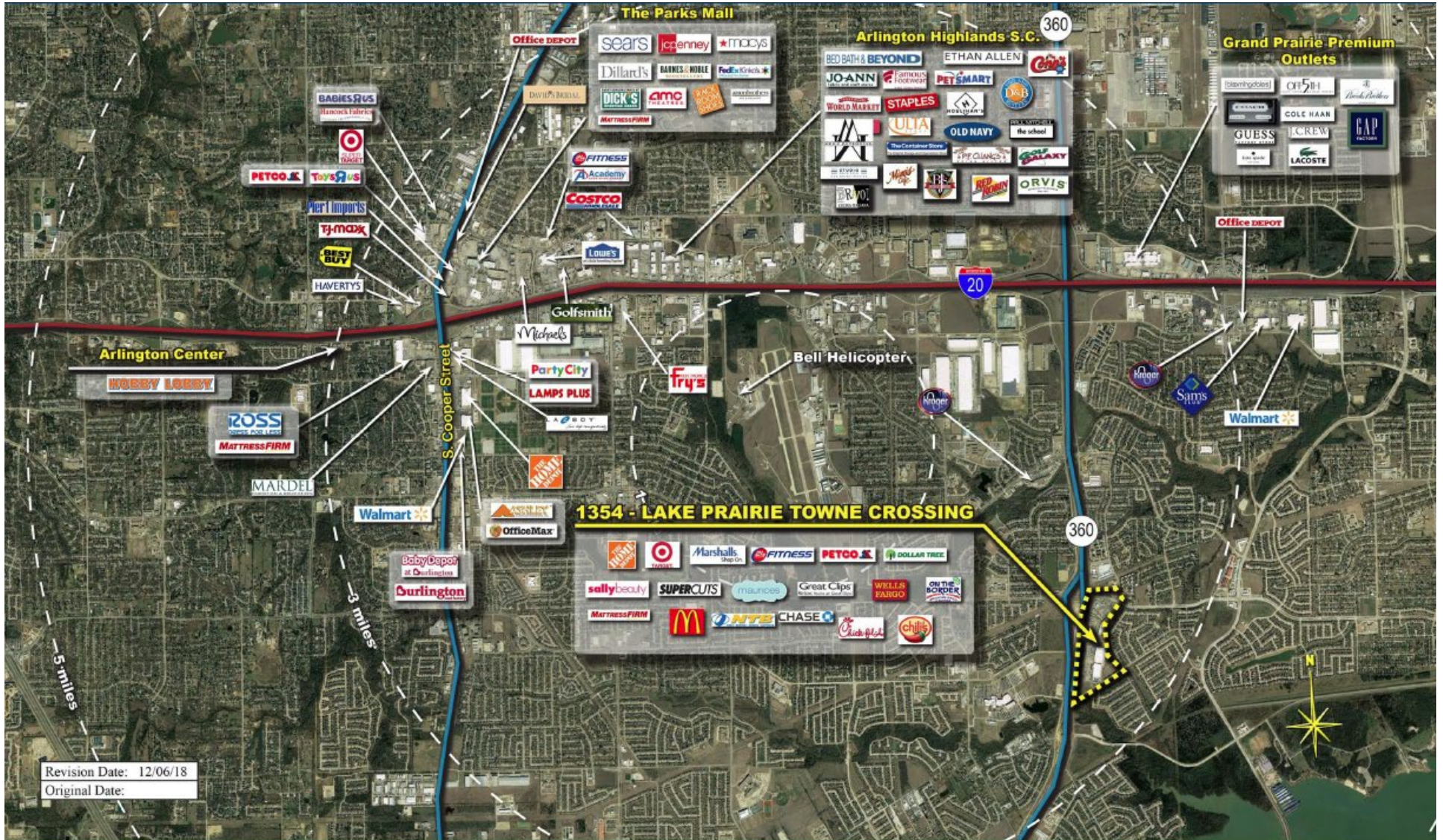
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TENANT	SQFT
1 24 Hour Fitness	30,000
2 Dollar Tree	10,000
3 Petco	15,000
4 Ross	29,931
5 Marshalls	28,000
6 Chili's	5,860
7 Sephora	8,004
8 Five Below	12,420
9 Available	5,000
10 DFW Better Care Physicians, PL	3,146
11 Align Chirocare	1,452
12 Available	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 Crazeez Crab and Oyster	4,678
26 Available	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 Taco Bell [coming soon]	1.09 ac
59 Available [Pad]	1.25 ac
60 Available [Pad]	1.49 ac
61 Available [Pad]	1.98 ac

■ Non-Controlled ■ Availability



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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:
 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
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date