



Property Highlights:

- Sprouts Farmers Market Opening Fall 2021
- 2nd generation spaces available
- Anchored by dd's Discounts & Sprouts
- Easy access and great visibility on two of Grand Prairie's major thoroughfares, West Pioneer Parkway (SH 303) & South Carrier Parkway
- Close proximity to the Grand Prairie Police Station and convenient to several major employment centers
- Surrounded by multifamily and residential communities
- Ample parking for customers
- Zoning: General Retail

Available:

2,307 SF & 2,327 SF Spaces

Pricing:

Call for Pricing

Demographics:

	1 Mile	3 Miles	5 Miles
2020 Population	18,755	117,919	262,813
Avg. HH Income	\$59,406	\$67,893	\$71,155
Daytime Population	18,059	106,604	249,524

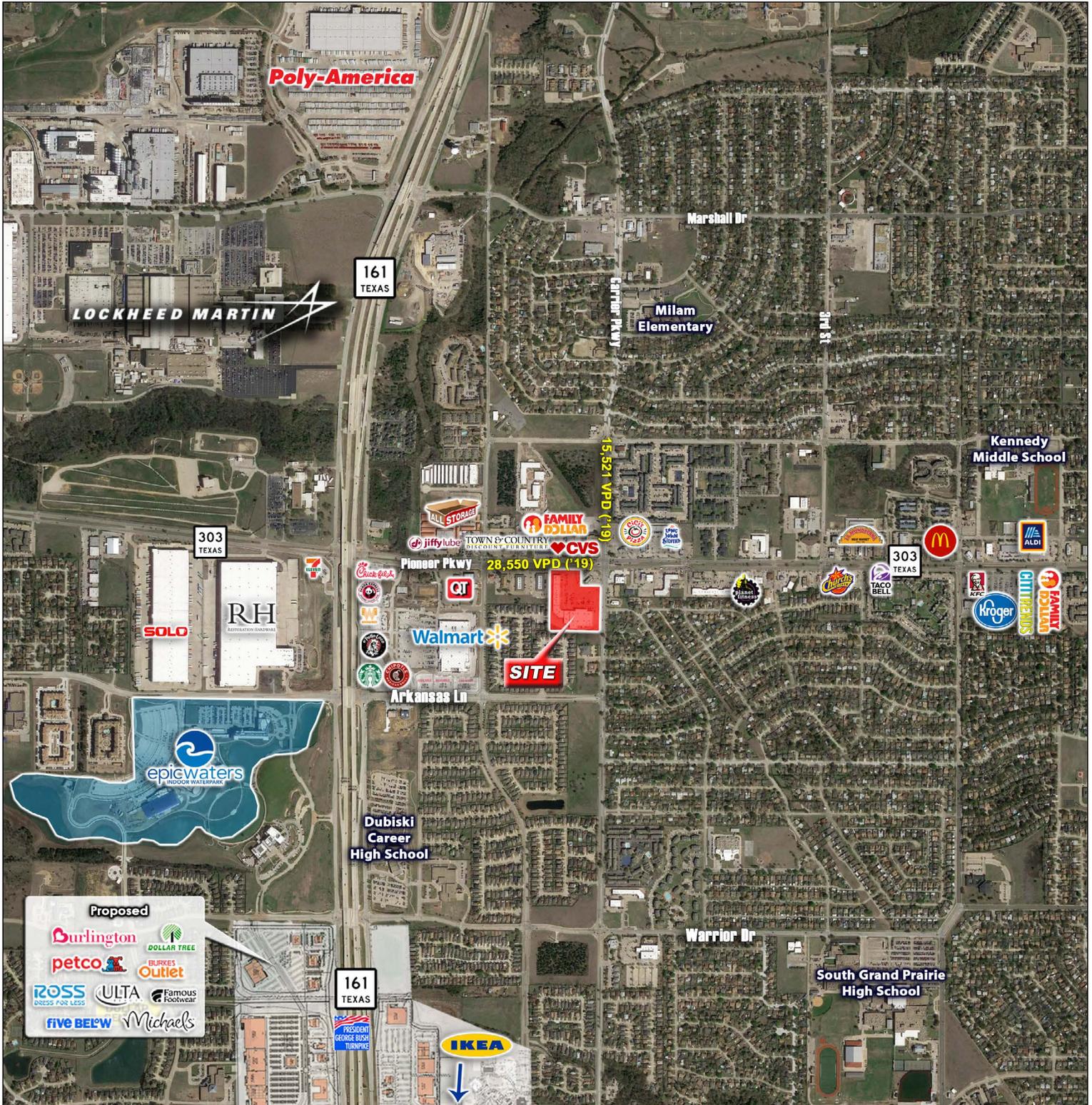
Traffic Counts:

Pioneer Parkway: 28,550 VPD
Carrier Parkway: 15,521 VPD
(TXDOT, 2019)

For More Information:

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Suite	Tenant	SF	Suite	Tenant	SF	Suite	Tenant	SF
100A	dd's Discounts	22,689	122	Sondra's Beauty Supply	4,157	160	Nail 2000	1,500
100B	Sprouts Farmers Market	24,353	146	EyeBrow Threading	2,254	168	RAQ91 Boutique	975
101	Aaron's Rents	9,652	150	Solar Dental & Ortho	2,547	170	Pioneer Pharmacy	975
110	Vivid Flowers	825	154	AVAILABLE	2,327	172	Centro Natural	975
114	AVAILABLE	2,307	156	Regional Finance	1,537	176	Elana's Hair Salon	975
118	Stride Staffing	3,182	158	Sam's 99 Cent Store	3,974	180	Metro PCS	1,855
						190	Family Doctor	2,800

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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.

_____ 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