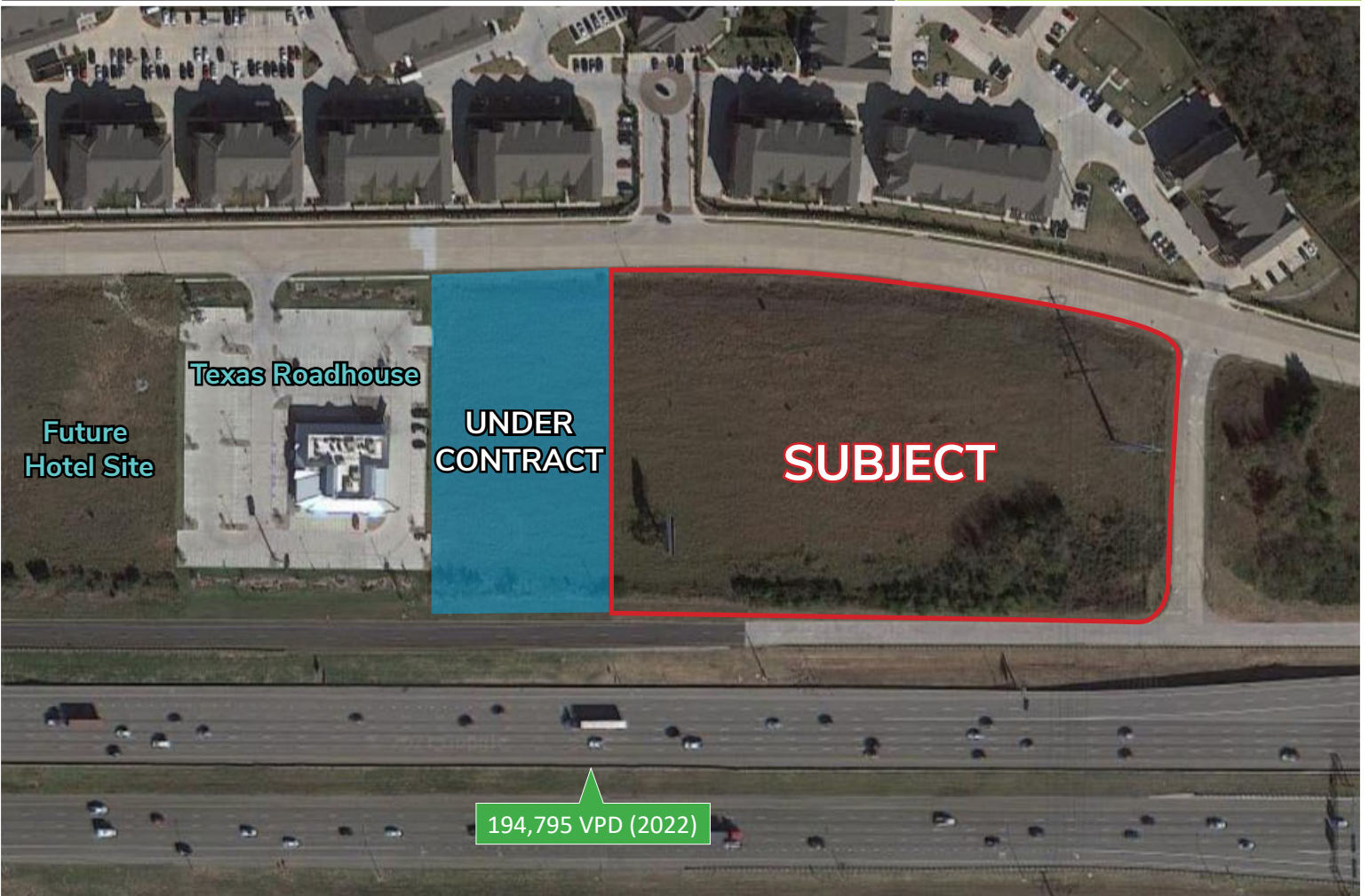


PRIME I-20 SITES
 2370 W. Interstate 20 | Grand Prairie, TX

LAND FOR SALE



194,795 VPD (2022)

**COMMERCIAL
INDUSTRIAL
PROPERTIES**

Eric Davis, CCIM
eric@cipaustin.com

512 682 1000
9130 Jollyville Rd., Suite 300
Austin, TX 78759
cipaustin.com

SUMMARY

For Sale: 5.09± ACRES ON I-20

2370 W. Interstate 20 | Grand Prairie, TX

Property Highlights:	Prime frontage on both I-20 and Sara Jane Pkwy Originally part of a 14 acre tract. Western lots have been sold to hotel and restaurant. Lots 3, and 4 are available.
Size:	Approximately 5.09 acres Can be subdivided to meet user needs (as small as 2 acres)
Utilities:	All available in street
Sale Price:	\$3,769,247 (\$17/SF)
Zoning:	PD Commercial

For More Information Contact:

Eric Davis, CCIM
Senior Vice President
eric@cipaustin.com | 817 565 5710

main 512 682 1000
cipaustin.com



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METRO MAP

For Sale: 5.09± ACRES ON I-20
2370 W. Interstate 20 | Grand Prairie, TX



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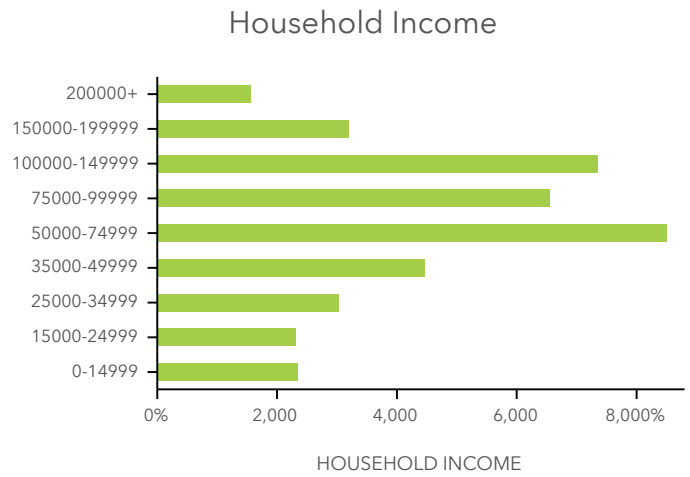
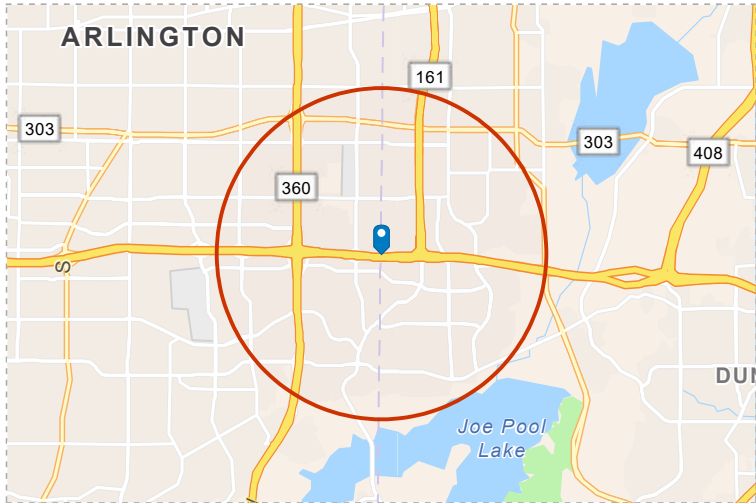
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DEMOGRAPHICS 3 MILE RADIUS

For Sale: 5.09± ACRES ON I-20
2370 W. Interstate 20 | Grand Prairie, TX



KEY FACTS

122,548

Population



39,342

Households

32.3

Median Age

\$57,616

Median Disposable Income

INCOME



\$70,890

Median Household Income



\$27,607

Per Capita Income



\$92,636

Median Net Worth

EDUCATION

15%

No High School Diploma



26%

High School Graduate



33%

Some College



26%

Bachelor's/Grad /Prof Degree

EMPLOYMENT

62%

White Collar

25%

Blue Collar

13%

Services

9.9%

Unemployment Rate

Source: This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.



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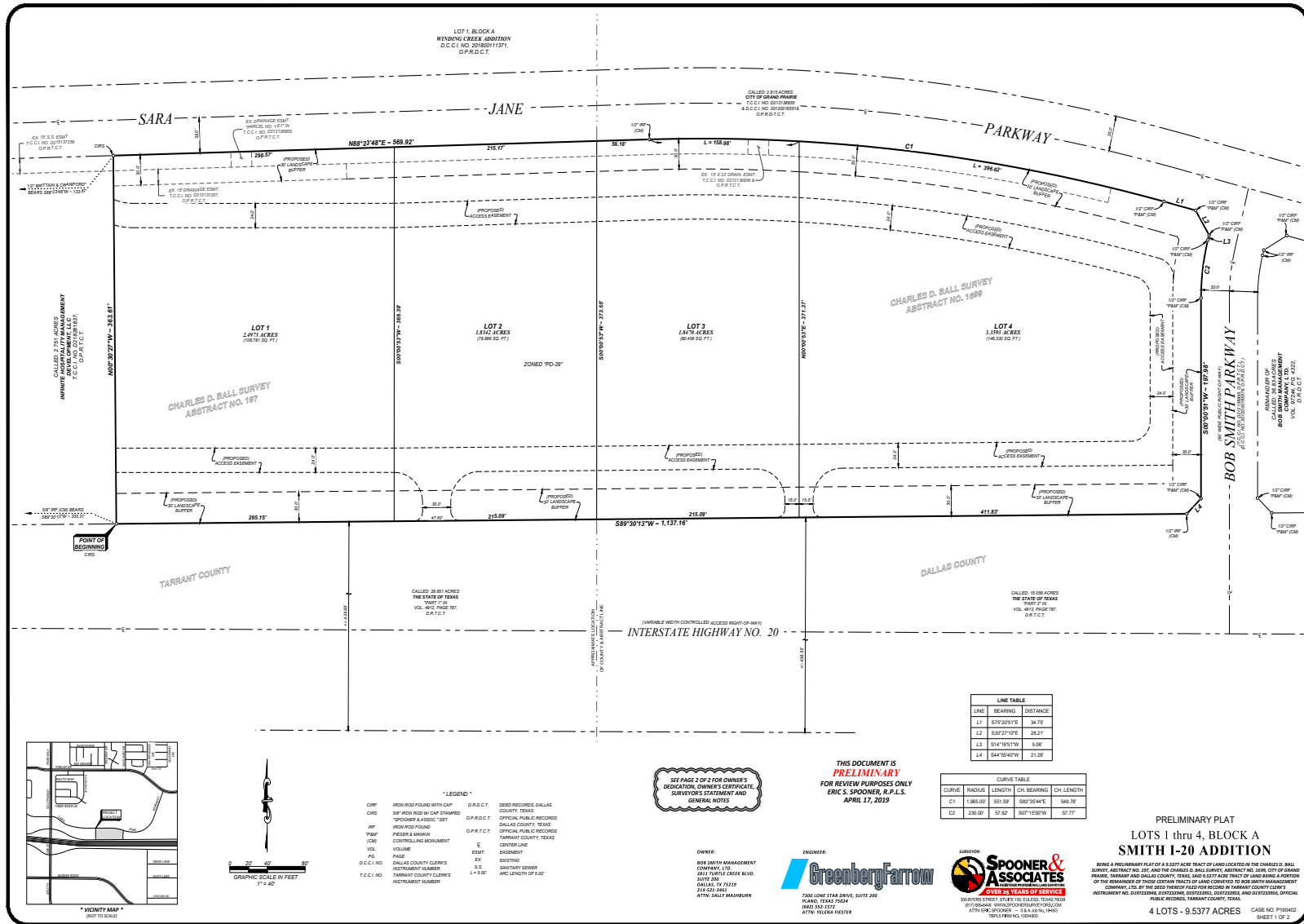
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PLAT

For Sale: 6.5± ACRES ON I-20
2370 W. Interstate 20 | Grand Prairie, TX



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone
Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Davis	273141	eric@cipaustin.com	(512) 682-1007
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date