



# The Haines Company

## Development Opportunity in Grand Prairie, Texas An Exclusive Offering



5430 Glen Lakes Dr # 280  
Dallas, Texas 75231

info@hainescompany.com  
214-368-5858





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### LOCATION

NEC & SEC of Hwy 360 & Lynn Creek Pkwy  
Grand Prairie, Texas 75052

### HIGHLIGHTS

- Commercial and multi-family tracts available
- Commercial tracts are divisible
- Excellent Visibility & Easy Access with prime highway frontage
- Close to Super Target, 24 Hour Fitness, Ross, Marshalls, Petco and numerous other national retailers.
- High traffic area with exposure to 52,000+ VPD
- Mansfield School Systems

### AVAILABLE

4.5 Acres (NEC), zoned Commercial, will divide  
16.080 Acres (SEC), zoned Commercial, will divide  
15.636 Acres (SEQ), zoned Multifamily (MF-2)

### DEMOGRAPHICS

	1-mile	3-miles	5-miles
2016 Population	9,206	88,756	242,711
5 Yr Projected Growth	6.2%	4.1	3.3
Average HH Income	\$93,313	\$85,259	\$83,990
Total Daytime Population	5,592	59,545	181,484

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**Development Opportunity in Grand Prairie, Texas**  
 Hwy 360 & Lynn Creek Pkwy - Grand Prairie, Texas

	1 MILE RING	2 MILE RING	3 MILE RING	5 MILE RING
<b>POPULATION</b>				
2016 Population	9,206	37,624	88,756	242,711
2010 Population	8,073	33,726	81,469	226,944
% Proj Growth 2016 - 2021	6.2%	4.8%	4.1%	3.3%
<b>HOUSEHOLDS</b>				
2016 Households	2,701	11,211	27,391	77,571
Family Households w Children	1,593	5,858	13,289	34,990
Persons Per Household	3.4	3.4	3.2	3.1
<b>AREA EMPLOYMENT</b>				
Employees	1,042	5,001	12,035	54,921
Employers	66	247	555	2,735
<b>RACE</b>				
% White	26.2%	27.9%	31.3%	36.2%
% Black	33.6%	31.1%	29.2%	26.0%
% Asian	16.6%	15.2%	11.8%	9.8%
% Hispanic	20.9%	23.2%	24.9%	25.3%
<b>INCOME</b>				
2016 Median Household Income	\$85,424	\$78,434	\$77,106	\$74,057
2016 Average Household Income	\$93,313	\$86,436	\$85,259	\$83,990
2016 Per Capita Income	\$27,425	\$25,776	\$26,371	\$27,001
<b>HIGHEST EDUCATIONAL ATTAINMENT</b>				
Education Base - Age 25+	5,276	21,975	52,150	143,866
Less than 9th Grade	4.7%	4.4%	4.4%	5.1%
Some High School	7.9%	6.4%	6.6%	6.5%
High School or GED	16.3%	22.4%	22.0%	22.8%
Some College	28.7%	27.4%	26.8%	26.5%
Associates Degree	11.6%	9.5%	9.5%	8.5%
Bachelors Degree or Higher	30.8%	29.9%	30.8%	30.6%
<b>POPULATION by EMPLOYMENT TYPE</b>				
% White Collar	69.7%	67.9%	68.7%	68.3%
% Blue Collar	30.3%	32.1%	31.3%	31.7%
<b>AGE</b>				
Median Age	32.1	32.8	32.8	33.2

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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.

Haines Real Estate Holdings, LLC			
dba The Haines Company			
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ 9005463 License No.	_____ terry@hainescompany.com Email	_____ 214-368-5858 Phone
_____ Edward T Haines Jr. Designated Broker of Firm	_____ 315421 License No.	_____ terry@hainescompany.com Email	_____ 214-368-5858 Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ David Clayton Haines Sales Agent/Associate's Name	_____ 662767 License No.	_____ david@hainescompany.com Email	_____ 214-368-5858 Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date