



VENTURE EPIC TOWNE CROSSING FOR LEASE

214.378.1212

NWQ & NEQ SH 161 & MAYFIELD RD
GRAND PRAIRIE, TX

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LOCATION

NWQ & NEQ SH 161 & MAYFIELD RD

SIZE

EPIC EAST GLA
 APPROX 180,000 SF
 APPROX 66,000
 EXISTING TODAY

EPIC WEST GLA
 APPROX 400,000 SF
 APPROX 360,000
 EXISTING TODAY

AVAILABLE SPACES

EPIC EAST
 RETAIL B-1,085 SF
 2,763 SF
 2,657 SF
 RETAIL D-4,600 SF
 1,500 SF
 RETAIL F-6,622 SF

EPIC WEST
 RETAIL D2-2,660 SF

TRAFFIC COUNTS

HWY 161
 110,000 VPD

MAYFIELD RD
 17,500 VPD

PROPERTY HIGHLIGHTS

- ★ 600,000 SF POWER CENTER WITH RETAIL SPACE AND PAD SITES AVAILABLE
- ★ ADJACENT TO THE EPIC PARK, A PROJECT THAT INCLUDES A RECREATION CENTER, INDOOR WATER PARK, PLAYGROUND ADVENTURES AND AMPHITHEATERS
- ★ SHADOW ANCHORED BY A 290,000 SF IKEA
- ★ 2,700+ APARTMENT UNITS IN DEVELOPMENT OR PLANNING STAGES WITHIN 1 MILE OF THE INTERSECTION
- ★ APPROX 30,000 DAYTIME EMPLOYEES IN 3 MILE RADIUS OF THE SITE

2024 DEMOGRAPHIC SUMMARY

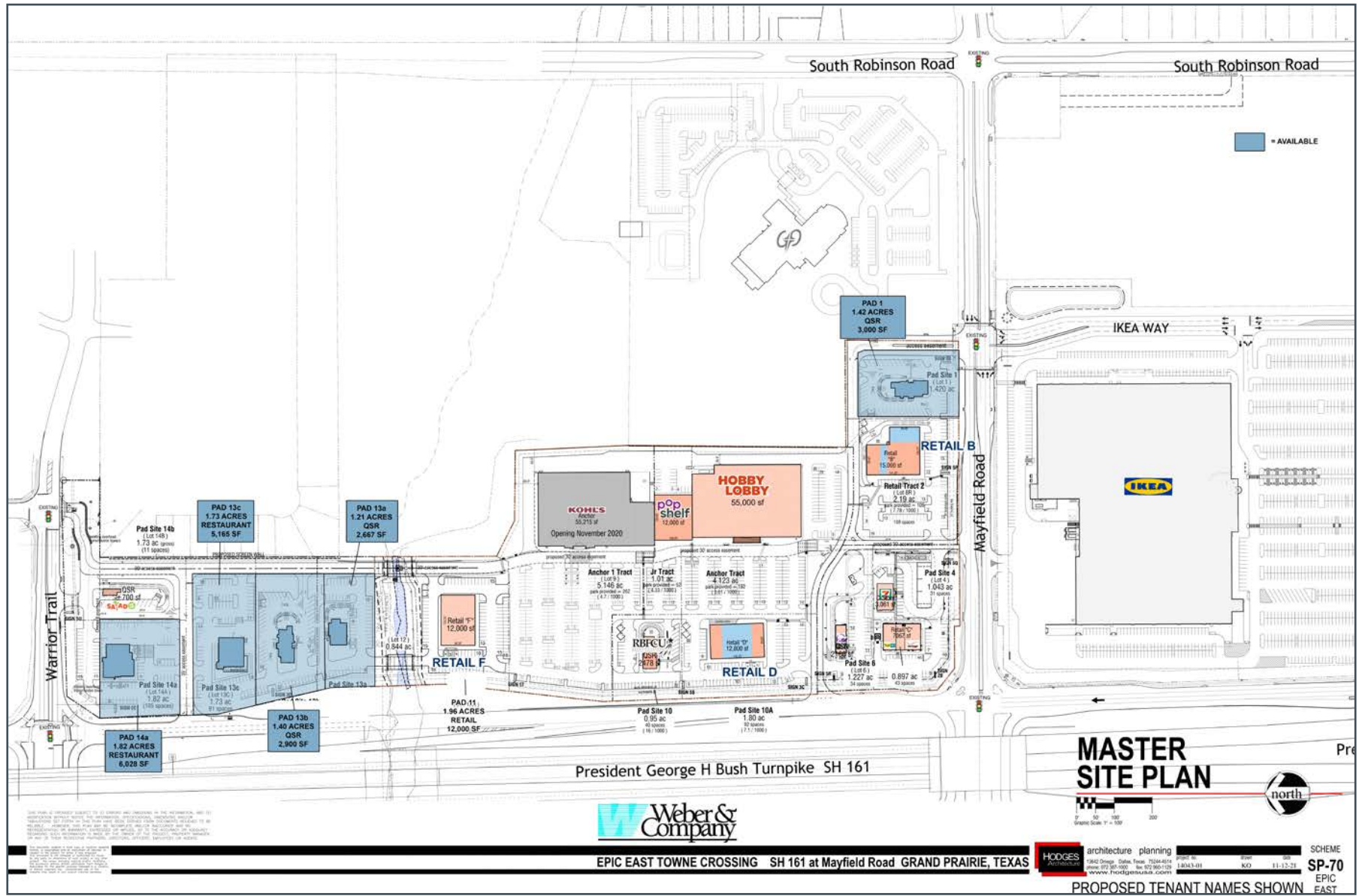
	1 MILE	3 MILES	5 MILES
EST. POPULATION	16,802	118,137	268,143
EST. DAYTIME POPULATION	2,305	29,878	78,297
EST. AVG. HH INCOME	\$84,156	\$91,319	\$88,711

AREA ATTRACTIONS



Chicken N Pickle.



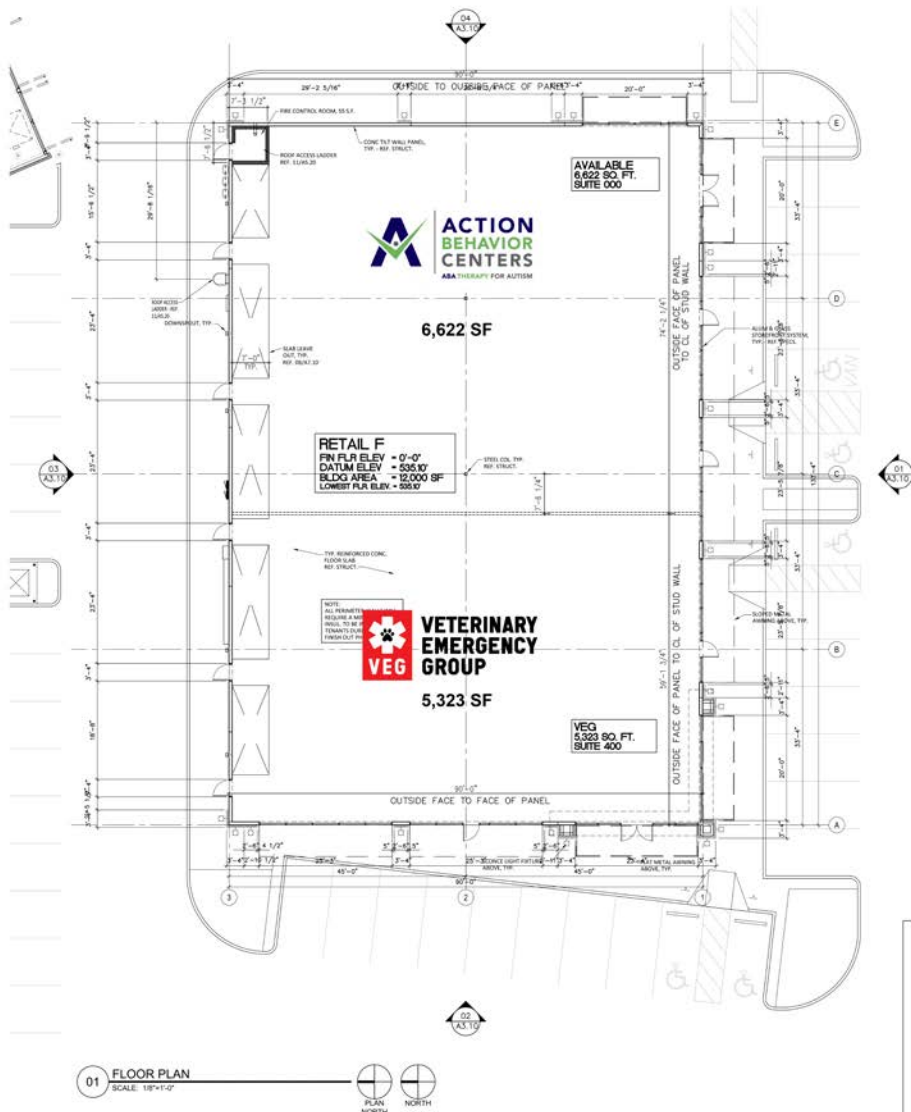






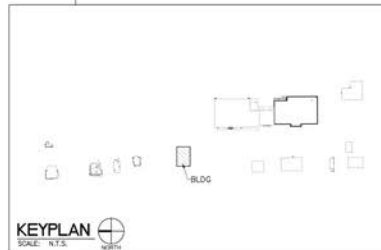
01 FLOOR PLAN
SCALE: 1/8"=1'-0"

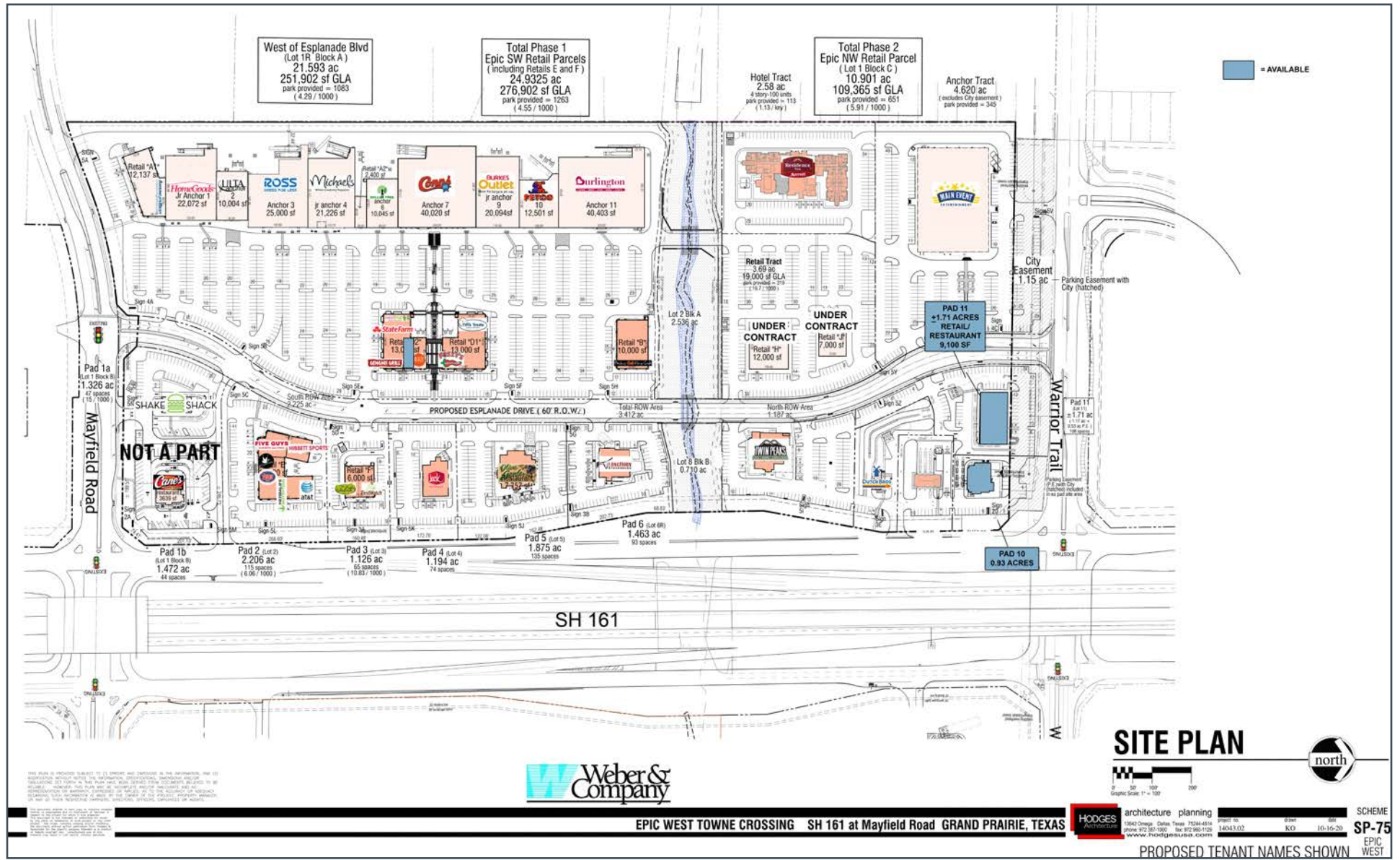




Including 55 sq ft for Riser Room)
 Gross Leasable Area 12,000 sq. ft.
 3142 S. HIGHWAY 161
 GRAND PRAIRIE , TEXAS 75052

- TYPICAL FLOOR PLAN NOTES:**
1. DOWEL CONCRETE WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
 2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS, TILT-UP CONCRETE PANEL JOINTS, AND ADDITIONAL INFORMATION.
 3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2" SQ LEAVE OUT AT STUB-UPS AND CLEAN OUTS, UNLESS INDICATED OTHERWISE.
 4. CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5' 0" OF BUILDING PERIMETER.
 5. REFERENCE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION, CONTROL JOINTS, AND EXTENT OF STOREFRONT WORK.
 6. REFER TO SCHEDULE PLAN FOR SITE RELATED DETAILS.
 7. FIRE SPRINKLER ROOM WALL TO BE 1-HOUR RATED CONSTRUCTION(U415), 6" METAL STUDS @ 24" O.C. WITH R-19 BATT INSULATION AND 5/8" FIRE RATED GYP BOARD EACH SIDE. WALL TO EXTEND TO BOTTOM OF ROOF DECK TAPE AND PANEL OFF-BOARD INSIDE OF RISER ROOM. REFER APPENDIX FOR UL DETAILS. REFER TO DRAWINGS FOR INDICATION OF FIRE RISER ROOM AND ASSOCIATED INTERIOR PARTITIONS BEING PRESENT IN SCOPE OF WORK.
 8. COORDINATE LOCATION AND TYPE OF FIREMAN'S KEY BOX WITH LOCAL FIRE AUTHORITY.





West of Esplanade Blvd
(Lot 1R Block A)
21,593 ac
251,902 sf GLA
park provided = 1083
(4.29 / 1000)

Total Phase 1
Epic SW Retail Parcels
(including Retails E and F)
24,9325 ac
276,902 sf GLA
park provided = 1263
(4.35 / 1000)

Total Phase 2
Epic NW Retail Parcel
(Lot 1 Block C)
10,901 ac
109,365 sf GLA
park provided = 651
(5.91 / 1000)

Hotel Tract
2.58 ac
4 story 100 units
park provided = 113
(1.13 / key)

Anchor Tract
4.620 ac
(excludes City easement)
park provided = 342

[Blue Box] = AVAILABLE

NOT A PART

SH 161



SITE PLAN



Graphic Scale 1" = 100'

EPIC WEST TOWNE CROSSING SH 161 at Mayfield Road GRAND PRAIRIE, TEXAS

HOOGES Architecture
architecture planning
17642 Omega, Dallas, Texas 75244-4814
Phone 972.581.5500 Fax 972.586.6128
www.hodgesusa.com

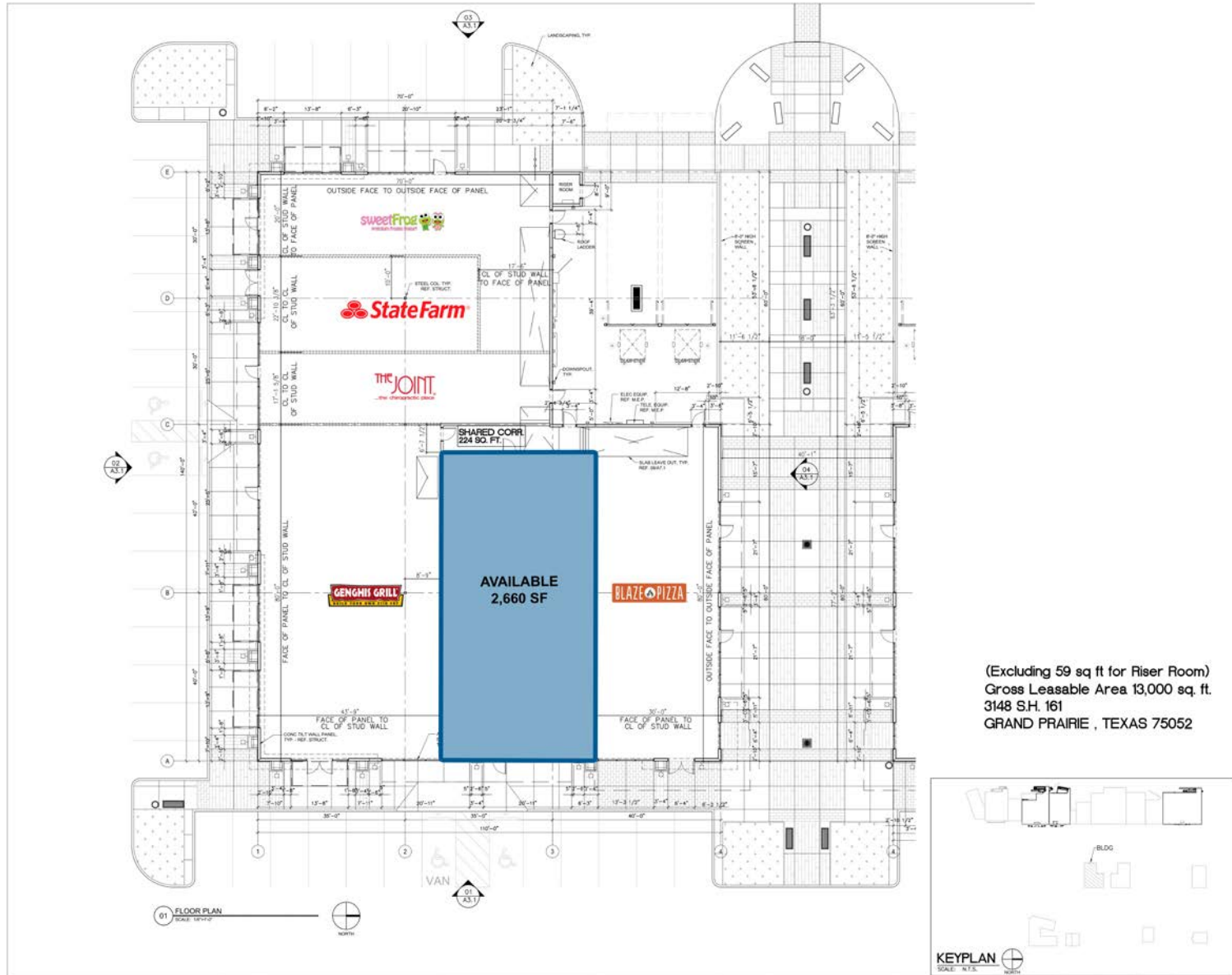
SCHEME
SP-75
EPIC WEST



VENTUREDFW.COM

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Phone 972.581.5500 Fax 972.586.6128
www.hodgesusa.com



(Excluding 59 sq ft for Riser Room)
 Gross Leasable Area 13,000 sq. ft.
 3148 S.H. 161
 GRAND PRAIRIE , TEXAS 75052









8235 DOUGLAS AVE
SUITE 720
DALLAS, TEXAS 75225
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MIA UREÑA

Transaction Manager
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Natalia Singer	617025	nsinger@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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