

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

**LAND FOR SALE**



**COMMERCIAL  
INDUSTRIAL  
PROPERTIES**

Eric Davis, CCIM  
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**512 682 1000**  
 9130 Jollyville Rd., Suite 300  
 Austin, TX 78759  
 ciptexas.com

## SUMMARY

For Sale: 6.45± ACRES ON I-20

2370 W. Interstate 20 | Grand Prairie, TX

<b>PROPERTY HIGHLIGHTS:</b>	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 restaurants.
<b>SIZE:</b>	Approximately 6.445 acres Can be subdivided to meet user needs
<b>UTILITIES:</b>	All available in street
<b>SALE PRICE:</b>	\$4,772,651
<b>ZONING:</b>	PD Commercial

### For More Information Contact:

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All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

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# METRO MAP

For Sale: 6.45± ACRES ON I-20  
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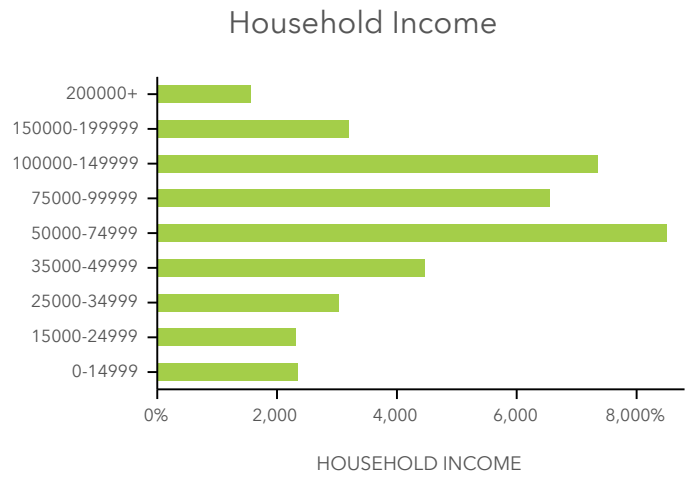
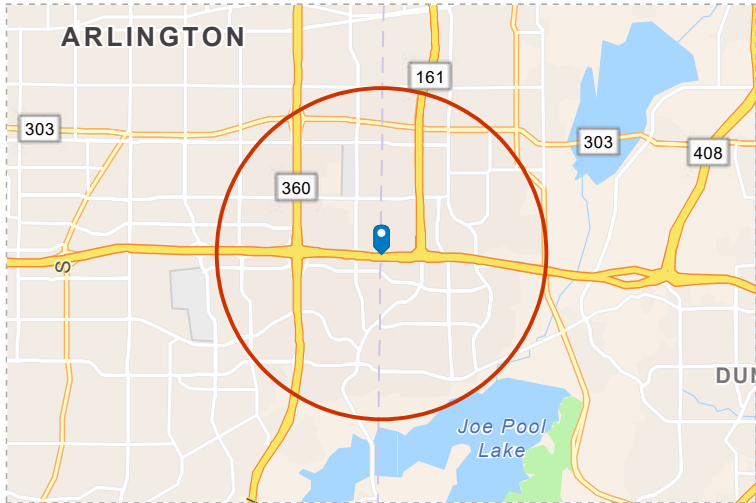
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# DEMOGRAPHICS 3 MILE RADIUS

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## 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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# 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.

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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	(817) 565-5710
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date