



## SEC 161 & Forum Shopping Center

3806-3810 S Highway 161

Grand Prairie, Texas 75052

**Asking Price: \$7,000,590.83**

Confidential Offering Memorandum presented by

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## SEC 161 & Forum Shopping Center

### Address

3806-3810 S Highway 161  
Grand Prairie, Texas 75052

### Year Constructed

2023

### Property Description

Multi-Tenant Retail Center

### Gross Leasable Area

16,047 SF

### Price

\$7,000,590.83

### Cap Rate

6.00%

### Land Acreage

1.79 Acres

### Tenants

Texas Yellow Sno, LLC (Bahama Bucks)  
Indigo Wellness Therapy, LLC  
Smoke Heaven  
Lone Star Liquor  
Compys Tacos and Grill, LLC  
Mia Lem (Vietnamese Restaurant/Boba Tea)  
Epic Nails  
Landlord Leaseback (1-Year)

### Occupancy

100%