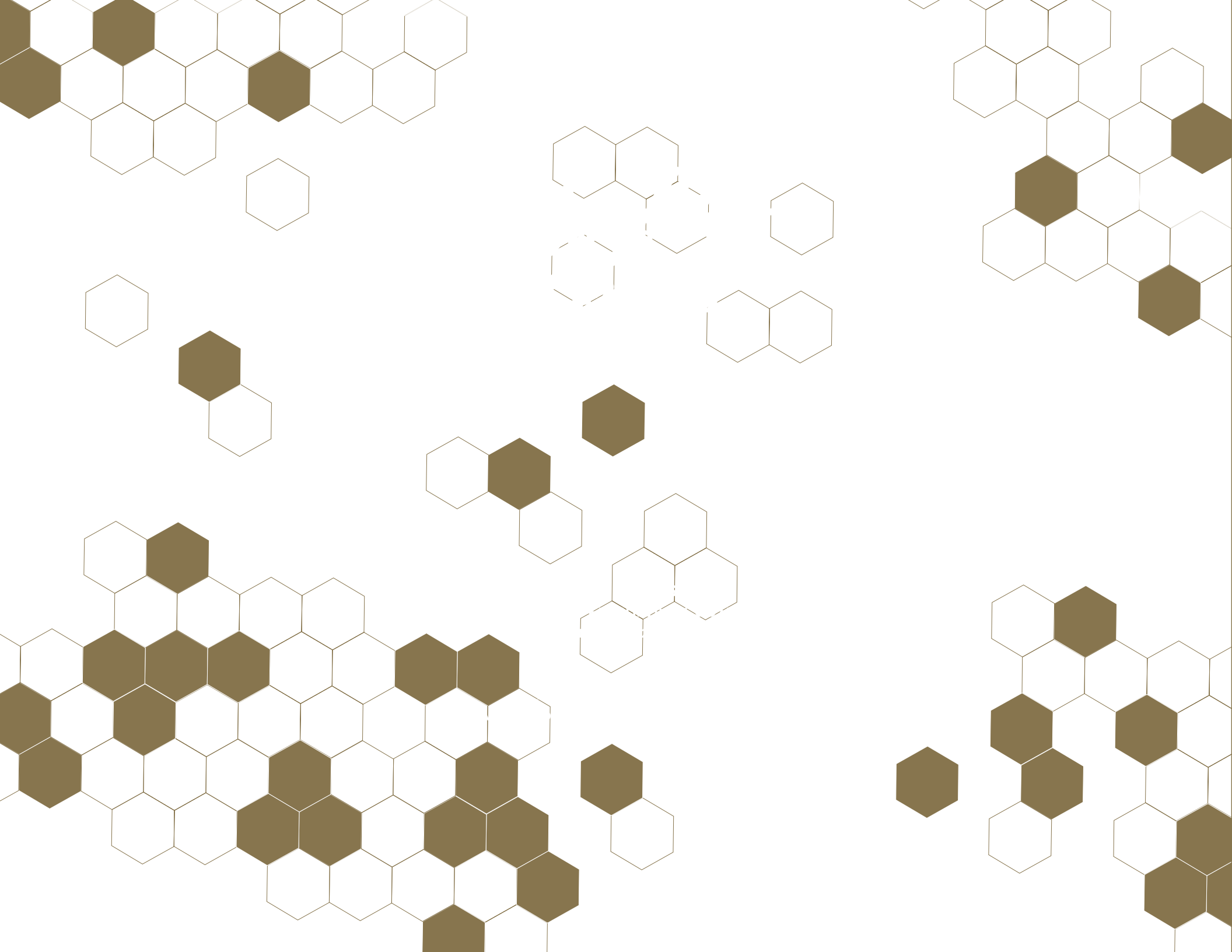




*Mayfield
Groves*

SOMETHING UNEXPECTED.

 VENTURE



Mayfield Groves

SOMETHING UNEXPECTED.

JOHN ZIKOS

JZIKOS@VENTUREDFW.COM

214.378.1212

AMY PJETROVIC

APJETROVIC@VENTUREDFW.COM

214.378.1212

A Walkable Mixed-use Development

SEQ SH 161 & MAYFIELD RD | GRANDPRAIRIE, TX

PROJECT DATA

LOT 2
 LAND AREA: 1.93 ACRES
 BUILDING AREA: 13,200 SF
 PARKING REQ.: 66 (1:200)
 PARKING PROVIDED: 68

LOT 5
 LAND AREA: 2.08 ACRES
 BUILDING AREA: 20,000 SF
 PARKING REQ.: 72 (1:275)
 PARKING PROVIDED: 83

LOT 9
 LAND AREA: 2.79 ACRES
 BUILDING AREA: 70,600 SF (4-STORY)
 PARKING PROVIDED: 127

LOT 3A
 LAND AREA: 0.91 ACRES
 BUILDING AREA: 3,000 SF
 PARKING REQ.: 30 (1:100)
 PARKING PROVIDED: 30

LOT 6
 LAND AREA: 1.22 ACRES
 BUILDING AREA: 5,700 SF
 PARKING REQ.: 57 (1:100)
 PARKING PROVIDED: 57

LOT 10
 LAND AREA: 2.04 ACRES
 BUILDING AREA: 47,000 SF (4-STORY)
 PARKING PROVIDED: 101

LOT 3B
 LAND AREA: 0.79 ACRES
 BUILDING AREA: 2,800 SF
 PARKING REQ.: 28 (1:100)
 PARKING PROVIDED: 31

LOT 7
 LAND AREA: 3.97 ACRES
 BUILDING AREA: 19,500 SF
 PARKING REQ.: 255 (1:100)
 PARKING PROVIDED: 257

LOT 11
 LAND AREA: 8.72 ACRES
 BUILDING AREA: 150,000 SF
 PARKING REQ.: 461 (1:325)
 PARKING PROVIDED: 645

LOT 4
 LAND AREA: 1.32 ACRES
 BUILDING AREA: 11,700 SF
 PARKING REQ.: 79 (1:275, 1:100)
 PARKING PROVIDED: 79

LOT 8
 LAND AREA: 3.69 ACRES
 BUILDING AREA: 15,660 SF
 PARKING REQ.: 185 (1:100)
 PARKING PROVIDED: 192

MULTI-FAMILY RENDERING



OFFICE BUILDING RENDERING



*Retail Space
Pads*

- END CAP WITH PATIO

- FOR PURCHASE
 - GROUND LEASE OR
 - BUILD-TO-SUIT
-

*Hotel Pads
Anchor Land*

- FOR PURCHASE

- FOR PURCHASE
 - GROUND LEASE OR
 - BUILD-TO-SUIT
-

Available

Site Plan

ROBINSON RD

625 Apartments

← North



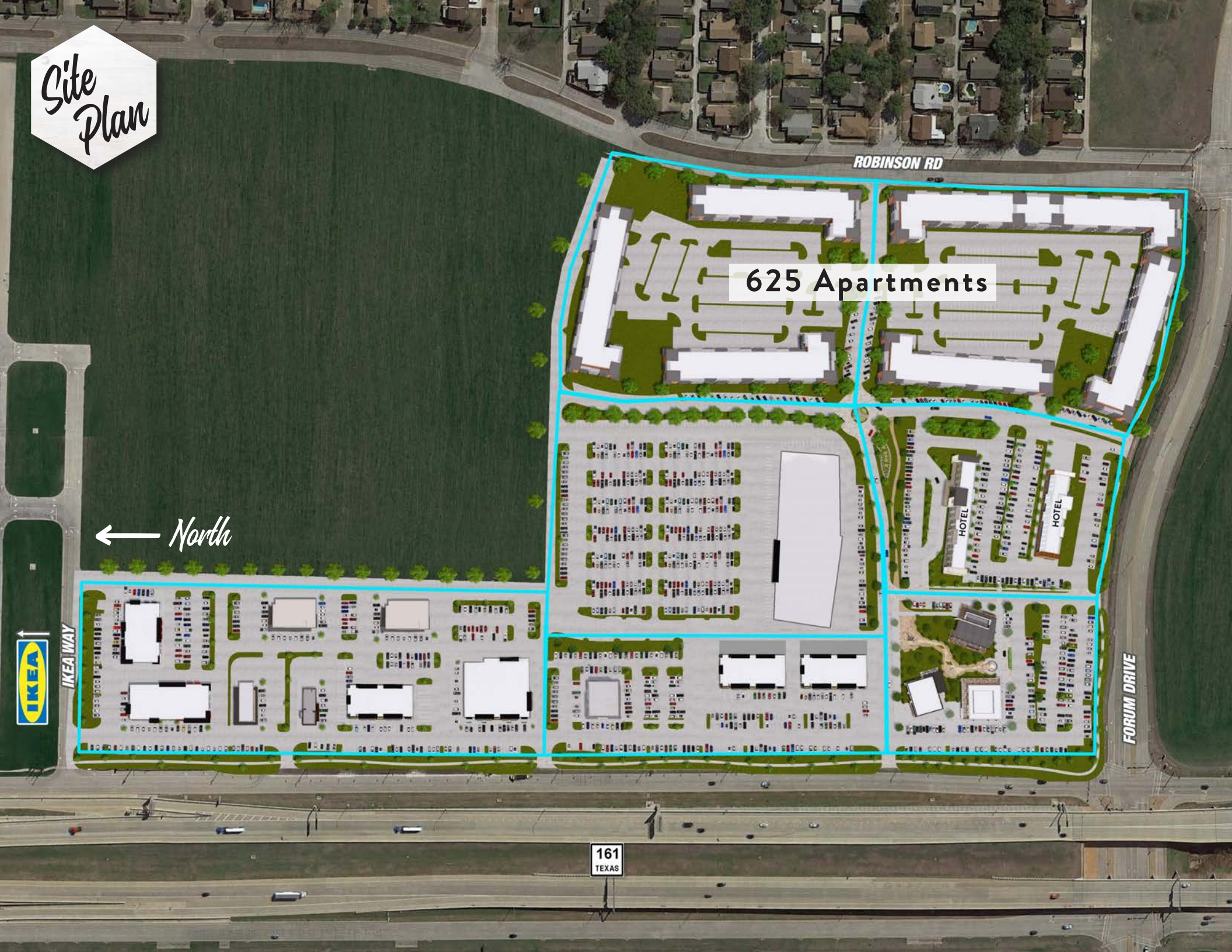
IKEA WAY

HOTEL

HOTEL

FORUM DRIVE

161 TEXAS





Live.

Recently sold 17 acres to M.R. Development, an active apartment developer. There will be approximately 625 units built in 2 Phases. Phase I will consist of 325 units and is under construction today.

There are over 2,700 units in the planning stages within 1 mile

**150,000 SF
Class A office
building in
advanced
planning stages
to anchor the
site.**



Daytime Demos

There is an underserved daytime population in this market. There are over 2,700 apartment units in the planning stages within 1 mile of the site.



27,841

Employees in a 3-Mile Radius



Work.



Dine.



Renderings



Renderings



**Freestanding
and endcap
locations available
with large patio
opportunities.**



BRICK OVEN
Germaine

BRICK OVEN WINE & TAP BRUNCH

G

BASEBALL
32

Aerial

- LIVING SPACES RECENTLY OPENED
A 160,000 SF RETAIL STORE WITH
OVER 1.3 MILLION SF OF
DISTRIBUTION SPACE

- \$88 MILLION PROJECT
- 50,000 SF YEAR ROUND WATER PARK
& 120,000 SF PF RECREATION CENTER

- 290,000 SF
- IKEA ATTRACTS APPROXIMATELY
2 MILLION CUSTOMERS ANNUALLY
- AVERAGE TIME SPENT IN IKEA IS
3.5 HOURS

- FULL CROSS ACCESS THROUGH
IKEA SITE

SITE

REMYNSE
ELEMENTARY
618 STUDENTS

THURGOOD MARSHALL
ELEMENTARY
541 STUDENTS

LYNDON B. JOHNSON
ELEMENTARY
123 STUDENTS

SOUTH GRAND PRAIRIE
HIGH SCHOOL
2,900 STUDENTS

LORENZO DE'ZAVALA
ENVIRONMENTAL
SCIENCE ACADEMY
823 STUDENTS

ANDREW JACKSON
MIDDLE SCHOOL
1,128 STUDENTS

Winding Creek Apartments
353 Units

Under Contract for
300 Additional Units

Under Construction
12 AC
300 MF Units

640 Units
17 Acres Purchased
325 Units
Under Construction
315 Units Phase II
in 2010

329 MF Units
Under Contract
& Scheduled to
Close in May '19

\$140-\$450

\$145-\$300

\$180-\$400

\$155-\$355

\$160-\$200

\$165-\$340

\$110-\$245

\$175-\$255

\$155-\$235

\$110

\$132-\$184

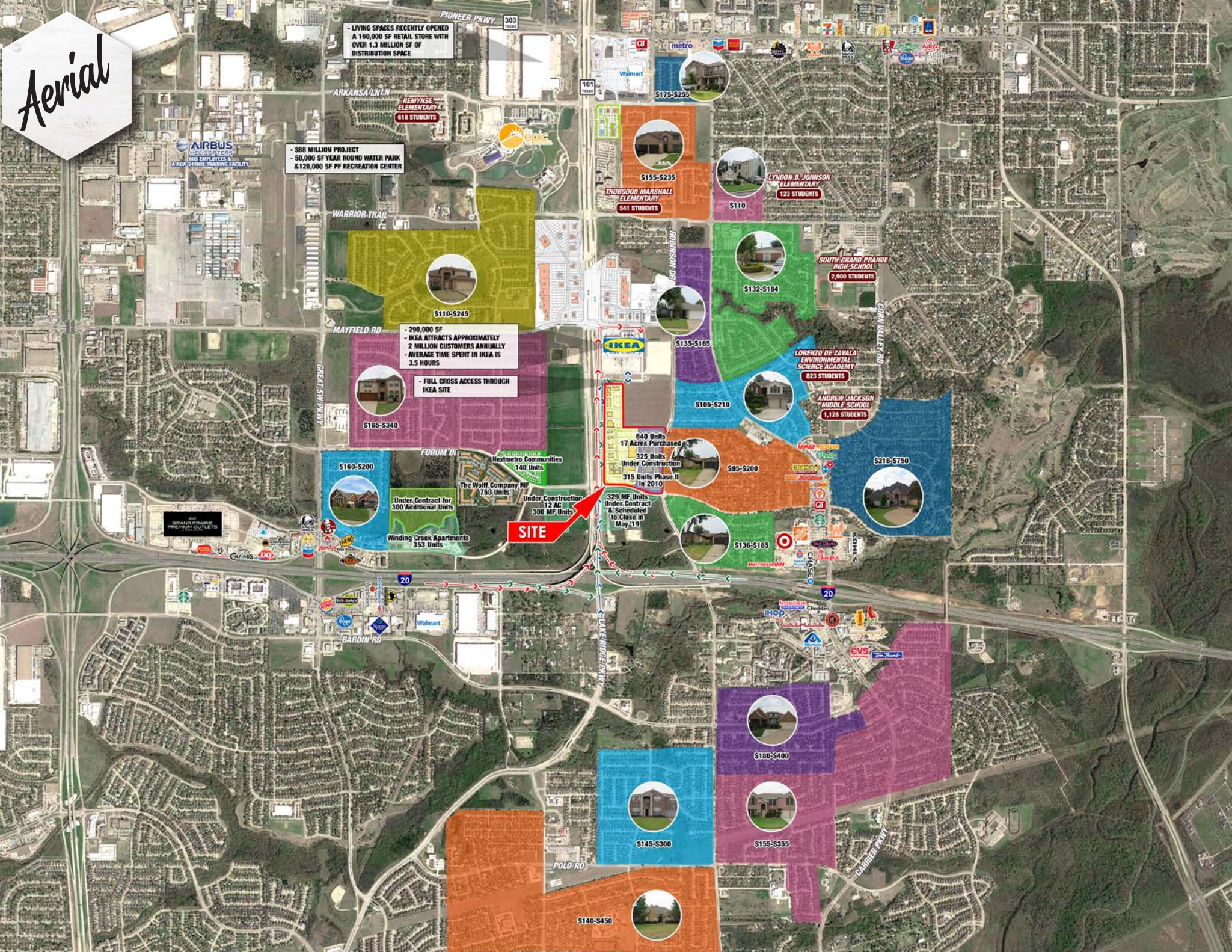
\$135-\$165

\$105-\$210

\$95-\$200

\$136-\$185

\$218-\$750



Play.



Anchored by 290,000 SF IKEA, the 161 corridor is becoming a destination for furniture shoppers. Living Spaces recently opened a 160,000 SF retail store with over 1.3 million SF of distribution space.

GRAND PRAIRIE
IS HOME TO ONE OF THE 25

Wealthiest Zip Codes

OF NORTH TEXAS

#17

75054 > Grand Prairie

HOUSEHOLDS WITH
INCOMES OF \$200,000+

10.40%

HOUSEHOLDS: 3,114

COUNTY: DALLAS

POPULATION: 10,764

STATISTICS 2017

MEDIAN HOUSEHOLD
INCOME:

\$116,784

PER CAPITA INCOME: \$38,973

HIGH SCHOOL GRADUATE: 97.20%

BACHELOR'S DEGREE: 53.70%

ADVANCED DEGREE: 17.40%

SOURCE: U.S. CENSUS BUREAU AMERICAN COMMUNITY SURVEY

Dallas
Business
Journal



2019 DEMOGRAPHIC SUMMARY

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Est. Population	16,770	118,647	271,310
Est. Daytime Population	2,262	27,841	72,567
Est. Avg. HH Income	79,737	77,770	70,862

Highlights

- * Adjacent to 290,000 SF IKEA furniture store
- * Surrounded by residential development
- * There are over 2,700 multi-family units in the planning stages within 1 mile
- * The epic is an \$88 million project located directly to the north of the site. The Epic opened in December 2017 and includes a 50,000 SF year round water park and a 120,000 SF recreation center.
- * Apartment developer closed on 17 acre tract on site. There will be approximately 625 units built in 2 phases. Phase I will include 325 units and is under construction today.
- * Under-served daytime population in this market



Highlights

TRAFFIC COUNTS:

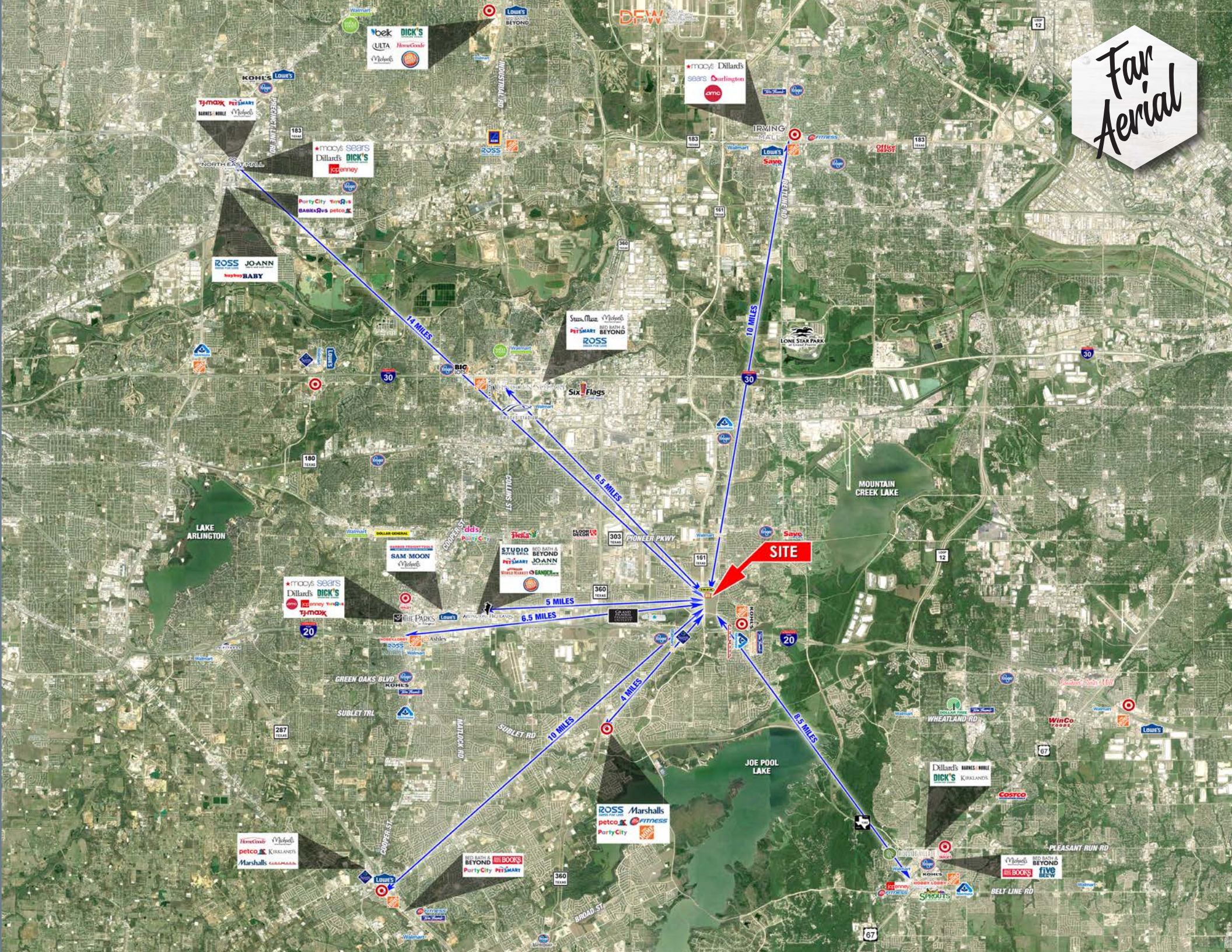
SH 161	45,320 VPD
Mayfield Rd	11,897 VPD
SH 161 Frontage (Northbound)	15,721 VPD



NTTA has announced the widening of SH 161 from 183 to I-20. Demand on the tollway has exceeded projections so NTTA is adding 2 lanes between 183 and I-30 and 4 additional lanes between I-30 and I-20. All of the work was planned and will utilize existing right of way and will not impact existing lanes. However, the project is beginning years ahead of schedule due to demand.



Fair Aerial





“The George Bush opened and came through our city; it split us in half, but it opened **700 acres of developable land**,” Jensen added. “Without that, we wouldn’t have **IKEA**; we would not have been able to create this vision.”

Star-Telegram

January 29, 2018 by Lance Winter

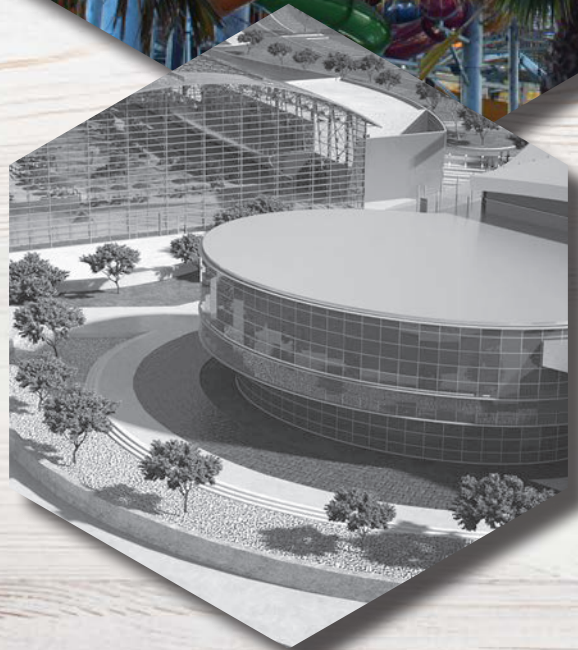
IKEA

Development is located adjacent to the 290,000 SF IKEA furniture store where the average time spent is 3.5 hours

IKEA opened in December of 2017 and attracts approximately 2 million customers per year

Development site has full cross access with IKEA parking lot

Multi-tenant building opportunity facing IKEA’s entrance



Epic Waters indoor water park opens in Grand Prairie, TX

Inside the park is what is billed as the longest lazy river in Texas, stretching more than 650 feet. It also has an outdoor wave pool, and a double surf simulator. Of the 11 slides located in the mammoth aqua park, three are the first of their kind. The facility also will have a 6,000-square-foot arcade, restaurant, and bar.”

The \$88 million indoor water park, which has a retractable roof, opens Friday at 2970 Epic Place in Grand Prairie.”

Star-Telegram

January 29, 2018 by Lance Winter

“More than **1 million square feet** of retail and restaurant space is in the works along State Highway 161 north of Interstate 20 to Pioneer Parkway.”



March, 2017 by Maria Halkias

Join
Jason's Deli
Ideal Dental
Mattress Firm



Shop.



IKEA

The mixed-use development will consist of 2 hotel opportunities

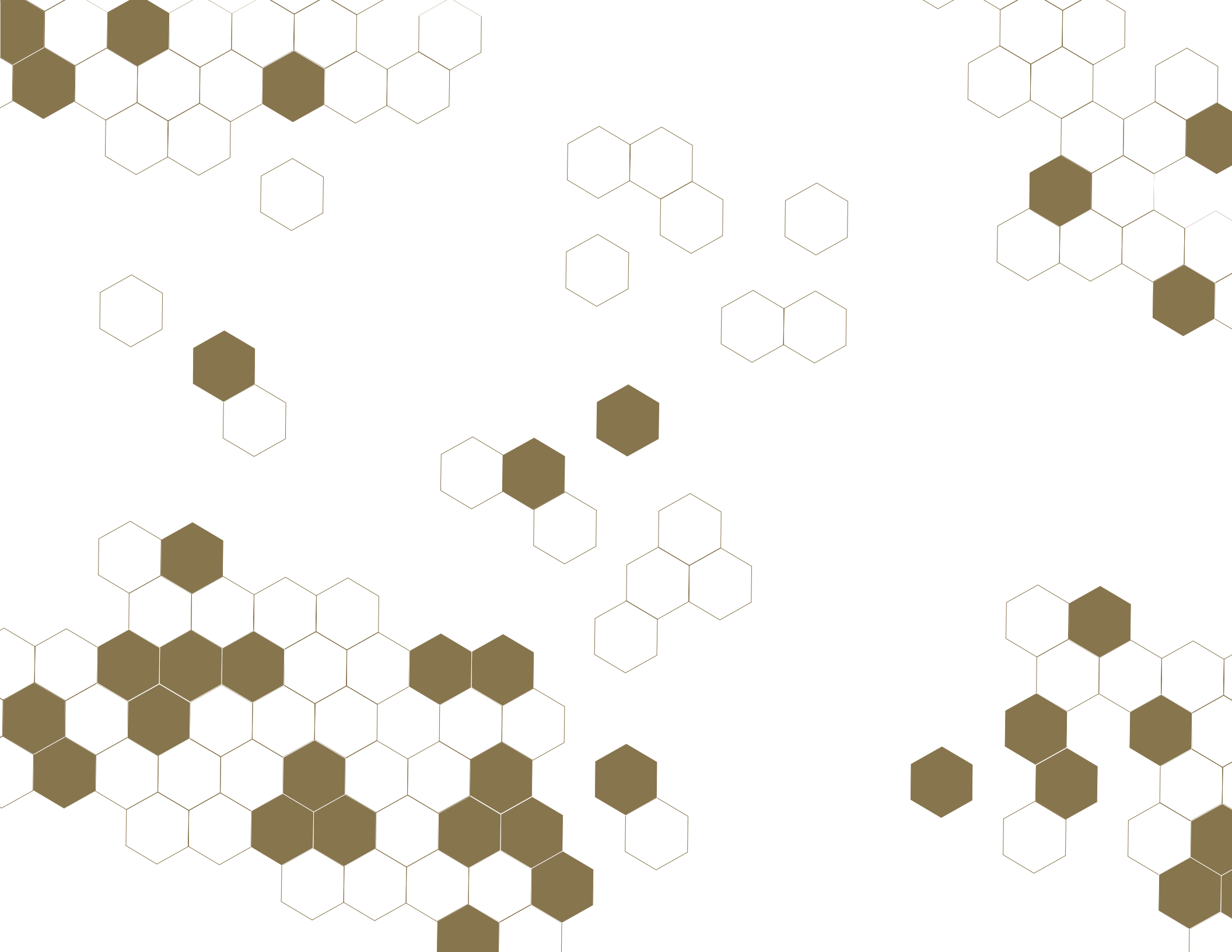


Stay.



An aerial photograph of an IKEA store and its extensive parking lot. A large, irregularly shaped area of land, outlined in bright blue, is highlighted in the upper left portion of the image. This area appears to be a mix of green grass and brown earth. The parking lot is filled with hundreds of cars, and the store's blue roof is visible on the right side. In the background, there are green fields, a highway, and a clear blue sky.

**IKEA attracts
2 million customers
annually. There are
only 2 IKEA
locations in the
DFW metroplex.**



Mayfield Groves

SOMETHING UNEXPECTED.

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