



pohlpartners, inc.

POLO

Polo Rd and Carrier Pkwy
Grand Prairie, TX

24,300 sq ft divisible
space available

Purchase

Tract 1: 2.53 acres - **UC**

Tract 2: 1.08 acres - **UC**

Tract 3: .51 acres - **UC**

Tract 4: 4.86 acres - **SOLD**

Tract 5: 3.86 acres - 'to be built retail center'

Lease

\$26 (in line) - \$32 (end cap) + NNN

- High traffic count
- Close proximity to I-20
- 24,000 sq ft of retail strip center available



Pohl Partners, Inc.
10800 Pecan Park Blvd, Ste. 125
O 512.335.5577
F 512.335.1309
www.pohlpartners.com

The information contained herein was obtained from sources deemed reliable; however, Pohl Partners, Inc makes no guarantees, warranties or representation to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions, change of price, prior sale or lease or withdrawal without notice.

Demographics

	1 MILE	3 MILE	5 MILE
2017 population	12,371	65,352	192,774
Average HH Income	\$111,772	\$89,197	\$79,099
Traffic Count	24,000 vehicles per day		



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Conceptual drawing
for the 'to be built'
retail center on Tract 5

PRELIMINARY - NOT FOR CONSTRUCTION
This drawing was prepared under the supervision of Stephen V. Levy, AIA, TRAC #1812. It is not to be used for regulatory approval, permitting, bidding, or construction purposes.
NOTE
THIS DRAWING IS FOR FEASIBILITY PURPOSES ONLY. IT DOES NOT INDICATE DRAINAGE, GRADING, SITE UTILITIES, FINAL SITE LAYOUT OR DIMENSIONS.



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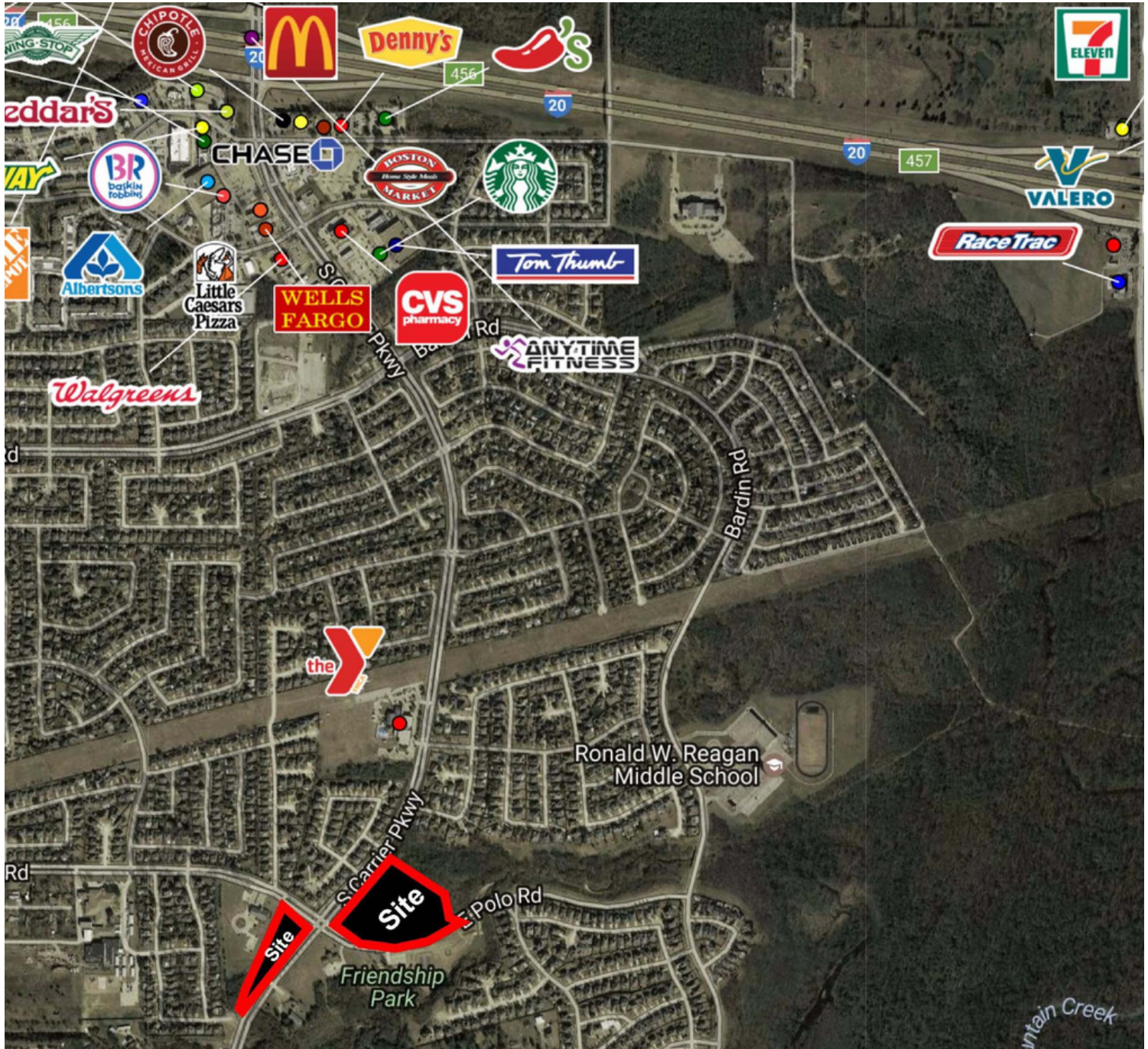


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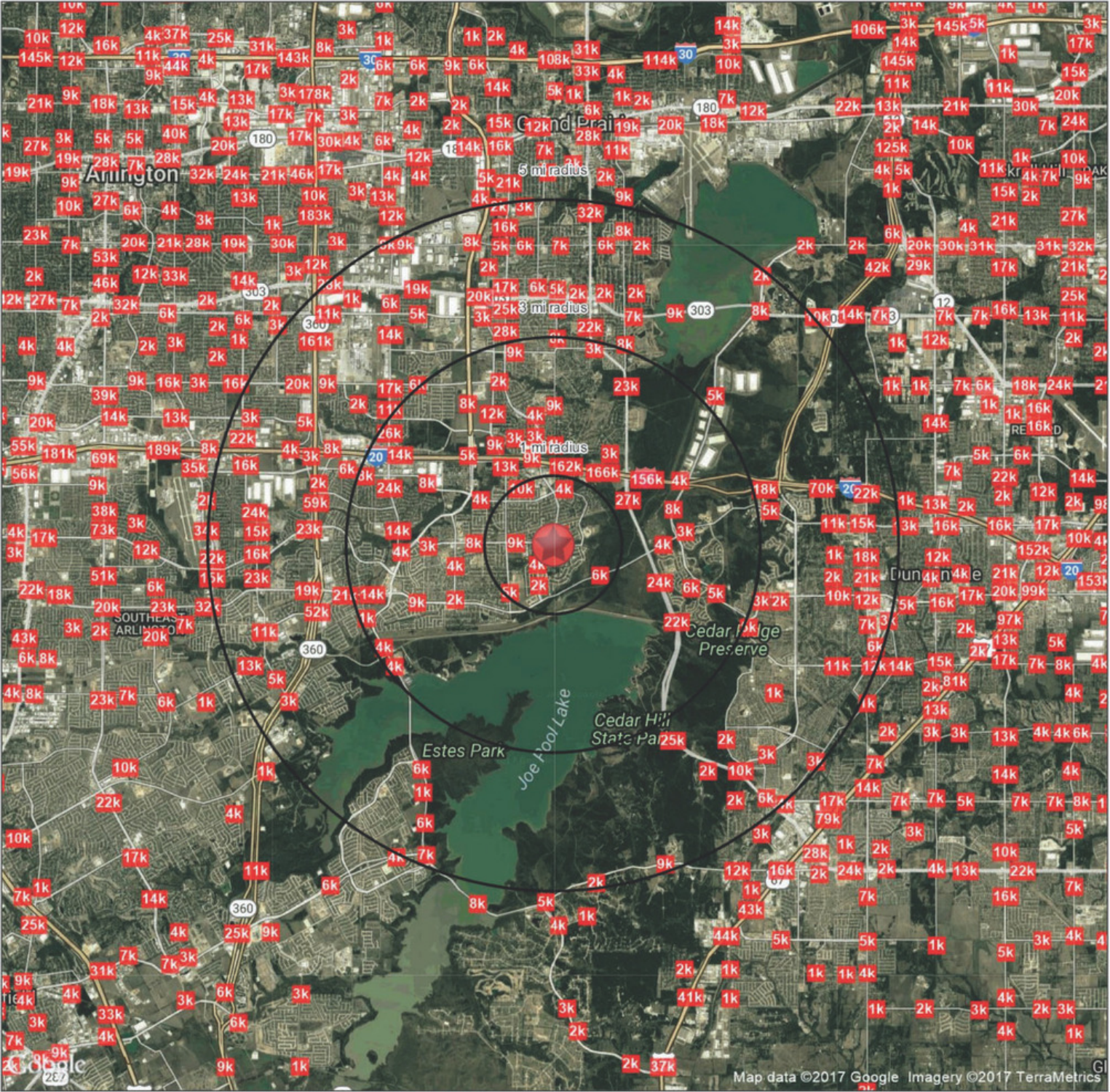


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4605 S Carrier Pkwy

Grand Prairie, TX 75052



Demographics

	1 mi radius	3 mi radius	5 mi radius
Population	12,371	65,362	192,774
Households	3,974	21,267	62,687
Population Median Age	34.0	33.3	32.2
5 Yr Pop Growth (Total%)	6.5%	6.7%	7.3%

Contact Information

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Email **bkisner@pohlbrown.com**
Phone **512.659.5564**

Prepared By

Prepared For

FULL PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 32.6577/-97.0032

RF1

4605 S Carrier Pkwy

Grand Prairie, TX 75052

1 mi radius

3 mi radius

5 mi radius

POPULATION	2016 Estimated Population	12,371	65,362	192,774
	2021 Projected Population	13,180	69,772	206,759
	2010 Census Population	11,927	62,030	182,645
	2000 Census Population	7,205	40,281	125,608
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.5%
	Historical Annual Growth 2000 to 2016	4.5%	3.9%	3.3%
HOUSEHOLDS	2016 Estimated Households	3,974	21,267	62,687
	2021 Projected Households	4,229	22,601	66,768
	2010 Census Households	3,776	19,929	58,806
	2000 Census Households	2,422	13,115	41,168
	Projected Annual Growth 2016 to 2021	1.3%	1.3%	1.3%
	Historical Annual Growth 2000 to 2016	4.0%	3.9%	3.3%
AGE	2016 Est. Population Under 10 Years	14.7%	15.3%	15.5%
	2016 Est. Population 10 to 19 Years	17.0%	16.4%	16.7%
	2016 Est. Population 20 to 29 Years	11.3%	12.2%	13.9%
	2016 Est. Population 30 to 44 Years	22.9%	22.9%	22.2%
	2016 Est. Population 45 to 59 Years	22.3%	20.5%	19.1%
	2016 Est. Population 60 to 74 Years	9.7%	10.3%	9.9%
	2016 Est. Population 75 Years or Over	2.1%	2.3%	2.6%
	2016 Est. Median Age	34.0	33.3	32.2
MARITAL STATUS & GENDER	2016 Est. Male Population	48.3%	48.2%	48.1%
	2016 Est. Female Population	51.7%	51.8%	51.9%
	2016 Est. Never Married	29.7%	30.1%	33.0%
	2016 Est. Now Married	54.3%	50.9%	47.1%
	2016 Est. Separated or Divorced	13.1%	15.5%	16.2%
	2016 Est. Widowed	2.9%	3.5%	3.7%
INCOME	2016 Est. HH Income \$200,000 or More	7.3%	5.4%	3.9%
	2016 Est. HH Income \$150,000 to \$199,999	10.4%	7.5%	6.7%
	2016 Est. HH Income \$100,000 to \$149,999	30.1%	19.8%	16.0%
	2016 Est. HH Income \$75,000 to \$99,999	22.1%	17.3%	15.5%
	2016 Est. HH Income \$50,000 to \$74,999	14.9%	19.7%	20.7%
	2016 Est. HH Income \$35,000 to \$49,999	6.1%	12.5%	13.6%
	2016 Est. HH Income \$25,000 to \$34,999	2.4%	6.2%	8.2%
	2016 Est. HH Income \$15,000 to \$24,999	2.3%	6.6%	7.9%
	2016 Est. HH Income Under \$15,000	4.3%	5.0%	7.5%
	2016 Est. Average Household Income	\$111,772	\$89,197	\$79,099
	2016 Est. Median Household Income	\$100,811	\$76,593	\$67,144
	2016 Est. Per Capita Income	\$35,912	\$29,025	\$25,750
	2016 Est. Total Businesses	174	947	3,878
	2016 Est. Total Employees	1,761	10,948	45,455

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1 mi radius

3 mi radius

5 mi radius

RACE	2016 Est. White	49.9%	47.3%	45.6%
	2016 Est. Black	26.0%	25.7%	27.9%
	2016 Est. Asian or Pacific Islander	11.7%	10.3%	8.9%
	2016 Est. American Indian or Alaska Native	0.6%	0.7%	0.7%
	2016 Est. Other Races	11.8%	16.0%	16.8%
HISPANIC	2016 Est. Hispanic Population	3,399	22,322	68,569
	2016 Est. Hispanic Population	27.5%	34.2%	35.6%
	2021 Proj. Hispanic Population	29.2%	35.5%	36.8%
	2010 Hispanic Population	25.5%	32.6%	34.4%
EDUCATION (Adults 25 or Older)	2016 Est. Adult Population (25 Years or Over)	7,752	40,745	116,836
	2016 Est. Elementary (Grade Level 0 to 8)	3.3%	6.2%	7.3%
	2016 Est. Some High School (Grade Level 9 to 11)	5.5%	7.8%	8.5%
	2016 Est. High School Graduate	17.5%	23.1%	25.5%
	2016 Est. Some College	23.8%	24.7%	24.2%
	2016 Est. Associate Degree Only	10.9%	8.1%	8.3%
	2016 Est. Bachelor Degree Only	27.2%	21.1%	18.0%
	2016 Est. Graduate Degree	11.8%	9.0%	8.2%
HOUSING	2016 Est. Total Housing Units	4,065	21,850	64,589
	2016 Est. Owner-Occupied	84.5%	78.7%	69.1%
	2016 Est. Renter-Occupied	13.3%	18.7%	27.9%
	2016 Est. Vacant Housing	2.2%	2.7%	2.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	12.8%	18.3%	14.0%
	2010 Homes Built 2000 to 2004	18.7%	15.0%	15.2%
	2010 Homes Built 1990 to 1999	28.3%	19.5%	16.6%
	2010 Homes Built 1980 to 1989	21.4%	21.7%	23.1%
	2010 Homes Built 1970 to 1979	9.7%	16.9%	17.4%
	2010 Homes Built 1960 to 1969	3.0%	3.7%	5.8%
	2010 Homes Built 1950 to 1959	3.0%	2.8%	4.5%
	2010 Homes Built Before 1949	2.7%	2.6%	2.9%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.4%	0.6%	0.3%
	2010 Home Value \$500,000 to \$999,999	0.9%	0.8%	0.7%
	2010 Home Value \$400,000 to \$499,999	0.3%	0.7%	0.5%
	2010 Home Value \$300,000 to \$399,999	5.1%	3.5%	2.7%
	2010 Home Value \$200,000 to \$299,999	21.1%	13.7%	10.8%
	2010 Home Value \$150,000 to \$199,999	32.6%	23.7%	22.5%
	2010 Home Value \$100,000 to \$149,999	24.9%	36.6%	37.7%
	2010 Home Value \$50,000 to \$99,999	10.8%	17.3%	21.4%
	2010 Home Value \$25,000 to \$49,999	2.0%	1.7%	1.9%
	2010 Home Value Under \$25,000	1.8%	1.6%	1.4%
	2010 Median Home Value	\$166,075	\$144,334	\$136,170
	2010 Median Rent	\$989	\$922	\$794

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LABOR FORCE	2016 Est. Labor Population Age 16 Years or Over	9,185	48,498	143,065
	2016 Est. Civilian Employed	77.5%	71.3%	69.5%
	2016 Est. Civilian Unemployed	0.6%	2.0%	2.3%
	2016 Est. in Armed Forces	-	0.1%	0.1%
	2016 Est. not in Labor Force	21.9%	26.6%	28.1%
	2016 Labor Force Males	47.6%	47.4%	47.2%
	2016 Labor Force Females	52.4%	52.6%	52.8%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	6,383	31,398	87,142
	2010 Mgmt, Business, & Financial Operations	19.6%	16.4%	14.5%
	2010 Professional, Related	22.7%	20.2%	18.4%
	2010 Service	13.4%	14.9%	16.8%
	2010 Sales, Office	27.4%	28.5%	28.0%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	6.7%	8.0%	8.8%
	2010 Production, Transport, Material Moving	10.2%	12.0%	13.4%
	2010 White Collar Workers	69.7%	65.0%	60.9%
	2010 Blue Collar Workers	30.3%	35.0%	39.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.5%	84.6%	82.2%
	2010 Drive to Work in Carpool	9.5%	10.4%	11.8%
	2010 Travel to Work by Public Transportation	0.6%	0.4%	0.5%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.3%
	2010 Walk or Bicycle to Work	1.5%	0.8%	1.3%
	2010 Other Means	0.2%	0.3%	0.8%
	2010 Work at Home	4.4%	3.3%	3.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	16.0%	16.7%	17.7%
	2010 Travel to Work in 15 to 29 Minutes	36.2%	34.5%	34.5%
	2010 Travel to Work in 30 to 59 Minutes	43.2%	41.4%	39.9%
	2010 Travel to Work in 60 Minutes or More	4.5%	7.3%	7.8%
	2010 Average Travel Time to Work	27.0	27.2	26.7
CONSUMER EXPENDITURE	2016 Est. Total Household Expenditure	\$305 M	\$1.39 B	\$3.75 B
	2016 Est. Apparel	\$10.7 M	\$48.8 M	\$132 M
	2016 Est. Contributions, Gifts	\$22.1 M	\$95.8 M	\$252 M
	2016 Est. Education, Reading	\$13.1 M	\$55.5 M	\$146 M
	2016 Est. Entertainment	\$17.4 M	\$78.6 M	\$211 M
	2016 Est. Food, Beverages, Tobacco	\$45.3 M	\$211 M	\$574 M
	2016 Est. Furnishings, Equipment	\$11.0 M	\$48.7 M	\$130 M
	2016 Est. Health Care, Insurance	\$25.3 M	\$118 M	\$322 M
	2016 Est. Household Operations, Shelter, Utilities	\$93.9 M	\$428 M	\$1.16 B
	2016 Est. Miscellaneous Expenses	\$4.36 M	\$20.1 M	\$54.7 M
	2016 Est. Personal Care	\$3.96 M	\$18.0 M	\$48.7 M
	2016 Est. Transportation	\$57.7 M	\$265 M	\$718 M

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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:
 - 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.

Pohl Partners, Inc	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Designated Broker of Firm	License No.	Email	Phone
William B Pohl	160729	bpohl@pohlbrown.com	512-335-5577
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date