

WALMART ANCHORED SITE

GRAND PRAIRIE, TX | PAD SITES/ SHOP SPACE AVAILABLE

FOR LAND & PAD SITE INFORMATION:

RYAN TURNER
RTurner@db2re.com
214.526.3626 x 105

EDWARD BOGEL
EBogel@db2re.com
214.526.3626 x 102

DAVID DAVIDSOON
DDavidson@db2re.com
214.526.3626 x 100

FOR SHOP SPACE INFORMATION:

ERNIE KENNEDY
EKennedy@ucdcorp.com
214.893.6352



Any projections used are speculative in nature and do not represent the current or future performance of the site and therefore should not be relied upon. We make no guarantee or warranty regarding the information contained in this flyer. You and your advisors should perform a detailed, independent, investigation of the property to determine whether it meets your satisfaction and the Seller expressly disclaims any representation or warranty with respect to the accuracy of the Submission Items, and Buyer acknowledges that it is relying on its own investigations to determine the accuracy of the Submission Items. Davidson & Bogel Real Estate, LLC. 2023



PROPERTY INFORMATION



SIZE:

Pad Sites Available



UTILITIES:

Available on Site



ZONING:

General RetailOne District (GR-1): The General Retail-One District (GR-1) is intended to provide suitable areas for the development of a variety of moderate intensity retail and service uses, on appropriately designed and attractively landscaped sites. Such development is normally located along minor and principal arterials on sites of approximately three to five acres in size. The nature of the uses within the development should not have an adverse effect on abutting, lower intensity uses.



TRAFFIC COUNTS:

S.H. 161: 46,200 VPD

Pioneer Pkwy: 23,644 VPD

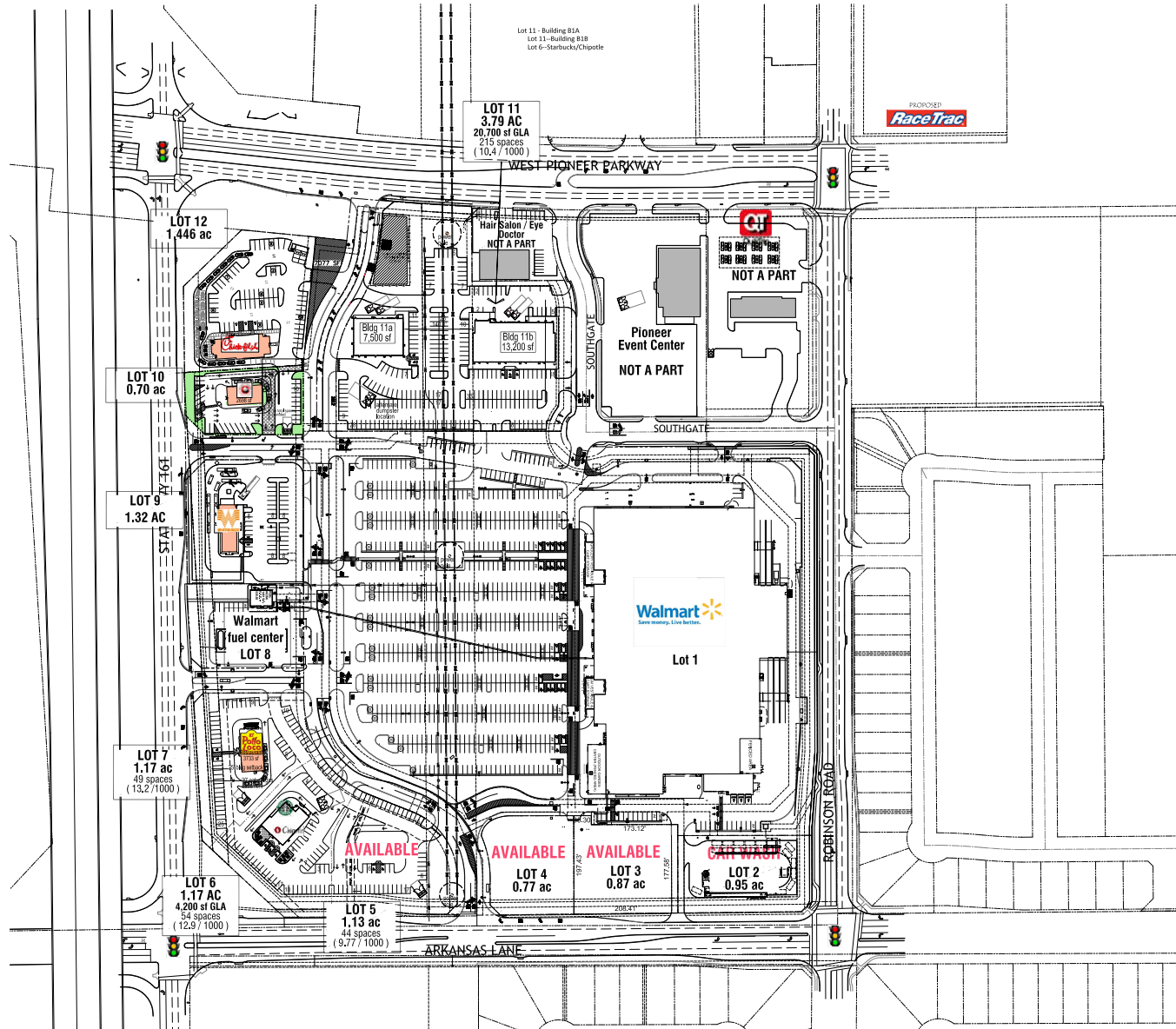
TIMING:

Wal-Mart is Open

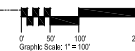
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
2023 Population	13,817	55,471	125,294
% Proj Growth 2023-2028	1.22%	1.86%	1.12%
2023 Average HH Income	\$67,759	\$76,414	\$76,015
2023 Median HH Income	\$53,799	\$59,810	\$57,646

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Davidson & Bogel Real Estate, LLC 2023



MASTER SITE PLAN

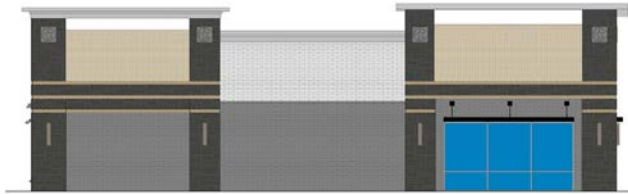


THIS PLAN IS PROVIDED SUBJECT TO (i) ERRORS AND OMISSIONS IN THE INFORMATION, AND (ii) INFORMATION WITHOUT NOTICE THE INFORMATION OPERATIONS, ENGINEERING AND/OR SURVEYING SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE CORRECT. HOWEVER, THIS PLAN MAY BE INCOMPLETE AND/OR INACCURATE AND NO REPRESENTATION OR WARRANTY IS MADE OR IMPLIED AS TO THE ACCURACY OR PRECISION OF THIS INFORMATION. DAVIDSON BOGEL REAL ESTATE, LLC, 2023.

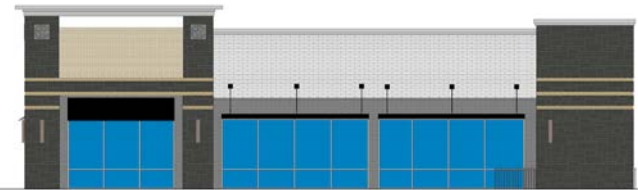
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① North Elevation
1/8" = 1'-0"



② West Elevation
1/8" = 1'-0"



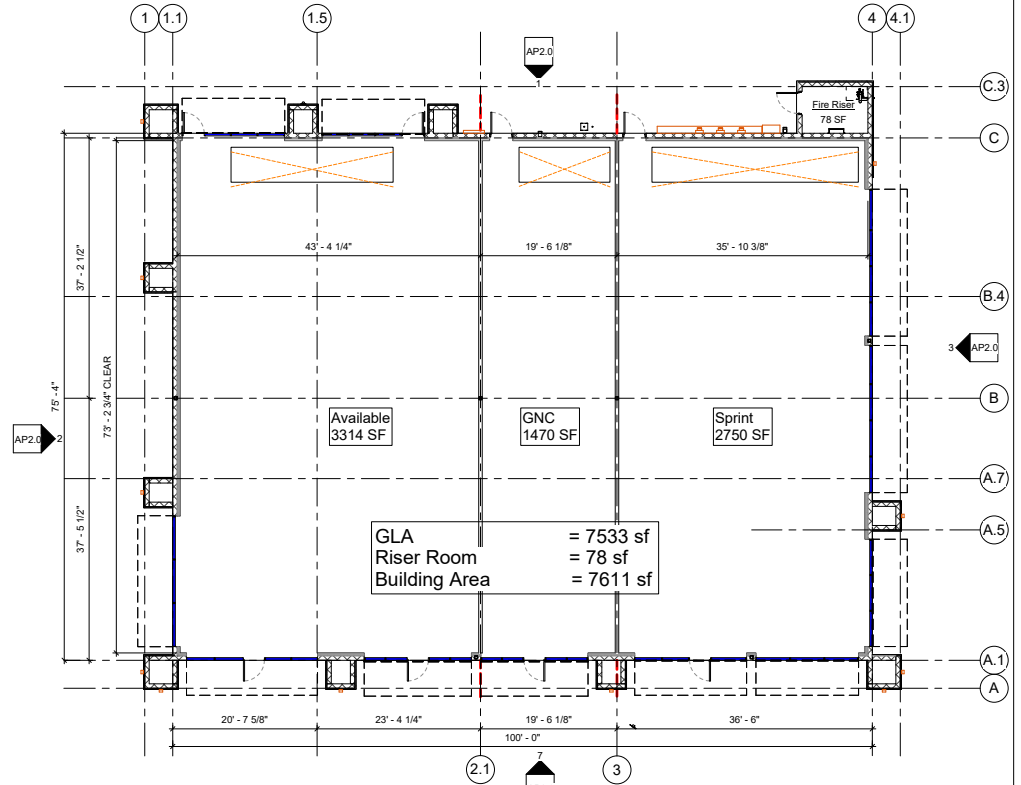
③ East Elevation
1/8" = 1'-0"



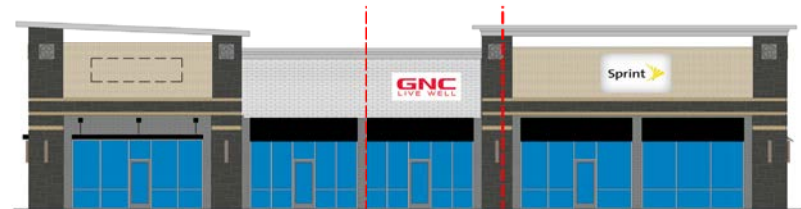
⑤ 3D View - Southwest Corner



⑥ 3D View - Southeast Corner



④ Lease Plan - Bldg 11A
1/8" = 1'-0"



⑦ South Elevation
1/8" = 1'-0"

Bush Pioneer Centre

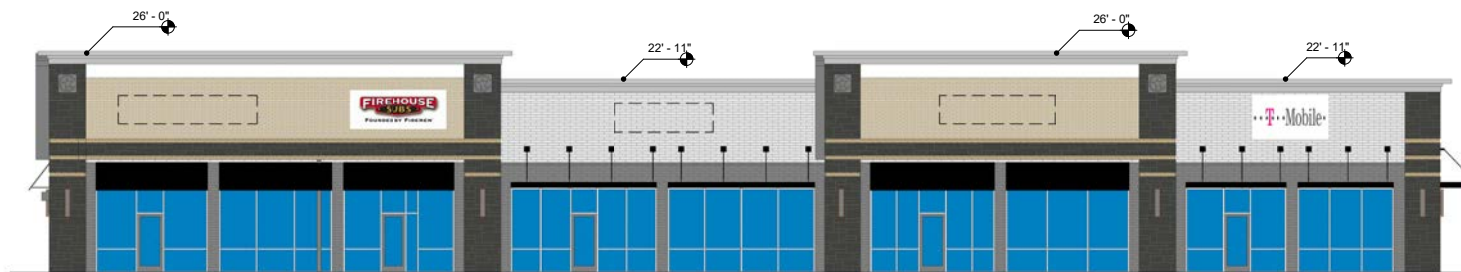
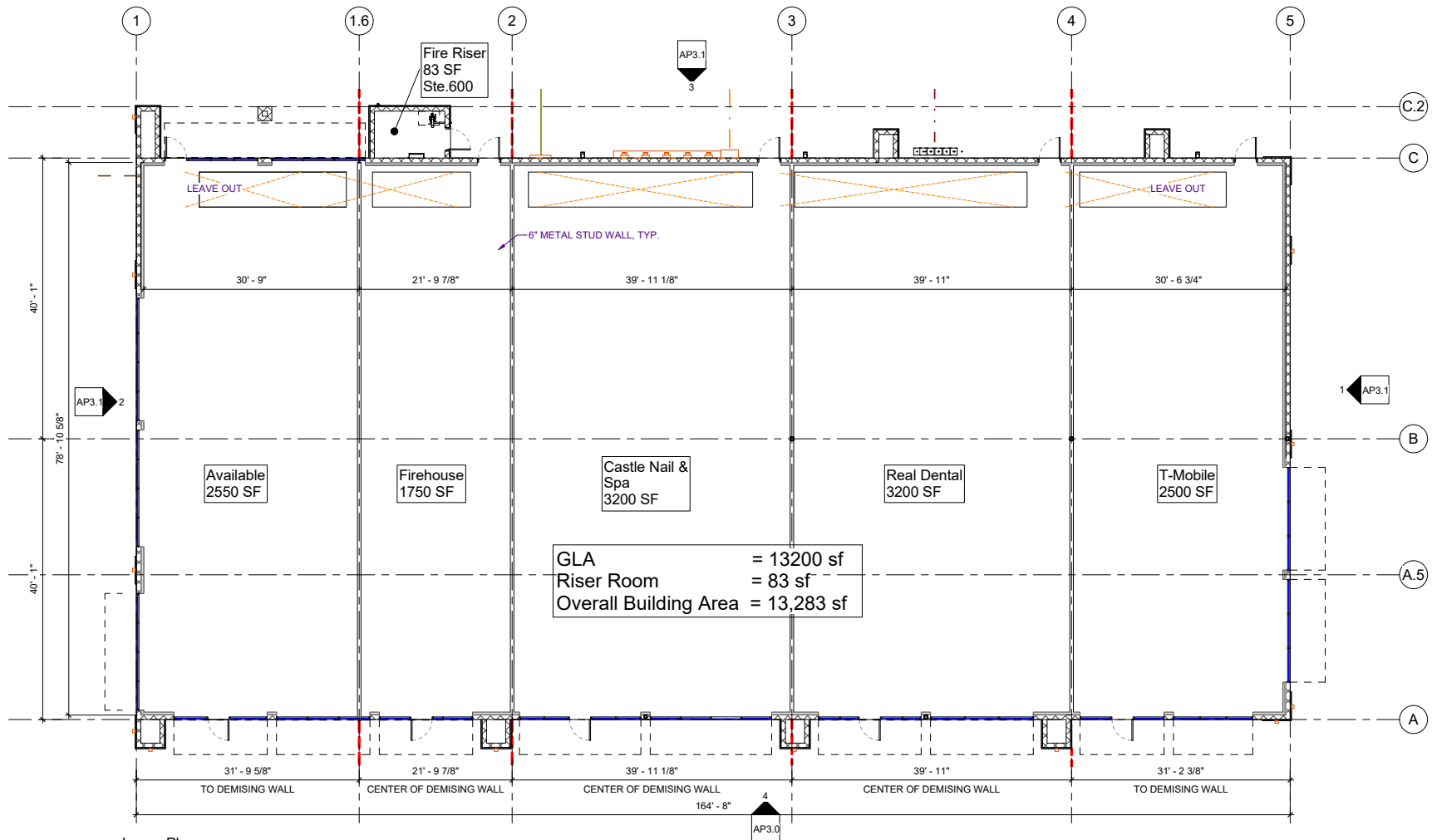
WEST PIONEER PKWY
GRAND PRAIRIE, TEXAS

Lease Plan
Bldg 11a

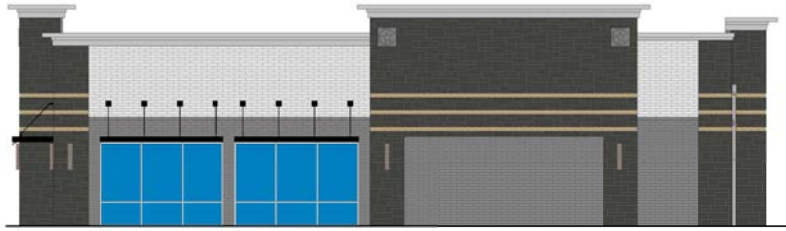
Date: 11/17/2017

AP2.0
Scheme/Version:

Project Number:
15114-01



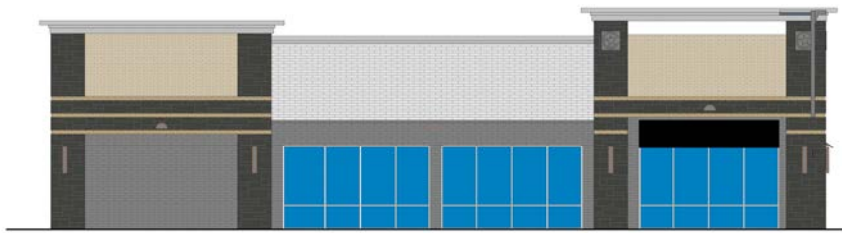
4 South Elevation
1/8" = 1'-0"



① East Elevation
1/8" = 1'-0"



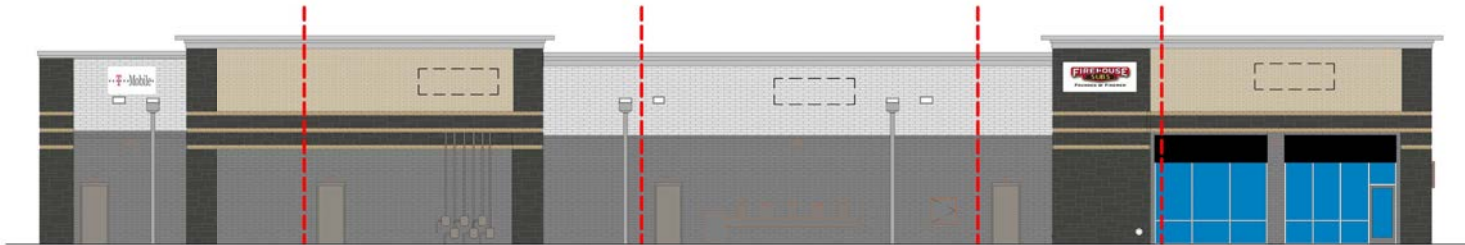
④ 3D View - Southwest Corner
12" = 1'-0"



② West Elevation
1/8" = 1'-0"

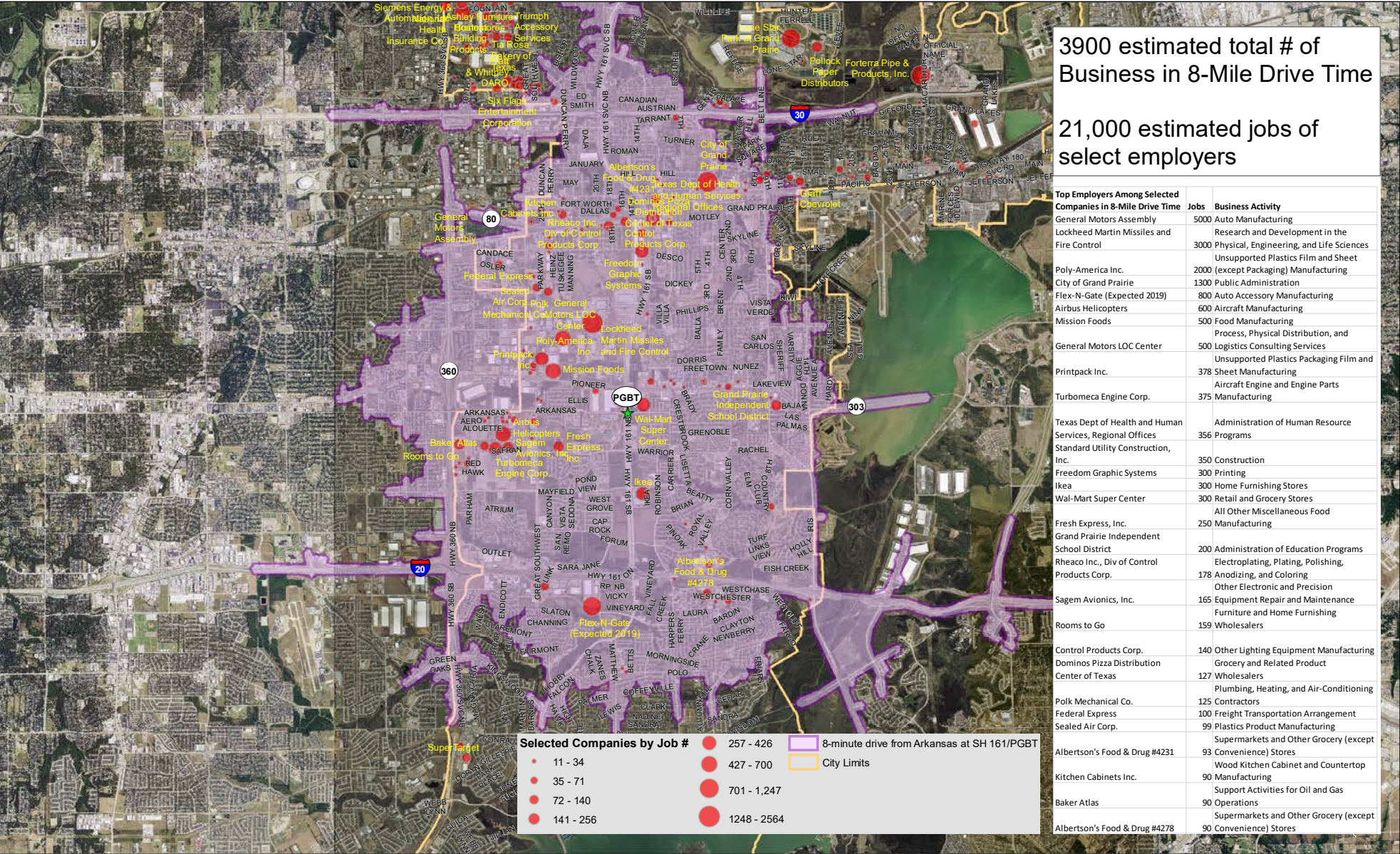


⑤ 3D View - Southeast Corner
12" = 1'-0"



③ North Elevation
1/8" = 1'-0"

PGBT/SH 161 Corridor: Nearby Employers



3900 estimated total # of Business in 8-Mile Drive Time

21,000 estimated jobs of select employers

Top Employers Among Selected Companies in 8-Mile Drive Time	Jobs	Business Activity
General Motors Assembly	5000	Auto Manufacturing
Lockheed Martin Missiles and Fire Control	3000	Research and Development in the Physical, Engineering, and Life Sciences
Poly-America Inc.	2000	Unupported Plastics Film and Sheet (except Packaging) Manufacturing
City of Grand Prairie	1300	Public Administration
Flex-N-Gate (Expected 2019)	800	Auto Accessory Manufacturing
Airbus Helicopters	600	Aircraft Manufacturing
Mission Foods	500	Food Manufacturing
General Motors LOC Center	500	Process, Physical Distribution, and Logistics Consulting Services
Printpack Inc.	378	Sheet Manufacturing
Turbomeca Engine Corp.	375	Aircraft Engine and Engine Parts Manufacturing
Texas Dept of Health and Human Services, Regional Offices	356	Administration of Human Resource Programs
Standard Utility Construction, Inc.	350	Construction
Freedom Graphic Systems	300	Printing
Ikea	300	Home Furnishing Stores
Wal-Mart Super Center	300	Retail and Grocery Stores
Fresh Express, Inc.	250	All Other Miscellaneous Food Manufacturing
Grand Prairie Independent School District	200	Administration of Education Programs
Rheco Inc., Div of Control Products Corp.	178	Electroplating, Plating, Polishing, Anodizing, and Coloring
Sagem Avionics, Inc.	165	Other Electronic and Precision Equipment Repair and Maintenance
Rooms to Go	159	Furniture and Home Furnishing Wholesalers
Control Products Corp.	140	Other Lighting Equipment Manufacturing
Dominos Pizza Distribution Center of Texas	127	Grocery and Related Product Wholesalers
Polk Mechanical Co.	125	Plumbing, Heating, and Air-Conditioning Contractors
Federal Express	100	Freight Transportation Arrangement
Sealed Air Corp.	99	Plastics Product Manufacturing
Albertson's Food & Drug #4231	93	Supermarkets and Other Grocery (except Convenience) Stores
Kitchen Cabinets Inc.	90	Wood Kitchen Cabinet and Countertop Manufacturing
Baker Atlas	90	Support Activities for Oil and Gas Operations
Albertson's Food & Drug #4278	90	Supermarkets and Other Grocery (except Convenience) Stores

Prepared by Grand Prairie ED/IT/GIS, 8-17-2018

1 inch = 5,690 feet

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GRAND PRAIRIE MANUFACTURER SCORES NEARLY \$1B WEAPONS DEAL

DALLAS BUSINESS JOURNAL

DALLAS
BUSINESS JOURNAL

The missiles and fire control division of Lockheed Martin Corp. (NYSE: LMT), headquartered in Grand Prairie, was awarded a massive, \$829 million weapons deal Friday, according to Department of Defense contracts.

The deal is for Guided Multiple Launch Rocket Systems for three countries: Finland, the Republic of Korea and Romania. The GMLRS is a rocket designed for quick deployment and delivers precision strike beyond the reach of most conventional weapons, the company has previously said.

All the work will be performed in Grand Prairie with an estimated completion date of May 31, 2020, according to the DoD.

"The GMLRS round continues to perform exceptionally well for our customers," said Gaylia Campbell, vice president of precision fires and combat maneuver systems at Lockheed Martin, in a prepared statement.

"And we are always executing continuous improvement initiatives to enhance performance, range and affordability of these critical rounds to assure they remain the preferred precision-strike option for our warfighters," she added.

North Texas is a vital location for Lockheed Martin, which is headquartered outside of Washington D.C. in Bethesda, Maryland. In addition to the MFC division in Grand Prairie, the company's aeronautics division is based in Fort Worth, and makes its most important product, the F-35 aircraft.

The rocket order follows another large purchase for Korea from Lockheed Martin, through the foreign military sales program. Last month, the company unveiled Korea's first F-35 aircraft. Korea is one of 11 countries that has purchased the F-35.

Lockheed Martin is the largest manufacturer in Dallas-Fort Worth.

CONSTRUCTION BEGINS ON LARGE DISTRIBUTION CENTER IN GRAND PRAIRIE

DALLAS BUSINESS JOURNAL

DALLAS
BUSINESS JOURNAL

Two logistics developers are building a 400,000-square-foot warehouse and distribution center in Grand Prairie, the firms announced Monday.

The project, called Oakdale Logistics Center, is the third logistics development Newport Beach, California-based CT and Dallas-based Port Logistics Realty, or PLR, have worked on together in Dallas-Fort Worth. The companies declined to share the project cost.

The companies have previously completed an industrial building in Grand Prairie last year and are in the midst of developing the 9 million-square foot, \$500 million Southport Logistics Park in Wilmer, Texas.

"We are excited to have found such an ideal site for the development of this Class A distribution facility in the absolute heart of Metroplex, where land availability has become so scarce," said Rob Huthnance, president of PLR, in a prepared statement.

Construction on Oakdale Logistics Center has already begun and is scheduled for completion in the first quarter of 2019. CT and PLR will be looking for a single tenant to fill the facility that features 75 dock-high doors and a 32-foot clear height.

NORTH TEXAS' INDUSTRIAL MARKET REMAINS STRONG WITH NEW SPEC PROJECT IN GRAND PRAIRIE

DALLAS BUSINESS JOURNAL

DALLAS
BUSINESS JOURNAL

Already a hot market for industrial real estate, North Texas will be home to yet another speculative industrial development.

Stream Realty Partners partnered with LaSalle Investment Management in February to purchase 14.34 acres where Parkway Logistics Center will be built. Now, ground has broken on the 271,794-square-foot project at 2911 S. Great Southwest Parkway in Grand Prairie, which will be located across from the Grand Prairie Municipal Airport and offer access to state highways 360 and 161 and interstates 20 and 30.

Parkway Logistics Center, set to be completed later this year, will be a Class A industrial facility that can be divisible into 50,000-square-foot spaces. It will feature parking for up to 69 trailers and more than 100 vehicles, and have 44 dock-high loading bays.

"The attributes of this in-fill land site are fantastic and we are excited to grow our relationship with LaSalle who is one of our biggest clients in this area of DFW," Cannon Green, managing director and partner with Stream's DFW office, said in a prepared statement. "We are confident that demand will continue to remain robust in this submarket, and in Dallas-Fort Worth overall. Parkway Logistics Center is a great project to capitalize on this trajectory."

Green and Luke Davis, a vice president at Stream, represented the purchasers in buying the land for the industrial center. Todd Noonan, senior vice president with Stream, represented the seller.

According to a recent report from real estate giant CBRE (NYSE: CBRE), Dallas-Fort Worth is a top market for industrial deals, with 802 million square feet of industrial space. That ranks the region third in the U.S.

Absorption of that space has paced similar to the rate of construction, totaling more than 20 million square feet in 2016 and 2017.

EPIC INDEED: MASSIVE WATER PARK OPENS THIS WEEKEND

STAR - TELEGRAM

After four and a half years of building and construction the Epic Waters Indoor Waterpark, billed as a 'cruise-ship on land,' will open its doors in Grand Prairie to the public on Jan. 12. The water park will host 11 water slides, an outdoor wave pool, a children's area, cafe, full-service bar and more.

No matter how cold it gets this weekend, people will be sliding, jumping and swimming at the Epic Waters indoor park in Grand Prairie. The \$88 million indoor water park, which has a retractable roof, opens Friday at 2970 Epic Place in Grand Prairie. It's a month later than the city had planned, thanks to construction delays. But that didn't dampen enthusiasm Monday as the city celebrated media day for the 80,000-square-foot water park. "This is the culmination of a vision four-and-a-half years in the making," said Grand Prairie Mayor Ron Jensen. "It's a historic time for Grand Prairie." Jensen said the growth would not have been possible were it not for the President George Bush Turnpike nearby. The highway also attracted Ikea, which opened last month, and more commercial development is on the way. "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." 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 retractable roof will save energy over the long run, because the park will use less air conditioning and dehumidifying on hot, humid days. "This is a city with a vision," said Rick Coleman vice president of American Resort Management, who operates the facility. "You have a resort-quality indoor water park that is municipally owned and affordable to everyone. And in the winter, when you need a roof over your head to enjoy the aquatic facilities, we do not require you have a hotel room to come enjoy Epic Waters." The hotel to which Coleman refers is the Great Wolf Lodge in Grapevine, which has an indoor water park but requires guests to stay in the hotel.

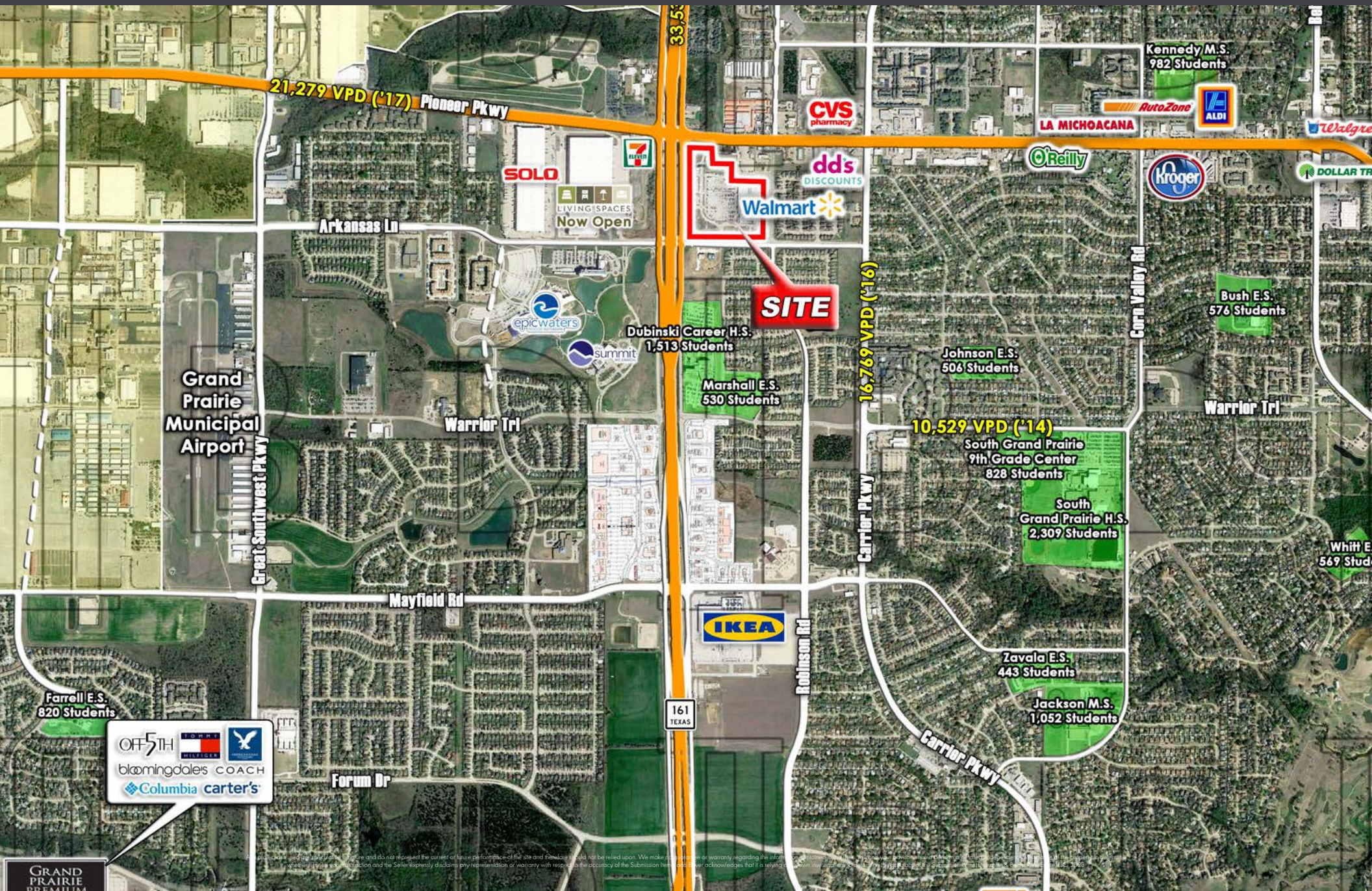
Attendees and thrill seekers who visit Epic Waters will want to try:

- The Lasso Loop. It's the nation's tallest indoor Aqualoop, standing 70 feet high. Riders zoom through a translucent slide at a high-speed, 45-degree angle before plunging into the water below.
- The Yellowjacket Drop is the first indoor combination of the Boomerango and Constrictor, an enclosed slide that an inner-tube rider will serpentine through to an open drop, which will send you high up onto a wall, giving the rider a sense of zero gravity.
- The Aquanaut is the first indoor double rider Aquasphere inner-tube ride. It's an inner tube slide that takes riders up high banking domes within the slide.
- The Prairie Plunge is an enclosed body slide that hides an open 50-foot drop into the run below, with speeds up to 40 mph.

In addition to Epic Waters — included in the total cost — are other amenities being finished in the area, including the Grand Lawn Amphitheater, which is scheduled to open March 4. "It can seat 200 people all the way to 10,000 depending on its configuration," said Rick Herold, city parks director. Scheduled to open in May is The Epic, a 128,000-square-foot facility with a full gym, \$1 million in fitness equipment, a futsal court, an adventure track and a CrossFit area. "It's recreation reimaged," said Herold. "When you would go to a rec center, you'd want to play volleyball or basketball or fitness of some sort, but this is much more. We'll have a professional recording studio, opportunities for kids who are into dance to theater, or if they're into culinary arts, they can learn there. It's an incredible facility." There also will be a library book vending machine and a cafe. The facility will have a swimming area for exercise and rehabilitation, with a hot tub, lap area, and underwater treadmills and trampolines. "In late 2018 we will open PlayGrand Adventure, Texas' largest all-inclusive playground," said Herold. "We expect 250,000 people a year to visit the park." Epic Waters offers discounts for Grand Prairie residents. The city already has reserved hundreds of birthday parties and sold season passes. "In short, there's never been a better time to live, work and play in Grand Prairie," Jensen said. Epic Waters, an indoor water park in Grand Prairie, has a retractable roof, 11 slides, an outdoor wave pool, a Texas-sized lazy river and more.

SEC - PIONEER PKWY. & S.H. 161

WIDE AERIAL



SEC - PIONEER PKWY. & S.H. 161

DISCLAIMER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.

TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DAVIDSON BOGEL REAL ESTATE, LLC	9004427	INFO@DB2RE.COM	214-526-3626
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
MICHAEL EDWARD BOGEL II	598526	EBOGEL@DB2RE.COM	214-526-3626
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
DAVID DAVIDSON, JR.	593731	DDAVIDSON@DB2RE.COM	214-526-3626
LICENSED SUPERVISOR OF SALES AGENT/ ASSOCIATE	LICENSE NO.	EMAIL	PHONE
CHRISTOPHER RYAN TURNER	672133	RTURNER@DB2RE.COM	214-526-3626
SALES AGENT/ASSOCIATE'S NAME	LICENSE NO.	EMAIL	PHONE



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 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.

Davidson Bogel Real Estate, LLC	9004427	info@db2re.com	214-526-3626
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Edward Bogel II	598526	ebogel@db2re.com	214-526-3626
Designated Broker of Firm	License No.	Email	Phone
David Davidson, JR.	593731	ddavidson@db2re.com	214-526-3626
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Ryan Turner	672133	rturner@db2re.com	214-526-3626
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date