

BELT LINE PLAZA

625 Palace Parkway, Grand Prairie, TX 75050



DEVELOPMENT READY!

** Visualization for potential pad/building sites. Site available in whole or part.*

12.488 acres off I-30W at Belt Line Road in Grand Prairie, Texas. A local developer plans retail pad sites and commercial development for land next to Grand Prairie Ford. Construction is underway for service roads to the site that is along the busy I-30W corridor connecting Dallas and Arlington.

**±12.488
ACRES
DIVISIBLE**

**LAND
FOR
SALE**

BILL BLEDSOE, VICE PRESIDENT

Office: 972-386-1456

Cell: 214-335-5706

bbledsoe@henrysmiller.com



A city with something for everyone

Grand Prairie 75050

The City of Grand Prairie, Texas offers relaxation, family fun, friendly neighbors and a smart place to live and do business.

Demographics

	Estimated	1 mile	3 miles	5 miles
2016	Population	5,451	69,278	221,886
	Households	1,876	22,212	74,538
	Average HH Income	\$59,563	\$42,790	\$56,615
	Median HH Income	\$45,695	\$56,867	\$42,430
	Total Business	421	2,534	8,498
	Total Employees	3,914	32,962	120,791
2021	Population	5,872	73,373	234,489
	Households	2,008	23,362	78,164

BELT LINE PLAZA . Land for Sale . 625 Palace Parkway



Property Size

±12.488 acres
Can be divisible to smaller tracts and/or pad sites

Frontage

Significant frontage includes 888' along I-30W just west of N. Belt Line Rd.

Property Uses

Automotive—Office—Retail

Zoning

PD 217 within the Beltline Overlay District

Pricing

\$6,528,144
\$12/PSF for entire site, or
Contact Broker for pricing on smaller parcels and/or pad sites

Daily Traffic Counts

I-30 West	108,750
N Belt Line Rd.	31,200

Population

City of Grand Prairie	184,620
Dallas County	2,574,984

Rankings

15th largest city in Texas

Hospitality & Tourism

25+ million DFW visitors annually

Nine primary tourist destinations:

- Lone Star Park
- Traders Village Flea Market
- Louis Tussaud's Palace of Wax
- Ripley's Believe It Or Not!
- Verizon Theatre
- Joe Pool Lake
- AirHogs Minor League Baseball
- Tangle Ridge Golf Course
- Prairie Lakes Golf Course

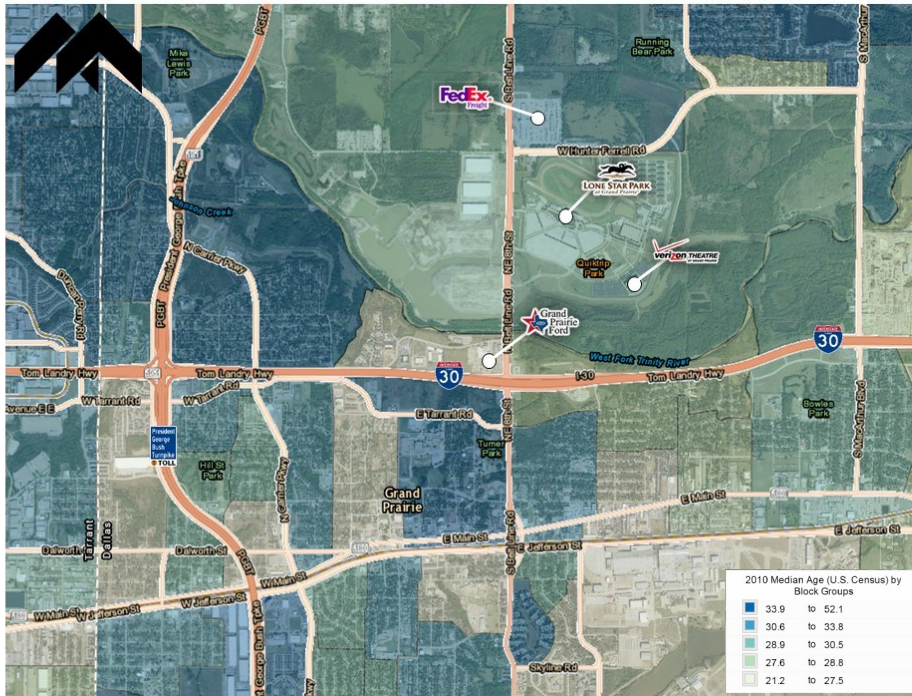
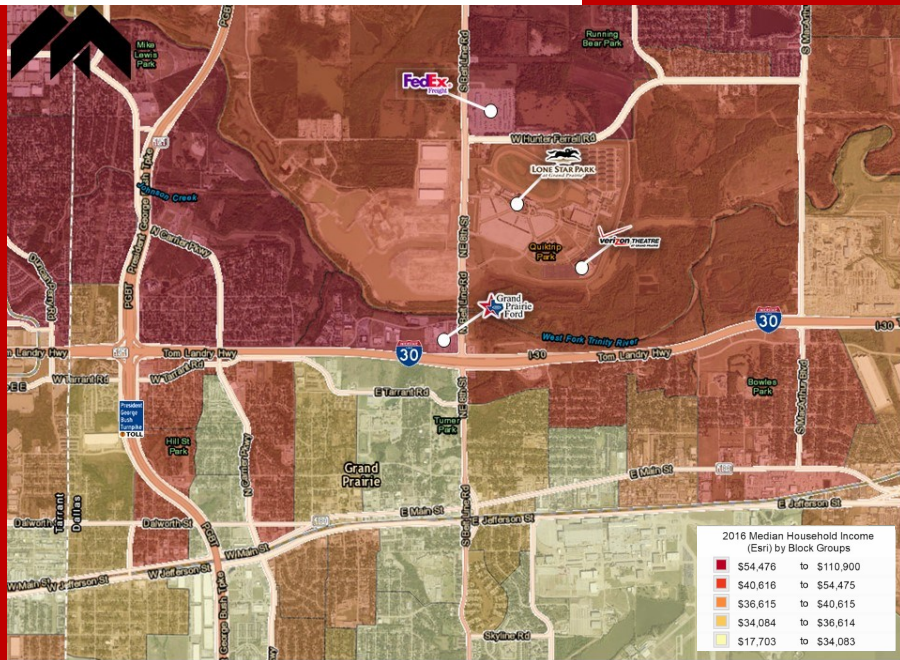
Top Employers (2016)

Employer	Employees
Grand Prairie ISD	4,100
Lockheed Martin Missiles and Fire Control	2,500
Poly-America Inc.	2,000
City of Grand Prairie	1,300
Bell Helicopter-Textron Inc.	1,200
Lone Star Park at Grand Prairie	950
Triumph Aerostructures - Vought Aircraft Division	900
Republic National Distributing	700
Bureau of Prisons Admin.	650
Airbus Helicopters	600
Walmart	600
Siemens Energy & Automation	500
Pitney Bowes Presort Services	450
Forterra Pipe & Products Inc.	550
General Motors LOC Center	500

★ Designed by Town & Country USA.com

BELT LINE PLAZA

625 Palace Parkway
Grand Prairie, TX



BILL BLEDSOE, VICE PRESIDENT

Office: 972-386-1456

Cell: 214-335-5706

bbledsoe@henrysmiller.com

**±12.488
ACRES
DIVISIBLE**

**LAND
FOR
SALE**

"The information contained herein has been obtained through sources deemed reliable, but cannot be guaranteed for its accuracy. We recommend to any potential buyer or third party that any information, which is of special interest, including but not limited to measurements, areas and boundaries, should be obtained through independent verification."