

# Development Activity Report

## 2018 First Quarter

April 2018

### **This Issue:**

161 Corridor Development Update

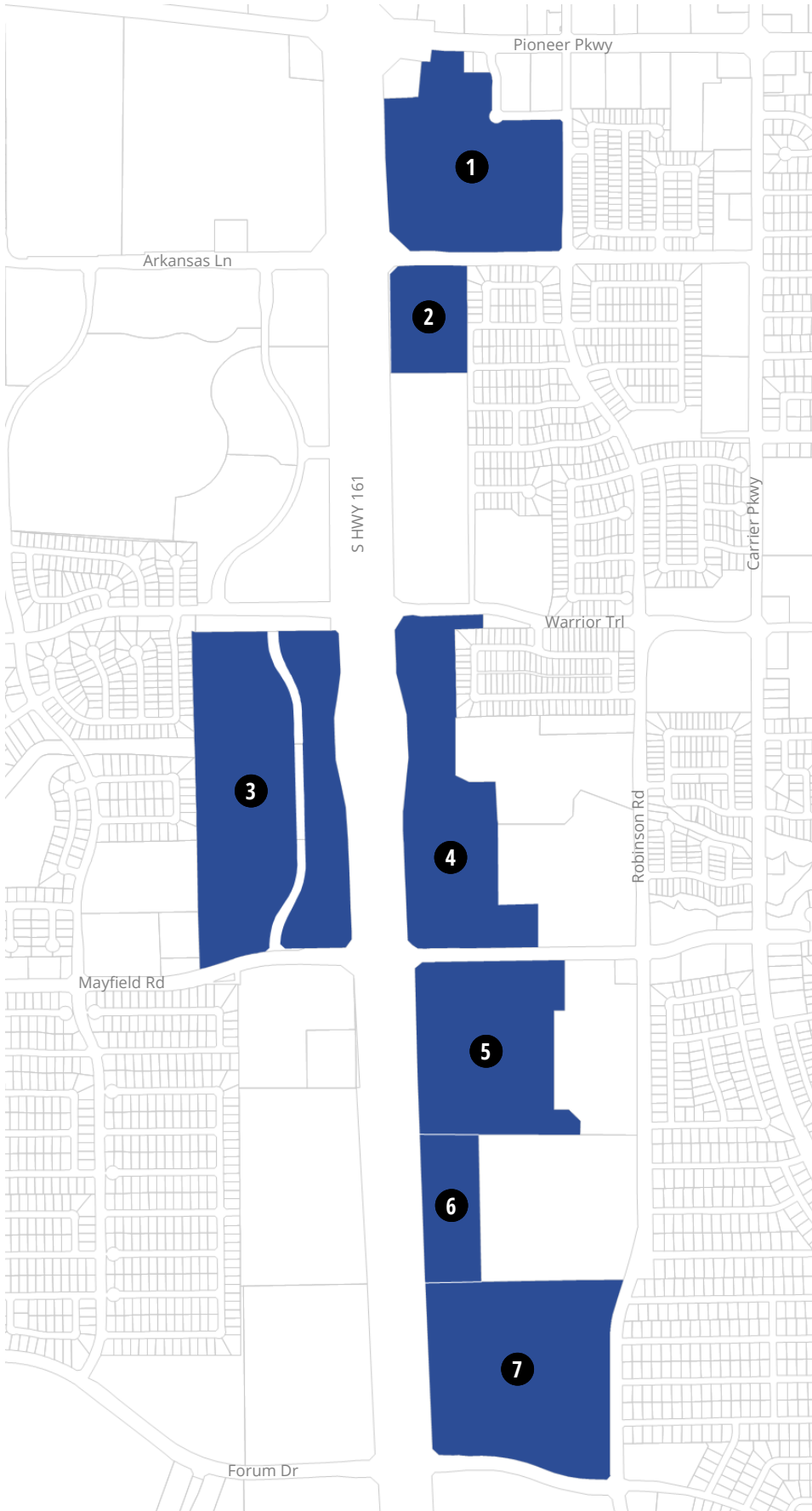
### **Next Issue:**

Multi-Family Trends

*The North Texas Region was among the nation's leaders in population growth and multi-family permits for 2017. The next issue of the Development Activity Report will explore what this means for the City of Grand Prairie.*

# 161 CORRIDOR

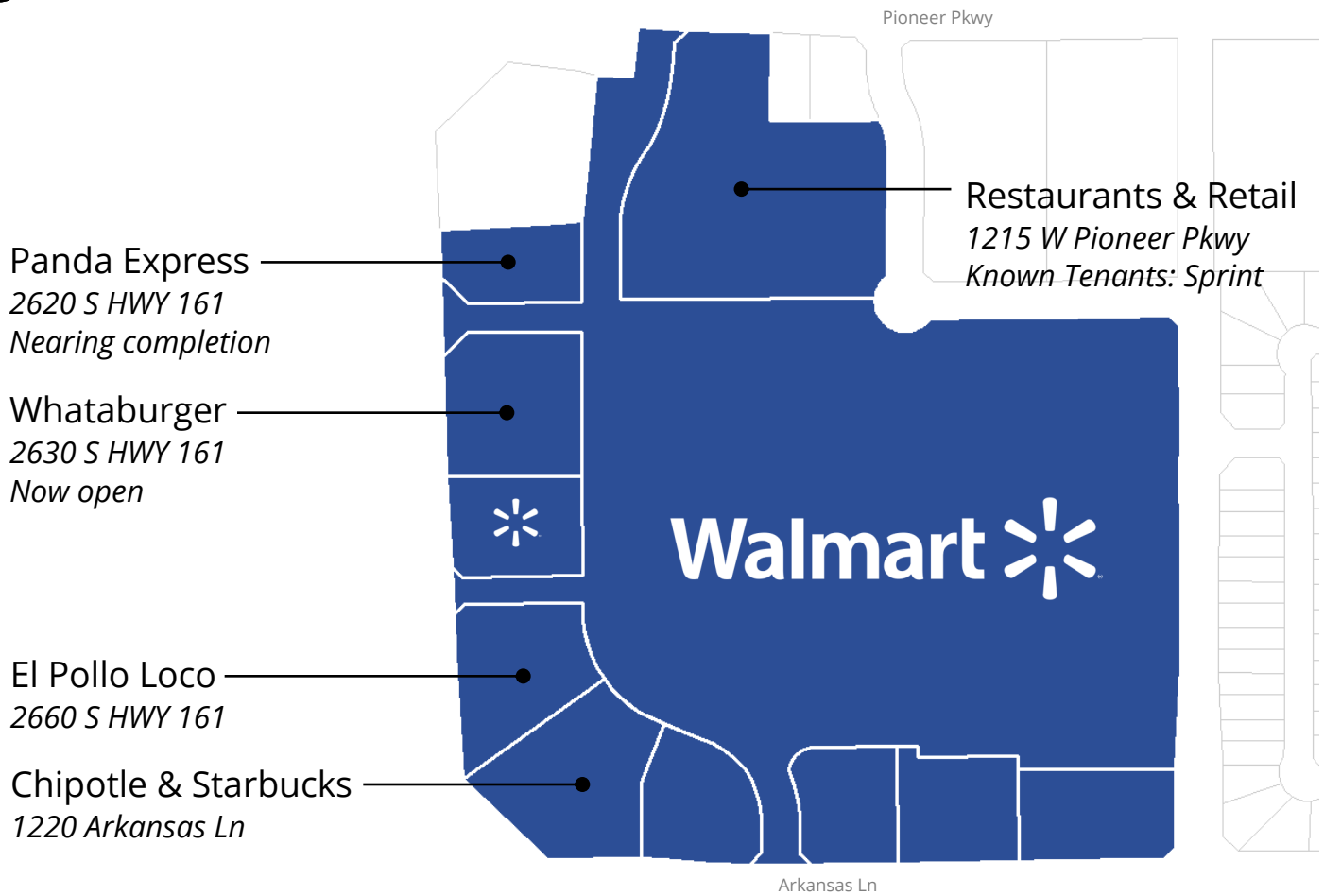
## DEVELOPMENT UPDATE



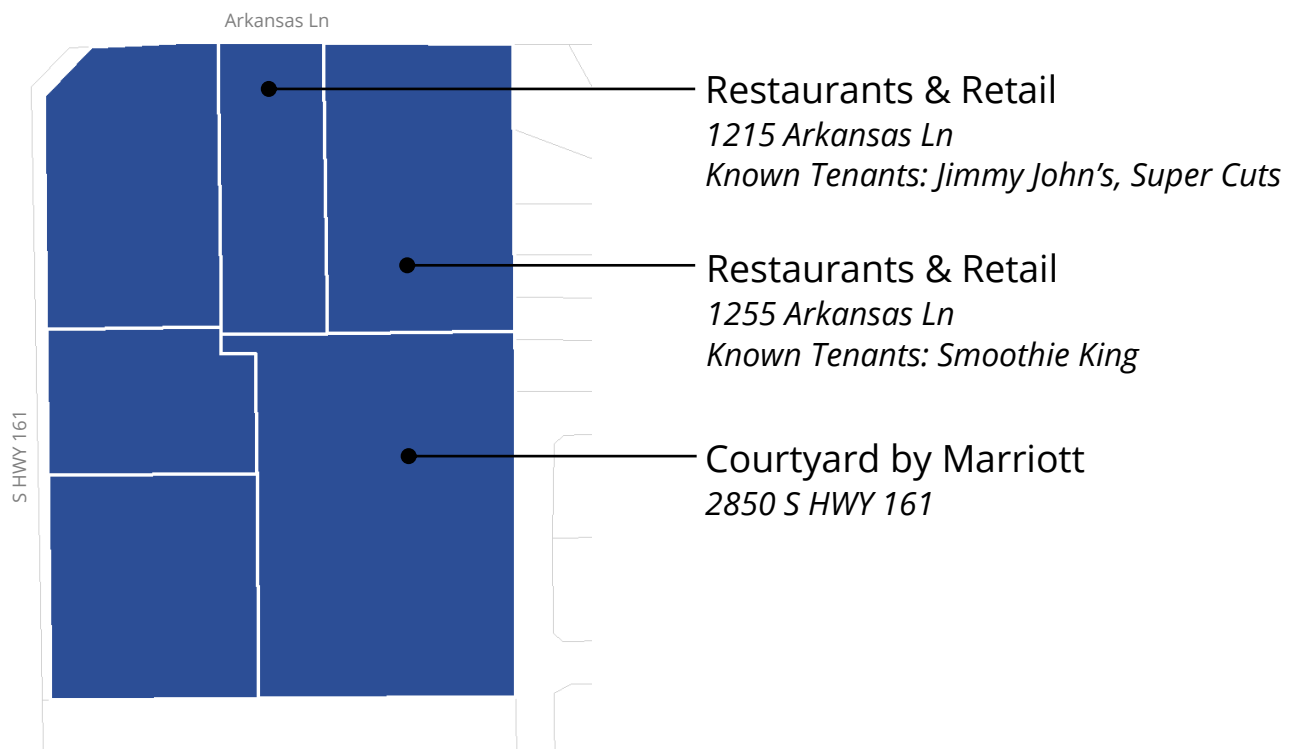
Development in the 161 Corridor is picking up. Consider this your guide to everything under construction or coming soon.

- 1 Bush & Pioneer Centre**  
Walmart anchored center with 9 pad sites.  
Developer: Robert Dorazil, Bush Pioneer Property, LP
- 2 Grand Central Crossing**  
Retail, restaurants, and a hotel on 10 acres.  
Developer: Chad Dubose, JTE
- 3 Epic West Towne Crossing**  
Retail, restaurants, and related uses on 55 acres.  
Developer: John Weber, Weber & Co.
- 4 Epic East Towne Crossing**  
Retail, restaurants, and related uses on 30 acres.  
Developer: John Weber, Weber & Co.
- 5 IKEA**  
Now open.
- 6 161 Retail Corners**  
Retail and restaurants on 10 acres.  
Developer: Dave Carter, NDC Holdings
- 7 161 & Forum Development**  
Retail, restaurants, hotels, and urban style multi-family on 39 acres.  
Developer: Charlie Anderson, TA Land Fund I LP

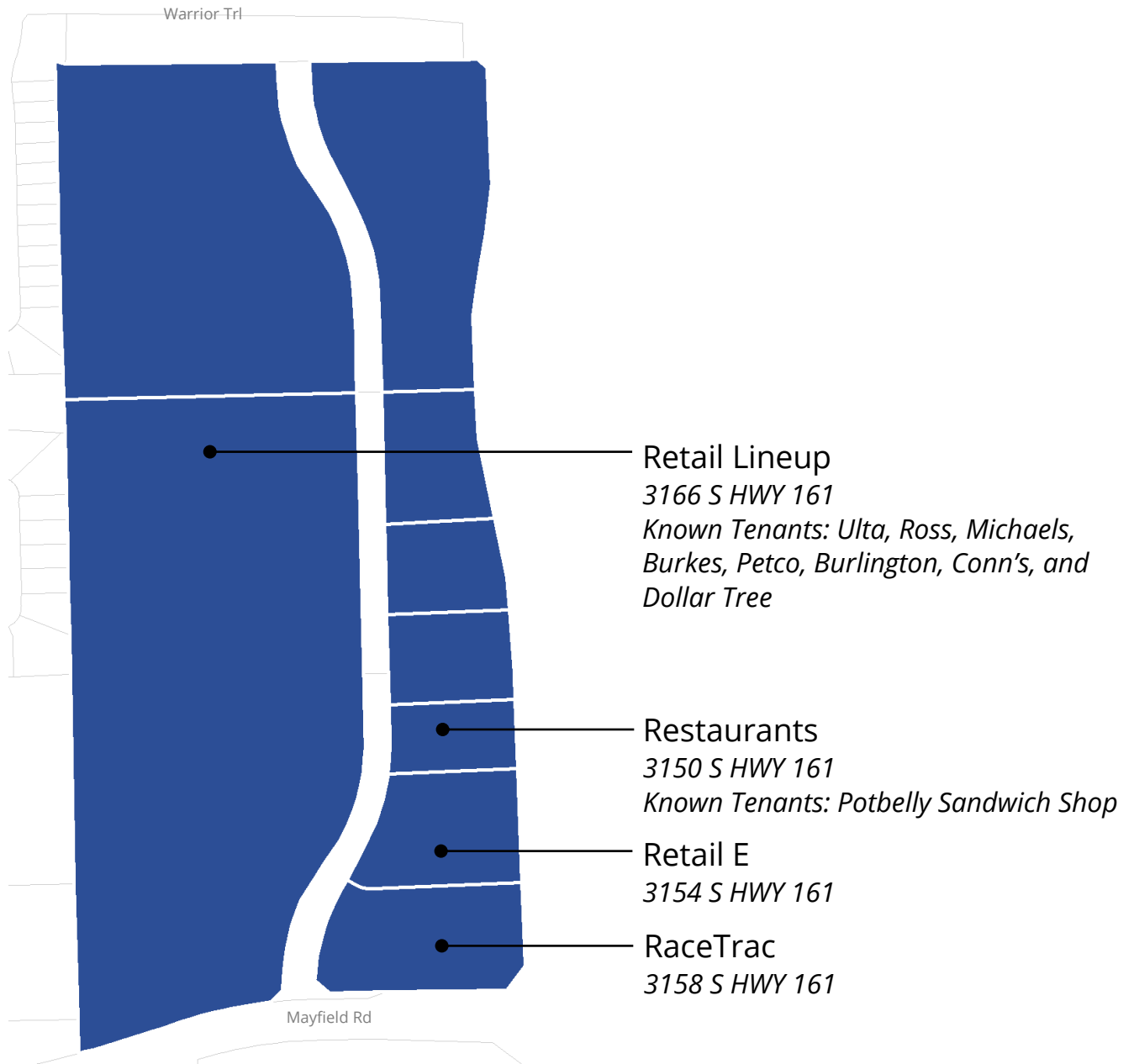
# 1 Bush & Pioneer Centre



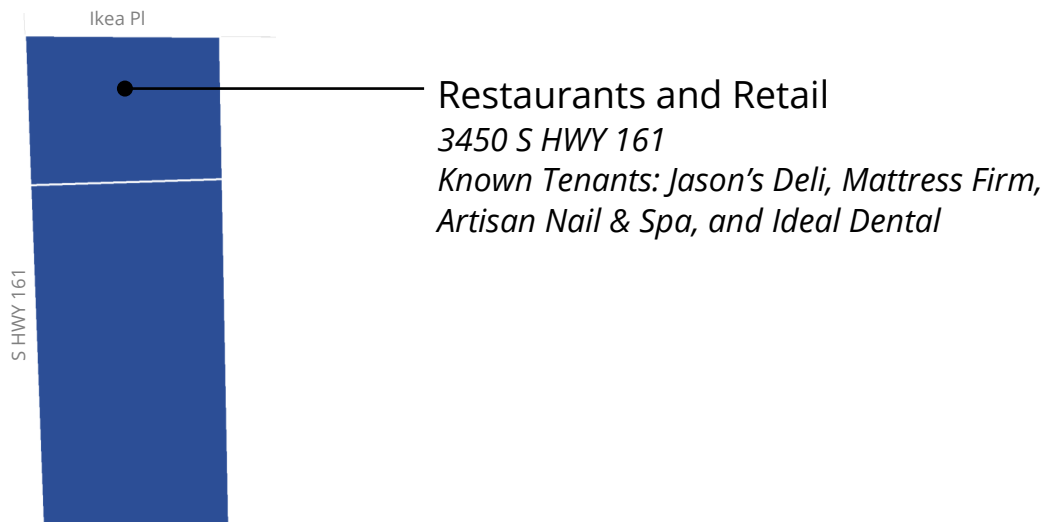
# 2 Grand Central Crossing



### 3 Epic West Towne Crossing



### 6 161 Retail Corners



# COMMERCIAL NEW DEVELOPMENT



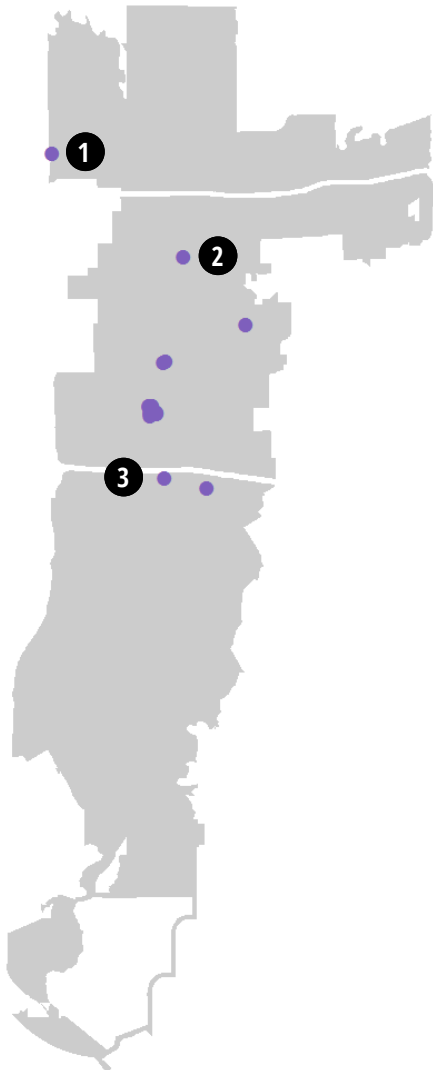
17 Building  
Permits  
Issued



Totaling  
380,114  
sq. ft.



Valued at  
\$23,794,825



## 1 Hilton Tru

Hilton Tru, a four-story, 98-room hotel, is located at 1520 N Highway 360.

## 2 T-Mobile

A new 3,080 sq. ft. T-Mobile store is under construction at 520 S Carrier Pkwy.



## 3 Staybridge Hotel

This four-story, 112-room hotel will soon be under construction at 4043 Lake Ridge Pkwy.

# MULTI-FAMILY NEW DEVELOPMENT



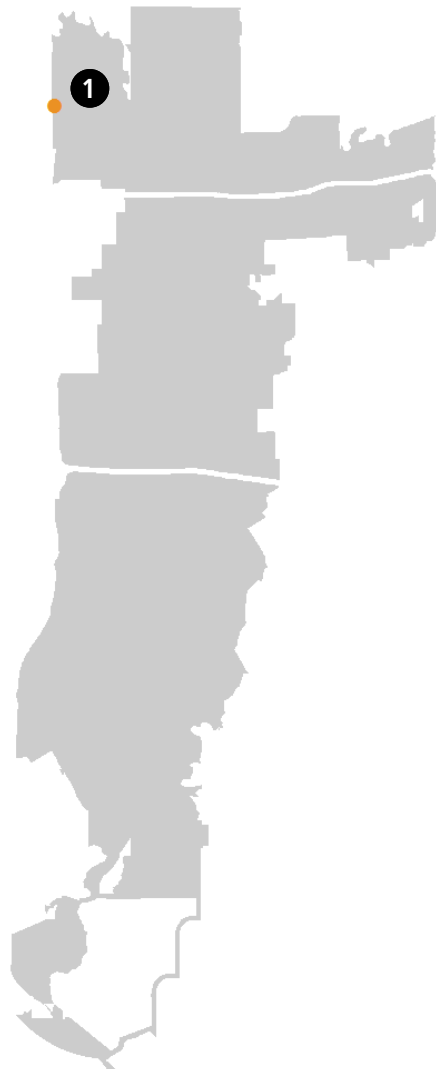
1 Building Permit Issued



For a total of 148 units



Valued at \$6,000,000



## 1 Riverside Place Apartments

Riverside Place Apartments (rendering above), a 148-unit multi-family development, is located at 2800 Green Oaks Blvd.

## PROJECTS UNDER CONSTRUCTION\*

- 01 Aura 3Sixty (S 360)
- 02 The Quadrangles (I-20)
- 03 Winding Creek (Sara Jane Pkwy)
- 04 The Enclave Phase 2 (Grand Peninsula)
- 05 Riverside Place (N 360)



Totaling 1,302 Units

\*As of April 1, 2018

# SINGLE FAMILY NEW DEVELOPMENT



Las Brisas at Mira Lagos. Image Source: GrandHomes.com



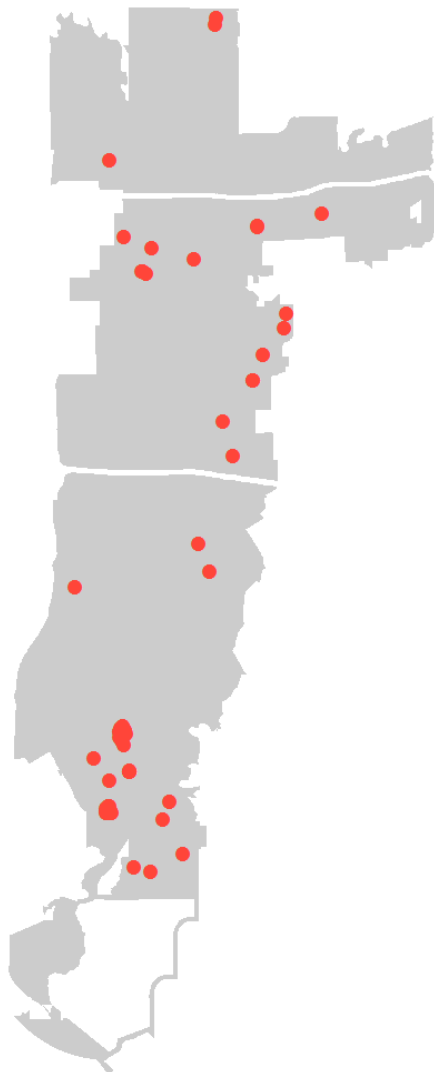
70 Building  
Permits  
Issued



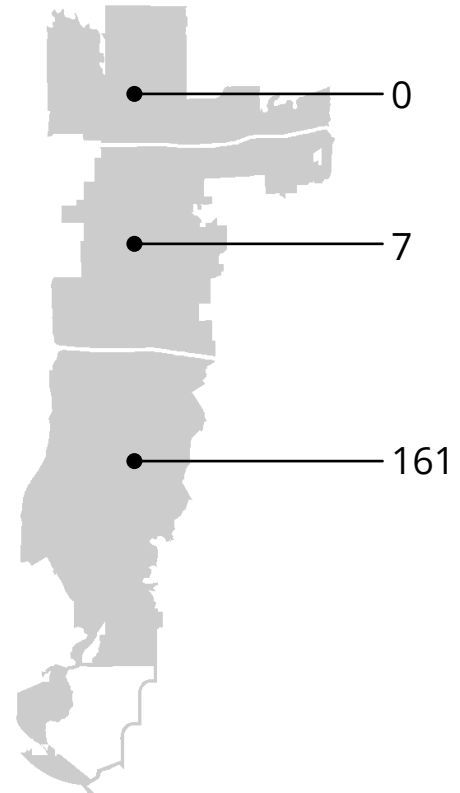
Median Size:  
3,821.5  
sq. ft.



Median Value:  
\$260,419



**LOT INVENTORY: 168\***



\*As of April 1, 2018



# FIRST QUARTER

## 2017-2018 COMPARISON

### INDUSTRIAL



Permits Issued  
2017: 1  
2018: 0



Total Sq. Ft.  
2017: 83,125  
2018: 0

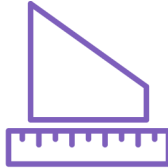


Total Value  
2017: \$4,398,000  
2018: \$0

### COMMERCIAL



Permits Issued  
2017: 5  
2018: 17



Total Sq. Ft.  
2017: 66,506  
2018: 380,114



Total Value  
2017: \$12,350,000  
2018: \$23,794,825

### MULTI-FAMILY



Permits Issued  
2017: 1  
2018: 1



Total Units  
2017: 112  
2018: 148

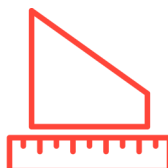


Total Value  
2017: \$13,800,000  
2018: \$6,000,000

### SINGLE FAMILY



Permits Issued  
2017: 76  
2018: 70



Median Size (sq. ft.)  
2017: 3,633  
2018: 3,821.5



Median Value  
2017: \$253,397.50  
2018: \$260,419