



EBG
EUREKA BUSINESS GROUP



2810 Mayfield Rd

17,713SF Prime Retail Space

Grand Prairie, TX

LEASE Package

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Property Profile

Available SF:	17,713
Type:	Retail
Secondary Type:	Freestanding
Year Built:	1995
Curb Cuts:	2
Entries:	4
Street Frontage:	210ft
Street Type:	Primary
Visible Signage:	Available
Traffic:	17,500 VPD

Property Highlights

- Adjacent to Traders Village
- Very Heavy weekend traffic
- 652 apartments across the street!
- Versatile building with multiple usage opportunities



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.

Property Information

17,713 SF Prime Retail Lease
2810 Mayfield rd. Grand Prairie, TX

- **Street Address:** 2810 Mayfield Rd. Grand Prairie, TX
- **Building Size:** 17,713 SF
- **Year Built:** 1995
- **Heat/Air:** Central
- **Parking:** Ample parking spaces available
- **Permitted Usage:** Retail/Office/Storage/etc.
- **Traffic:** Mayfield Rd: 17,500 VPD

Lease Information

17,713 SF Prime Retail Lease
2810 Mayfield rd. Grad Prairie, TX

- **Term:** Negotiable
- **Rent:** \$12/SF-\$15/SF +NNN
- **SF available:** 17,713
- **Subdivide:** Negotiable
- **Tenant Improvements Budget:** Negotiable
- **Available:** Immediately

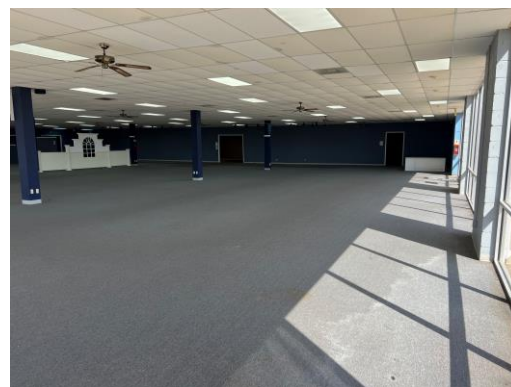
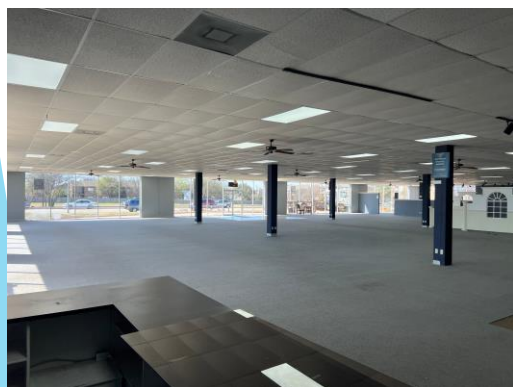
Building Pictures

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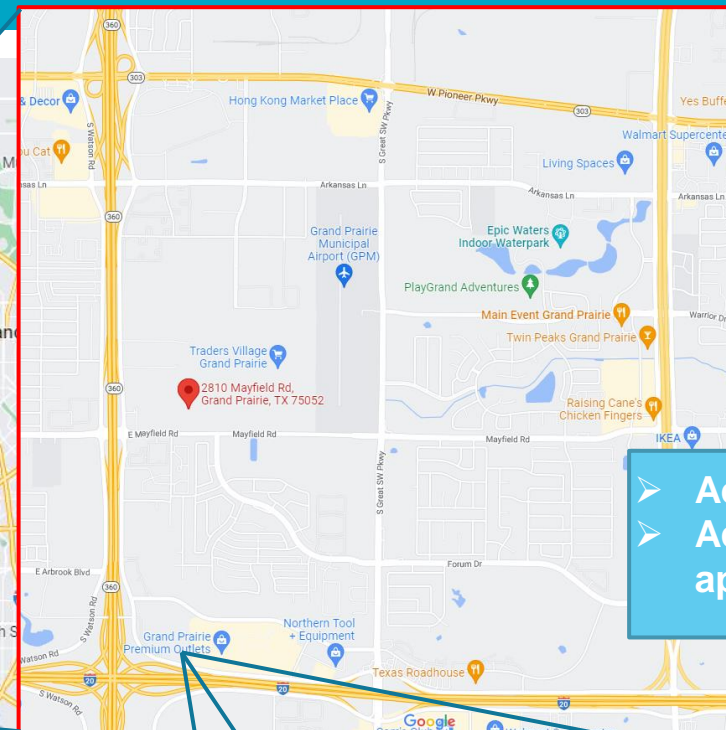
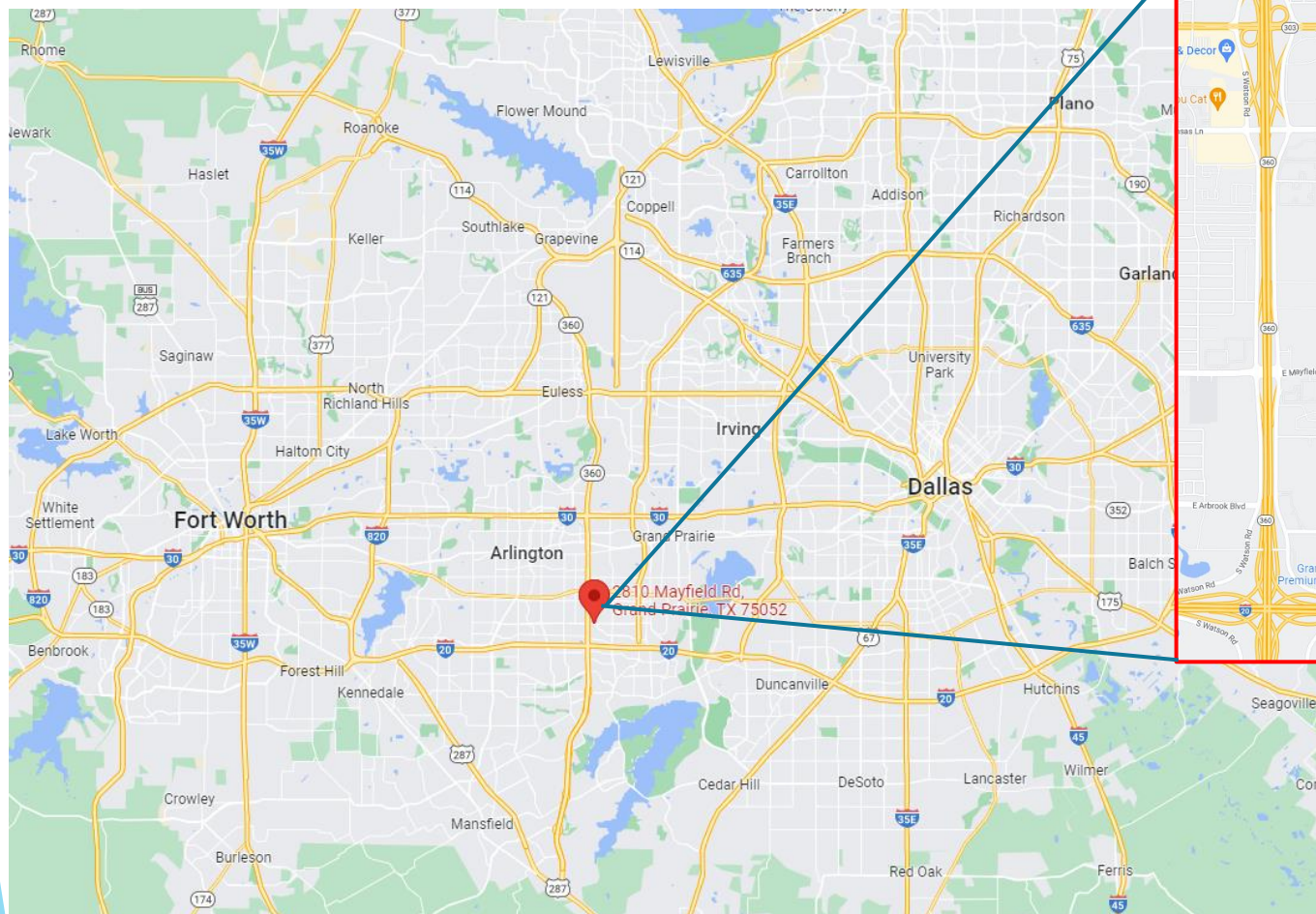
Interior Pictures

17,713 SF Prime Retail Lease
2810 Mayfield rd. Grad Prairie, TX



Location

17,713 SF Prime Retail Lease
2810 Mayfield rd. Grad Prairie, TX



- Adjacent to Traders Village
- Across the street from 652 apartments!



Location (cont.)

17,713 SF Prime Retail Lease
2810 Mayfield rd. Grad Prairie, TX



- Open on weekends
- 3,500 Vendors
- 160 Acres
- Opened 1973
- Over 6 million visitors a year!

Mission Mayfield Downs – 258 units
Hunter's Cove Apartments – 240 units
Windscape Apartments – 154 units

Zoned Multifamily
Development

2020 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	15,579	123,505	272,559
EST. DAYTIME POPULATION	1,682	29,186	84,177
EST. AVG. HH INCOME	\$83,552	\$77,621	\$73,941



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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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