

Ritter & Associates

Commercial Real Estate

Lease Space Coming Soon
3510 S Hwy 161
Grand Prairie, Texas

For information contact:

Tom Ritter
tr@ritterrealty.com

Mark Sullivan
ms@ritterrealty.com

**RITTER
ASSOCIATES
COMMERCIAL
REAL ESTATE**

305 Regency Parkway
Suite 605
Mansfield, TX 76063

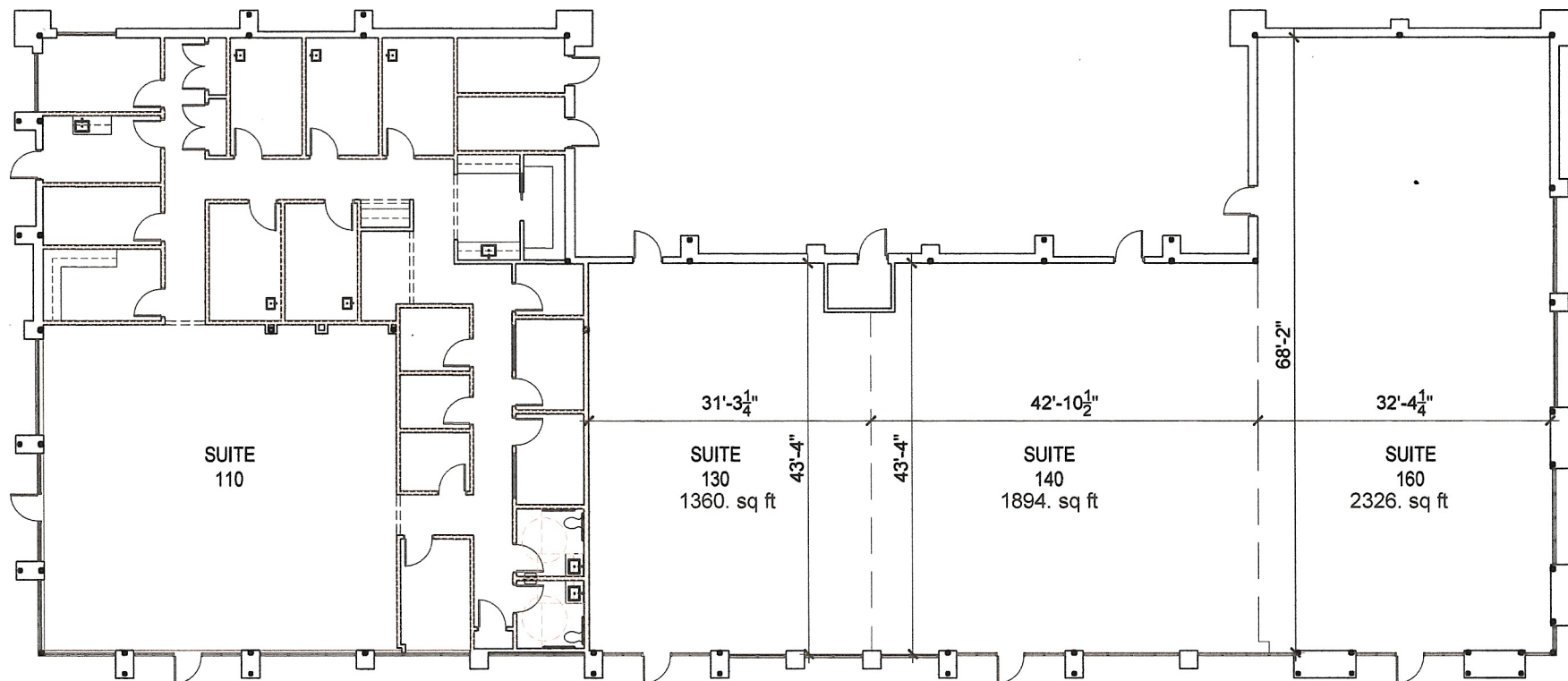
Phone: (817) 473-9393

Fax: (817) 473-8861

www.ritterrealty.com



- 161 Toll Road Retail Corners Addition
Coming Summer 2023
- 10,150 +/- SF Retail/Office Space For Lease
- Up to 4,570 SF Available
- Direct Frontage/Visibility to 161/President
George Bush Turnpike
- TI Allowance- Negotiable
- Lease Rate: \$38.00/SF + NNN

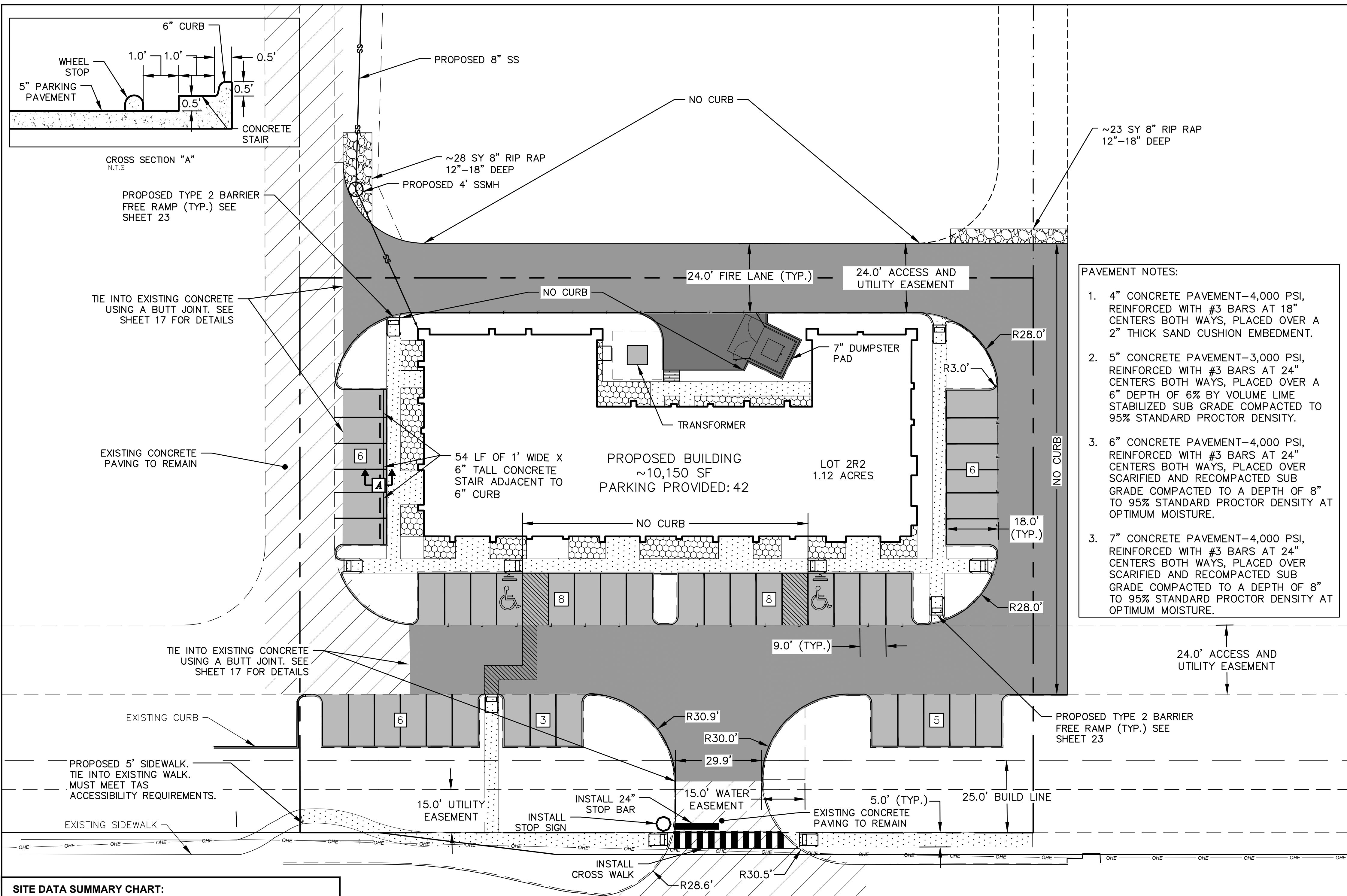


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3510 S HWY 161

SCALE: NTS

FLOOR PLAN



SITE DATA SUMMARY CHART:

NAME :	Grand Prairie Retail	
ADDRESS:	3510 S. State Hwy 161	
COUNTY:	Dallas	
ZONING:	PD 294 + S.H. 161 Overlay District	
CURRENT LAND USE:	Vaccant	
PROPOSED LAND USE:	Retail shell, eye doctor office and sales	
GROSS ACREAGE:	1.123 acres (48,925 sq. ft.)	
ACRES IN FLOODPLAIN:	0	
OVERALL BUILDING SQUARE FOOTAGE:	10,150 sq. ft.	
BUILDING HEIGHT:	27'-6"	
	Percentage (%)	Square Footage (Sq. Ft.)
BUILDING COVERAGE:	20.75 %	10,150 Sq. Ft.
IMPERVIOUS COVERAGE:	54.15 %	26,516 Sq. Ft.
PERVIOUS COVERAGE:	25.10 %	12,259 Sq. Ft.
PERCENTAGE OF SITE LANDSCAPING:	24.3%	
IMPACT ZONE:	NORTH	
REQUIRED PARKING SPACES:	42	
PROVIDED PARKING SPACES:	43	
REQUIRED ACCESSIBLE PARKING:	2	
PROVIDED ACCESSIBLE PARKING:	2	
WATER METER: DOMESTIC	2"	
WATER METER: IRRIGATION	1"	

Density and Dimensional Requirements

The property is subject to density and dimensional requirements in Article 6 of the Unified Development Code (UDC) when not specified by the Planned Development. The following table summarizes these requirements. The proposal meets the density and dimensional requirements.

Table 2. Site Data Summary

Standard	Required GR	Proposed	Meets
Min. Lot Area (Sq.Ft.)	20,000 (PD)	48,925 Sq. Ft.	Yes
Min. Lot Width (Ft.)	100 (PD)	254.32'	Yes
Min. Lot Depth (Ft.)	150 (PD)	192.38'	Yes
Front Setback (Ft.)	25(UDC)	25'	Yes
Side Setback Internal (Ft.)	0(UDC)	0	Yes
Side Setback Residential (Ft.)	10(UDC)	N/A	N/A
Rear Setback (Ft.)	0(UDC)	0	Yes
Max Height (Ft.)	50(PD)	27'-6"	Yes
Max Floor Area Ratio (FAR)	.35:1(UDC)	10,150 Sq.Ft.	Yes

Parking Requirements

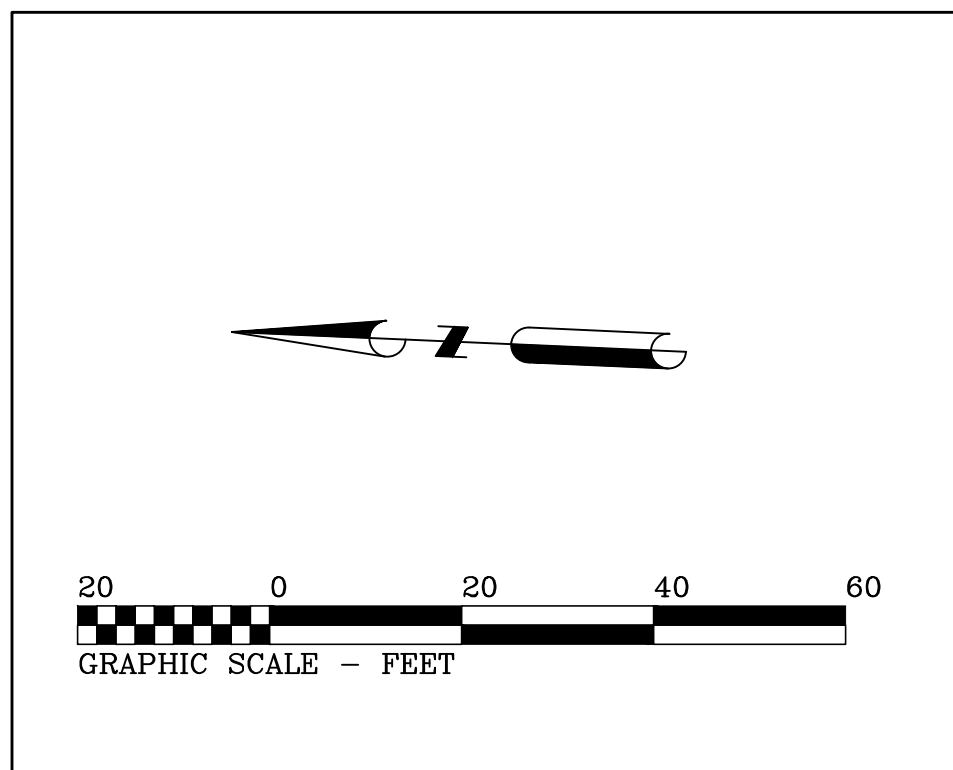
The property is subject to parking requirements in Article 10 of the UDC. The following table summarizes these requirements. The proposal meets the parking requirements.

Table 2. Site Data Summary

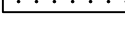







Standard	Required	Proposed	Meets
Retail (1 space /275 Sq. Ft.)			
10,150 / 275	37	47	Yes

S STATE HWY 161

CITY OF GRAND PRAIRIE
STANDARD DETAIL SHEETS
INCORPORATED HEREIN BY
REFERENCE.



LEGEND

	PROPOSED 4" SIDEWALK CONCRETE PAVEMENT
	PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT
	PROPOSED 6" FIRELANE CONCRETE PAVEMENT
	PROPOSED 7" DUMPSTER PAD CONCRETE PAVEMENT
	PROPOSED 1"—2" RIVER ROCK
	EXISTING CONCRETE PAVEMENT
	PROPOSED BARRIER FREE CURB RAMP (TYPE 2)
	PROPOSED PARKING COUNT

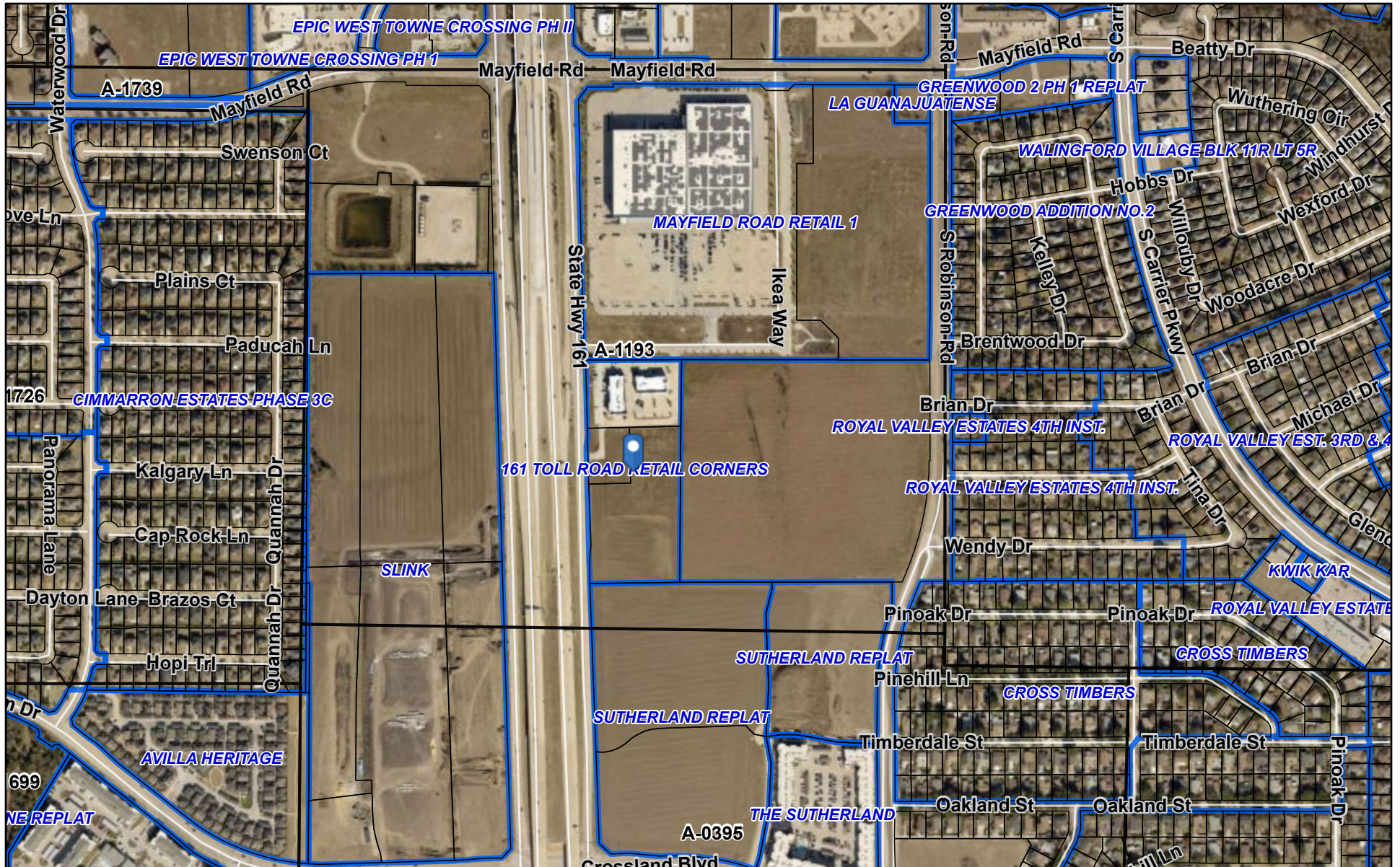
NOTES:

1. DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. PROPOSED CONCRETE TO BE TIED INTO EXISTING CONCRETE USING A BUTT JOINT. SEE SHEET 17.
3. PROPOSED CONCRETE TO HAVE 6" CURB UNLESS OTHERWISE NOTED.

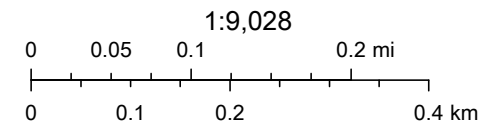
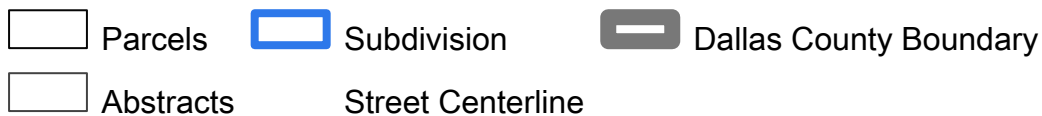
GPS MONUMENT 38 – 2016 UPDATE

A TOP SECURITY ROD MONUMENT WITH ALUMINUM CAP STAMPED "GPS 38" LOCATED APPROXIMATELY 85 FEET EAST OF THE CENTERLINE OF WATERWOOD DRIVE AND APPROXIMATELY 42 FEET

161 Toll Road Retail Corners Addition



2/9/2023, 12:15:26 PM



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Dallas County Appraisal District, BIS Consulting - www.bisconsulting.com

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



This rendering is an artistic representation of the proposed building. Variations in scope of work, color, building materials, grading, etc., may impact actual constructed appearance. All signage, shown or not, to be purchased and installed by owner and is not in contract.



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.

Ritter and Associates Real Estate LLC	9002899	ds@ritterrealty.com	817-473-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Designated Broker of Firm	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date