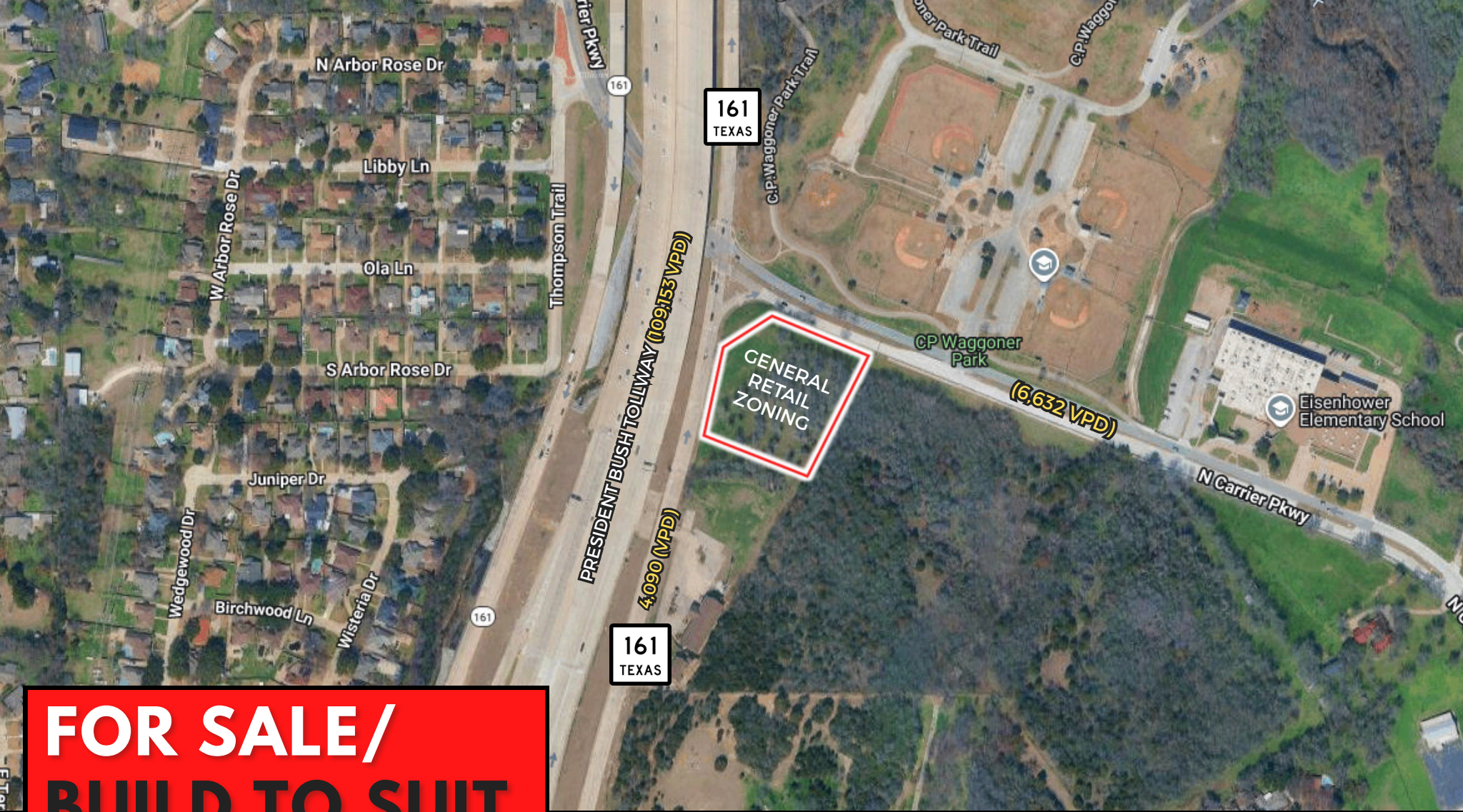




**FOR SALE/
BUILD TO SUIT**

±2.63 AC

2200 N CARRIER PARKWAY
GRAND PRAIRIE, TX



PROPERTY OVERVIEW

2200 N CARRIER PARKWAY

GRAND PRAIRIE, TX



**PROPOSED 288 APARTMENT
UNITS**

**PROPOSED 180 SINGLE-FAMILY
UNITS**



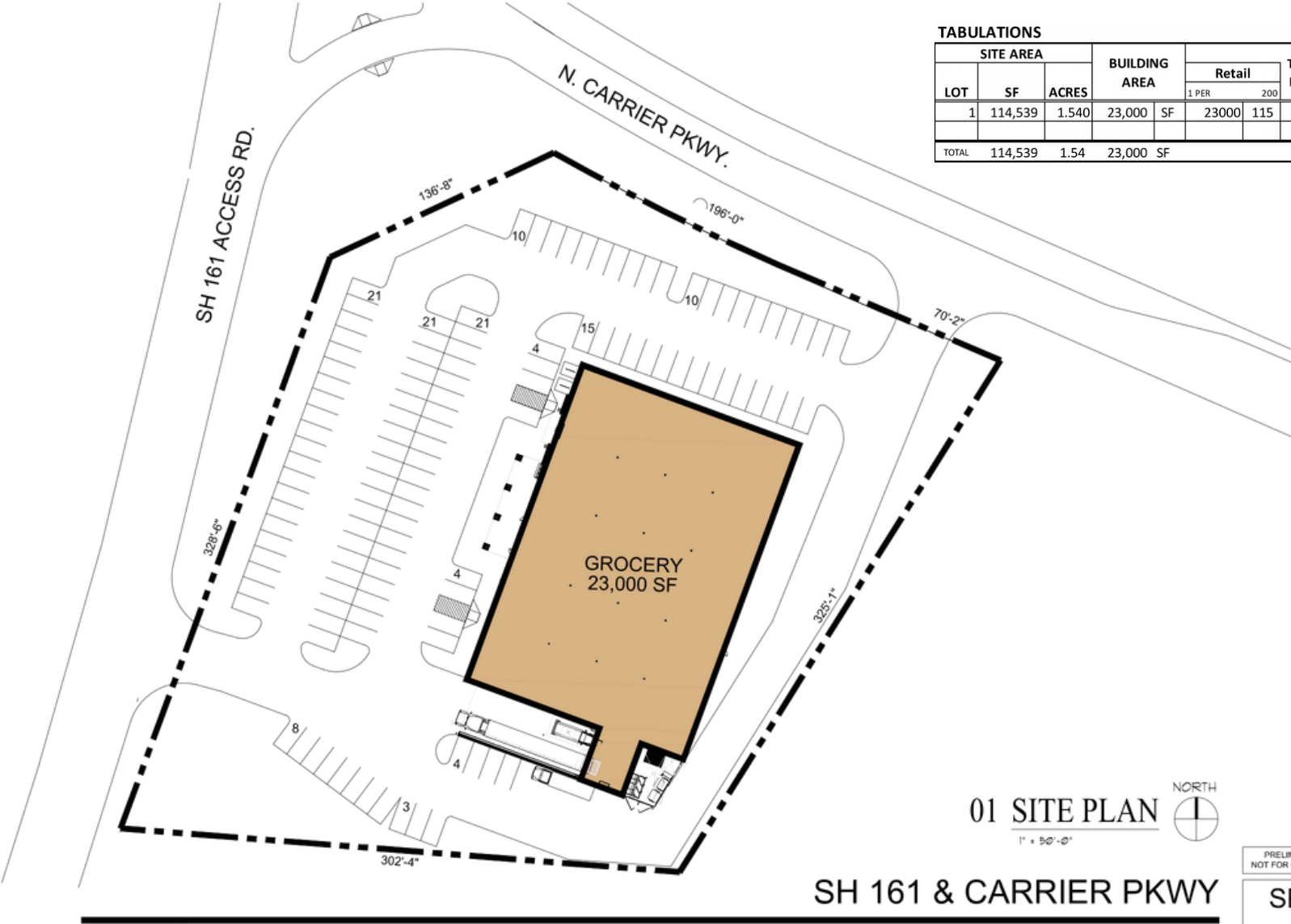
Zoning: General Retail in
PD-164



Price: See Agent



OPTION A



SITE AREA			BUILDING AREA		Retail		TOTAL REQ'D	TOTAL PROV.
LOT	SF	ACRES			1 PER	200		
1	114,539	1.540	23,000	SF	23000	115	115	121
TOTAL			23,000	SF			115	121

01 SITE PLAN
1" = 50'-0"

SH 161 & CARRIER PKWY

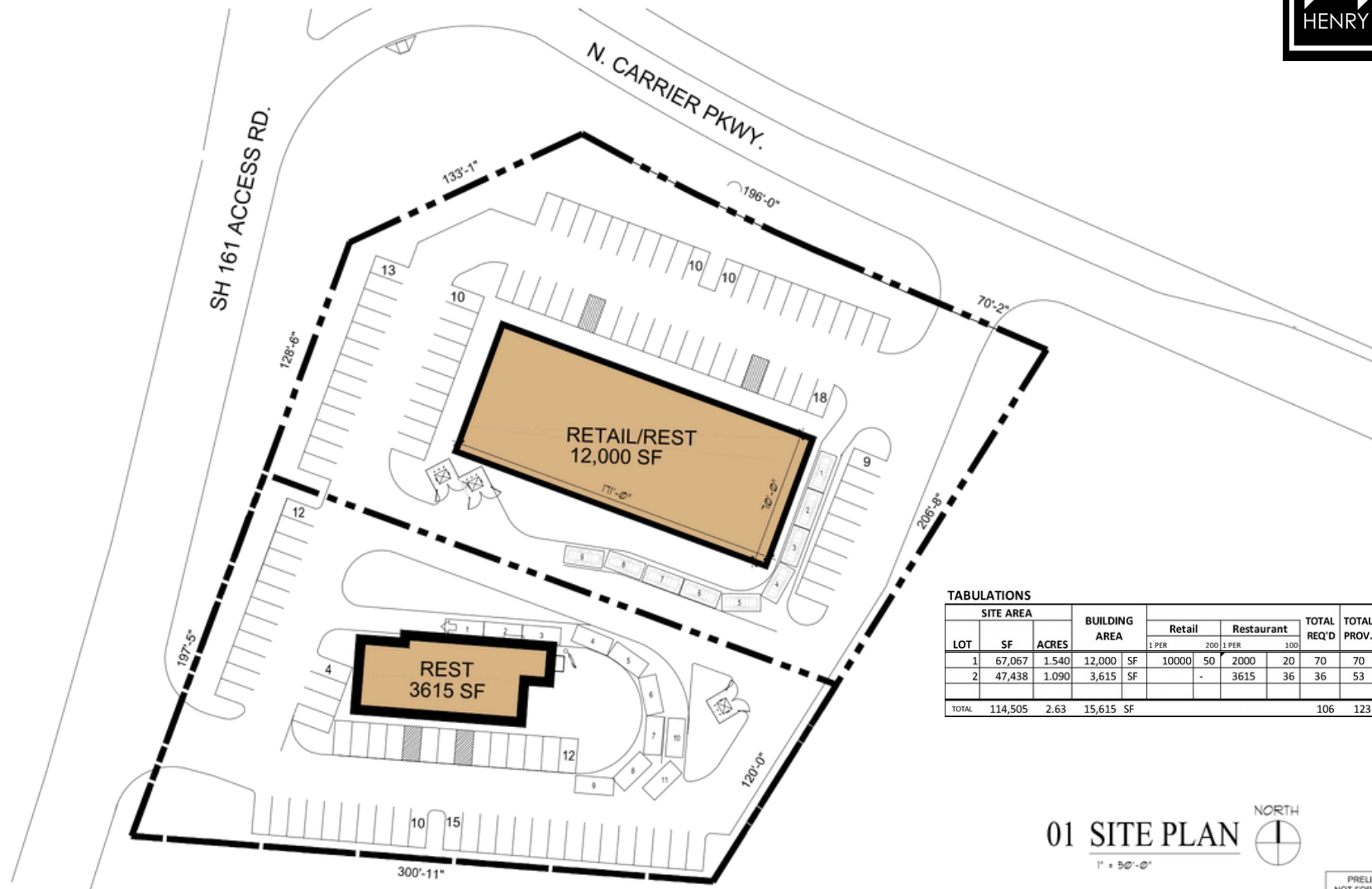
GRAND PRAIRIE, TEXAS
HENRY S MILLER

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

SP01

JOB NO: 26-057
ISSUE DATE: 9/9/2026
SCALE: AS NOTED

OPTION B



TABULATIONS

SITE AREA			BUILDING AREA	Retail		Restaurant		TOTAL REQ'D	TOTAL PROV.
LOT	SF	ACRES		1 PER	200	1 PER	100		
1	67,067	1.540	12,000 SF	10000	50	2000	20	70	70
2	47,438	1.090	3,615 SF	-	-	3615	36	36	53
TOTAL	114,505	2.63	15,615 SF					106	123

01 SITE PLAN

1" = 50'-0"

NORTH

SH 161 & CARRIER PKWY

GRAND PRAIRIE, TEXAS

HENRY S MILLER

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

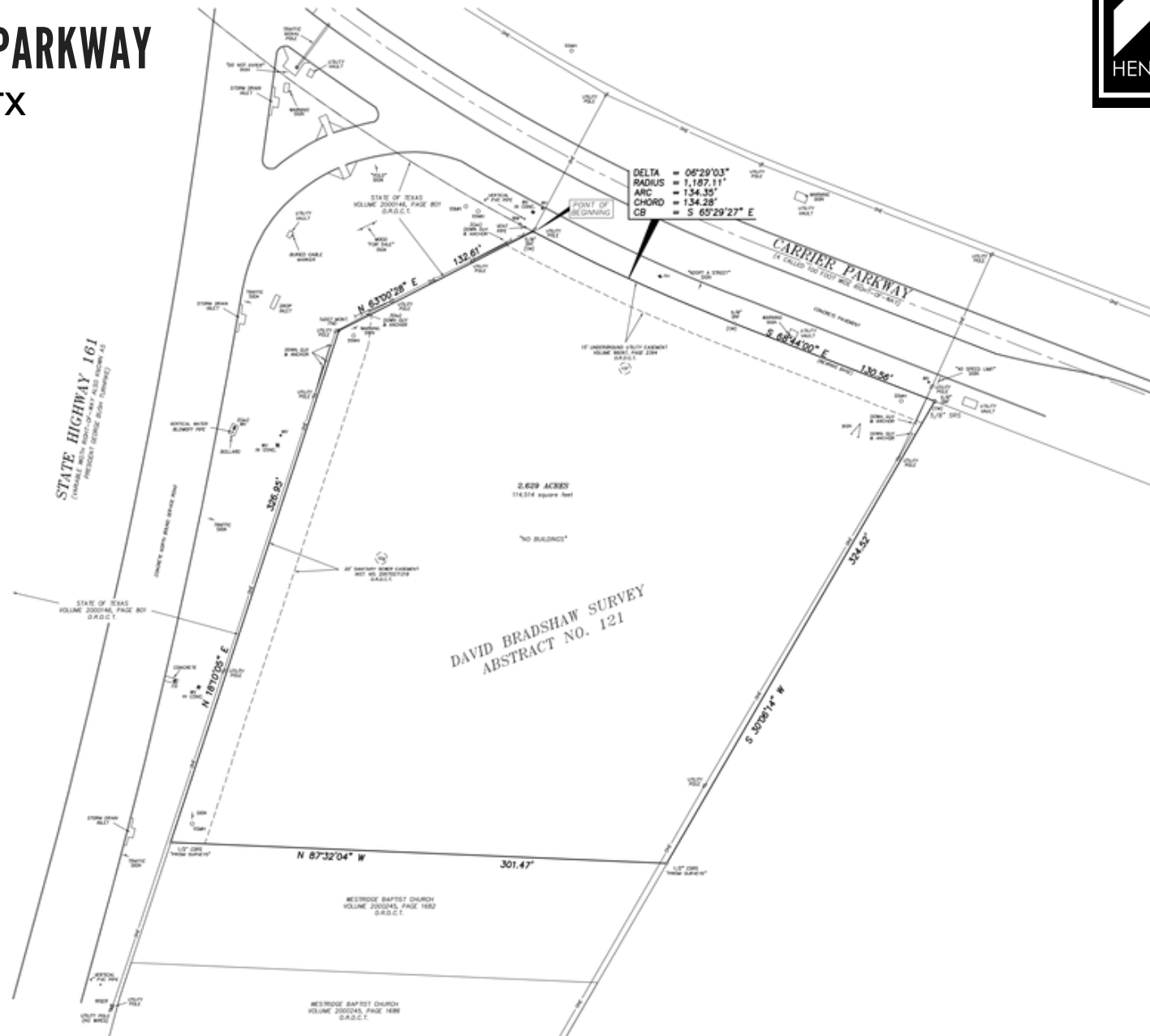
SP02

JOB NO: 26-057
ISSUE DATE: 9/8/2026
SCALE: AS NOTED

SURVEY

2200 N CARRIER PARKWAY
GRAND PRAIRIE, TX

GRAND PRAIRIE, TX



DEMOGRAPHICS

2200 N CARRIER PARKWAY GRAND PRAIRIE, TX



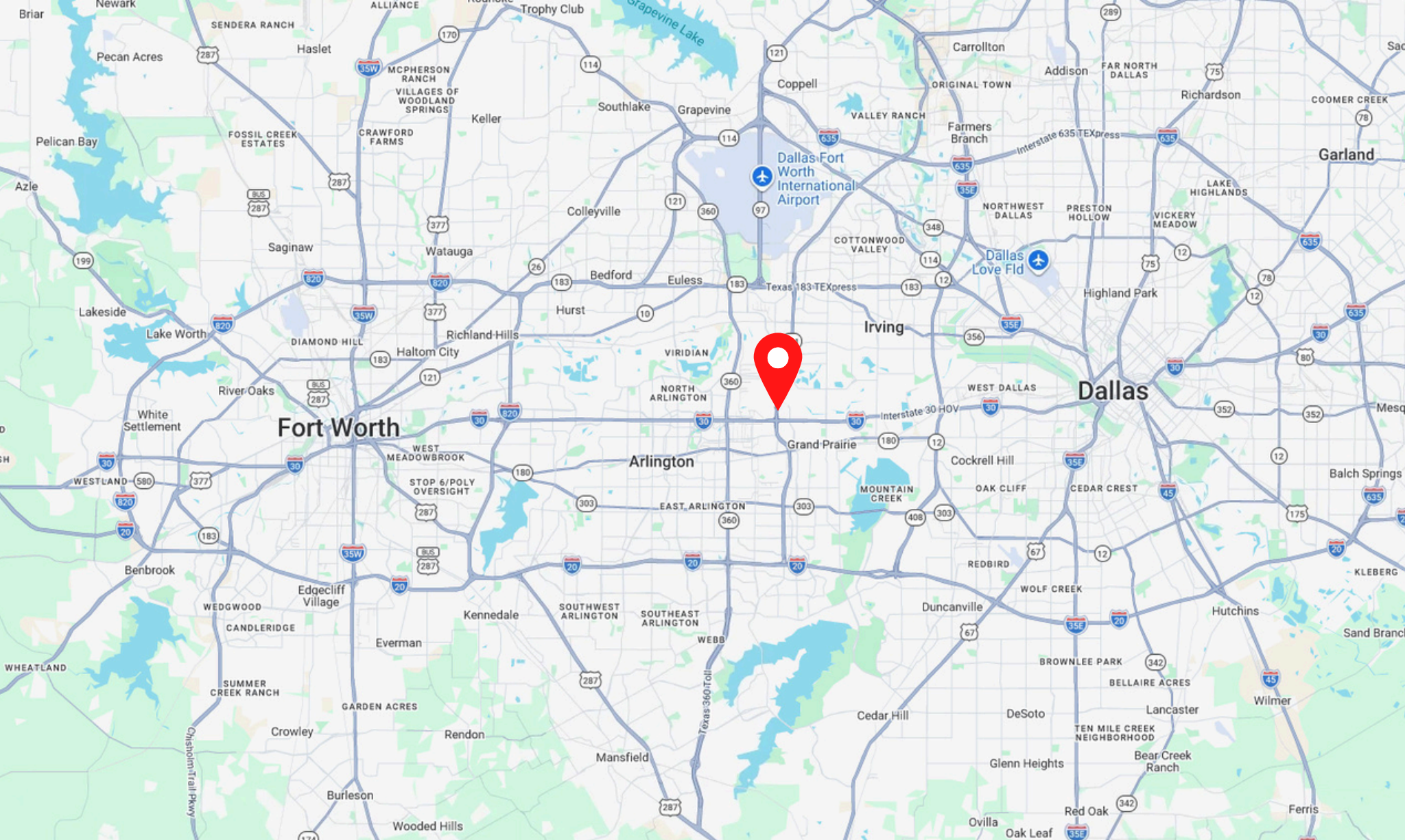
2200 N Carrier Parkway Grand Prairie, TX 75050	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2026)	8,649		64,004		257,337	
Projected Population (2031)	7,841		62,292		253,140	
Census Population (2020)	8,790		61,406		249,803	
Census Population (2010)	8,921		59,440		232,856	
Projected Annual Growth (2026-2031)	-808	-1.9%	-1,712	-0.5%	-4,197	-0.3%
Historical Annual Growth (2020-2026)	-141		2,598	0.7%	7,534	0.5%
Historical Annual Growth (2010-2020)	-132	-0.1%	1,965	0.3	16,947	0.7%
Estimated Population Density (2026)	2,754 <i>psm</i>		2,266 <i>psm</i>		3,278 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>	
Households						
Estimated Households (2026)	3,449		25,296		98,050	
Projected Households (2031)	3,123		24,694		97,208	
Census Households (2020)	3,621		24,239		91,186	
Census Households (2010)	3,732		23,091		84,940	
Projected Annual Growth (2026-2031)	-326	-1.9%	-602	-0.5%	-842	-0.2%
Historical Annual Change (2010-2026)	-283	-0.5%	2,205	0.6%	13,110	1.0%
Average Household Income						
Estimated Average Household Income (2026)	\$108,603		\$90,344		\$92,628	
Projected Average Household Income (2031)	\$108,238		\$89,562		\$93,763	
Census Average Household Income (2010)	\$68,716		\$53,555		\$49,763	
Census Average Household Income (2000)	\$62,820		\$51,045		\$48,290	
Projected Annual Change (2026-2031)	-\$365		-\$782	-0.2%	\$1,134	0.2%
Historical Annual Change (2000-2026)	\$45,784	2.8%	\$39,299	3.0%	\$44,338	3.5%
Median Household Income						
Estimated Median Household Income (2026)	\$88,015		\$71,637		\$73,211	
Projected Median Household Income (2031)	\$87,175		\$70,624		\$73,622	
Census Median Household Income (2010)	\$58,449		\$43,678		\$41,004	
Census Median Household Income (2000)	\$50,979		\$40,794		\$39,939	
Projected Annual Change (2026-2031)	-\$840	-0.2%	-\$1,013	-0.3%	\$410	0.1%
Historical Annual Change (2000-2026)	\$37,037	2.8%	\$30,844	2.9%	\$33,272	3.2%
Per Capita Income						
Estimated Per Capita Income (2026)	\$43,337		\$35,732		\$35,310	
Projected Per Capita Income (2031)	\$43,139		\$35,531		\$36,023	
Census Per Capita Income (2010)	\$28,750		\$20,802		\$18,153	
Census Per Capita Income (2000)	\$25,578		\$20,223		\$18,581	
Projected Annual Change (2026-2031)	-\$198		-\$201	-0.1%	\$713	0.4%
Historical Annual Change (2000-2026)	\$17,759	2.7%	\$15,509	2.9%	\$16,729	3.5%
Estimated Average Household Net Worth (2026)	\$926,247		\$543,064		\$548,662	

DEMOGRAPHICS

2200 N CARRIER PARKWAY
GRAND PRAIRIE, TX



2200 N Carrier Parkway Grand Prairie, TX 75050	1 mi radius	3 mi radius	5 mi radius
Race and Ethnicity			
Total Population (2026)	8,649	64,004	257,337
White (2026)	3,743 43.3%	21,407 33.4%	82,371 32.0%
Black or African American (2026)	1,692 19.6%	16,757 26.2%	58,289 22.7%
American Indian or Alaska Native (2026)	92 1.1%	716 1.1%	3,379 1.3%
Asian (2026)	416 4.8%	2,612 4.1%	16,695 6.5%
Hawaiian or Pacific Islander (2026) Other	16 0.2%	76 0.1%	349 0.1%
Race (2026)	1,286 14.9%	11,766 18.4%	50,717 19.7%
Two or More Races (2026)	1,404 16.2%	10,671 16.7%	45,536 17.7%
Population < 18 (2026)	1,873 21.7%	16,041 25.1%	64,958 25.2%
White Not Hispanic	353 18.8%	2,078 13.0%	8,446 13.0%
Black or African American	400 21.4%	4,234 26.4%	14,741 22.7%
Asian	58 3.1%	376 2.3%	3,061 4.7%
Other Race Not Hispanic	68 3.6%	484 3.0%	1,866 2.9%
Hispanic	993 53.1%	8,870 55.3%	36,844 56.7%
Not Hispanic or Latino Population (2026)	5,256 60.8%	35,056 54.8%	135,892 52.8%
Not Hispanic White	2,968 56.5%	15,079 43.0%	58,747 43.2%
Not Hispanic Black or African American	1,661 31.6%	16,142 46.0%	55,890 41.1%
Not Hispanic American Indian or Alaska Native	19 0.4%	165 0.5%	570 0.4%
Not Hispanic Asian	412 7.8%	2,513 7.2%	16,125 11.9%
Not Hispanic Hawaiian or Pacific Islander	8 0.2%	45 0.1%	232 0.2%
Not Hispanic Other Race	13 0.2%	68 0.2%	287 0.2%
Not Hispanic Two or More Races	176 3.4%	1,043 3.0%	4,040 3.0%
Hispanic or Latino Population (2026)	121,445 47.2%	23,624 19.5%	23,624 19.5%
Hispanic White	3,393 39.2%	775 22.8%	6,327 21.9%
Hispanic Black or African American	28,948 45.2%	31 0.9%	615 2.1%
Hispanic American Indian or Alaska Native	23,624 19.5%	73 2.2%	551 1.9%
Hispanic Asian	2,399 2.0%	4 0.1%	98 0.3%
Hispanic Hawaiian or Pacific Islander	-	8 0.2%	31 0.1%
Hispanic Other Race	118	1,273 37.5%	11,698 40.4%
Hispanic Two or More Races	50,430 41.5%	1,228 36.2%	9,627 33.3%
Not Hispanic or Latino Population (2020)	41,496 34.2%	5,848 66.5%	33,245 54.1%
Hispanic or Latino Population (2020)	120,642 48.3%	2,942 33.5%	28,161 45.9%
Not Hispanic or Latino Population (2010)	118,538 50.9%	6,376 71.5%	33,642 56.6%
Hispanic or Latino Population (2010)	114,318 49.1%	2,545 28.5%	25,799 43.4%
Not Hispanic or Latino Population (2031)	138,018 54.5%	4,695 59.9%	34,502 55.4%
Hispanic or Latino Population (2031)	115,122 45.5%	3,145 40.1%	27,789 44.6%
Projected Annual Growth (2026-2031)	-6,323 -1.0%	-247 -1.5%	-1,158 -0.8%
Historical Annual Growth (2010-2020)	14,843 1.3%	2,362 0.9%	397 1.6%



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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Darrell Hurmis	356851	dhurmis@henrysmiller.com	(972) 419-4077
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Paul W. Vernon	376085	paulvernon@henrysmiller.com	(972) 419-4023
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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IABS 1-2