

# POLO

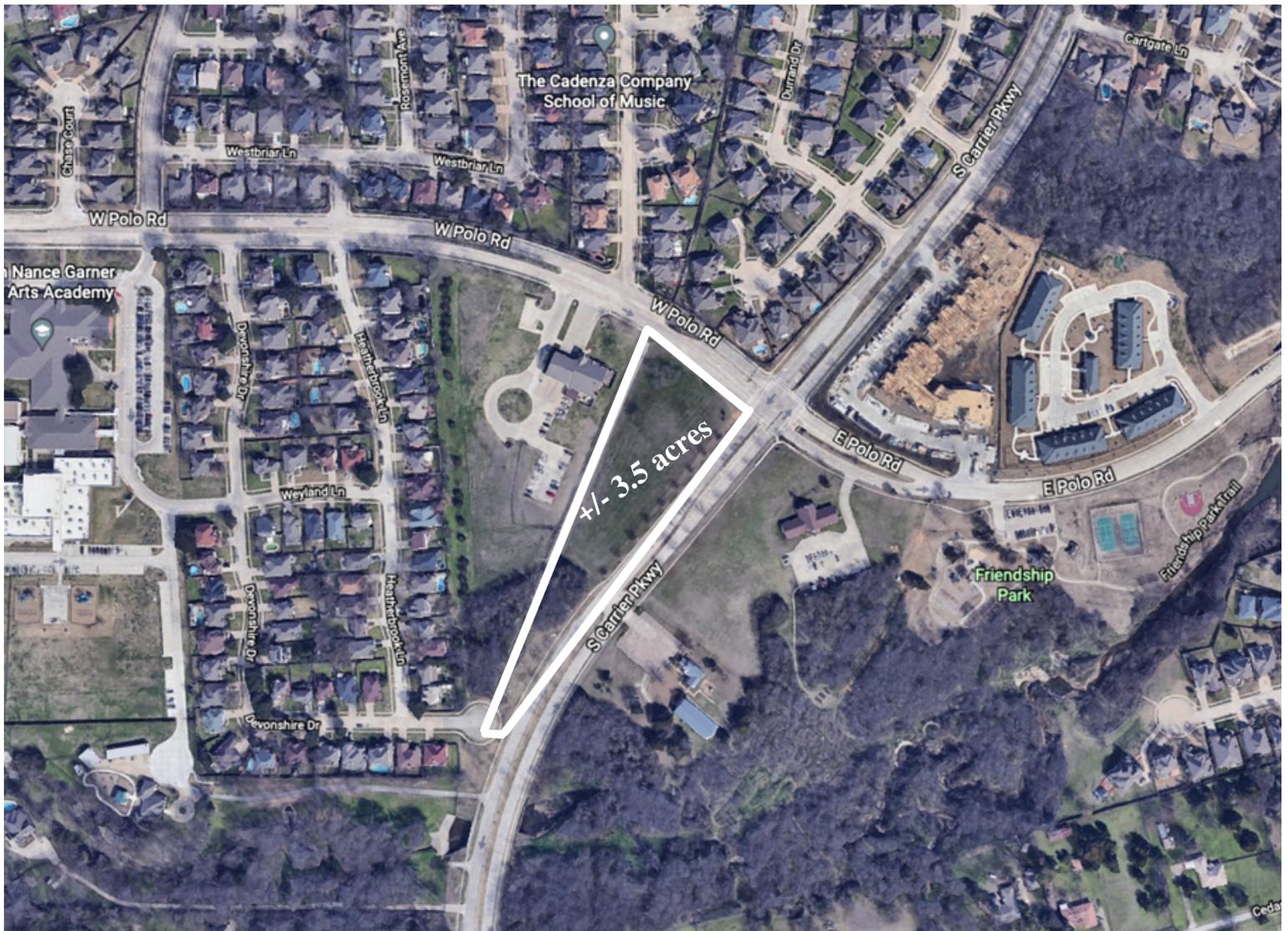
4700 S CARRIER PKWY, Grand Prairie, TX  
Corner of Polo Rd and Carrier Pkwy

+/- 3.5 acres



*Purchase price: Available upon request*

- High traffic count
- Close proximity to I-20
- Ideal office/Daycare site



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10800 Pecan Park Blvd, Ste. 125, Austin, TX 78750

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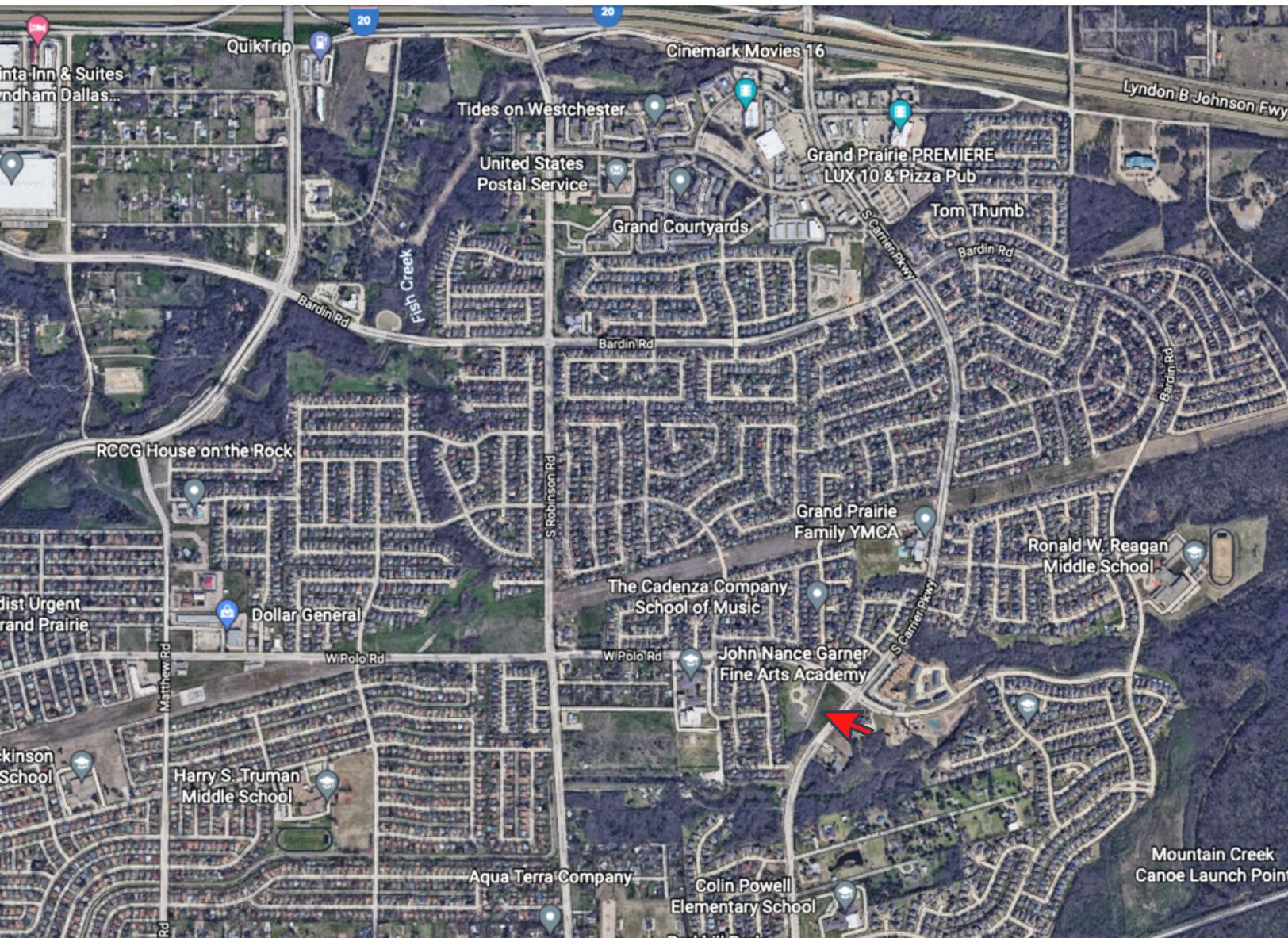
## Demographics

	1 MILE	3 MILE	5 MILE
2018 population	14,122	68,600	198,237
Average HH Income	\$122,919	\$101,023	\$89,287
Traffic Count	13,000 vehicles per day		

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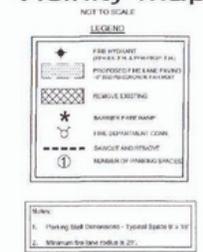
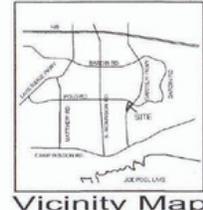
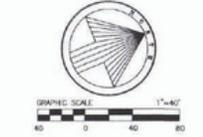
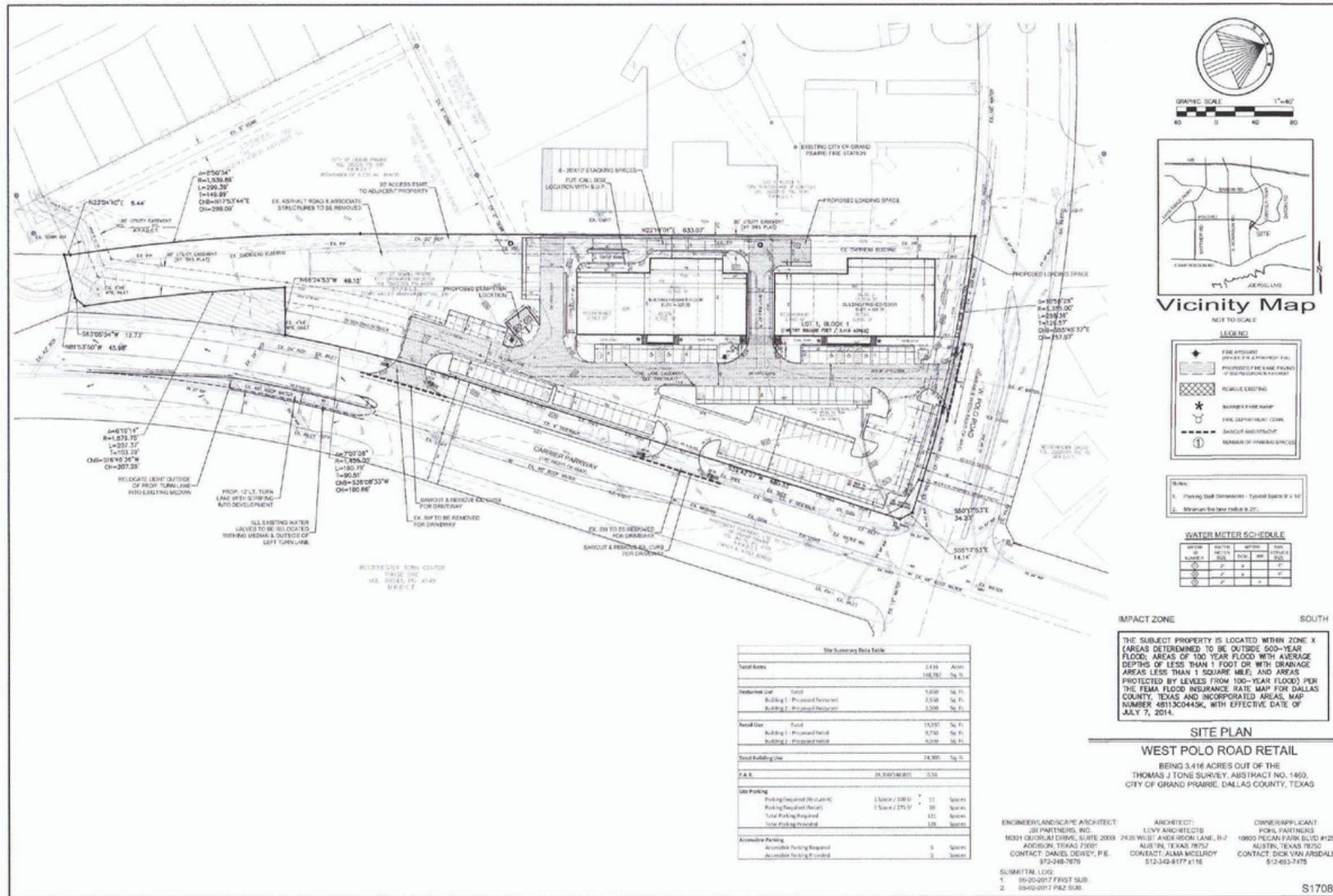
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## Potential site plan



**WATER METER SCHEDULE**

WATER METER	WATER METER	WATER METER	WATER METER
1	2	3	4
5	6	7	8
9	10	11	12

**Site Summary Data Table**

Category	Sub-category	Value	Unit
Total Acres	Total	3.416	Acres
	Proposed	148,793	Sq. Ft.
Building 1 - Proposed	Total	1,600	Sq. Ft.
	Proposed	2,500	Sq. Ft.
	Proposed	2,000	Sq. Ft.
Building 2 - Proposed	Total	19,500	Sq. Ft.
	Proposed	9,700	Sq. Ft.
	Proposed	9,800	Sq. Ft.
Total Building One	Total	24,000	Sq. Ft.
	Proposed	24,000	Sq. Ft.
Use Parking	Proposed	1,100	Spots
	Proposed	1,100	Spots
	Proposed	1,100	Spots
	Proposed	1,100	Spots
Accessible Parking	Proposed	5	Spots
	Proposed	5	Spots

**IMPACT ZONE SOUTH**

THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD; AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD) PER THE FEMA FLOOD INSURANCE RATE MAP FOR DALLAS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 481130043K, WITH EFFECTIVE DATE OF JULY 7, 2014.

**SITE PLAN**

**WEST POLO ROAD RETAIL**

BEING 3.416 ACRES OUT OF THE THOMAS J TONE SURVEY, ABSTRACT NO. 1460, CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

**ENGINEER/LANDSCAPE ARCHITECT:** JBI PARTNERS, INC. 16031 GORGAN DRIVE, SUITE 200B, AUSTIN, TEXAS 78704 CONTACT: DANIEL DEWEY, P.E. 975-248-7679

**ARCHITECT:** LEVY ARCHITECTS 2438 WEST ANDERSON LANE, B-2 AUSTIN, TEXAS 78757 CONTACT: ALMA MCCLURDY 512-343-8177 x118

**OWNER/APPLICANT:** POHL PARTNERS 10800 PECAN PARK BLVD #120 AUSTIN, TEXAS 78750 CONTACT: DICK VAN ARSDALE 512-453-7475

**SUBMITTAL LOG:**

- 09-20-2017 FIRST SUB.
- 09-28-2017 PREL SUB.



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+/- 3.5 acres



Potential retail concept



**PRELIMINARY - NOT FOR CONSTRUCTION**  
This drawing was prepared under the supervision of Stephen V. Levy, AIA, TBAE #18122. It is not to be used for regulatory approval, permitting, bidding or construction purposes.

**NOTE:**  
THIS DRAWING IS FOR FEASIBILITY PURPOSES ONLY. IT DOES NOT INDICATE DRAINAGE, GRADING, SITE UTILITIES, FINAL SITE LAYOUT OR DIMENSIONS.



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## Demographics

Polo Tract		1 mi radius	3 mi radius	5 mi radius
POPULATION	2018 Estimated Population	14,122	68,600	198,237
	2023 Projected Population	14,892	72,394	209,189
	2010 Census Population	13,388	63,946	182,841
	2000 Census Population	7,978	41,103	125,230
	Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2018	4.3%	3.7%	3.2%
HOUSEHOLDS	2018 Estimated Households	4,666	22,402	64,729
	2023 Projected Households	4,917	23,591	68,008
	2010 Census Households	4,326	20,476	58,850
	2000 Census Households	2,689	13,368	41,010
	Projected Annual Growth 2018 to 2023	1.1%	1.1%	1.0%
	Historical Annual Growth 2000 to 2018	4.1%	3.8%	3.2%
AGE	2018 Est. Population Under 10 Years	14.5%	14.9%	15.0%
	2018 Est. Population 10 to 19 Years	16.8%	16.3%	16.6%
	2018 Est. Population 20 to 29 Years	12.0%	12.4%	14.3%
	2018 Est. Population 30 to 44 Years	23.0%	22.8%	22.1%
	2018 Est. Population 45 to 59 Years	21.3%	20.2%	18.7%
	2018 Est. Population 60 to 74 Years	9.9%	10.9%	10.4%
	2018 Est. Population 75 Years or Over	2.4%	2.6%	2.8%
	2018 Est. Median Age	33.6	33.5	32.3
MARITAL STATUS & GENDER	2018 Est. Male Population	48.1%	48.3%	48.3%
	2018 Est. Female Population	51.9%	51.7%	51.7%
	2018 Est. Never Married	29.3%	30.6%	34.7%
	2018 Est. Now Married	58.8%	52.8%	47.4%
	2018 Est. Separated or Divorced	10.0%	13.8%	14.2%
	2018 Est. Widowed	1.9%	2.9%	3.7%
INCOME	2018 Est. HH Income \$200,000 or More	9.3%	7.0%	4.9%
	2018 Est. HH Income \$150,000 to \$199,999	14.2%	9.3%	7.4%
	2018 Est. HH Income \$100,000 to \$149,999	26.5%	20.5%	17.4%
	2018 Est. HH Income \$75,000 to \$99,999	19.9%	18.1%	16.5%
	2018 Est. HH Income \$50,000 to \$74,999	13.2%	19.5%	20.8%
	2018 Est. HH Income \$35,000 to \$49,999	5.6%	10.7%	12.5%
	2018 Est. HH Income \$25,000 to \$34,999	3.8%	6.0%	7.7%
	2018 Est. HH Income \$15,000 to \$24,999	3.1%	4.8%	6.3%
	2018 Est. HH Income Under \$15,000	4.6%	4.1%	6.5%
	2018 Est. Average Household Income	\$122,919	\$101,023	\$89,287
	2018 Est. Median Household Income	\$100,844	\$83,143	\$72,424
	2018 Est. Per Capita Income	\$40,620	\$32,992	\$29,184
	2018 Est. Total Businesses	175	915	3,493
2018 Est. Total Employees	1,756	11,298	42,114	

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Polo Tract		1 mi radius	3 mi radius	5 mi radius
RACE	2018 Est. White	47.4%	46.2%	45.2%
	2018 Est. Black	27.4%	26.2%	27.8%
	2018 Est. Asian or Pacific Islander	12.3%	10.8%	9.4%
	2018 Est. American Indian or Alaska Native	0.6%	0.7%	0.7%
	2018 Est. Other Races	12.3%	16.0%	16.9%
HISPANIC	2018 Est. Hispanic Population	4,015	23,294	70,665
	2018 Est. Hispanic Population	28.4%	34.0%	35.6%
	2023 Proj. Hispanic Population	28.8%	33.9%	35.6%
	2010 Hispanic Population	25.9%	32.1%	34.4%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	8,886	43,252	121,399
	2018 Est. Elementary (Grade Level 0 to 8)	3.0%	6.0%	7.6%
	2018 Est. Some High School (Grade Level 9 to 11)	5.3%	7.0%	8.0%
	2018 Est. High School Graduate	19.6%	24.1%	25.9%
	2018 Est. Some College	22.1%	24.1%	23.1%
	2018 Est. Associate Degree Only	13.2%	8.6%	8.3%
	2018 Est. Bachelor Degree Only	26.2%	21.4%	19.0%
	2018 Est. Graduate Degree	10.6%	8.8%	8.1%
HOUSING	2018 Est. Total Housing Units	4,728	22,735	65,906
	2018 Est. Owner-Occupied	79.0%	79.9%	69.4%
	2018 Est. Renter-Occupied	19.7%	18.7%	28.8%
	2018 Est. Vacant Housing	1.3%	1.5%	1.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.9%	2.0%	1.8%
	2010 Homes Built 2000 to 2004	40.2%	32.5%	29.0%
	2010 Homes Built 1990 to 1999	29.6%	21.9%	18.3%
	2010 Homes Built 1980 to 1989	17.3%	24.8%	26.8%
	2010 Homes Built 1970 to 1979	9.9%	15.5%	18.2%
	2010 Homes Built 1960 to 1969	2.5%	4.1%	6.5%
	2010 Homes Built 1950 to 1959	2.7%	3.2%	4.3%
	2010 Homes Built Before 1949	2.2%	2.1%	2.0%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.9%	0.7%	0.6%
	2010 Home Value \$500,000 to \$999,999	3.4%	3.6%	3.6%
	2010 Home Value \$400,000 to \$499,999	2.1%	2.7%	2.9%
	2010 Home Value \$300,000 to \$399,999	6.3%	5.9%	5.7%
	2010 Home Value \$200,000 to \$299,999	28.0%	18.3%	16.8%
	2010 Home Value \$150,000 to \$199,999	32.5%	24.9%	23.1%
	2010 Home Value \$100,000 to \$149,999	25.3%	35.7%	34.0%
	2010 Home Value \$50,000 to \$99,999	5.7%	13.3%	19.3%
	2010 Home Value \$25,000 to \$49,999	1.0%	1.2%	1.4%
	2010 Home Value Under \$25,000	1.9%	2.2%	1.9%
	2010 Median Home Value	\$180,404	\$154,376	\$148,277
	2010 Median Rent	\$1,079	\$1,048	\$930

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Polo Tract		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	10,516	51,222	148,278
	2018 Est. Civilian Employed	73.6%	70.7%	68.9%
	2018 Est. Civilian Unemployed	1.8%	2.4%	2.6%
	2018 Est. in Armed Forces	-	-	0.1%
	2018 Est. not in Labor Force	24.5%	26.9%	28.4%
	2018 Labor Force Males	47.2%	47.4%	47.4%
	2018 Labor Force Females	52.8%	52.6%	52.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,773	36,319	103,390
	2010 Mgmt, Business, & Financial Operations	19.4%	15.0%	14.1%
	2010 Professional, Related	25.6%	22.1%	19.5%
	2010 Service	13.6%	14.6%	15.7%
	2010 Sales, Office	24.0%	24.3%	25.3%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	5.8%	9.3%	9.7%
	2010 Production, Transport, Material Moving	11.6%	14.7%	15.5%
	2010 White Collar Workers	69.0%	61.4%	58.9%
	2010 Blue Collar Workers	31.0%	38.6%	41.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.9%	83.6%	82.6%
	2010 Drive to Work in Carpool	9.5%	9.8%	9.6%
	2010 Travel to Work by Public Transportation	0.4%	0.5%	0.6%
	2010 Drive to Work on Motorcycle	-	0.1%	0.1%
	2010 Walk or Bicycle to Work	0.7%	0.6%	1.3%
	2010 Other Means	2.7%	1.8%	2.1%
	2010 Work at Home	3.8%	3.6%	3.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	14.2%	14.4%	16.9%
	2010 Travel to Work in 15 to 29 Minutes	42.6%	39.6%	35.4%
	2010 Travel to Work in 30 to 59 Minutes	43.1%	43.0%	41.7%
	2010 Travel to Work in 60 Minutes or More	9.2%	8.3%	8.5%
	2010 Average Travel Time to Work	27.9	27.5	27.3
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$379 M	\$1.59 B	\$4.19 B
	2018 Est. Apparel	\$13.4 M	\$55.9 M	\$148 M
	2018 Est. Contributions, Gifts	\$28.6 M	\$113 M	\$289 M
	2018 Est. Education, Reading	\$16.8 M	\$65.5 M	\$167 M
	2018 Est. Entertainment	\$21.6 M	\$90.2 M	\$237 M
	2018 Est. Food, Beverages, Tobacco	\$55.8 M	\$238 M	\$638 M
	2018 Est. Furnishings, Equipment	\$13.7 M	\$56.3 M	\$147 M
	2018 Est. Health Care, Insurance	\$31.2 M	\$134 M	\$358 M
	2018 Est. Household Operations, Shelter, Utilities	\$117 M	\$489 M	\$1.29 B
	2018 Est. Miscellaneous Expenses	\$5.37 M	\$22.8 M	\$60.9 M
	2018 Est. Personal Care	\$4.89 M	\$20.5 M	\$54.4 M
	2018 Est. Transportation	\$70.5 M	\$301 M	\$801 M

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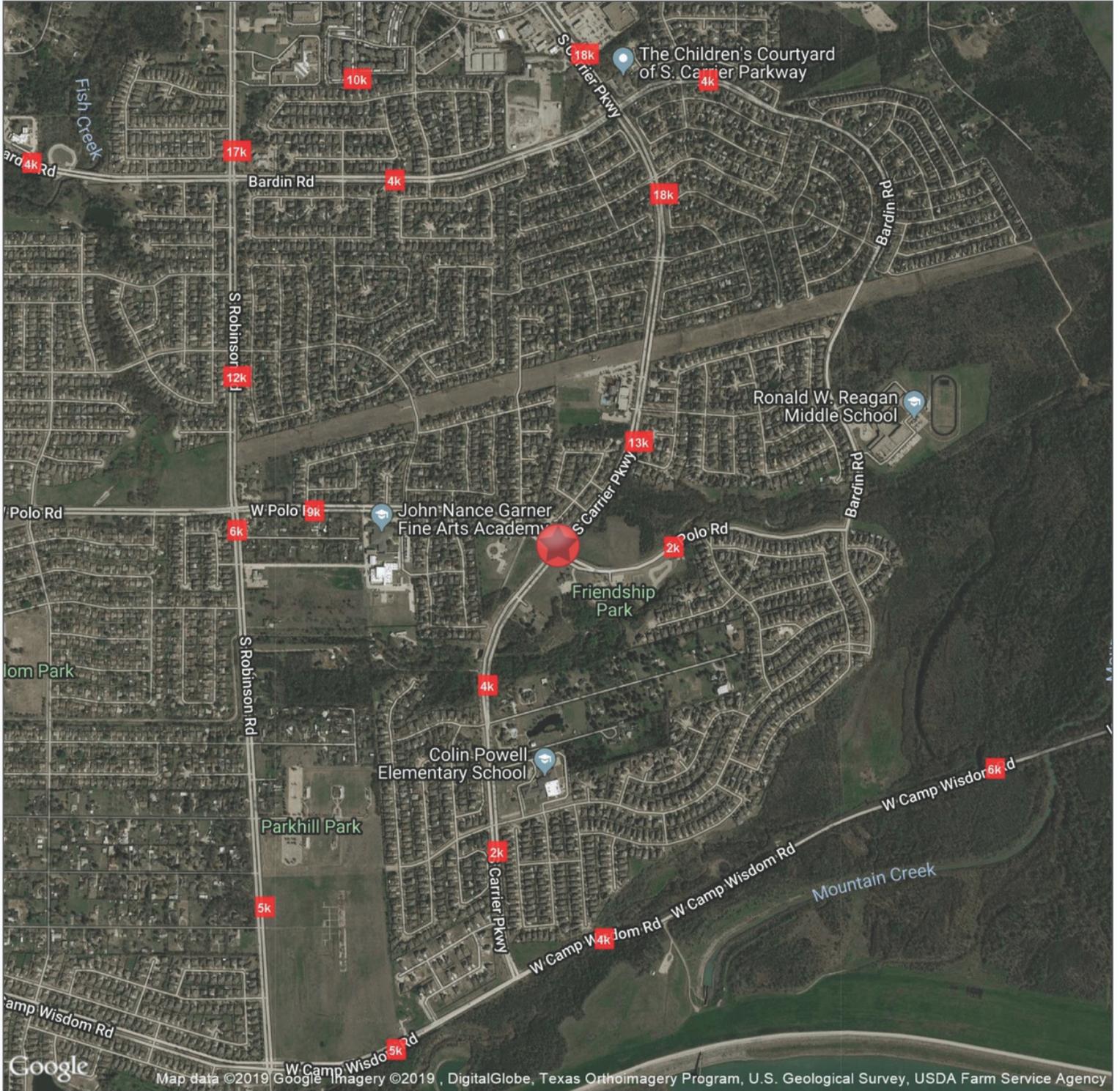
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# Polo Rd



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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.

<b>Pohl Jensen, LLC</b>	<b>9011091</b>	<b>Bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>William B. Pohl</b>	<b>160729</b>	<b>Bpohl@pohlbrown.com</b>	<b>512-335-5577</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date