

± 8.28 AC MULTIFAMILY LAND FOR SALE

Cope Addition IV

4115 S. GREAT SOUTHWEST PARKWAY

Grand Prairie, TX 75052

PRESENTED BY:

COURTNEY STANFORD, CCIM

Managing Director

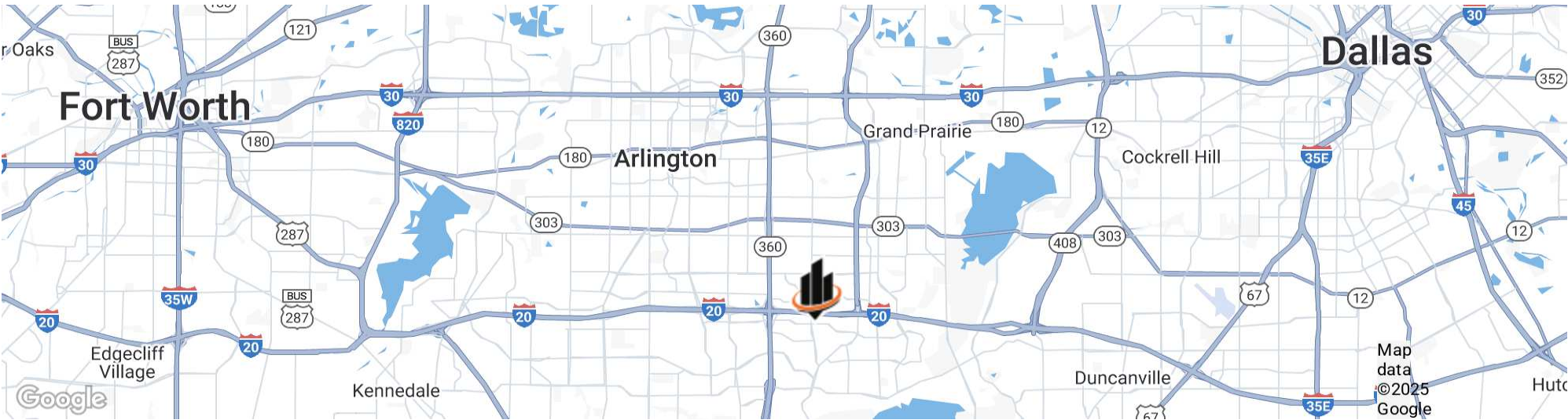
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$7,200,000
PRICE PER UNIT:	\$25,000
UNITS:	288
LOT SIZE:	8.28 Acres
ZONING:	Planned Development/Commercial
MARKET:	Dallas/Fort Worth
SUBMARKET:	Grand Prairie
VIDEO:	View Here

PROPERTY OVERVIEW

± 8.28 AC of prime commercial land ideally located just south of I-20 at the busy intersection of South GSW Parkway and Bardin Road. Parcel is best suited for multifamily development.

PROPERTY HIGHLIGHTS

- ± 8.28 AC Commercial Parcel
- Located on Southeast Corner of S. GSW Pkwy & Bardin Rd.
- Utilities to Site
- Easy Access to I-20, Hwy 360, and President George Bush Turnpike
- Close Proximity to Retailers Including IKEA, Walmart, and Sam’s Club, Aldi, and Kroger

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RETAILER MAP



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AERIAL MAP



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SURVEY

Being an 8.28 acre tract of land situated in the M. Hunt Survey, Abstract No. 757, Tarrant County, Texas, and being part of that certain called 10.83 acre tract of land conveyed from RS18 Bardin LLC to Cope Equities, LLC, by Special Warranty Deed, as recorded in File No. D219054646, Official Public Records, Tarrant County, Texas, (Bearings are based on NAD 83 (2011), Texas North Central 4202, as observed by GPS. Area and distances shown hereon are at grid), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found capped (By-Line) at the Southwest corner of the remainder of said 10.83 acre tract, in the North line of Block B, Oak Hollow Phase 2, according to the plat thereof recorded in Volume 388-142, Page 44, Plat Records, Tarrant County, Texas, and at the Southeast corner of a called 2.55 acre tract of land, described as Tract 1, conveyed to Great Southwest Parkway Investments, LLC, by deed as recorded in File No. D221289217, Official Public Records, Tarrant County, Texas;

THENCE North 00 degrees 24 minutes 16 seconds West, with the West line of the remainder of said 10.83 acre tract and with the East line of said 2.55 acre tract, a distance of 365.48 feet to a 1/2" iron rod found capped (By-Line) at the most Westerly Northwest corner of the remainder of said 10.83 acre tract, at the Northeast corner of said 2.55 acre tract, and in the South line of Lot 1, Block A, Charley & Cordelia Martin Addition, according to the plat thereof recorded in File No. D212032440, Plat Records, Tarrant County, Texas, from which a 5/8" iron rod found capped (KHA) at the Southwest corner of said Charley & Cordelia Martin Addition bears South 89 degrees 32 minutes 45 seconds West, a distance of 43.97 feet;

THENCE with the common line of said 10.83 acre tract and said Charley & Cordelia Martin Addition, the following courses and distances:

North 89 degrees 32 minutes 45 seconds East, a distance of 176.82 feet to a 5/8" iron rod found;

North 00 degrees 27 minutes 06 seconds West, a distance of 299.83 feet to a 5/8" iron rod found capped (Brookes) at the most Northerly Northwest corner of said 10.83 acre tract, at the Northeast corner of said Charley & Cordelia Martin Addition, and in the South line of Bardin Road;

THENCE North 89 degrees 35 minutes 43 seconds East, with a North line of said 10.83 acre tract and with the South line of Bardin Road, a distance of 175.66 feet to a 1/2" iron rod found capped (RPLS 5686) at the Northeast corner of said 10.83 acre tract and at the Northwest corner of Lot 1, Block 1, Creekside at Grand Prairie Addition, according to the plat thereof recorded in File No. D221360654, Plat Records, Tarrant County, Texas, from which a 5/8" iron rod found for witness bears North 89 degrees 35 minutes 43 seconds East, a distance of 282.06 feet;

THENCE with the common line of said 10.83 acre tract and said Creekside at Grand Prairie Addition, and generally along the centerline of a creek, the following courses and distances:

South 00 degrees 24 minutes 18 seconds East, a distance of 71.24 feet to a point;

South 25 degrees 27 minutes 28 seconds East, a distance of 164.16 feet to a point;

South 67 degrees 45 minutes 44 seconds East, a distance of 326.22 feet to a point;

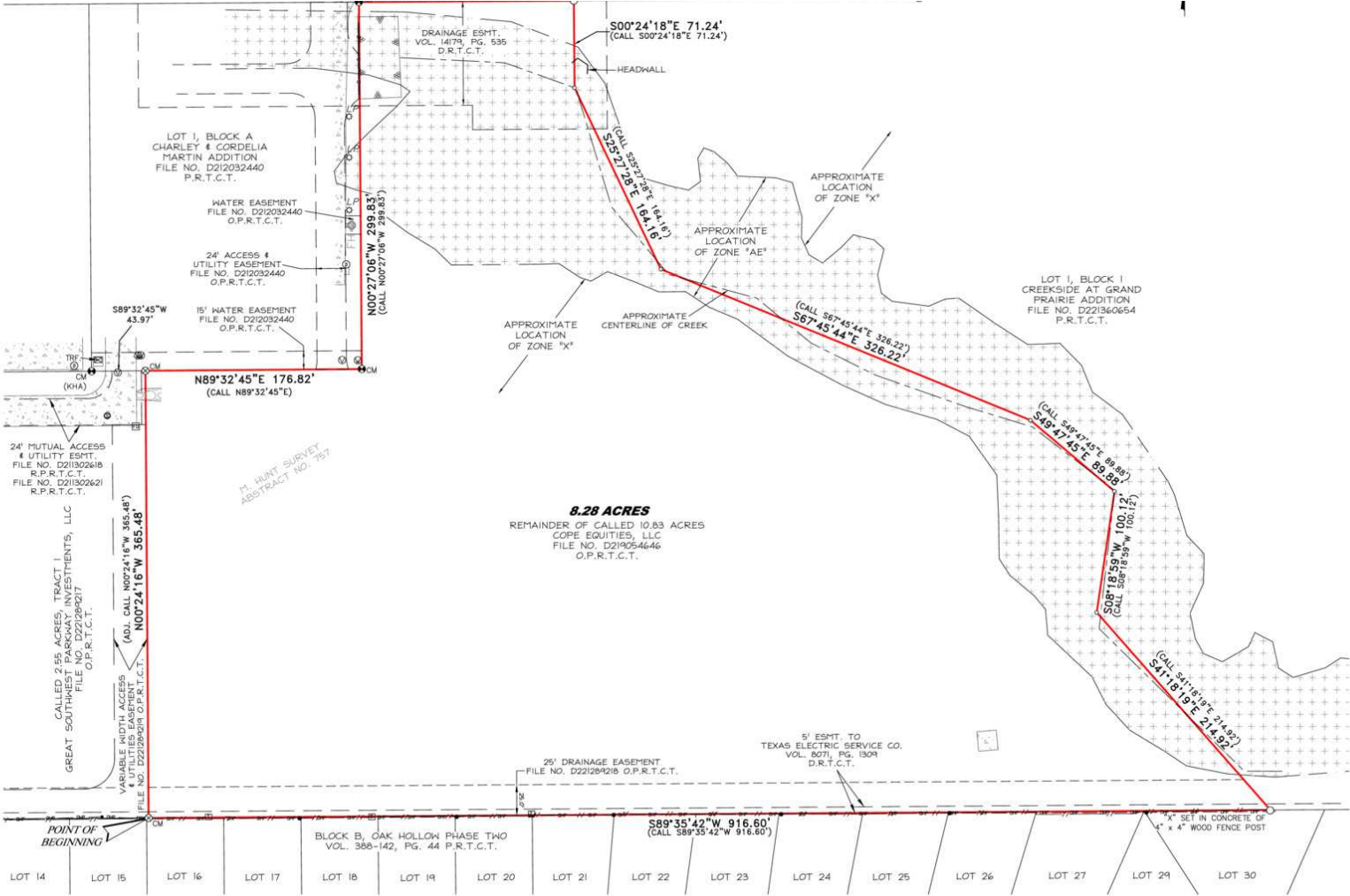
South 49 degrees 47 minutes 45 seconds East, a distance of 89.88 feet to a point;

South 08 degrees 18 minutes 59 seconds West, a distance of 100.12 feet to a point;

South 41 degrees 18 minutes 19 seconds East, a distance of 214.92 feet to an "X" set in concrete at the base of a 4" x 4" wood fence post at the Southeast corner of said 10.83 acre tract, at a Southwest corner of said Creekside at Grand Prairie Addition, and in the North line of said Block B, Oak Hollow Phase Two;

THENCE South 89 degrees 35 minutes 42 seconds West, with the South line of said 10.83 acre tract and with the North line of said Block B, Oak Hollow Phase Two, a distance of 916.60 feet to the POINT OF BEGINNING AND CONTAINING 8.28 acres of land.

I, Shane Graham RPLS No. 6044, do hereby certify to: Cope Equities: That the plat of this survey has been examined and approved.



SURVEYOR'S NOTES:

1) BEARINGS ARE BASED ON NAD 83(2011), TEXAS NORTH CENTRAL 4202, AS OBSERVED BY GPS. AREA AND DISTANCES SHOWN HEREON ARE AT GRID.

2) NO EASEMENT RECORD SEARCH WAS MADE BY THIS OFFICE CONCERNING THIS PROPERTY.

3) THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, AND MAY BE SUBJECT TO RECORD EVIDENCE WHICH IS NOT AVAILABLE FOR CONSIDERATION AT THE TIME

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AERIAL VIEW



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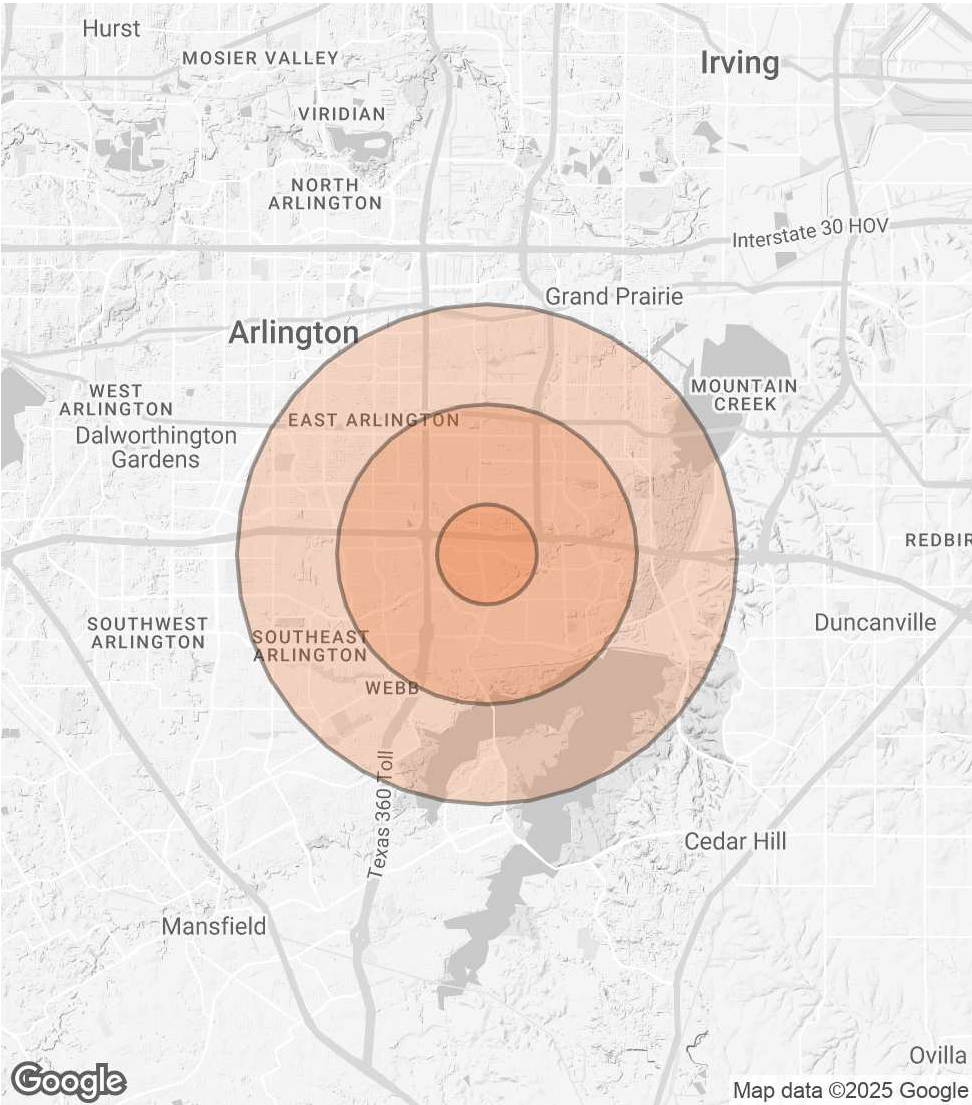
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DEMOGRAPHICS MAP & REPORT

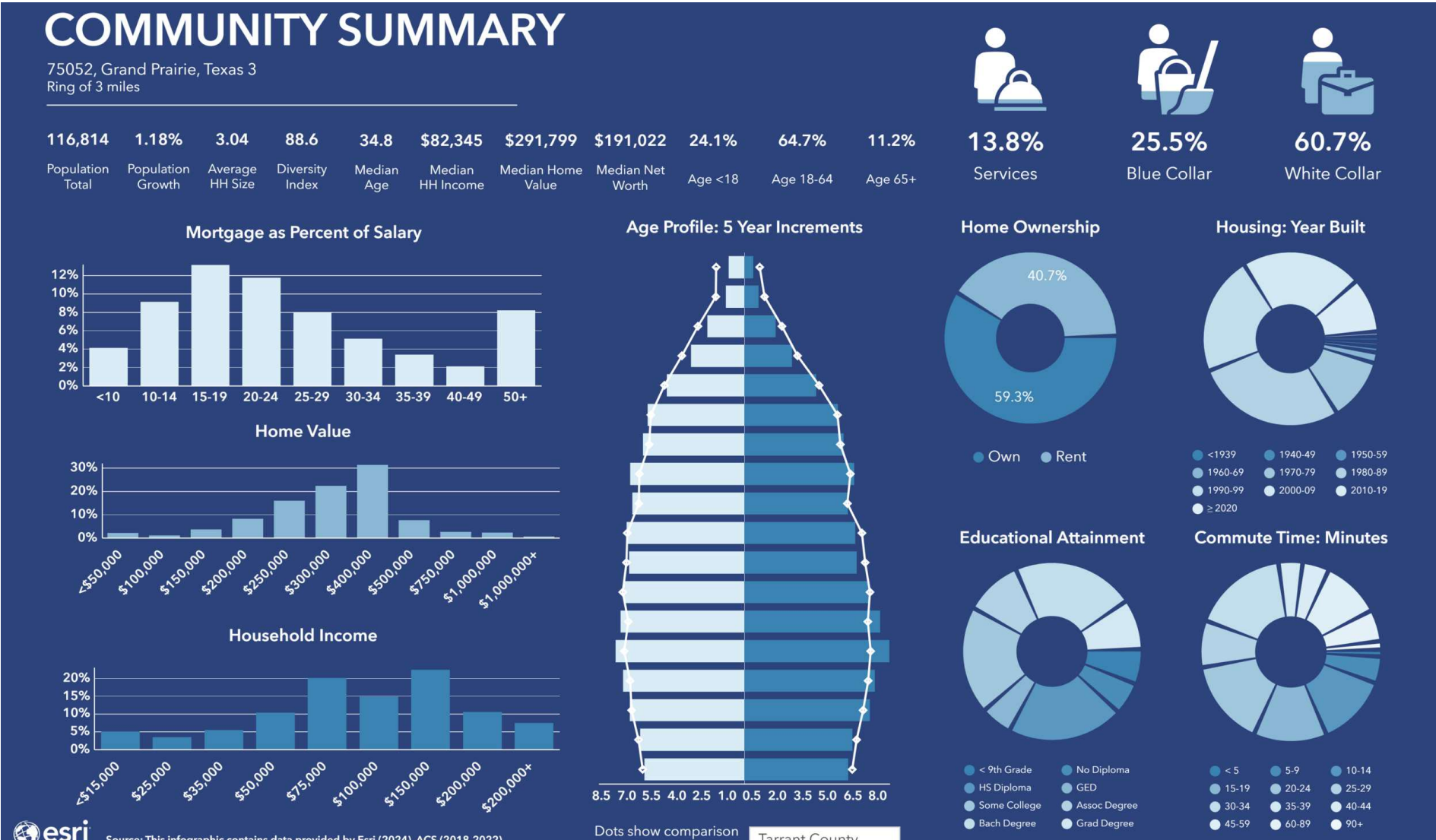
POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,717	111,594	297,089
AVERAGE AGE	36	37	36
AVERAGE AGE (MALE)	36	36	35
AVERAGE AGE (FEMALE)	37	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,765	36,514	96,022
# OF PERSONS PER HH	2.7	3.1	3.1
AVERAGE HH INCOME	\$99,832	\$99,950	\$91,463
AVERAGE HOUSE VALUE	\$283,408	\$299,953	\$275,390

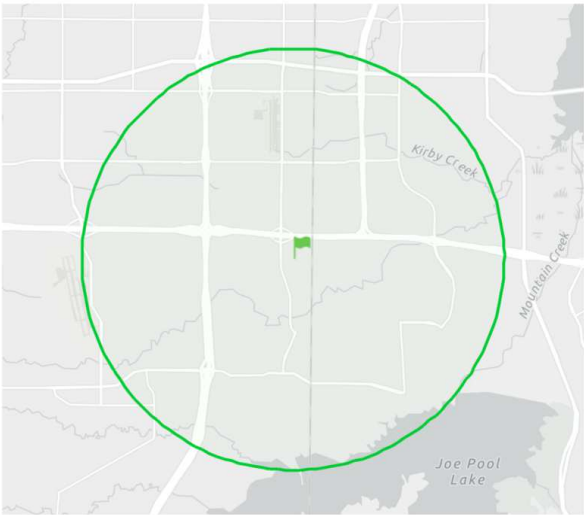
* Demographic data derived from 2020 ACS - US Census



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POPULATION TRENDS - GRAND PRAIRIE, TX



Population Trends and Key Indicators

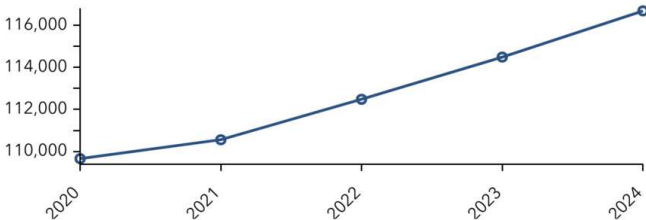
75052, Grand Prairie, Texas 2
Ring of 3 miles

116,674	38,295	3.04	34.8	\$82,324	\$291,888	79	100	89
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

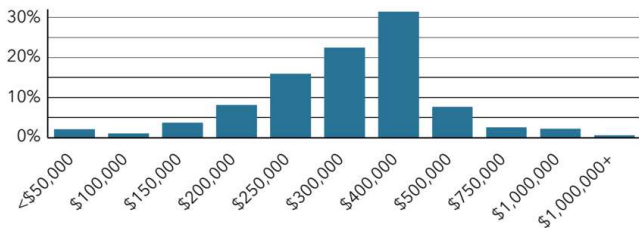
MORTGAGE INDICATORS



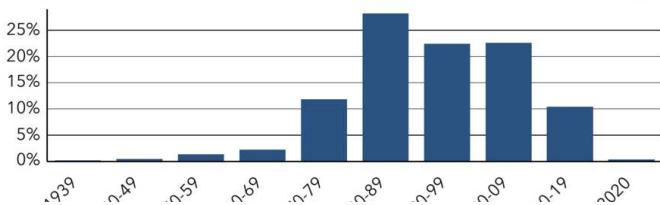
Historical Trends: Population



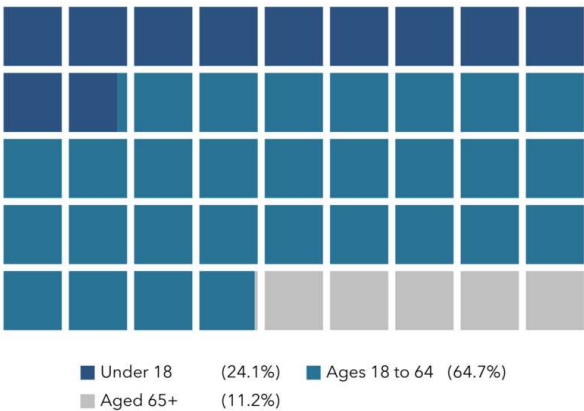
Home Value



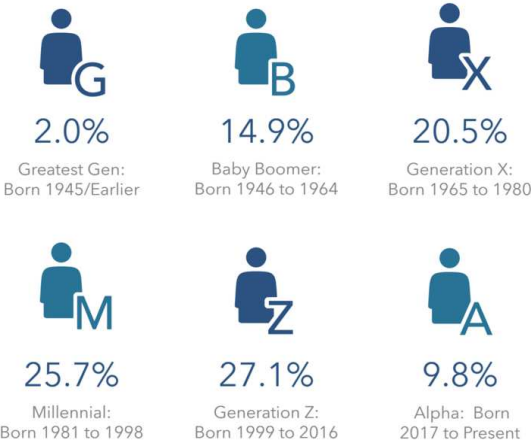
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). ©

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DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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