

FOR LEASE

Mallard Bldg - Office | Retail

209 W Main St | Grand Prairie, TX 75050



SPACE AVAILABLE

1,253 SF

PRICING INFORMATION

\$16 PSF
(NNN Est. \$3.78)

LOCATION

SWQ W. Main St &
SW 2nd St

TRAFFIC GENERATORS



- Central location in Grand Prairie across from city hall, arts & recreation center, human resources, and the municipal court
- The building is 2 stories and it sits on .19 AC with 92 ft of frontage on W. Main St.
- 15 Free surface spaces are available; ratio of 1.08/1,000
Recently updated exterior façade
- Suite 112 - 1,253 SF 2nd gen salon, can be converted
- Adjacent to recently renovated Uptown Theater & the Grand Prairie Farmers Market
- Just about half a mile from Hwy 161 (President George Bush Turnpike)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	14,570	80,523	218,932
Employees	6,247	26,462	74,695
Average HH Income	\$55,399	\$64,932	\$68,730
2021-2026 Annual Rate	5.41%	5.74%	6.19%
Traffic Count	14,405 VPD @ W. Main St & NW 2nd St 23,997 VPD @ W. Jefferson St & Center St		

*CoStar2021



Zach Boatwright | Colleen Lefebvre

817.803.3287

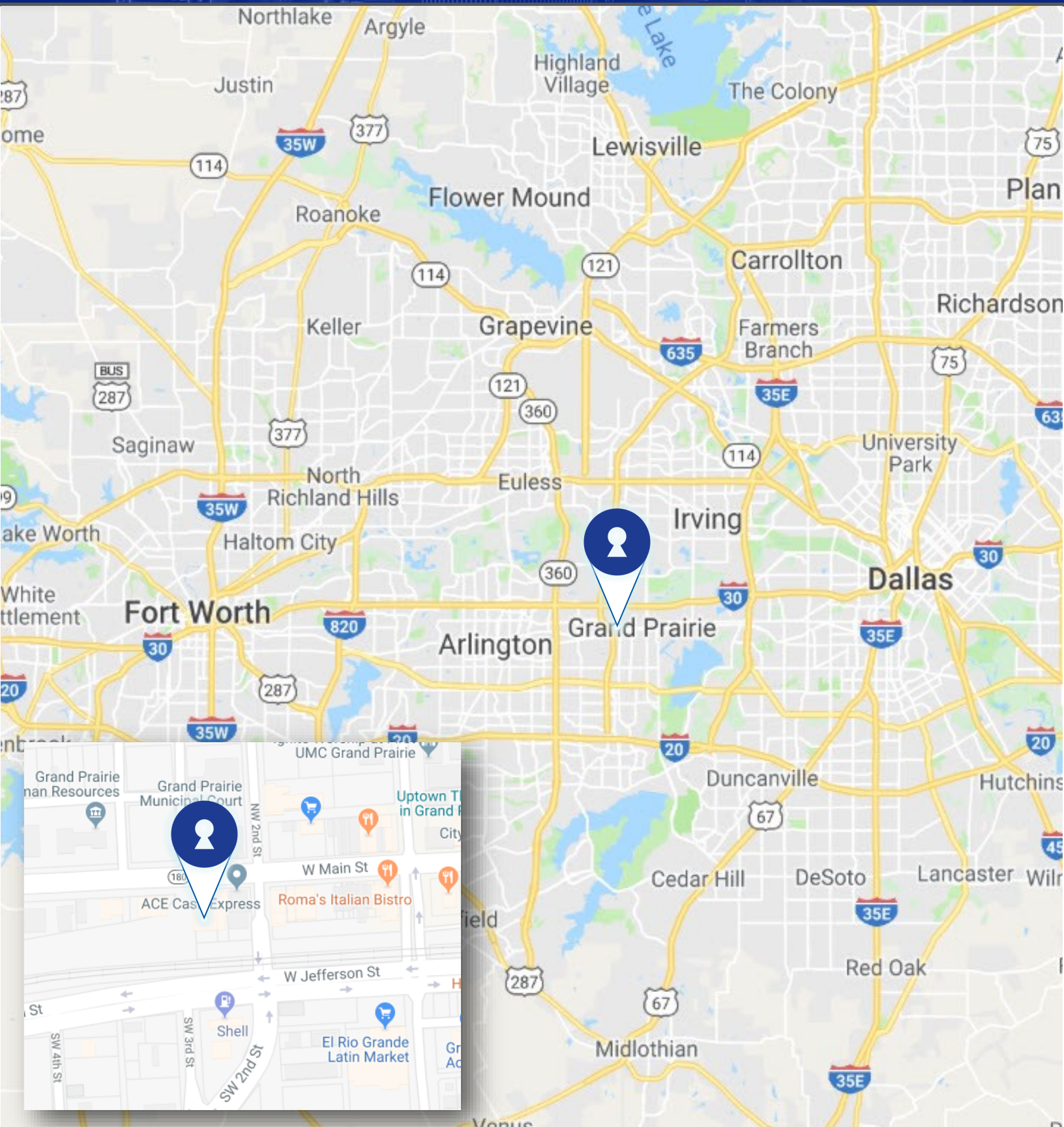
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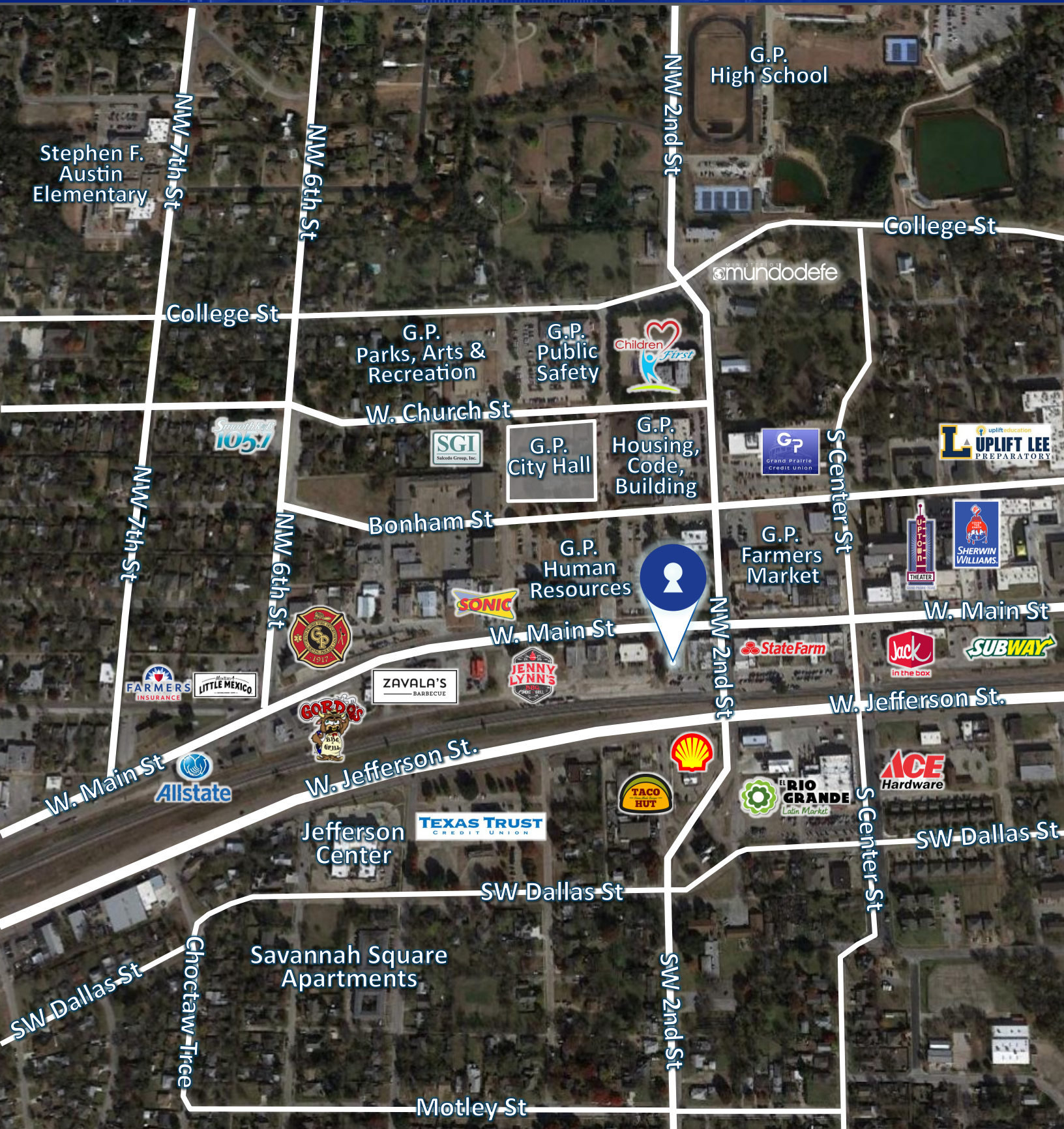
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G.P. Housing Services

G.P. Code Enf/ Building Ins



G.P. City Hall

G.P. Human Resources

G.P. Municipal Court

NW. 2nd St



H&R BLOCK
YOUR TAX EXPERT



W. Main St

W. Main St



Site



W. Jefferson St

W. Jefferson St

NW. 2nd St



S Center St



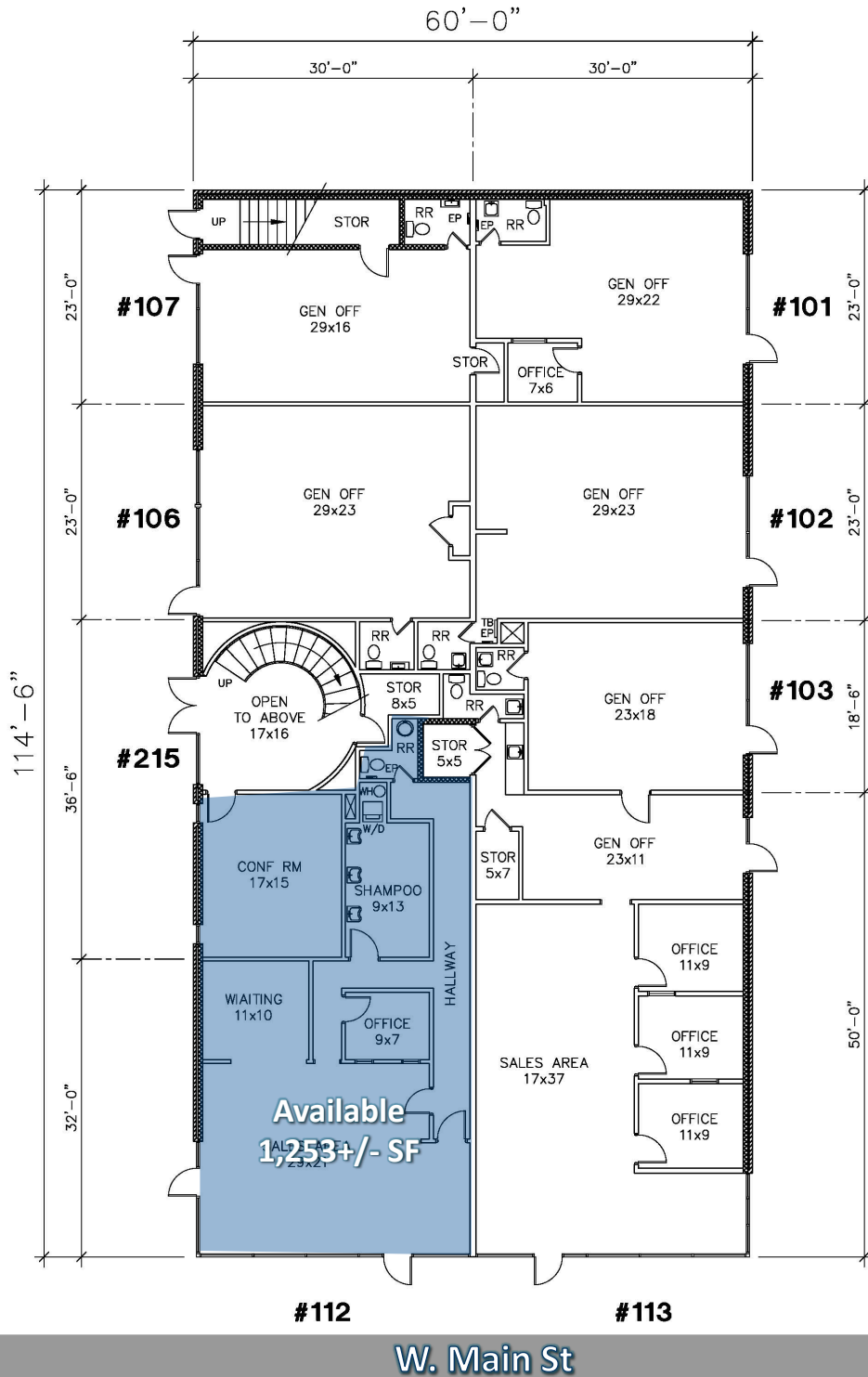
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<u>SUITE</u>	<u>TENANT</u>	<u>SIZE (SF)</u>
101	Shots By Cam Photography	665
102	NDS DENTAL SCHOOL	739
103	Paradise Tax Office	485
106	NDS DENTAL SCHOOL	731
107	Dial One Plumbing	567
112	AVAILABLE 2nd gen salon	1,253
113	Premier Staffing	1,610
201	Mallard Group	1,298
202	Mallard Group	663
203	Mallard Group	1,000
204	Mallard Group	779
205	Mallard Group	627
206	Mallard Group	1,072
207	Mallard Group	627



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Information On 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.

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