

IKEA SOUTH ENTERTAINMENT DISTRICT

SEC Hwy 161 / PGBT & Mayfield Rd - Grand Prairie, Texas



SEGOVIA
PARTNERS



Property Highlights

- JOIN Bass Pro Shop, IKEA 1, Top Golf, Andretti Indoor Karting & Games, BJ Wholesale and more!
- Ideal opportunity for Entertainment, Restaurants, Grocers and Destination Retailers
- Nearly 8,000 Multi-Family Units under construction within a 3-mile radius

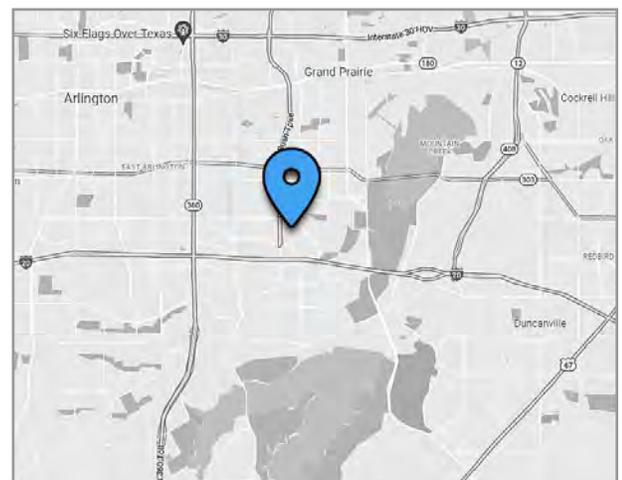
Traffic Counts

HWY 161 / PGBT : 110,000 VPD

MAYFIELD RD: 8,385 VPD

Demographics

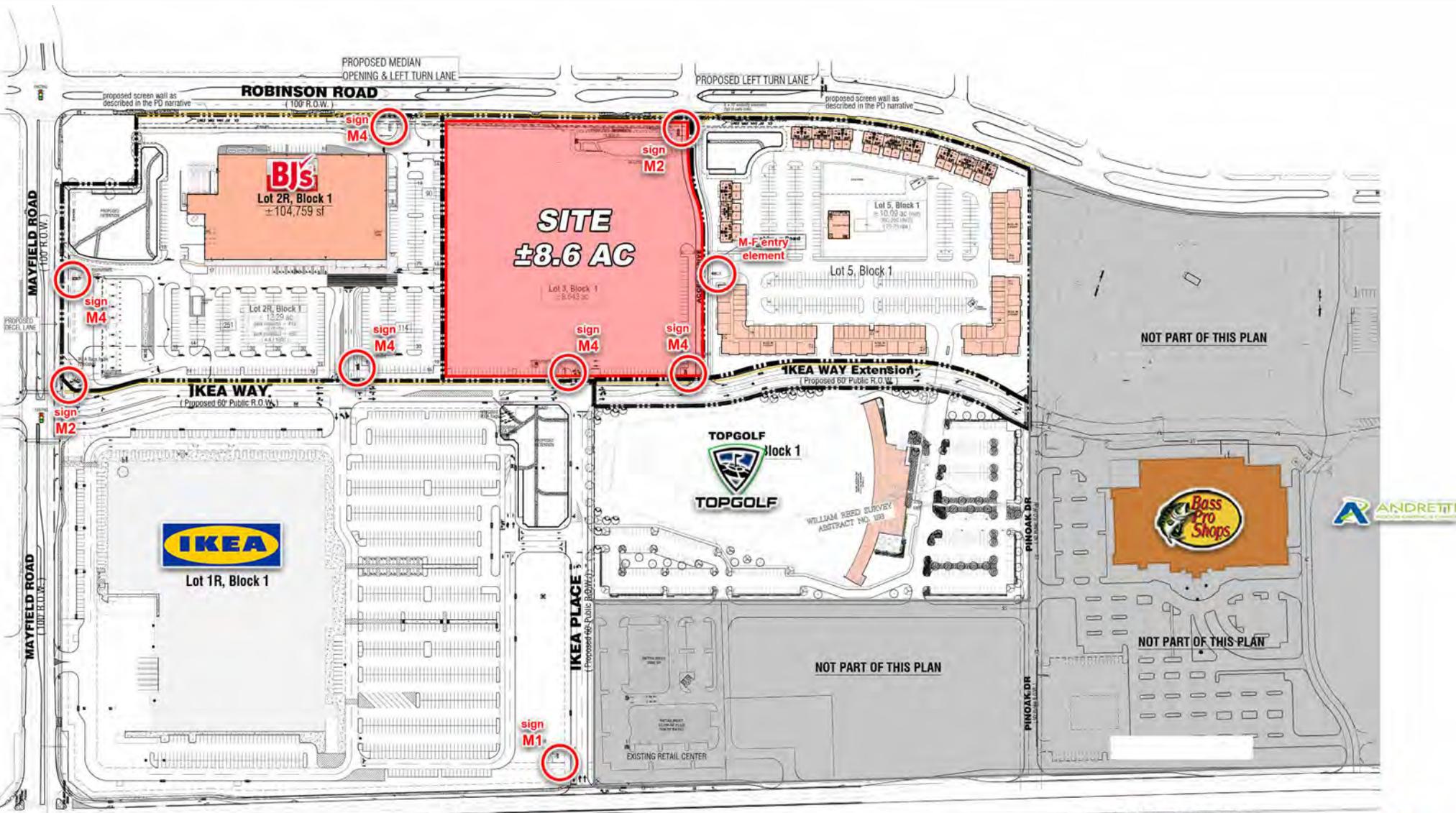
	3 MILE	5 MILE	TRADE AREA
POPULATION	117,928	262,904	864,961
HOUSEHOLDS	38,834	84,588	302,604
AVG HH INCOME	\$87,808	\$81,159	\$96,649
DAYTIME POPULATION	100,577	233,339	811,724



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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PGBT - S.H. 161

SITE PLAN



THIS PLAN IS PREPARED SUBJECT TO ALL ORDINANCES AND REGULATIONS IN THE JURISDICTION AND IS NOT TO BE MODIFIED WITHOUT NOTICE. INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR TABULATIONS SET FORTH IN THIS PLAN HAVE BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE. HOWEVER, THIS FIRM MAKES NO GUARANTEE, WARRANTY, REPRESENTATION OR ASSURANCE OF ACCURACY OR COMPLETENESS OF ANY INFORMATION OR DATA. THE USER OF THIS PLAN SHOULD CONSULT WITH THE DESIGNER OR ARCHITECT FOR ANY INFORMATION REGARDING THE ACCURACY OF THIS PLAN. THE USER OF THIS PLAN SHOULD CONSULT WITH THE DESIGNER OR ARCHITECT FOR ANY INFORMATION REGARDING THE ACCURACY OF THIS PLAN. THE USER OF THIS PLAN SHOULD CONSULT WITH THE DESIGNER OR ARCHITECT FOR ANY INFORMATION REGARDING THE ACCURACY OF THIS PLAN.

Mayfield-Robinson Development GRAND PRAIRIE, TEXAS

HODGES architecture planning
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 www.hodgesusa.com

project no. 23002-01 sheet no. 8-20-25
 DATE: 8-20-25

SCHEME
SP-30

PROPOSED TENANT NAMES SHOW

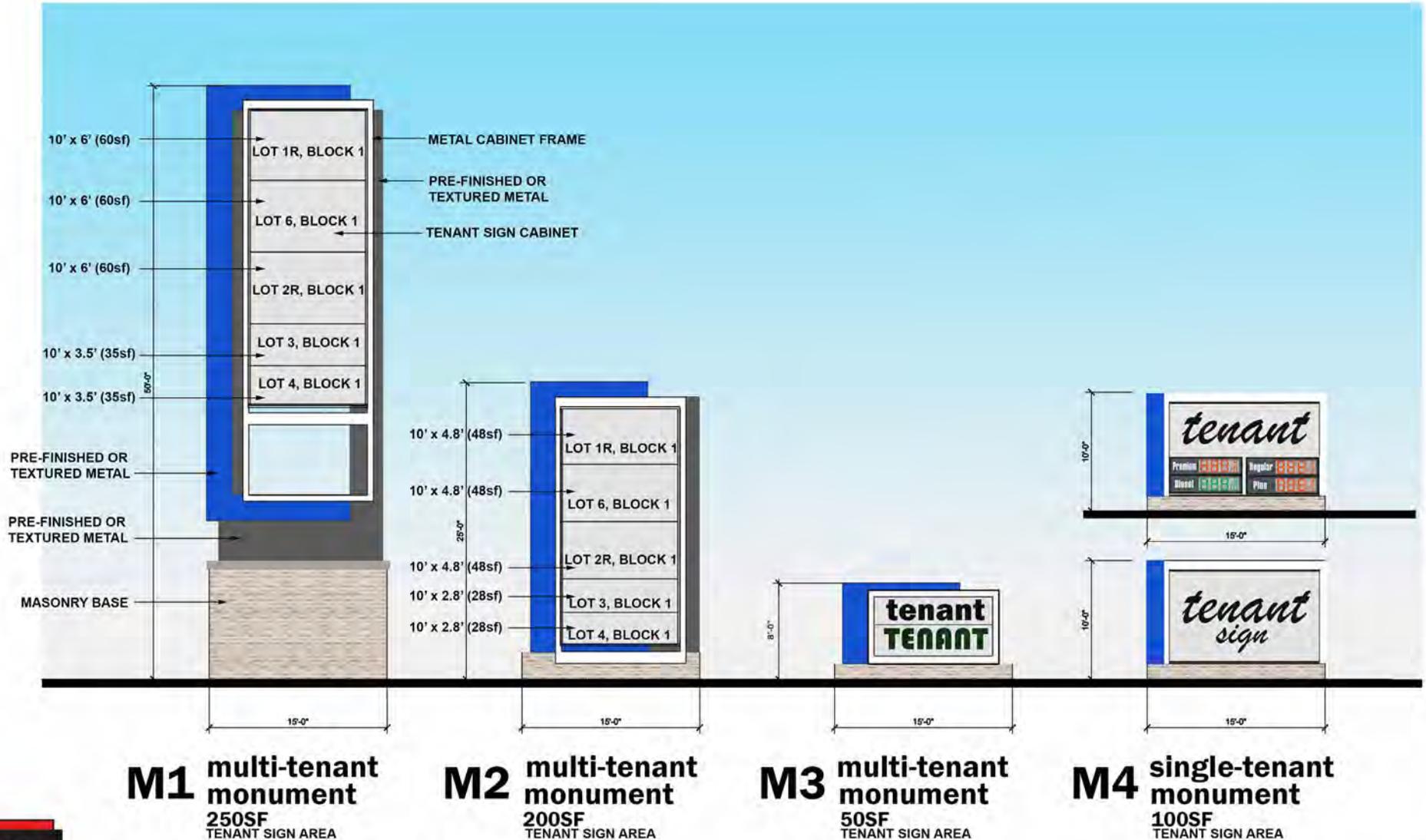
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M1 multi-tenant monument
250SF TENANT SIGN AREA

M2 multi-tenant monument
200SF TENANT SIGN AREA

M3 multi-tenant monument
50SF TENANT SIGN AREA

M4 single-tenant monument
100SF TENANT SIGN AREA

SITE SIGN CONCEPTS

Mayfield-Robinson Development

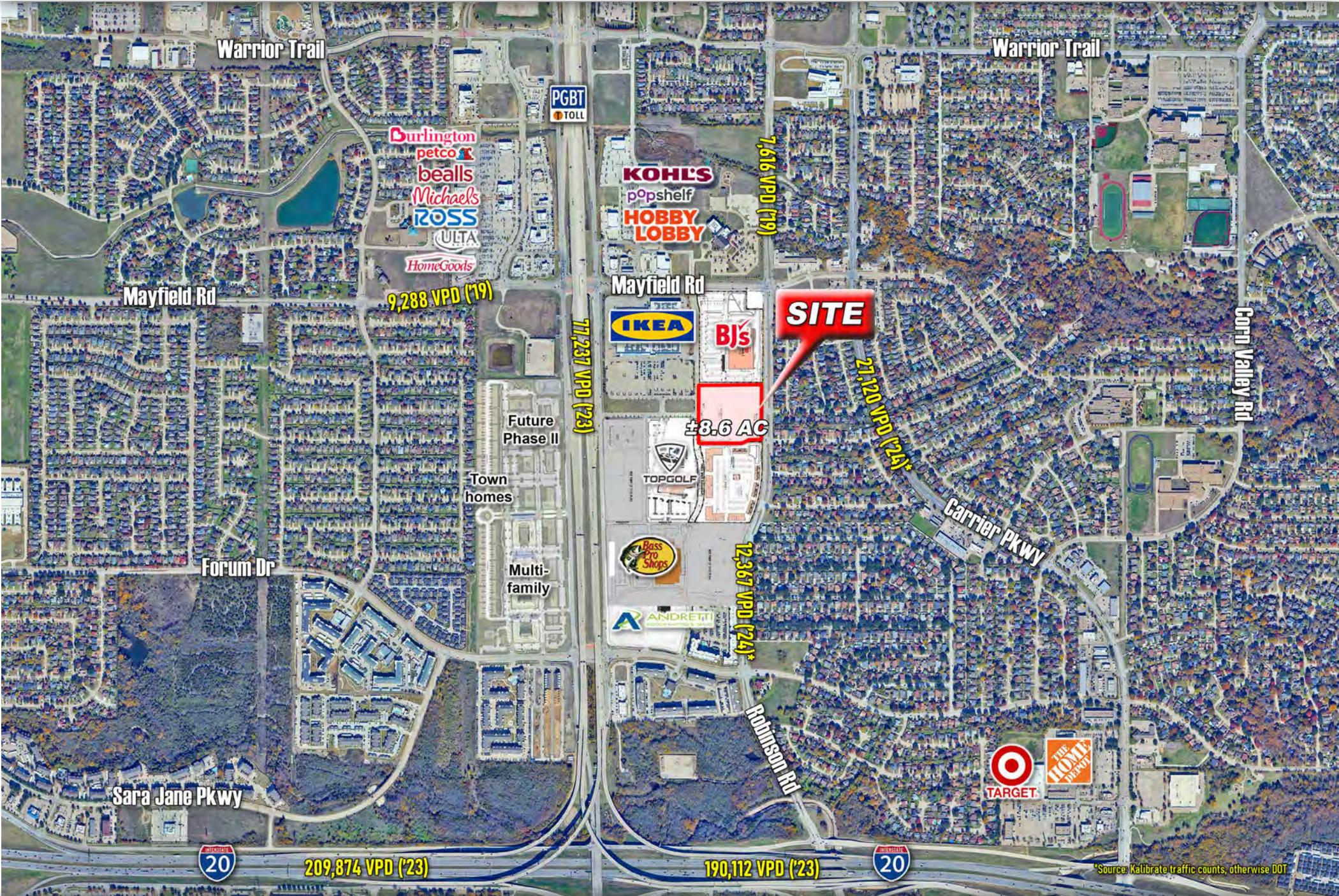


23002 TWS 111523 (updated 111524)

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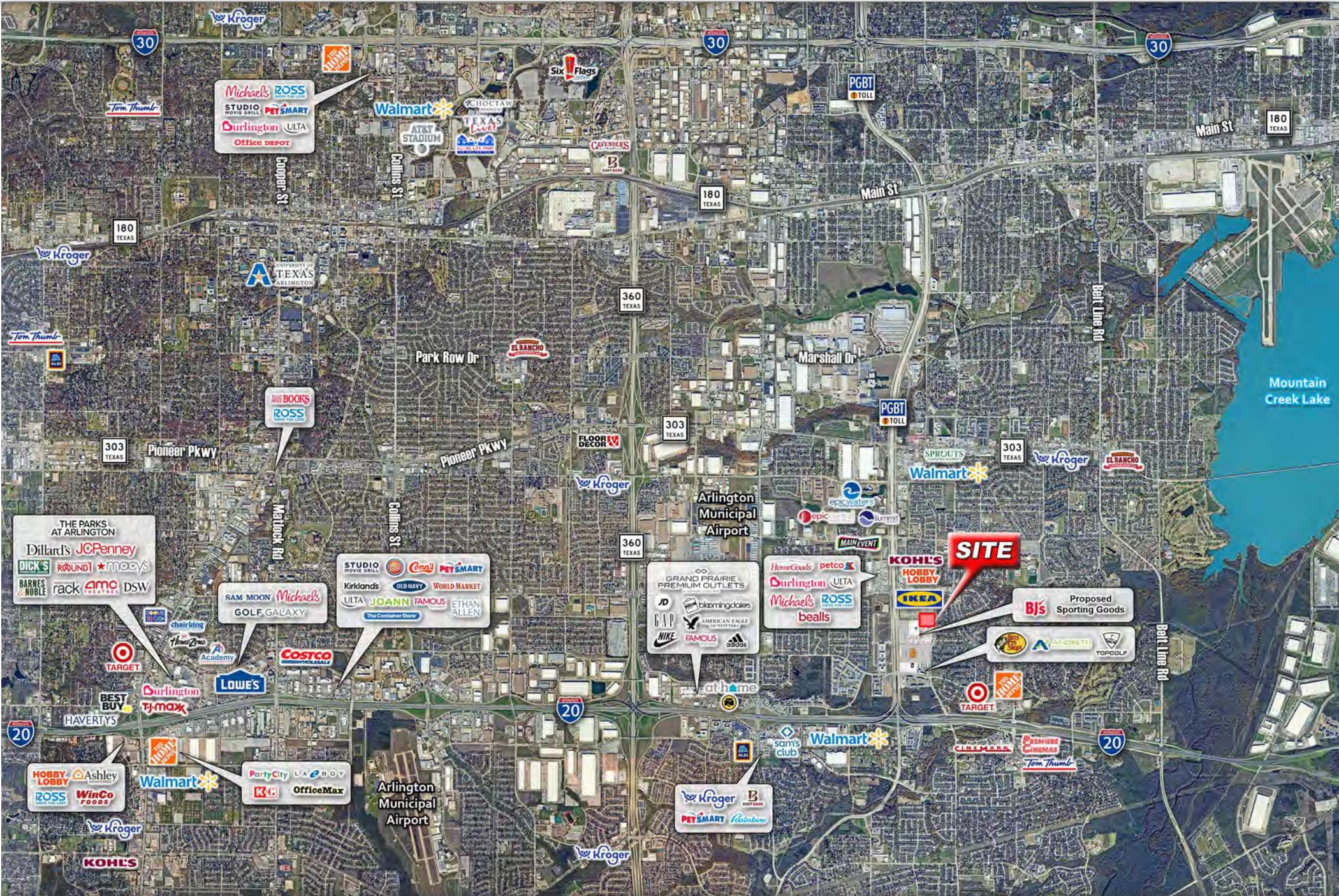
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*Source: Kalibrate traffic counts, otherwise DOT

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