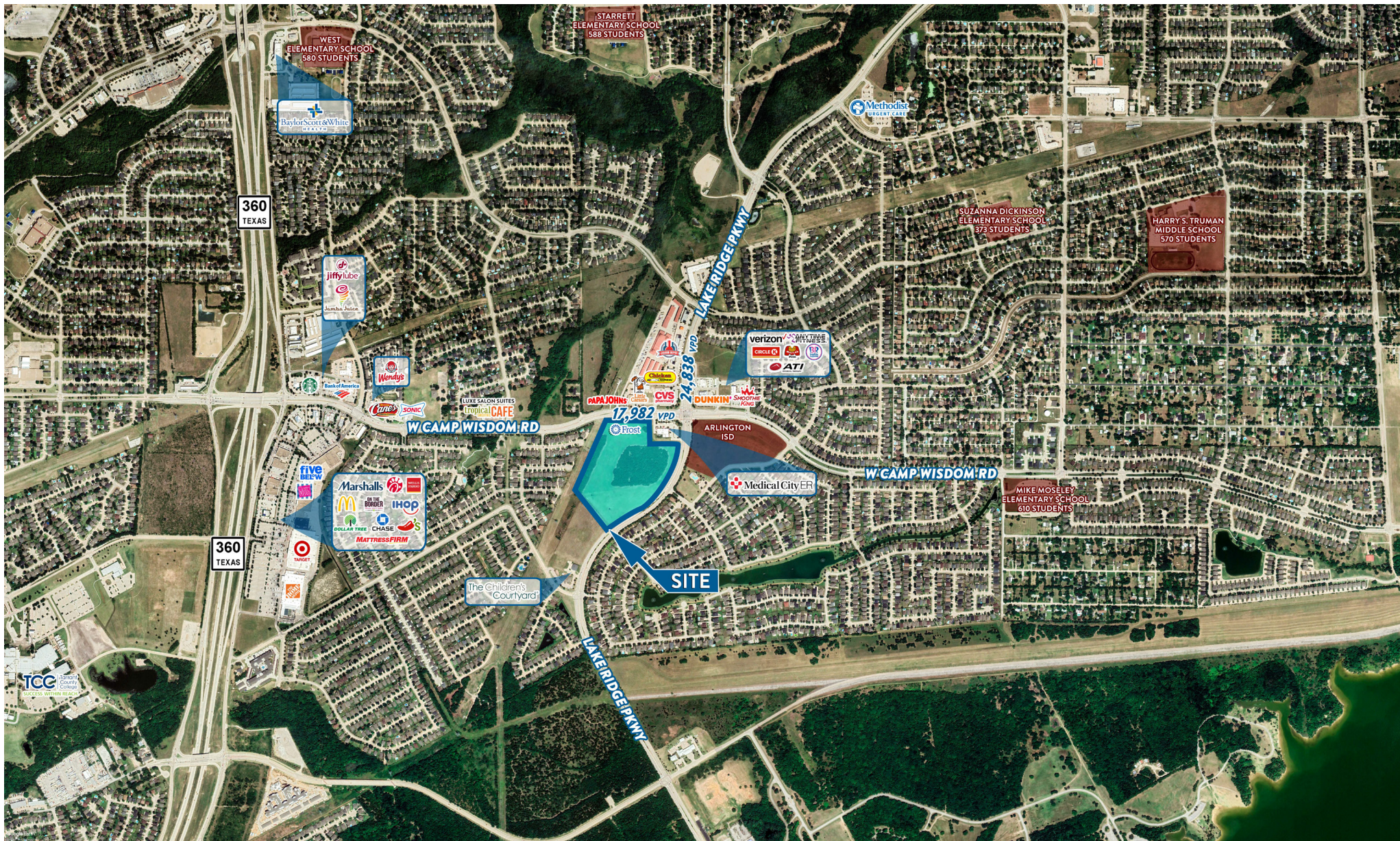




VENTURE SWC LAKE RIDGE & CAMP WISDOM FOR SALE

214.378.1212

GRAND PRAIRIE, TX

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DEAN STRAKA
DSTRAKA@VENTUREDFW.COM

LOCATION

**SWC LAKE RIDGE PKWY & CAMP WISDOM
GRAND PRAIRIE, TX**

SIZE

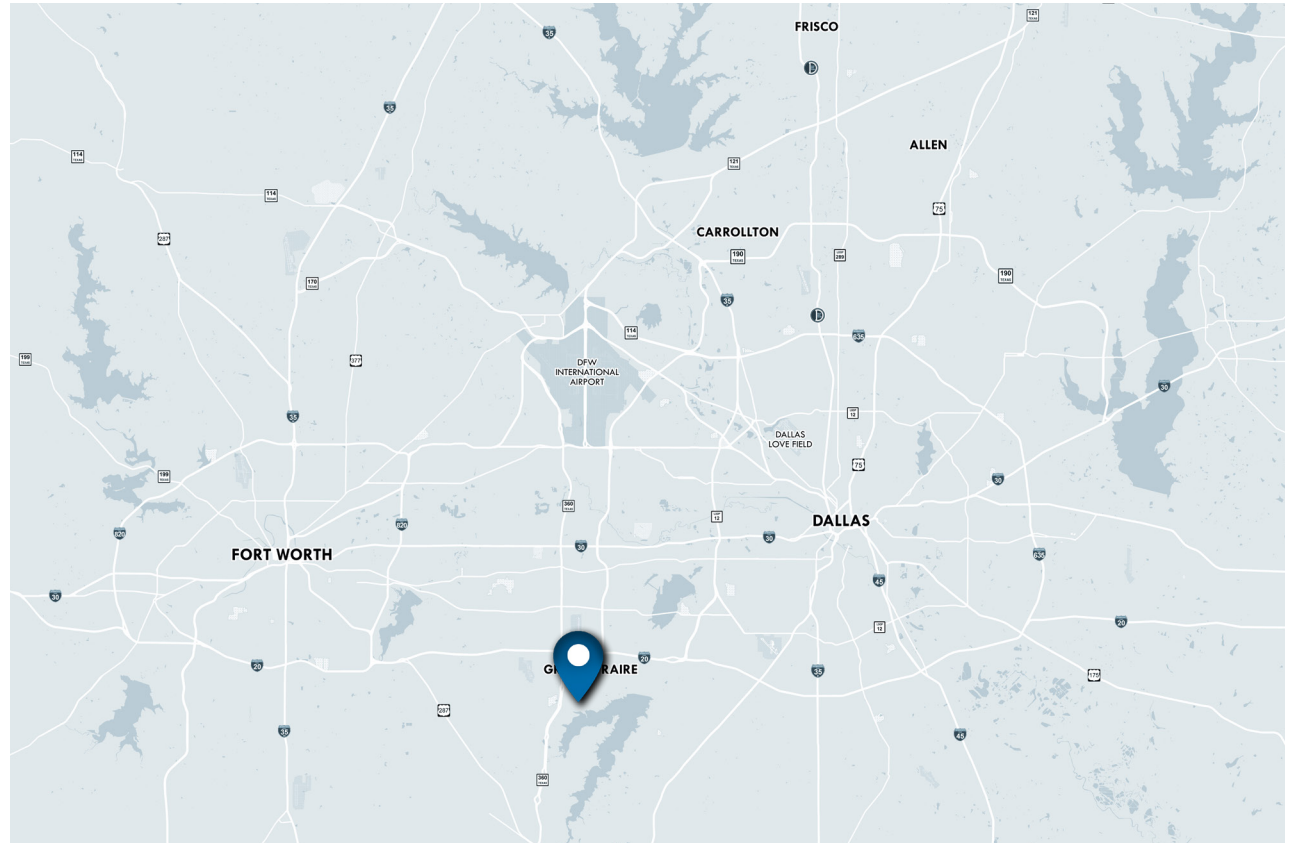
26.47 AC

TRAFFIC COUNTS

LAKE RIDGE PKWY	CAMP WISDOM
24,838 VPD 2021	17,982 VPD 2021

PROPERTY HIGHLIGHTS

- ★ **STRONG HIGHWAY ACCESSIBILITY**
- ★ **CLOSE PROXIMITY TO S HWY 161, 2 MILES SOUTH OF I-20, 1 MILE EAST OF HWY 360**
- ★ **EASILY ACCESSIBLE RESIDENTIAL TO THE SOUTH**
- ★ **\$130K AVERAGE INCOME IN A 1 MILE RADIUS**
- ★ **ZONED FOR GENERAL RETAIL**



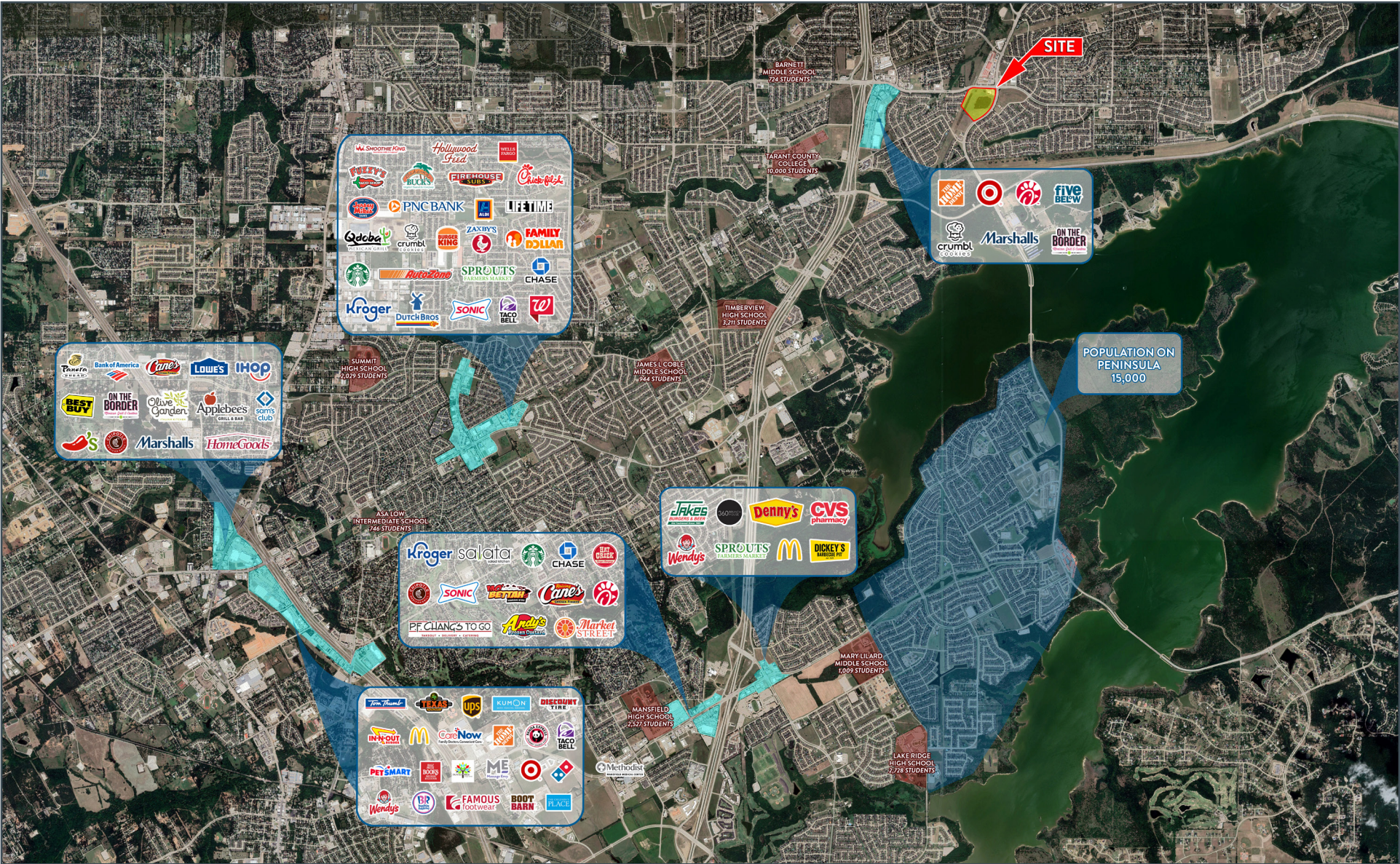
2025 DEMOGRAPHIC SUMMARY

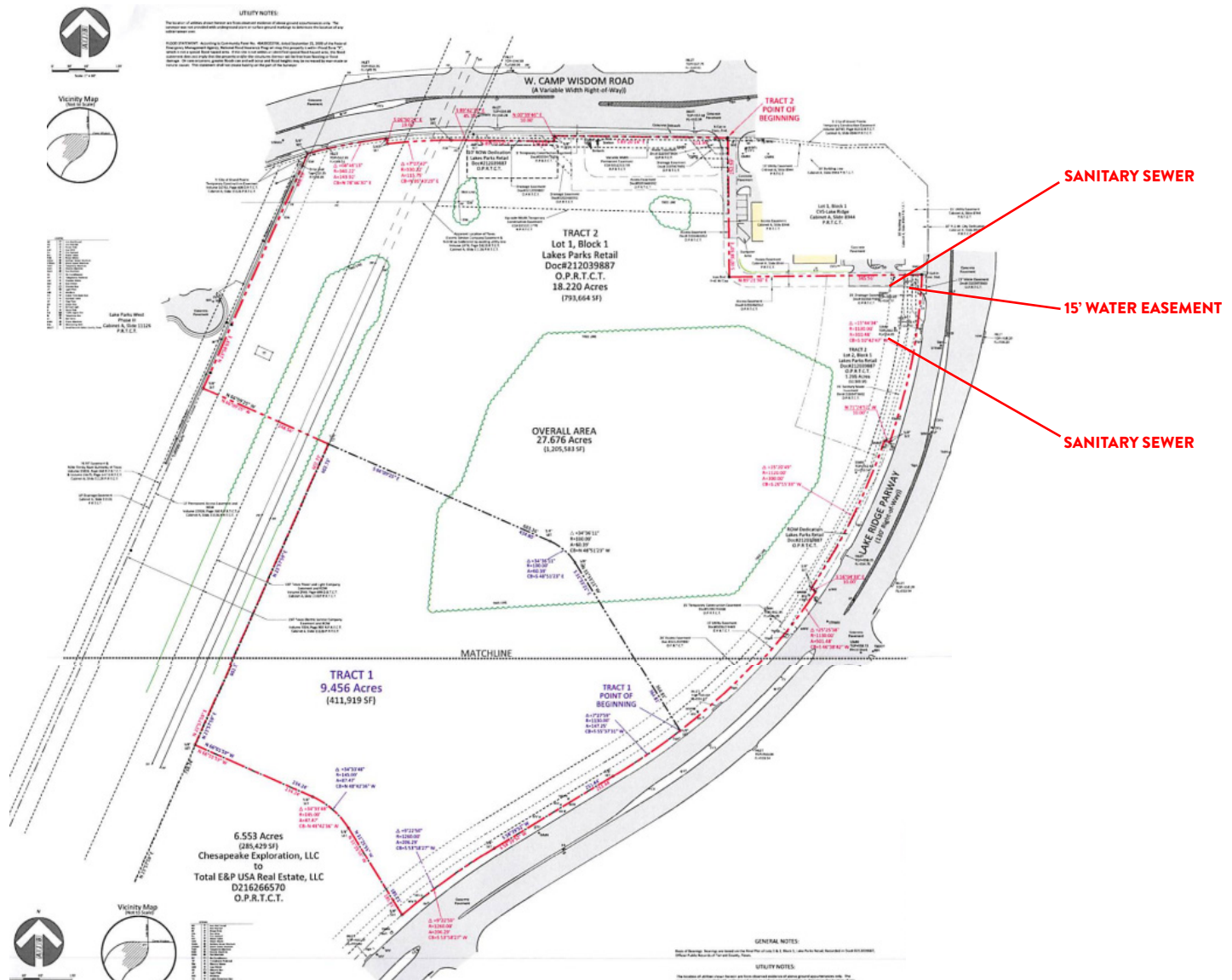
	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,741	93,148	266,326
EST. DAYTIME POPULATION	2,630	16,814	59,789
EST. AVG. HH INCOME	\$137,462	\$127,775	\$115,933

AREA ATTRACTIONS











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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.

2-10-2025



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.

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. **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.**

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- 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;
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