

513 Idlewild Rd, Grand Prairie, TX



9.42 Acre Ground Lease
Zoned Industrial Storage
Fully Fenced Parcel
Adjacent to Copart Dallas
Just Off Loop 12 & I-30

Main Contact

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Property Overview

This 9.42-acre parcel is situated on Mountain Creek Lake in Grand Prairie, TX, and is available for ground lease. The property features fully graveled yard with on-site electrical service. Its strategic location, less than three miles from Interstate 30 and Loop 12, provides convenient access and is adjacent to the global online vehicle auction service, Copart Dallas. Zoned as Industrial Storage, the site is suitable for most storage and distribution operations, including those involving heavy industrial use. For further details, please contact Shane Hendrix.



Grand Prairie, TX Retail Map



2 Miles from Loop 12



2.5 Miles from I-30



4.5 Miles from PGBT



8 Miles from I-20

Market Profile

Forestal, Grand Prairie, Texas, 75051
Drive time: 5, 10, 15 minute radii

Latitude: 32.73821
Longitude: -96.95161

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	0	13,989	114,212
2020 Total Population	0	13,511	115,949
2020 Group Quarters	0	331	1,494
2024 Total Population	0	13,039	114,128
2024 Group Quarters	0	322	1,426
2029 Total Population	0	12,694	114,763
2024-2029 Annual Rate	0.00%	-0.53%	0.11%
2024 Total Daytime Population	547	12,663	103,631
Workers	547	5,744	44,679
Residents	0	6,919	58,952
Household Summary			
2010 Households	0	3,821	32,993
2010 Average Household Size	0.00	3.65	3.43
2020 Total Households	0	3,719	34,248
2020 Average Household Size	0.00	3.54	3.34
2024 Households	0	3,654	34,233
2024 Average Household Size	0.00	3.48	3.29
2029 Households	0	3,596	34,897
2029 Average Household Size	0.00	3.44	3.25
2024-2029 Annual Rate	0.00%	-0.32%	0.38%
2010 Families	0	3,075	25,535
2010 Average Family Size	0.00	4.03	3.90
2024 Families	0	2,851	25,697
2024 Average Family Size	0.00	3.97	3.85
2029 Families	0	2,811	26,122
2029 Average Family Size	0.00	3.92	3.82
2024-2029 Annual Rate	0.00%	-0.28%	0.33%
Housing Unit Summary			
2000 Housing Units	0	3,964	31,345
Owner Occupied Housing Units	0.0%	56.1%	54.9%
Renter Occupied Housing Units	0.0%	37.8%	40.3%
Vacant Housing Units	0.0%	6.2%	4.8%
2010 Housing Units	0	4,126	35,622
Owner Occupied Housing Units	0.0%	52.9%	52.4%
Renter Occupied Housing Units	0.0%	39.7%	40.2%
Vacant Housing Units	0.0%	7.4%	7.4%
2020 Housing Units	0	3,948	36,205
Owner Occupied Housing Units	0.0%	54.1%	51.3%
Renter Occupied Housing Units	0.0%	40.1%	43.3%
Vacant Housing Units	0.0%	5.5%	5.2%
2024 Housing Units	0	3,870	36,242
Owner Occupied Housing Units	0.0%	55.4%	51.5%
Renter Occupied Housing Units	0.0%	39.0%	43.0%
Vacant Housing Units	0.0%	5.6%	5.5%
2029 Housing Units	0	3,878	37,245
Owner Occupied Housing Units	0.0%	57.3%	51.6%
Renter Occupied Housing Units	0.0%	35.4%	42.1%
Vacant Housing Units	0.0%	7.3%	6.3%



114,128

2024 Population
15 Minutes



\$76,678

2024 Average HH Income
15 Minutes



34,233

2024 Households
15 Minutes



56,407

2024 Employees
15 Minutes

Property Summary

Location	513 Idlewild Rd Grand Prairie, TX 75051
Zoning	Industrial Storage
Acres	9.42 Acres
Grading	Fully Graveled Yard
Topography	Graded



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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.

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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Buyer/Tenant/Seller/Landlord Initials Date