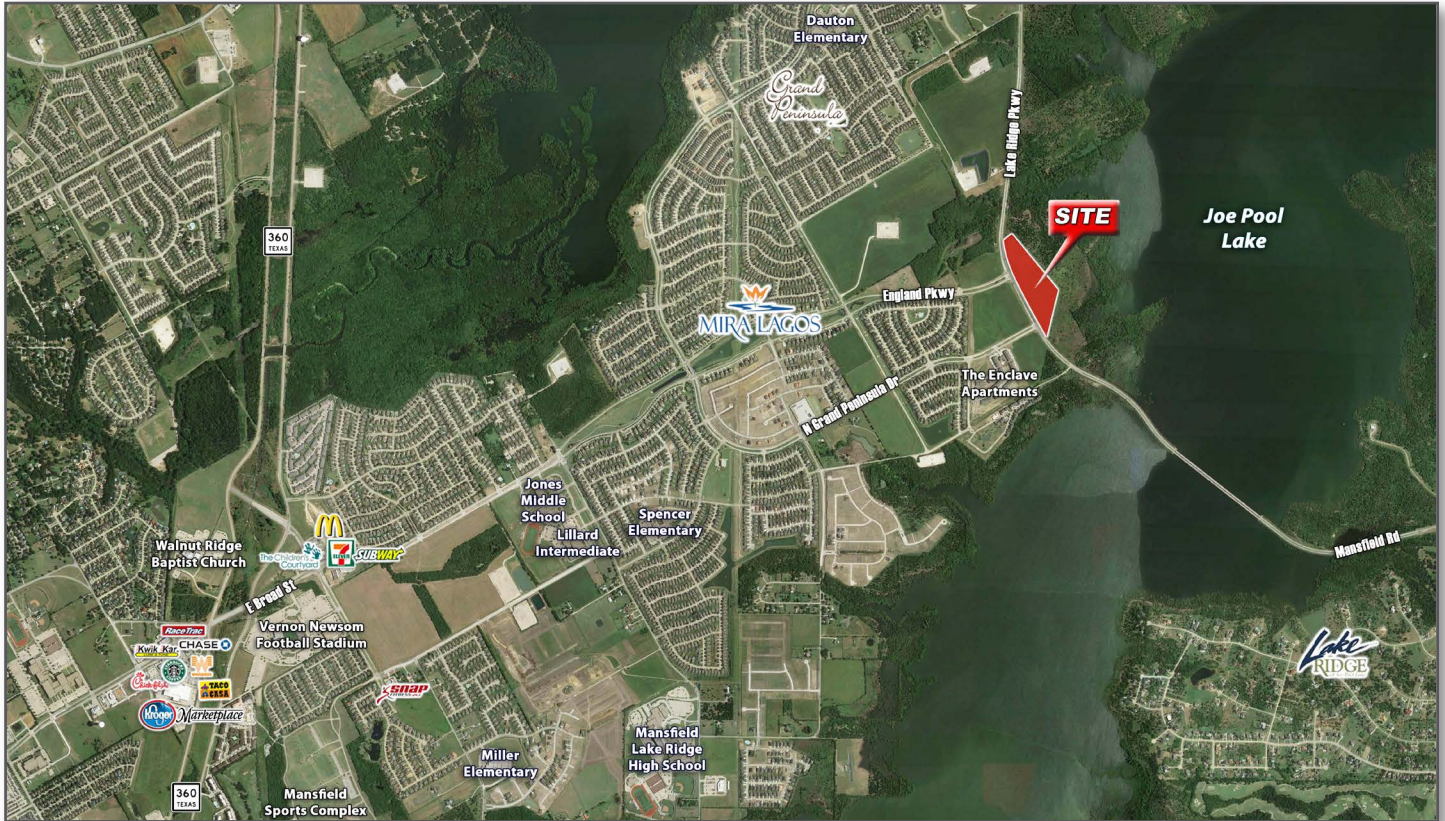


# LAKE RIDGE MIXED-USE DEVELOPMENT LAND

Lake Ridge Pkwy at England Pkwy, Grand Prairie, TX

# HANOVER PROPERTY COMPANY



## AVAILABLE LAND

12 Acres Multi-Family Land  
4 Acres Commercial Land

## RATE

Please Call for Rates

## PROPERTY HIGHLIGHTS

- Signalized Intersection
- Frontage on Lake Ridge with views of Joe Pool lake for future apartment units.
- Across Lake Ridge from recently completed Enclave at Mira Lagos Apartment development.
- Proximity to Grand Prairie, Mansfield, and Cedar Hill shops and restaurants.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Population	4,326	28,236	125,435
5 Yr Proj. Growth	23.7%	22.5%	16.2%
Avg. HH Income	\$116,205	\$117,437	\$101,914

## TRAFFIC COUNTS

Lake Ridge Pkwy: 13,430 VPD | England Pkwy: 7,987 VPD (2016)

## AREA RETAILERS



# HANOVER PROPERTY COMPANY

John G. Carter  
214.445.2226

[jcarter@hanoverproperty.com](mailto:jcarter@hanoverproperty.com)

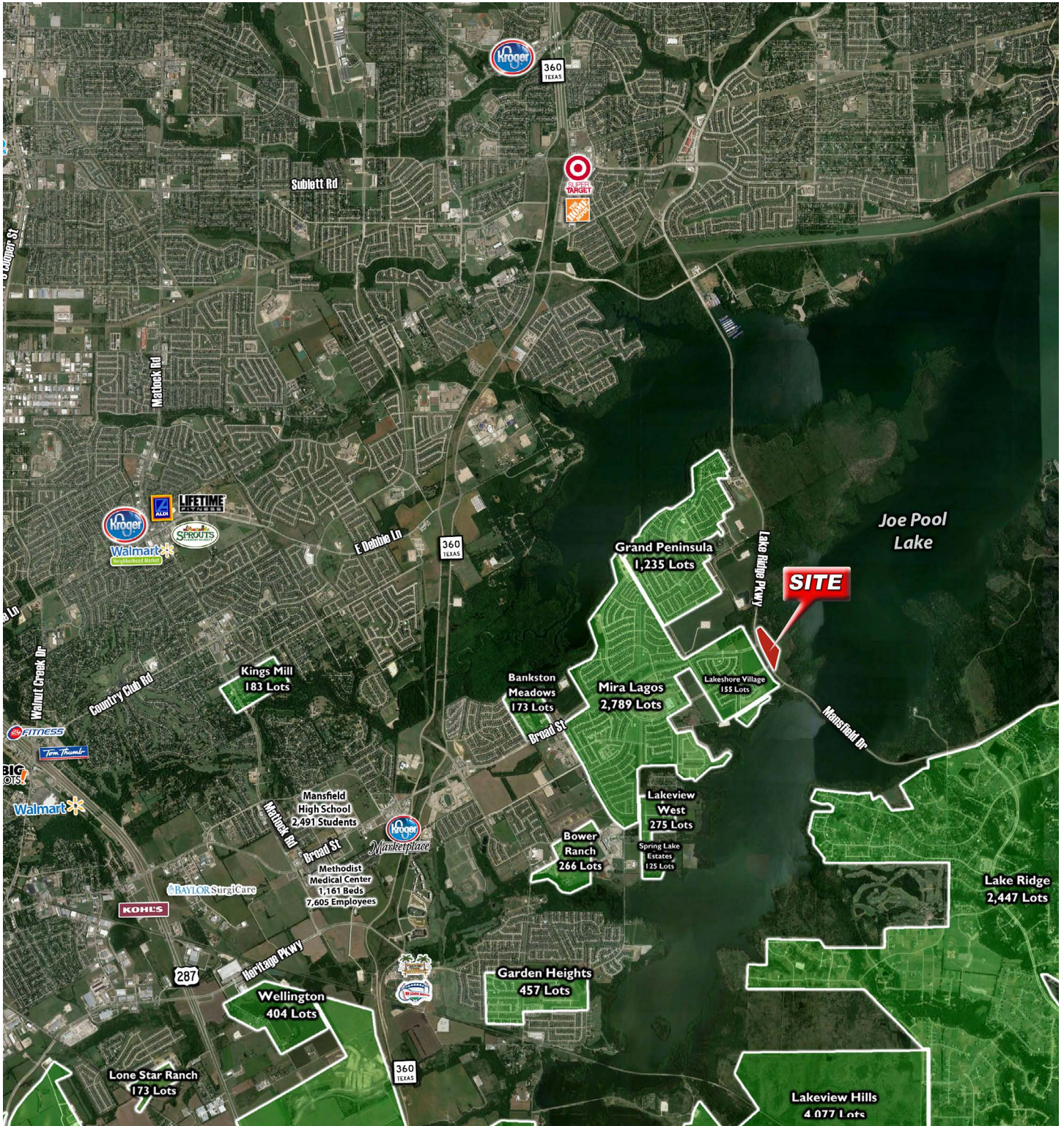
3001 Knox Street, Suite 207 | Dallas, Texas 75205



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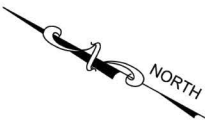
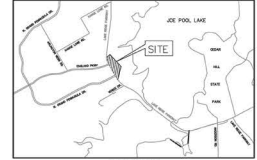


# LAKE RIDGE MIXED-USE DEVELOPMENT LAND

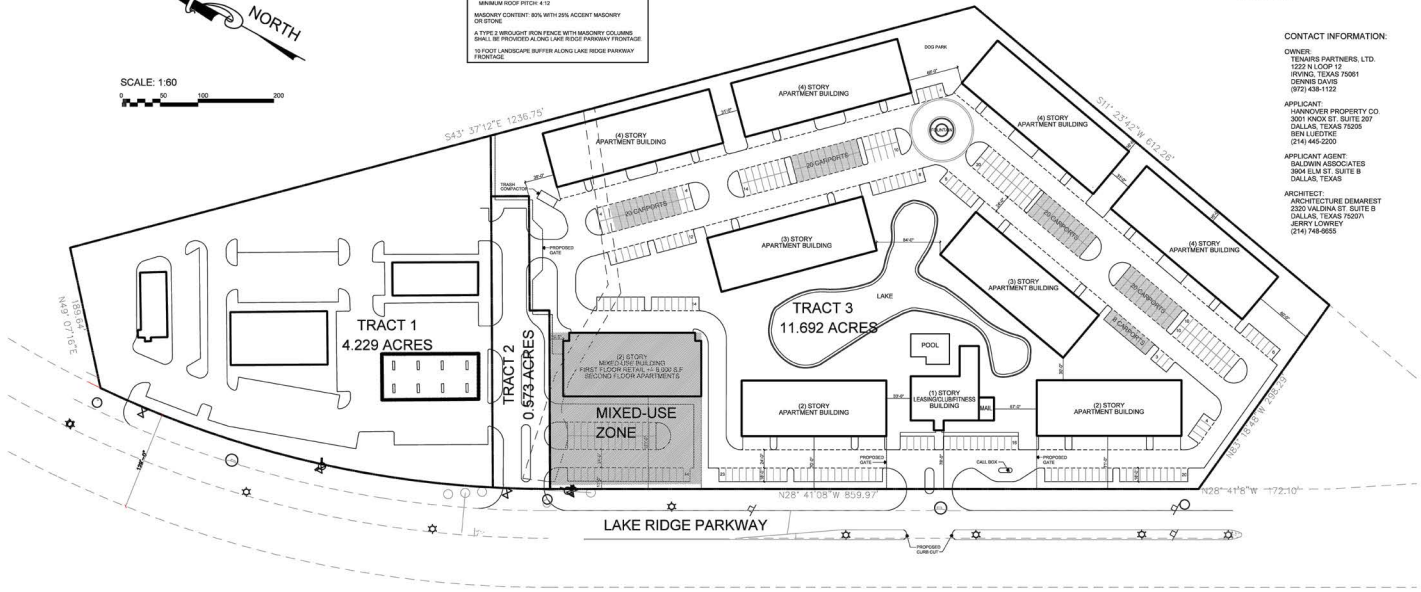
Lake Ridge Pkwy at England Pkwy, Grand Prairie, TX

# HANOVER PROPERTY COMPANY

SITE INFORMATION SUMMARY	
ZONING: PLANNED DEVELOPMENT DISTRICT (PDD)	
PROPOSED LAND USE: MIXED-USE	
TOTAL SITE LAND AREA: 16.5 ACRES	
TRACT 1: COMMERCIAL, 4.29 ACRES	
TRACT 2: MIXED-USE, 0.673 ACRES	
TRACT 3: MIXED-USE, 11.692 ACRES	
RESIDENTIAL DENSITY: 35 UNITS PER ACRE MAXIMUM	
MINIMUM LIVING AREA OF 1 BEDROOM UNIT: 700 S.F.	
MINIMUM LIVING AREA OF 2 BEDROOM UNIT: 900 S.F.	
MINIMUM LIVING AREA OF 3 BEDROOM UNIT: 1,100 S.F.	
PARKING REQUIRED:	
COMMERCIAL PER ARTICLE 10 OF UNIFIED DEVELOPMENT CODE: 1.25 SPACES PER 1,000 SQUARE FEET	
RESIDENTIAL PER 1.50 SPACES PER 1,000 SQUARE FEET	
MIN. YARDS SETBACKS:	
FRONT: 10 FEET	
REAR: 10 FEET	
SIDE (ON STREET): 30 FEET	
SIDE (ON NEIGHBORLY): 10 FEET	
MAXIMUM HEIGHT: 35 FEET	
MAXIMUM ROOF PITCH: 4:12	
SIGNAGE: PER ARTICLE 10 OF UNIFIED DEVELOPMENT CODE	
A TYPE 2 BRIGHT SIGNAGE WITH MANDATORY COLUMNING SHALL BE PROVIDED ALONG LAKE RIDGE PARKWAY FRONTAGE	
10 FOOT LANDSCAPE BUFFER ALONG LAKE RIDGE PARKWAY FRONTAGE	



SCALE: 1:60  
0 50 100 200



**CONTACT INFORMATION:**  
OWNER: TENARS PARTNERS, LTD.  
1222 N. LOOP 17  
IRVING, TEXAS 75061  
DORNE DAVIS  
(972) 438-1122  
APPLICANT: HANOVER PROPERTY CO.  
3001 KNOX ST. SUITE 207  
DALLAS, TEXAS 75205  
304 LUEBOWIE  
(214) 445-2226  
APPLICANT AGENT: BALDWIN ASSOCIATES  
3004 ELM ST. SUITE B  
DALLAS, TEXAS  
ARCHITECT: ARCHITECTURE DEMAREST  
2302 WALDONA ST. SUITE B  
DALLAS, TEXAS 75207  
JERRY LOWMEYER  
(214) 748-9655

CITY OF GRAND PRAIRIE #  
**CONCEPTUAL SITE PLAN**  
HANOVER LAKE RIDGE MIXED-USE DEVELOPMENT  
7500 LAKERIDGE PARKWAY  
GRAND PRAIRIE, TEXAS 75104  
BEING A 16.571 ACRE OR 721,828 SQUARE FOOT TRACT  
OF LAND SITUATED IN THE B.B.B. & C.R.R. SURVEY,  
ABSTRACT NO. 1700, CITY OF GRAND PRAIRIE, TEXAS  
MAY 19, 2015

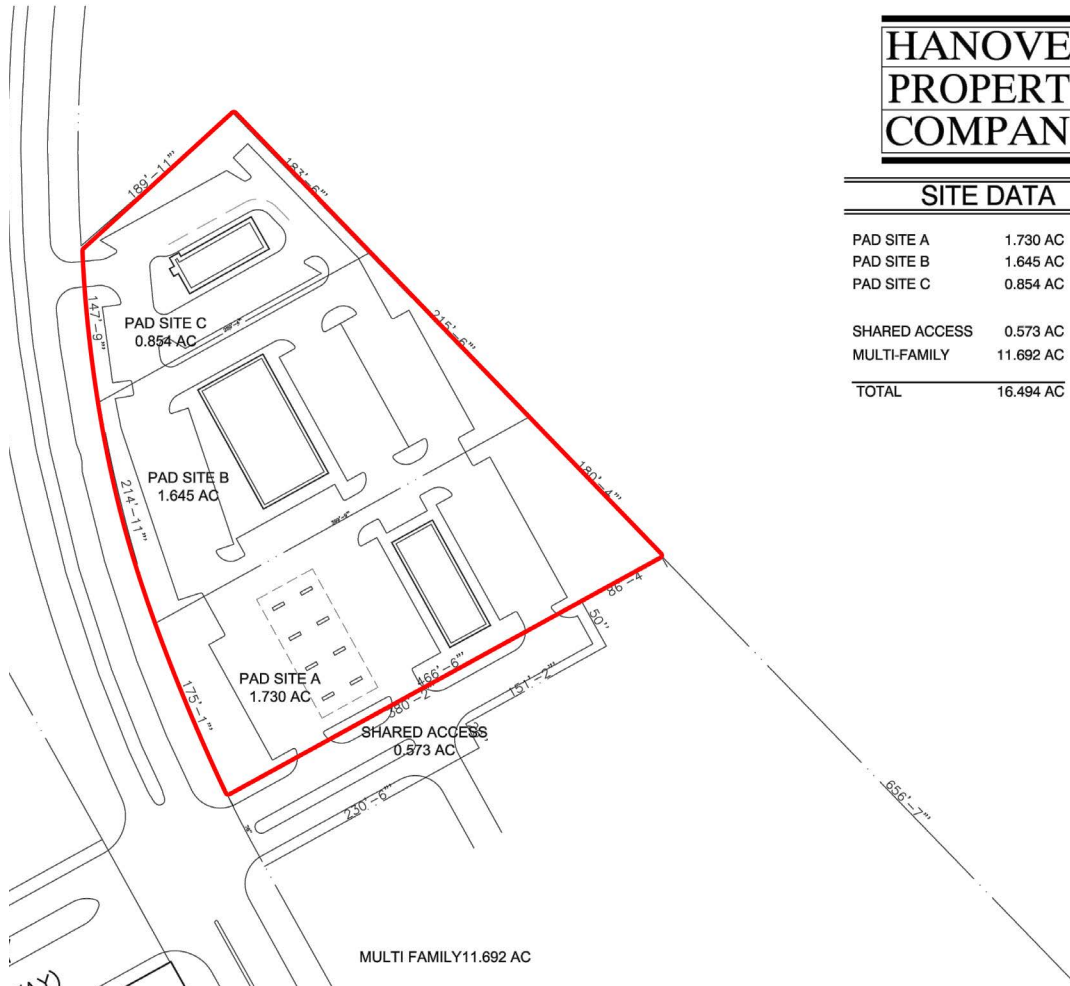


Scale: 1/16"=1'-0"

**LAKE RIDGE MIXED-USE  
DEVELOPMENT LAND**

Lake Ridge Pkwy at England Pkwy, Grand Prairie, TX

**HANOVER  
PROPERTY COMPANY**



**HANOVER  
PROPERTY  
COMPANY**

SITE DATA	
PAD SITE A	1.730 AC
PAD SITE B	1.645 AC
PAD SITE C	0.854 AC
SHARED ACCESS	0.573 AC
MULTI-FAMILY	11.692 AC
<b>TOTAL</b>	<b>16.494 AC</b>



**HANOVER  
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**LAKE RIDGE MIXED-USE  
DEVELOPMENT LAND**

Lake Ridge Pkwy at England Pkwy, Grand Prairie, TX

**HANOVER**  
PROPERTY COMPANY

	1 mi Ring	3 mi Ring	5 mi Ring
<b>Population Trend</b>			
2000 Total Population	30	1,466	43,437
2010 Total Population	2,144	19,159	107,032
2015 Total Population	4,326	28,236	125,435
2020 Total Population	5,350	34,603	145,777
<b>Households Trend</b>			
2000 Total Households	14	499	13,816
2010 Total Households	682	6,107	33,254
2015 Total Households	1,299	8,564	37,313
2020 Total Households	1,565	10,256	42,261
<b>Population Change Trend</b>			
2000 to 2010 Population Change	7,046.7%	1,206.9%	146.4%
2000 to 2015 Population Change	14,320.0%	1,826.1%	188.8%
2010 to 2020 Population Change	149.5%	80.6%	36.2%
2015 to 2020 Population Change	23.7%	22.5%	16.2%
<b>Household Change Trend</b>			
2000 to 2010 Household Change	4,771.4%	1,123.8%	140.7%
2000 to 2015 Household Change	9,178.6%	1,616.2%	170.1%
2010 to 2020 Household Change	129.5%	67.9%	27.1%
2015 to 2020 Household Change	20.5%	19.8%	13.3%
<b>2015 Race</b>			
White alone	44.2%	49.6%	49.7%
Black or African American alone	30.9%	30.2%	28.5%
American Indian and Alaska Native alone	.4%	.5%	.5%
Asian alone	13.1%	9.7%	10.1%
Native Hawaiian and OPI alone	.2%	.1%	.1%
Some Other Race alone	6.4%	5.9%	7.5%
Two or More Races	4.9%	4.0%	3.6%
<b>2015 Income</b>			
Per Capita Income	\$33,619	\$35,526	\$30,396
Household Income: Median	\$102,330	\$103,154	\$86,431
Household Income: Average	\$116,205	\$117,437	\$101,914
Average household size	3.5	3.3	3.4
Total Daytime Population	2,318	16,200	81,780
Total Employee Population	88	1,678	17,276
Total Daytime at Home Population	2,230	14,522	64,504
Total Employee Population (% of Daytime Population)	3.8%	10.4%	21.1%
Total Daytime at Home Population (% of Daytime Population)	96.2%	89.6%	78.9%



# 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date