



SUBJECT PROPERTY
±4,500 SF AVAILABLE

2961 STATE HWY | GRAND PRAIRIE, TX 75052

| Leasing Brochure

MATTHEWS™

LEASING HIGHLIGHTS



- 🌀 **4,500 SF** available for lease at Epic Central
- 🌀 Seeking family-friendly restaurant users, though retail will also be considered
- 🌀 Located within EpicCentral Grounds, which generated **2.66M visits in 2025**
- 🌀 Ranked **#2 in DFW** and **#4 in Texas** among attraction properties in Placer.ai's 2025 ranking reports, outperforming major destinations like Texas Live! and Six Flags
- 🌀 Benefit from traffic driven by one of Grand Prairie's premier family entertainment destinations
- 🌀 Ideal for family dining, dessert, beverage, experiential retail, and soft goods retail
- 🌀 Surrounded by a **strong mix** of destination, event, and entertainment-driven visitors



ABOUT EPICCENTRAL



A **172-acre entertainment and recreation district** in the heart of the Dallas-Fort Worth Metroplex, designed as a regional destination for tourism, entertainment, and community events. It combines parks, attractions, dining, recreation, hotels, and event venues into one integrated district along **State Highway 161** with convenient access to **I-20** and the broader DFW region.

KEY ATTRACTIONS

- EPIC WATERS INDOOR WATERPARK**
 - Nationally recognized attraction ranked **Top 3 Indoor Waterparks in the U.S.** by USA Today (2023, 2024, and 2025).
 - Year-round indoor waterpark experience for families and visitors.
- THE EPIC RECREATION & FITNESS CENTER**
 - A **120,000 SF multi-purpose recreation facility** with fitness, arts, and community programming.
- PLAYGRAND ADVENTURES**
 - One of the **largest inclusive playgrounds in Texas**, designed for visitors of all abilities.
- ILLUVIA WATER & LIGHT SHOW**
 - Nightly entertainment experience featuring synchronized water, lights, and music.
- THE SUMMIT**
 - Recreation and wellness center designed specifically for adults ages 50+.
- CENTRAL BARK DOG PARK**
 - Large outdoor dog park with open play areas and trails.

[**CLICK TO VIEW UPCOMING EVENTS!**](#)



VISITOR ACTIVITY

- 2.8+ million visits annually to the EpicCentral district.
- Approximately 150,000 visitors in March alone during peak spring travel periods.
- 70% of visitors come from outside Grand Prairie, highlighting its regional draw.



Axis Grand Crossing
±322 Units

Luxia Grand Prairie
±300 Units

Epic West Towne Crossing



KOHL'S
HOBBY LOBBY
popshelf



W Warrior Trl



President George Busk Tpke ± 103,022 VPD

Subject Property







Bexley Central Park
249 Units

Subject Property

LIVING SPACES

Distribution Center

Walmart
Supercenter

PEI WEI

COURTYARD
Marriott

Dubiski
Career High
1,573 Students

Carrier Pkwy # 16,543 VPD

Wymberly Crossing
212 Units

Trinity Basin Preparatory
Grand Prairie
228 Students

South Grand
Prairie High
3,300 Students

President George Bush Tpk # 103,022 VPD

MAINEVENT

WALMART
FITNESS
DUTCH BROS

Burlington

LONGHORN
STEAKHOUSES

petco

Michael's

Olive Garden

ROSS
DRESS FOR LESS

ULTA

Cane's

HomeGoods

Steak 'n Shake

VEG
ER for Pets

KOHL'S

popshelf

HOBBY
LOBBY

7
ELEVEN

JUST LOVE
COFFEE CAFE

IKEA

BJ's
Live Generously

Jason's deli

TOPGOLF

Bass Pro Shops

ANDRETTI
INDOOR KARTING & GAMES

Arden at
Midtown GP
366 Units

The
Sutherland
272 Units

Jackson Middle
610 Students

International
Leadership
School of Texas
931 Students

Corsair
326 Units

The Bradbury
290 Units

Luxia
Grand
Prairie
300 Units

Axis Grand Crossing
322 Units

Casona Apartments
305 Units

POLLO REGIO

Scratch Wings
THE COUNTRY WING EXPERIENCE

GRAND PRAIRIE, TX

207,618

Total Population

8.5%+

Population Growth since 2020

67,356

of Households

\$81K+

Retail Spend per Household

2,866+

Population Per Square Mile

35.7%

% Bachelor's Degree

36.7

Median Age

\$322,900

Median Property Value

Grand Prairie, Texas is a dynamic, amenity-rich city situated between Dallas and Fort Worth, known for its family-friendly character, strong community identity, and steadily growing population. The city spans more than 80 square miles and offers residents a high quality of life through its extensive parks and recreation system, including Joe Pool Lake, numerous trails, golf courses, and vibrant entertainment destinations such as Epic Waters and the Grand Prairie Premium Outlets. Its diverse population, well-regarded public schools, and ongoing residential growth have made Grand Prairie a popular choice for families and young professionals seeking suburban living with quick access to the broader DFW metroplex.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2025 Population	11,837	127,760	261,951
2030 Population Projection	11,882	130,229	268,457
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2025 Population	3,848	42,266	85,179
2030 Population Projection	3,854	43,110	87,321
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$70,680	\$70,493	\$73,574

Top Employers



#1 Safest City
in Dallas-Fort Worth

— WalletHub.com



#2 Happiest City
in Dallas-Fort Worth

— WalletHub.com

#5 Best Place to Move
in the USA

— New York Times



2961 STATE HWY | GRAND PRAIRIE, TX 75052

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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.

11-2-2015



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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date