

THE GRAND PRAIRIE

— AN EMBER COMMUNITY



thegrandprairietx.com

Up to ±15 AC Commercial Available

HOCKLEY, TX

A photograph of a large outdoor sign for 'THE GRAND PRAIRIE' in white letters on a stone wall, with a tall, colorful, multi-layered monument to the right featuring a stylized flower design. The scene is reflected in a pond in the foreground.

THE GRAND PRAIRIE



Project Overview

LOCATION

The Grand Prairie is a 1,750-acre Master Planned Community located in Hockley, TX in the heart of the 290-corridor and just 45 minutes from Houston.

Homes are priced from the mid-\$200,000 to \$700,000s and will feature over 6,000 homes at full build-out. The Grand Prairie is zoned to Waller ISD, one of the area's fastest growing public-school districts earning state and national awards in academic, athletic, culinary, drone, robotics, fine arts, FFA and Air Force JROTC.

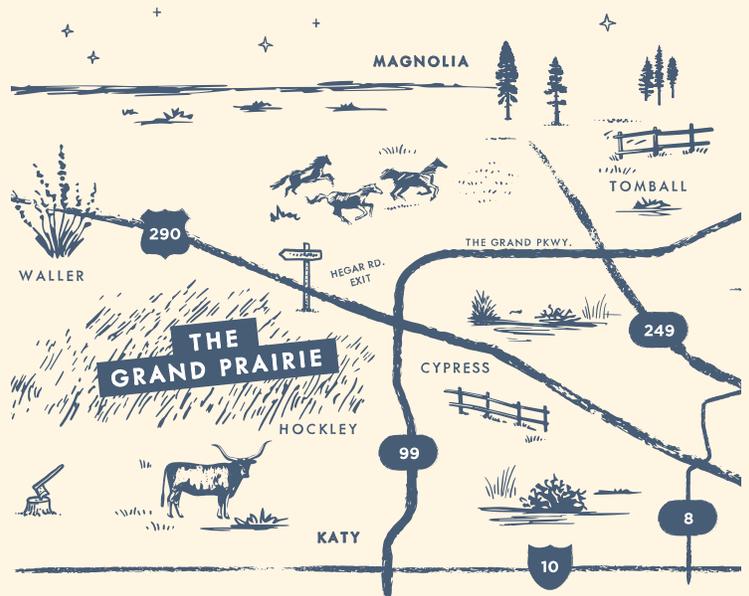
For more info, please visit:
thegrandprairietx.com

SIZE

Up to ±15 Acres of Commercial Land Available

PRICING

Please contact brokers for pricing.



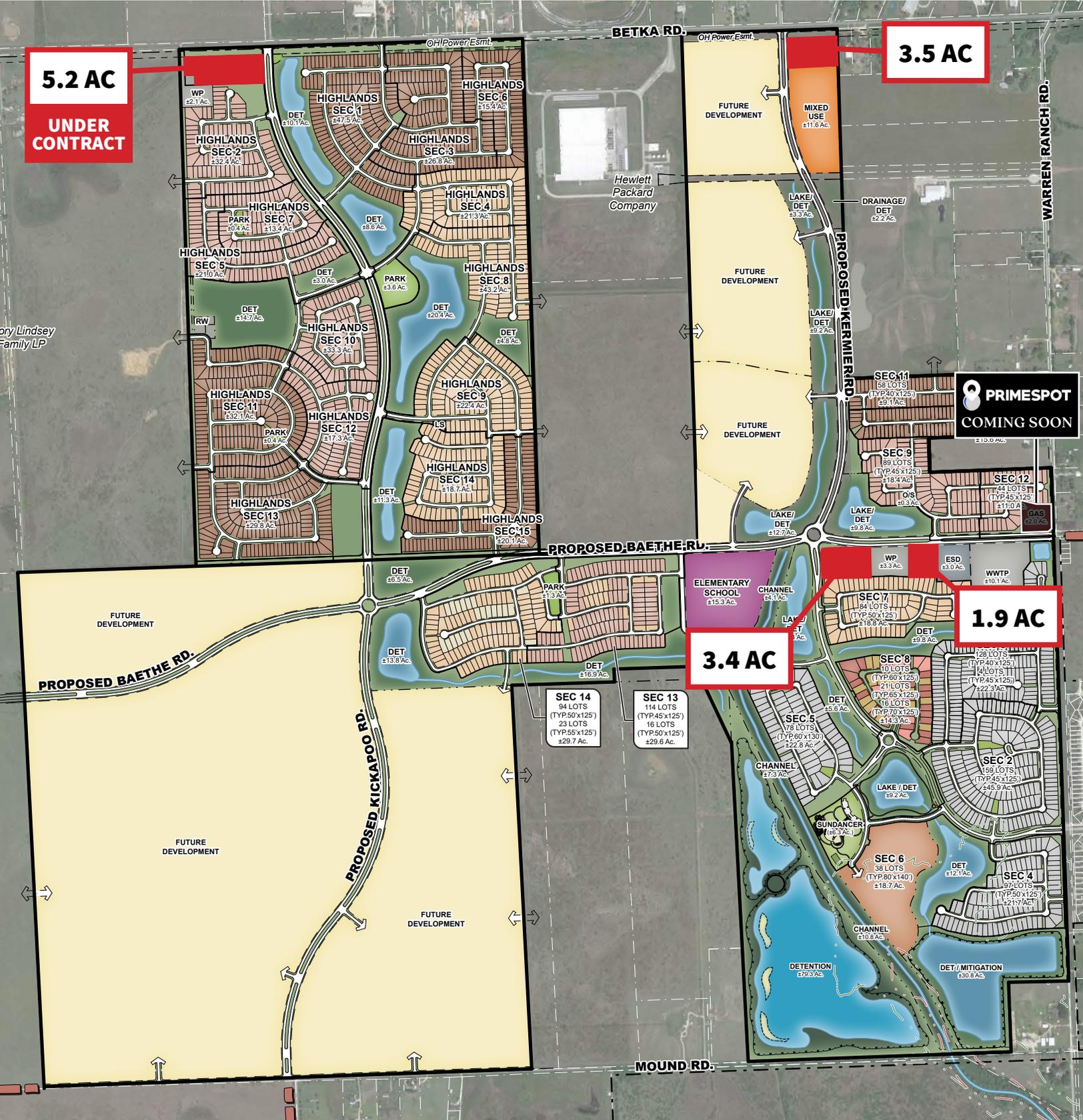
5.2 AC
UNDER CONTRACT

3.5 AC

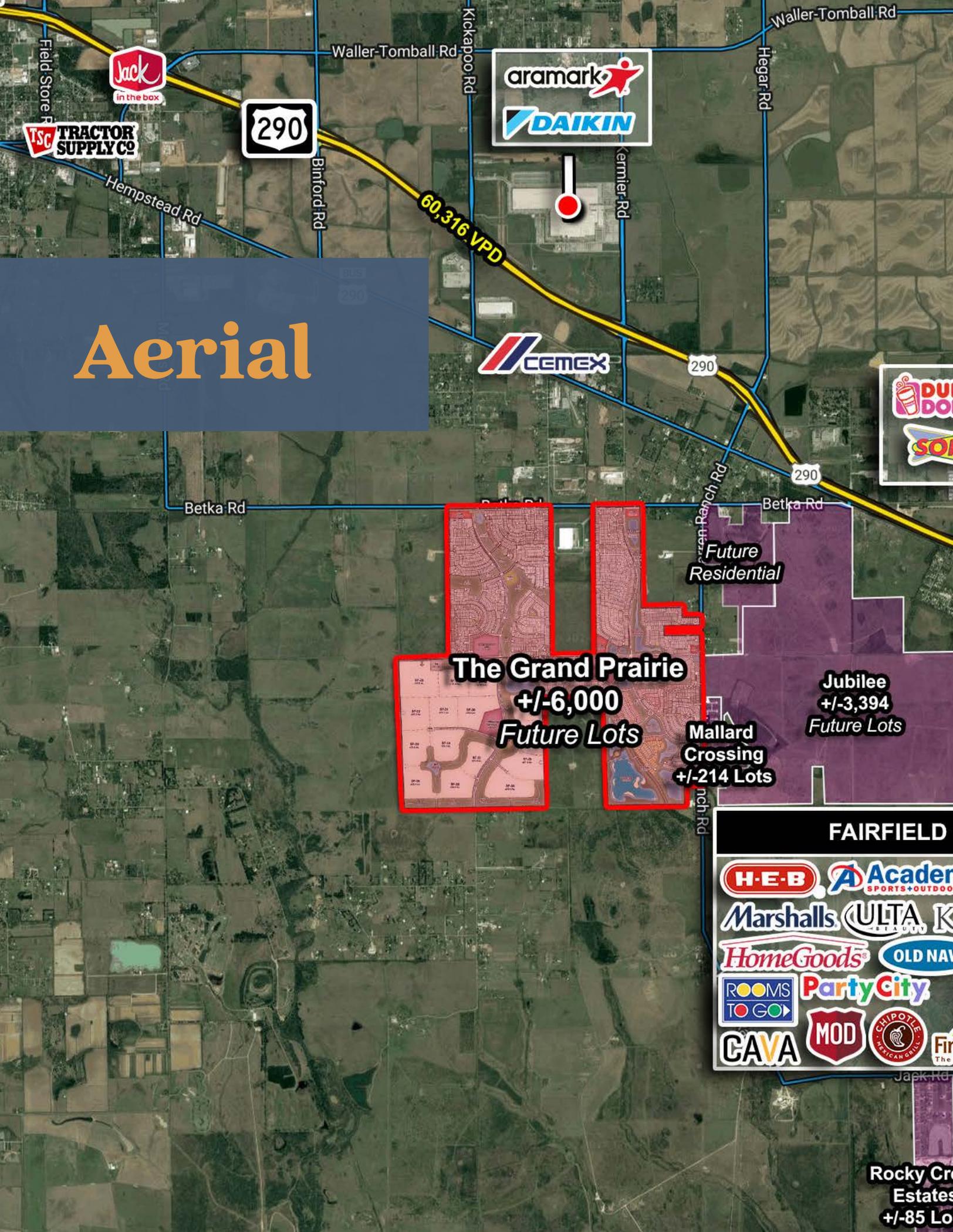
PRIMESPOT
COMING SOON

3.4 AC

1.9 AC



Aerial



Jack
in the box

TSC TRACTOR
SUPPLY CO

290

60,316 VPD

aramark

DAIKIN

CEMEX

Future
Residential

The Grand Prairie
+/-6,000
Future Lots

**Mallard
Crossing**
+/-214 Lots

Jubilee
+/-3,394
Future Lots

FAIRFIELD

H-E-B Acader SPORTS+OUTDOOR

Marshalls ULTA K

HomeGoods OLD NAVY

ROOMS TO GO Party City

GAVA MOD CHIPOTLE MEXICAN GRILL

Rocky Cr
Estates
+/-85 Lo

2920 ROAD

Waller-Tomball Rd

Cypress Green
+/-2,287 Lots

99 TEXAS

99

Roberts Rd

Becker Rd

Mueschke Rd

Mueschke Rd

WALKER'S NUTS
NIC



Windrow
+/-1,018 Lots

Lakes of Fairhaven
+/-499 Lots

Dellrose
+/-1,689 Lots

Falls at
Dry Creek
+/-348 Lots

Katy Hockley Rd

34,886 VPD

HOUSTON PREMIUM OUTLETS
A SIMON CENTER

Fairfield
+/-3,547 Lots

Stone Creek
Ranch
+/-1,232 Lots

290

290

TOWN CENTER

my **CINEMARK** **ROSS** DRESS FOR LESS

KIRKLAND'S YOUR HOME DECOR STORE **Burlington** coat Factory

WHATABURGER **KOHL'S**

SEPHORA **crumbl** cookies

stWatch **Chick-fil-A** **M** **PEI WEI** **LUPE TORTILLA**

FAIRFIELD MARKETPLACE

Kroger **Texas Children's Hospital**

Jason's deli **Pet Supermarket**

Wendy's **STARBUCKS COFFEE** **Olive Garden** **ZAXBY'S**

Grandi

Overview



6,700 sf Amenity Center



450 Acres of Parks



Extensive Waterway Network



Miles of Trails



Future
On-site Elementary School



On-site Emergency Services

DEMOGRAPHICS

	5 MILE	10 MILE	15 MILE
2025 Total Population	25,648	124,494	493,741
Number of Households	8,497	39,081	159,010
Average Household Income	\$112,476	\$160,260	\$150,410
Median Age	33.7	34.0	35.4







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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials

Date