

Dallas Business Journal

Baruch gears up for Grand Prairie mixed development

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Dallas-based **Baruch Properties** is gearing up to develop Greenway Trails, a mixed-use retail and commercial project on 388 acres in Grand Prairie.

The project, located north of U.S. 287 and east of State Highway 360 on acreage previously zoned for industrial development, will consist of about 864 single-family homes on 300 acres and 78 acres of big box and retail development.

Danny Yoo of Baruch Properties said the commercial development could also include office uses.

The Grand Prairie City Council approved changing the property's zoning designation at its Aug. 8 meeting.

Shaul Baruch, managing partner of Baruch Properties, said construction costs for the project will be about \$50 million. Lot sizes will range from 60 to 90 feet wide, and the price point for homes in the planned subdivision will start at \$210,000.

Baruch has not yet chosen builders for the residential community or the commercial development. The residential portion of the project will break ground in 2007 and will develop in four phases of about 200 homes each.

The final phase will include homes with front porches and traditional designs like those found in Fort Worth's Chapel Hill subdivision or Home Town North Richland Hills, said Mark Hutson of Arlington-based Mycoskie+Mcinnis+Associates, engineers for the project.

"Grand Prairie has plenty of land for industrial use," Baruch said. "This property is great for homes. The lake isn't far away, and people really want to live there."

Baruch said his company is also in discussions with Grand Prairie Independent School District and the city's police department, regarding potential sites for a school and police station.

hestridge@bizjournals.com | 817-693-0025

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