FOR SALE

Office | Flex | Warehouse
1090 Texan Trail
Grapevine, Texas

Unique Two-story Building with Prime Location!

- Approximately 9,300 SF Office / Flex / Warehouse
  - 3,500 SF Warehouse
  - 5,000 SF Office
  - 800 SF Mezzanine
- On-site parking
- Exceptional access to Highways 121, 114, Interstate 635
- Minutes to DFW International Airport
- Easy access for commercial vehicles
- Building was built to LEED Certification Standards (Silver Level)
- Two geothermal units serve the building. Average electric bill is $400/month

Contact :
469.533.4118
Mark Boone
MBoone@RealtyCapital.com

REALTY CAPITAL

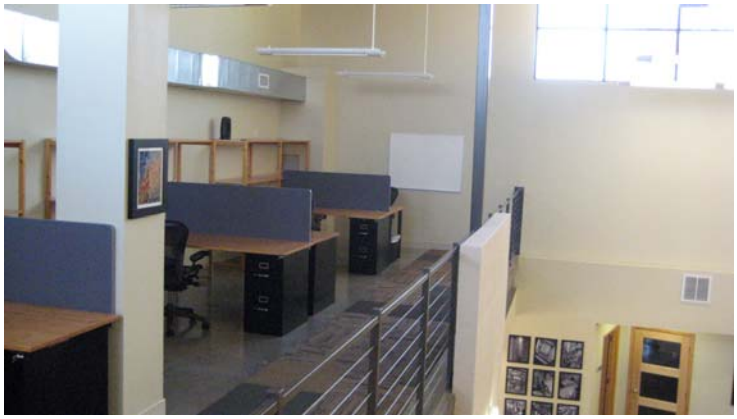
909 LAKE CAROLYN PARKWAY SUITE 150 IRVING, TEXAS 75039

Interior Photos

Beautifully appointed reception area and kitchen

Spacious work room

Large open conference/training area



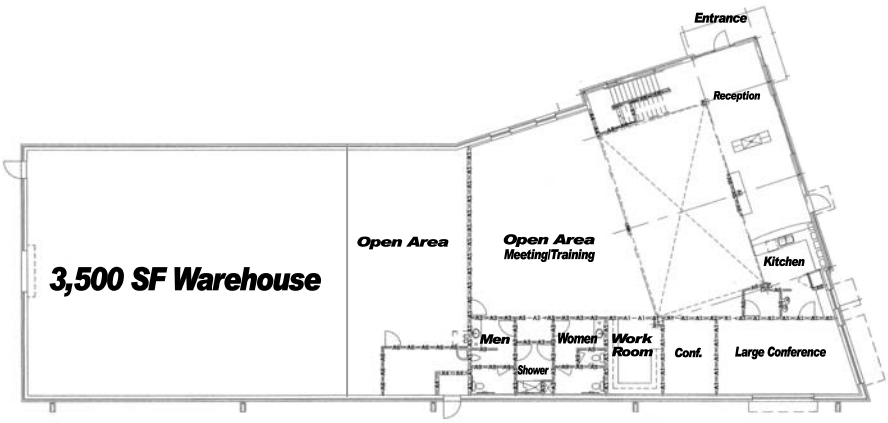
Open concept Mezzanine level with work desks

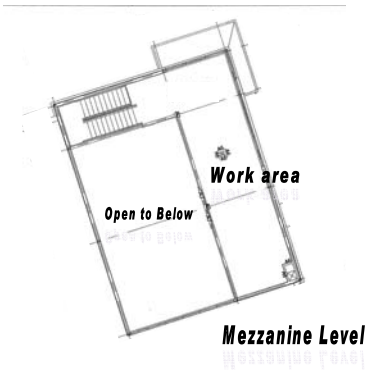
Executive restrooms
with shower

Large functional warehouse with dock door

The building is located within the central business district of Grapevine and just minutes from historic downtown Grapevine. The City boasts exceptional demographics with an average household income of $97,148 and a population base of approximately 50,000 residents with over 675,000 residents within 10 miles. Grapevine attracts millions of visitors each year with 85% of retail sales from non-residents.

Major retail, hotel and entertainment venues are located in Grapevine including the Gaylord Texan Hotel; The Great Wolf Lodge and indoor water park and 1.6 million square foot Grapevine Mills Mall.



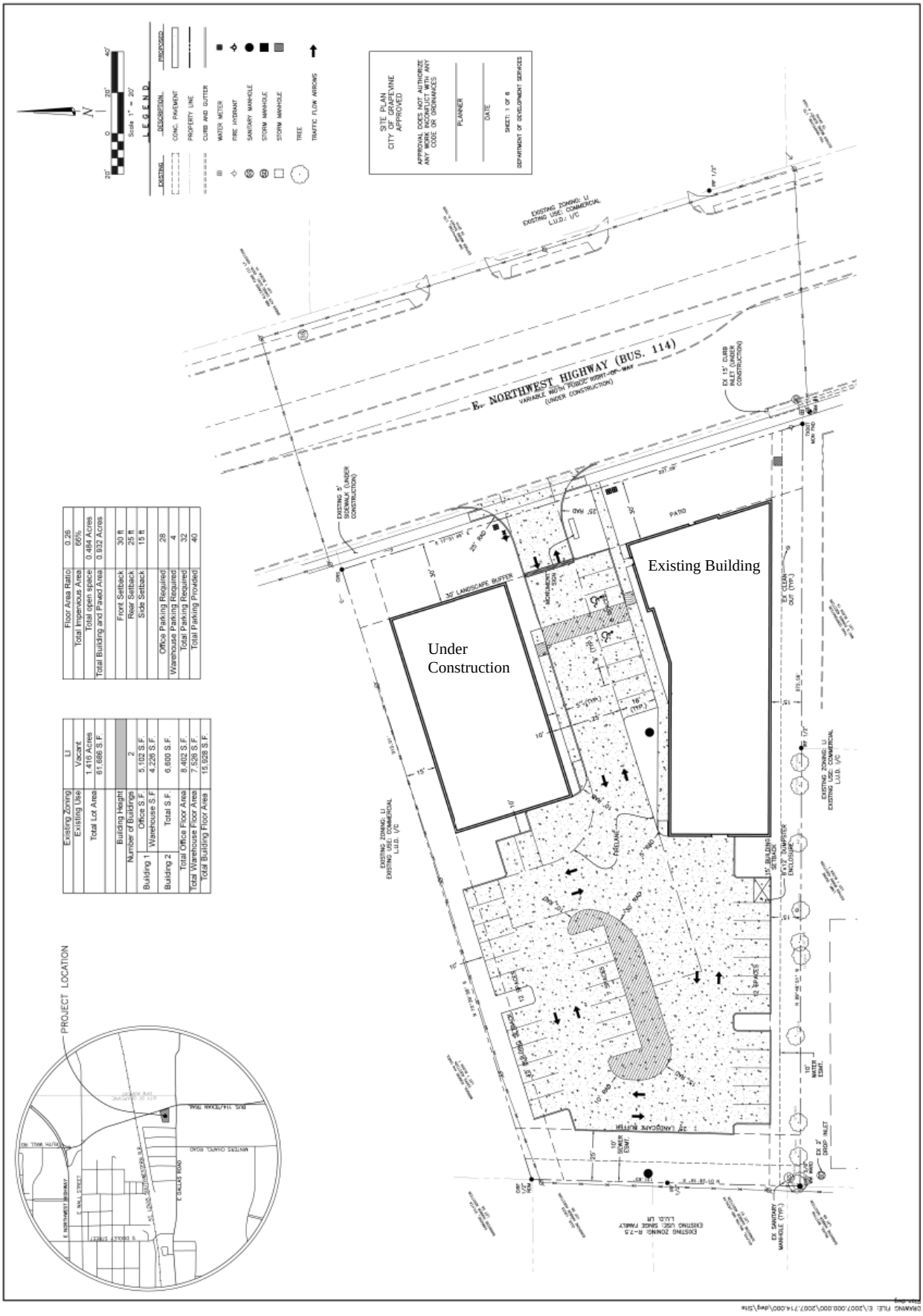


Contact :
469.533.4118
Mark Boone
MBoone@RealtyCapital.com

REALTY CAPITAL

Information furnished, while obtained by sources deemed reliable, has not been verified by Realty Capital; we make no guarantee, warranty or representation as to its accuracy and completeness. It is submitted subject to independent investigation by you. This submission is subject to change without notice.

Site Plan



Floor Area Ratio	0.26
Total Impervious Area	66%
Total open space	0.484 Acres
Total Building and Paved Area	0.932 Acres
Front Setback	30 ft
Rear Setback	25 ft
Side Setback	15 ft
Office Parking Required	28
Warehouse Parking Required	4
Total Parking Required	32
Total Parking Provided	40

Existing Zoning		LI
Existing Use		Vacant
Total Lot Area		1.416 Acres
		61,686 S.F.
Building Height		
Number of Buildings		2
Building 1	Office S.F.	5,102 S.F.
	Warehouse S.F.	4,226 S.F.
Building 2	Total S.F.	6,600 S.F.
Total Office Floor Area		8,402 S.F.
Total Warehouse Floor Area		7,526 S.F.
Total Building Floor Area		15,928 S.F.

EQUAL HOUSING OPPORTUNITY

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less that the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (http://www.trec.texas.gov)