

Retail / Restaurant / Office Space Available

Grapevine, Texas



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For Lease - 4,591 SF (May be Subdivided)
Upscale Retail / Restaurant / Office Space
New Construction in Outstanding Location
Ground Floor of Multi-family Community
of 250 Luxury Apartments (97% Leased)

Near Historic Downtown Grapevine, Texas
Over 20 Million Visitors Annually to City
Across from Grapevine Craft Brewery

Walking Distance to Convention Center, City Library and Recreation
Center

Neighboring Marriott Autograph Collection Hotel Planned
with Trinity Railway Express Station Connecting Downtown
Fort Worth to DFW International Airport (Under Construction)

PROPERTY HIGHLIGHTS:

- Excellent Ingress / Egress to Dallas Road - major east/west thoroughfare.
- Dallas Road traffic counts - 15,000 vehicles per day.
- Exceptional Building Signage.
- Abundance of Parking - surface and designated retail spaces in parking garage.
- Tremendous foot traffic from more than 1.5 million visitors to Grapevine's festivals and special events.
- Restaurants and retail should benefit from 250 luxury apartments in the community.
- Newly constructed 2018
- 97% Leased

**Retail / Restaurant / Office
4,591 SF**





CITY HIGHLIGHTS

- Grapevine boasts one of the busiest commercial business districts in the DFW Metroplex with restaurants, major retailers, hotels and resorts:
 - Gaylord Texan Resort - over 1,600 rooms, 10 restaurants and 400,000 SF of event space.
 - Great Wolf Lodge - Family-style resort with 80,000 SF waterpark.
 - Over 200 Restaurants.
 - Recognized as a World Festival & Events City with over 1.5 million visitors each year.
 - Home to the Urban Wine Trail with 10 wineries and the Grapefest festival - the largest wine festival in the southwest.
- Grapevine Vintage Railroad departs from South Main Street station and travels a scenic route between Grapevine and Fort Worth Stockyards.



Dallas Road Beautification Planned

landscaped medians, brick-paver accents,
street and median trees

Spring 2019

AREA HIGHLIGHTS

- DFW International Airport is located five (5) minutes from Grapevine and employs over 228,000 full-time employees and contributes \$31 billion annually into the DFW economy.
- Additional large employers in Grapevine include:
 - Game Stop Corporation: 3,380 employees
 - UPS: 2,000 employees
 - Gaylord Texan Resort: 1,800 employees
 - Baylor Hospital: 1,050 employees
- 2017 Grapevine, Tx. Population - 5-mile radius: 105,800
- 2017 Grapevine, Tx. Average Household Income - 5-mile radius: \$135,307
- Surrounding wealthy cities include: Southlake, Colleyville, Flower Mound and Coppell with Annual expendable income ranging from \$107,000 to \$160,000.



Grapevine, Texas sits in the heart of the DFW Metroplex just 22 miles west of Dallas and 24 miles east of Fort Worth.

Grapevine's Charm



Historic Town Hall



Main Street Visitor Center



Gaylord Texan Resort



Grapefest



Grapevine Vintage Railroad

