

FOR LEASE

Commercial Retail/Office Building in great strategic and growing Grapevine/Southlake location.

3051 Dove Road, Grapevine, TX 76051

CARROLL ISD
ADMINISTRATION CENTER



Exclusively Offered by:

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EXCELLENT POTENTIAL FOR
FLEX / HOSPITALITY/
OFFICE / MEDICAL

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Historic Downtown Grapevine

Historic Downtown Grapevine is experiencing tremendous growth and investment, including the recently opened \$105 million dollar Grapevine Main development. Located at the intersection of Main Street and Dallas Road, this project consists of a five-story, 42,000 square foot Rail Station, the six-story, 120 room boutique Hotel Vin and 38,000 square foot outdoor plaza, all supported by a 552 space parking garage.

Unparalleled transit system access and availability just a short walk away with the new TexRail Line connecting downtown Fort Worth with Historic Downtown Grapevine, DFW International Airport, and the Dallas Area Rapid Transit Light Rail System.

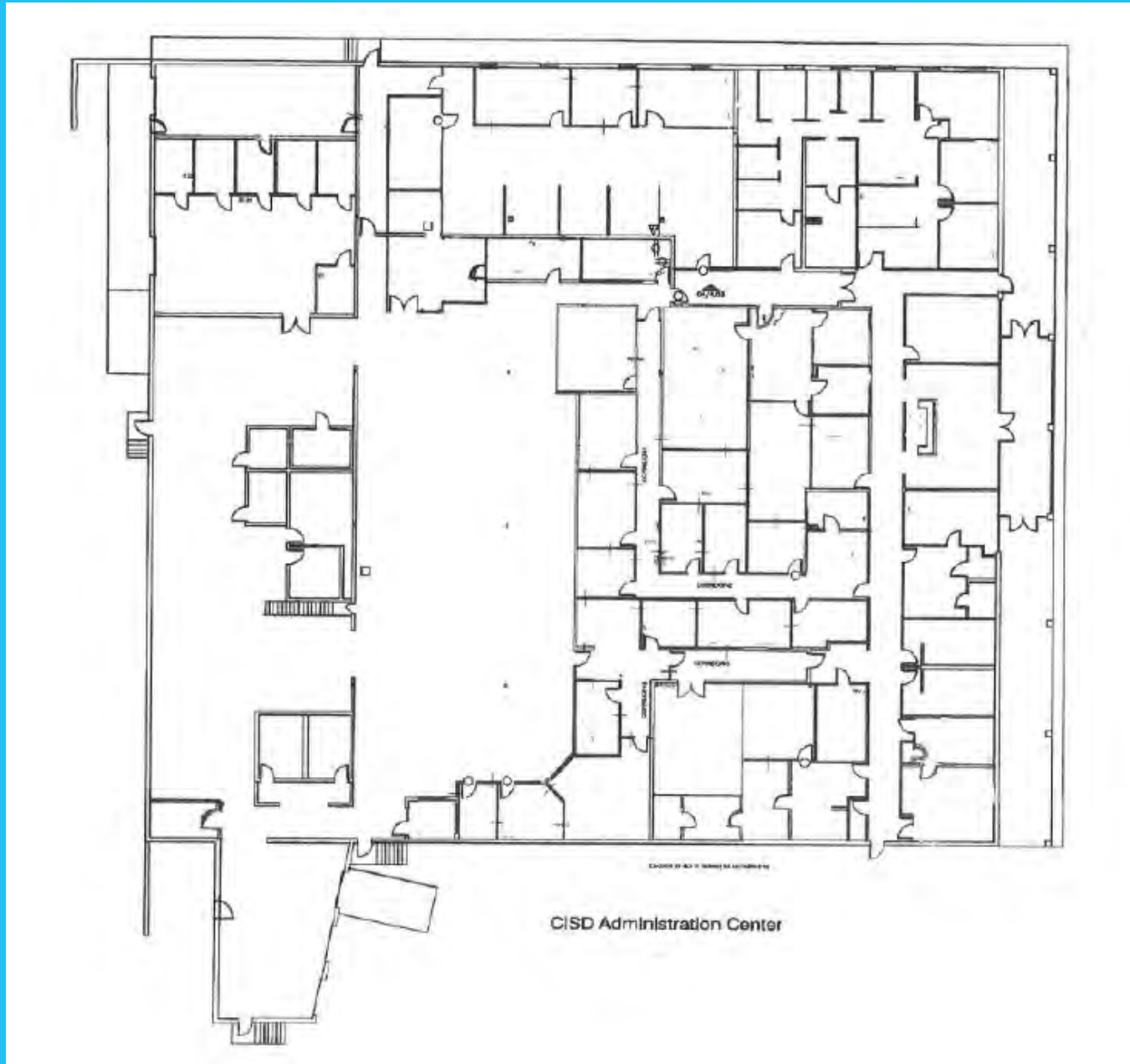
3051 Dove Road
Grapevine, Texas

A RECENT POLL OF GRAPEVINE BUSINESSES
INDICATES THAT THEY CONSISTENTLY CHOSE
GRAPEVINE FOR ITS:

- Superb access to seven major highways and Dallas/Fort Worth International Airport
- Location midway between Alliance Airport and Dallas Love Field
- Low local property tax rate
- Charming, authentic historic downtown district
- Central location within the Metroplex
- Excellent choice of commercial and office space
- Outstanding selection of restaurants and hotel rooms
- Pro business climate
- High quality family oriented lifestyle with a rich selection of excellent schools, parks and public amenities
- Nationally renowned festivals and family activities
- Convenience to all United States markets



Floor Plan



Property Information

Building Details

Address:	3051 Dove Road Grapevine, Texas 76051
Property Type:	Retail, Office or Specialty Users/Investors
Year Built:	Built 1991 / Remodeled 2007
Building Size:	+/-33,706 SF Heated and Cooled
Land Size:	+/-3.788 Acres of land
Building Zoning:	GU - Governmental Use District
Building Features:	<ul style="list-style-type: none">• Well laid out offices• Air Conditioning• Breakroom/Kitchen• Central Heating• Reception• Conferencing Facility• Drop Ceiling

Building Features

- Rare opportunity to lease a Property remodeled
- Ideally suited for multiple types of retail, office or specialty user/ investors
- Formerly a Food Lion grocery store and converted into single tenant offices with a lobby, four conference rooms, break room & freezer, private restrooms, security systems, emergency lighting, HVAC, lowered ceiling, copy rooms, a loading dock 10 x 10
- Adaptable layout to possibly house various uses (check with City as to allowed uses)
- Minutes from HWY 114, DFW airport, shopping, hotels, and great residential neighborhoods and schools
- Generous Amount of Parking for 141+ cars and could easily accommodate 155 spaces
- Next door to the newly constructed Grapevine Fire Station 2





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