

NOW LEASING

11 AC PRIME RETAIL PROPERTY

1,200+ Feet of Frontage on NW Highway at Texan Trail
Grapevine, Texas 76051



PROPERTY INFORMATION:

- Land Size: Aprox. 11.34 acres 493,970 s.f.
— over 1,200 feet of frontage on Northwest Highway
- Extremely high visibility
- Great traffic counts 44,000 cars per day at intersection
- Share intersection with the Gaylord Texan Resort Hotel and Convention Center and Great Wolf Lodge
- Top 20% Starbucks in Dallas / FW across the street
- Wonderful historic district
- 3,500 high-end hotel rooms and Dallas Cowboys Golf Club within 1 mile
- Incredible highway system brings 6 major freeways / thoroughfares right to Grapevine

CURRENT DEVELOPMENT ACTIVITY:

- Many high-end car dealerships 1 mile south including Mercedes, BMW, Land Rover, Infiniti, and Porsche, etc.
- 3 new hotels under development within 2 miles
- Multiple apartments

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REAL ESTATE DEVELOPMENT

DIVERSE ■ CREATIVE ■ DISTINCTLY DIFFERENT

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1000 Texan Trail, Suite 200 ■ Grapevine, Texas 76051

CONTACT:

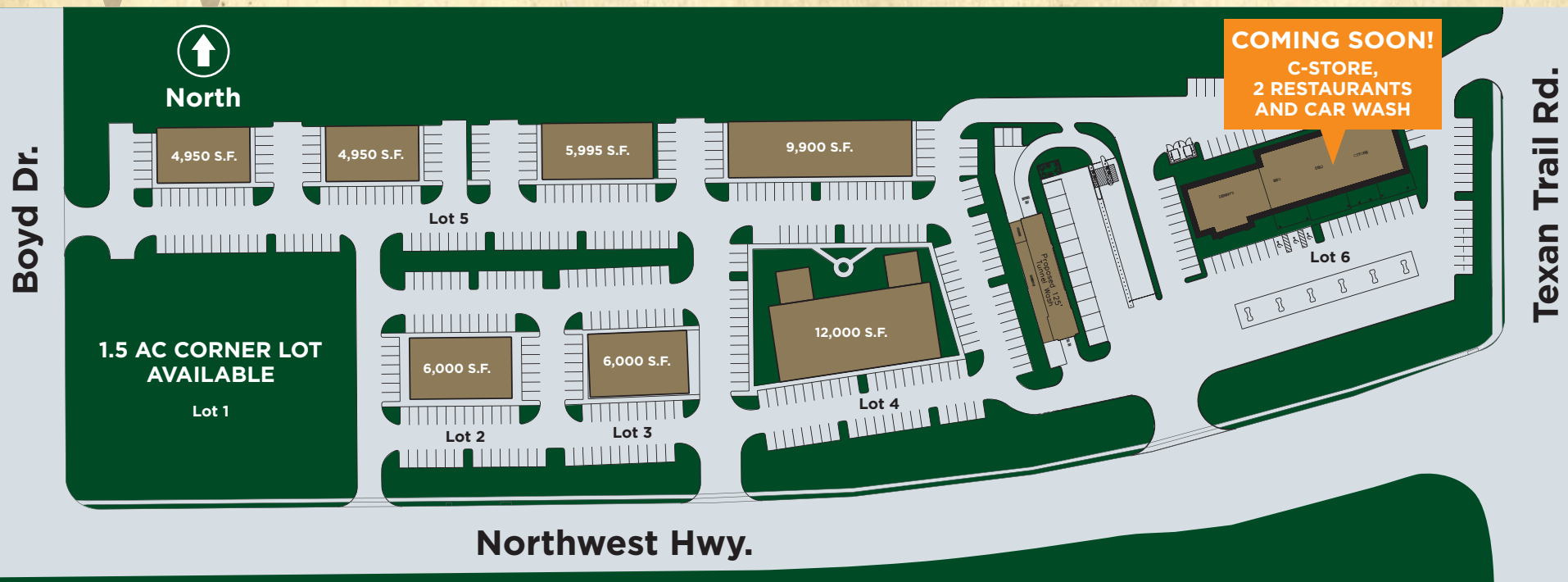
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LOCATION:



DEMOGRAPHICS:

	1 MI.	3 MI.	5 MI.
Population:	6,404	28,540	109,317
Avg. HH Income:	\$91,182	\$94,064	\$137,938

TRAFFIC COUNTS:

44,000 VPD

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