# THE SHOPS AT VINEYARD VILLAGE | 2800 SH-121, EULESS, TX 76039

## Features

The Shops at Vineyard Village is prominently located along SH 121, a major north-south arterial and a super-regional intersection in DFW. The center benefits from excellent signage, visibility, and access with a dedicated exit ramp from SH 121 from both the northbound and southbound lanes. Positioned in the heart of the Grapevine/Colleyville submarket, it is a shopping destination for DFW's affluent suburbs of Euless, Colleyville, Hurst, Southlake and Grapevine.

## FOR LEASE

**TOTAL SF:** 225,297
**AVAILABLE SF:** 56,613
**MIN CONTIGUOUS SF:** 4,002
**MAX CONTIGUOUS SF:** 48,090
**CONTACT FOR MORE INFORMATION**

## Traffic Counts

| | |
|---|---|
| SH 121 | 131,439 VPD |
| Glade Road | 21,933 VPD |

## Demographics

| YEAR: 2023 | 1 MILE | 3 MILE | 5 MLE |
|---|---|---|---|
| Total Population | 14,633 | 90,625 | 200,456 |
| Total Households | 5,911 | 36,923 | 81,552 |
| Average Household Income | $150,053 | $131,181 | $125,083 |
| Daytime Population | 14,505 | 81,750 | 245,637 |

## Area Retailers & Businesses

BED BATH & BEYOND · PETSMART · PartyCity · TARGET · ROSS DRESS FOR LESS · LA FITNESS · Cinépolis LUXURY CINEMAS · HOBBY LOBBY

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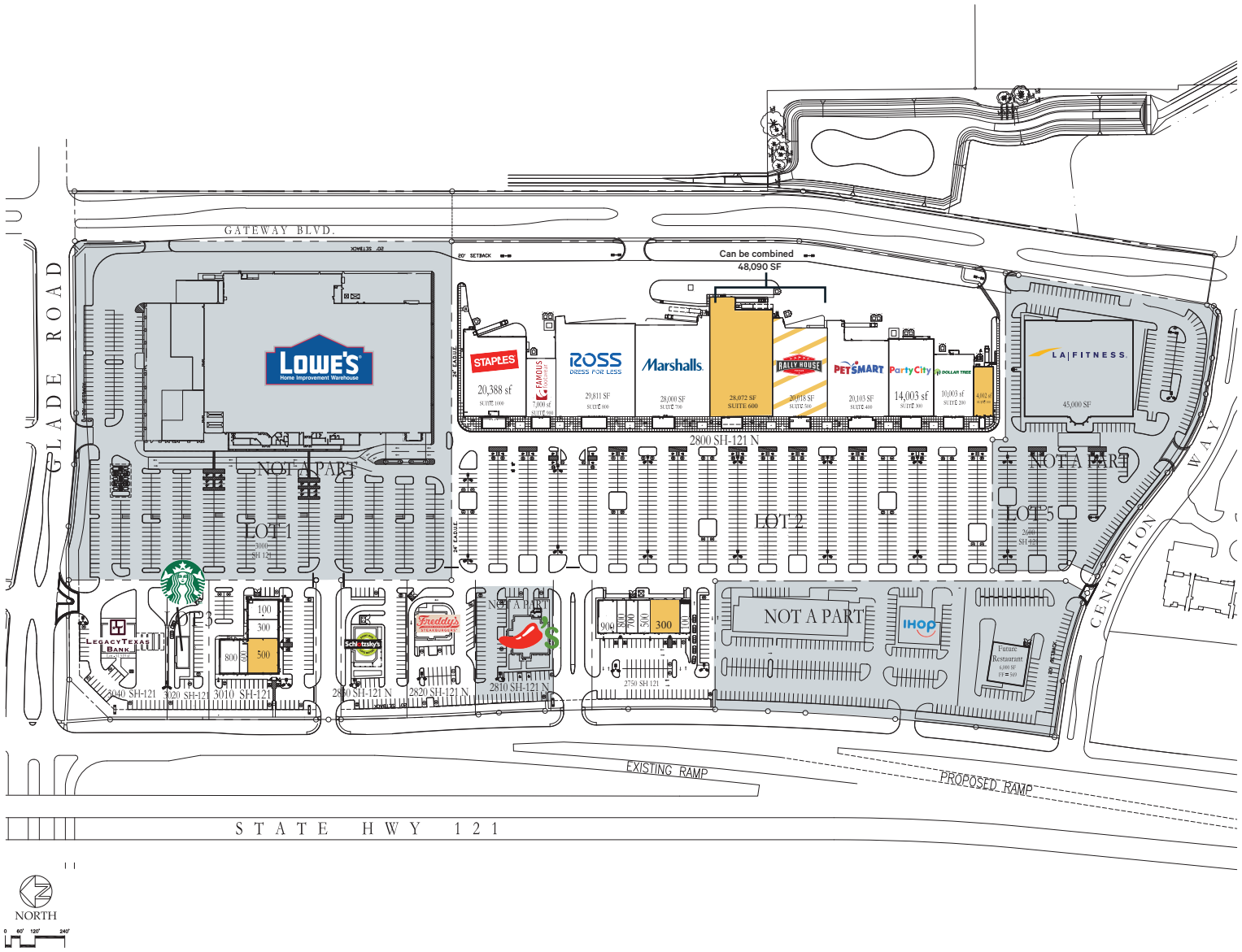


At Lease

Available

Occupied but Available
Tenant operating, do not disturb

## Current Tenants

| | | |
|---|---|---|
| **2800 SH-121** | | |
| 100 | **Available** | 4,002 sf |
| 200 | Dollar Tree | 10,003 sf |
| 300 | Party City | 14,003 sf |
| 400 | PetSmart | 20,103 sf |
| 500 | Rally House **(Available)** | 20,018 sf |
| 600 | **Available** | 28,072 sf |
| 700 | Marshalls | 28,000 sf |
| 800 | Ross | 29,811 sf |
| 900 | Famous Footwear | 7,000 sf |
| 1000 | Staples | 20,388 sf |
| **3040 SH-121** | | |
| Legacy Texas Bank | | 4,338 sf |
| **3020 SH-121** | | |
| Starbucks | | 1,727 sf |
| **3010 SH-121** | | |
| 100 | Upscale Spa & Nails | 2,500 sf |
| 300 | Ideal Dental | 2,421 sf |
| 500 | **Available** | 4,521 sf |
| 600 | Sports Clips | 1,111 sf |
| 800 | Chipotle | 2,850 sf |
| **2830 SH-121** | | |
| 14 | Schlotzky's | 2,839 sf |
| **2820 SH-121** | | |
| 15 | Freddy's Frozen Custard | 3,242 sf |
| **2750 SH-121** | | |
| 100 | Smoothie King | 1,204 sf |
| 300 | **Available** | 3,852 sf |
| 500 | Firehouse Subs | 1,685 sf |
| 700 | Bamboo House | 1,580 sf |
| 800 | Baskin Robbins | 1,212 sf |
| 900 | T-Mobile | 2,500 sf |

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# SHOPS AT VINEYARD VILLAGE | EULESS, TEXAS 76034

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# INFORMATION ABOUT BROKERAGE SERVICES

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

EQUAL HOUSING OPPORTUNITY

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage actives, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all par es to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listening to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the par es the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all par es to the transaction impartially and fairly;
- May, with the par es' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:**

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| | | | |
|---|---|---|---|
| The Weitzman Group | 402795 | twgre@weitzmangroup.com | 214-954-0600 |
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| Designated Broker of Firm | License No. | Email | Phone |
| | | | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Michelle Weitzman Caplan | 464232 | mcaplan@weitzmangroup.com | 214-720-6661 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

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