



## GRAPEVINE TOWNE CENTER | 1317 SH-114 W, GRAPEVINE, TX 76051

### Features

Grapevine Towne Center is a 330,000 SF power center located on SH-114 between William D Tate & SH-26. Anchored by Target, Grapevine Towne Center is a prominent retail destination, with a wide array of national retailers including Ross and Office Depot.

[grapevinetownecenter.com](http://grapevinetownecenter.com)

- Anchor Space Available (25,027 sf & 19,410 sf)

### FOR LEASE

**TOTAL SF:** 330,000

**AVAILABLE SF:** 59,115

**MIN CONTIGUOUS SF:** 1,735

**MAX CONTIGUOUS SF:** 25,027

**CONTACT FOR MORE INFORMATION**

**NNN:** \$5.59 PER SF/YR EST.

### Traffic Counts

William D Tate Avenue	30,799 VPD
SH-114	149,910 VPD
Ira E Woods Avenue	15,866 VPD

### Demographics

	YEAR: 2024	1 MILE	3 MILE	5 MILE
Total Population		2,942	48,810	119,264
Total Households		1,266	19,065	46,667
Average Household Income		\$153,251	\$163,058	\$179,566
Total Daytime Population		17,704	90,341	186,771

### Area Retailers & Businesses



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#### Avery Frisbie

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#### Ben Terry

Senior Vice President | Director of Portfolio

Leasing

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**weitzman®**



# GRAPEVINE TOWNE CENTER | 1217-1469 W SH 114 & 1270 WILLIAM D TATE AVE, GRAPEVINE, TX 76051

## Available Space

100	19,410 sf
106	4,610 sf
112	25,027 sf
400	3,000 sf
504	3,253 sf
600	1,735 sf
602	2,080 sf

## Current Tenants

102	Office Depot	30,845 sf
104	Painted Tree	30,390 sf
108	Ross	28,410 sf
116	Popshelf	9,658 sf
120	Ambition Dance	10,782 sf
124	Ava Salon & Suites	6,319 sf
200	French Nails & Beauty Bar	6,000 sf
300	Cici's Pizza	4,200 sf
312	Visionworks	3,800 sf
412	Barbeques Galore	5,000 sf
500	Lo-Lo's Chicken & Waffles	6,600 sf
598	Red Wing Shoes	2,159 sf
604	Rojas School of Music	2,720 sf
612	Nasr Jewelers	3,443 sf
614	Bottlecap Alley Icehouse Grill	3,960 sf
618	S&H Flooring	3,848 sf

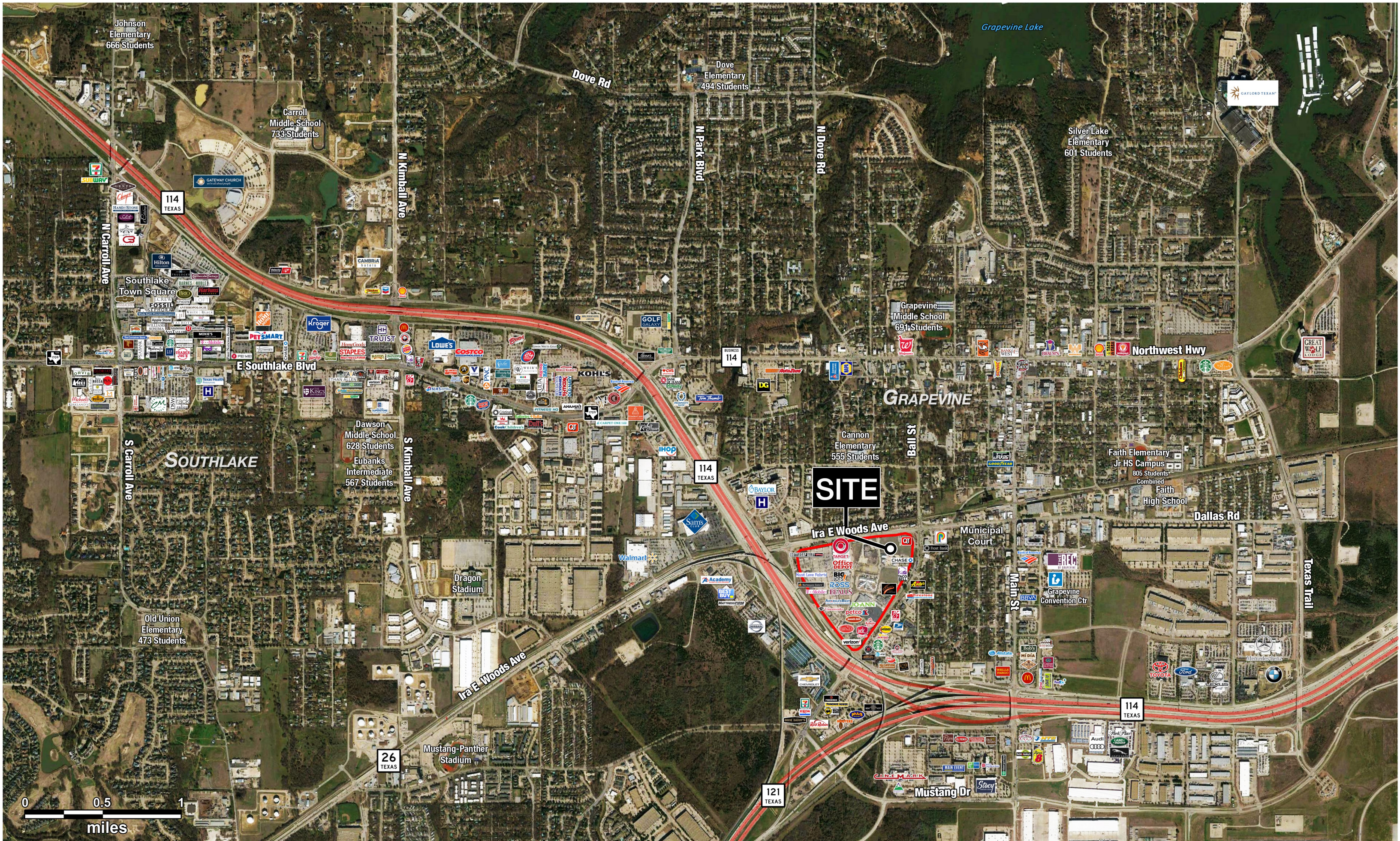
## Tate Corner

100	Jason's Deli	4,370 sf
200	Merle Norman	1,124 sf
300	Grapevine Regional Dialysis	8,994 sf

Shopping Center addresses:  
#1217, #1219, #1317, #1319, #1419,  
#1449 and #1469 W State Highway 114  
1270 William D Tate Ave









# 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.



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, 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 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 parties 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 listing 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker

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- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' 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:

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