



GRAPEVINE TOWNE CENTER

1270 SH-114 W GRAPEVINE, TX 76051

PROPERTY OVERVIEW

OVERVIEW

Grapevine Towne Center is a region-draw retail landmark serving the affluent Grapevine-Northeast Tarrant County market. The center features a strong line-up of Internet-resistant concepts that are ideally suited to the surrounding community. The combination of the location and the tenant mix means that many of the concepts have been located at Grapevine Towne Center since it first opened in the 1990s.

The center acts as the de-facto anchor to the area's No. 1 retail district with its mix of strong anchors and locally focused shops, services and restaurants. The center also is anchored by a key Target store that serves as a huge traffic generator.

A RETAIL MAGNET FOR NORTHEAST TARRANT COUNTY

GRAPEVINE TOWNE CENTER RENOVATION

Grapevine Towne Center recently completed a major renovation that upgraded all aspects of the center, including:

- A new, brightened façade
- LED and other lighting upgrades to increase visibility, security, and sense of place
- New directional signage and tenant signage
- Life-style elements including landscaping, seating areas, arbors, and green space



TENANT MIX

A COMMUNITY-FOCUSED TENANT MIX

In addition to Target, traffic draws at the center include:

- **Junior anchors:** Ross Dress For Less, Petco, Office Depot and others
- **Specialty concepts:** Haltom's Jewelers, Barbeques Galore, Coleman's Spas, Must Love Fabric, S&H Flooring, Red Wing Shoes and others
- **Restaurants:** Bottlecap Alley Ice House, Jason's Deli and Lo-Lo's Chicken & Waffles.
- **Beauty and fitness:** Merle Norman, Ava Salon Suites, HQ Fitness Outlet and others
- **Health and medical:** including Visionworks, Weight Watchers, America's Best Contact Lenses & Glasses, American Renal and others



SITE PLAN



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

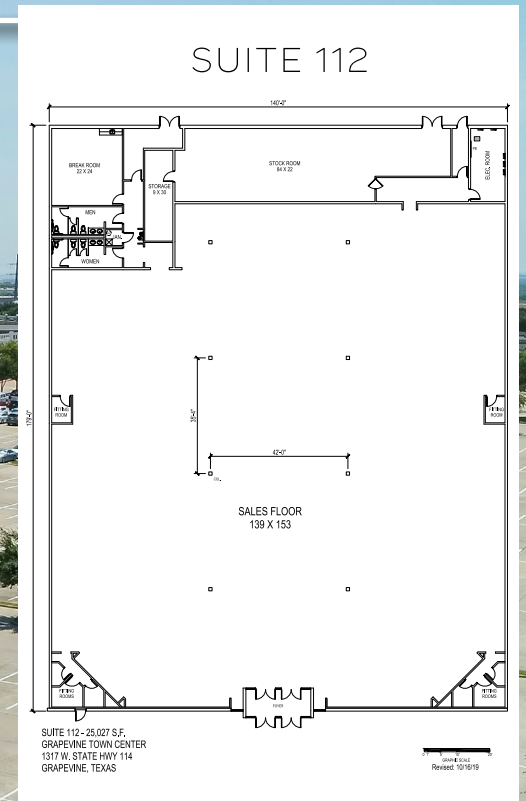
Tate Corner

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

SPACE PLAN | SUITE 100



SPACE PLAN | SUITE 112



LOCATION



AREA OVERVIEW

Grapevine is a community of choice for Northeast Tarrant County due to its proximity to major employment centers including Dallas-Fort Worth International Airport.

Amenities that serve residents and make Grapevine a visitor magnet include:

- Grapevine Lake, a large reservoir suited for recreational activities
- Grapevine Vintage Railroad, a historic route between Grapevine and the Fort Worth Stockyard. The railroad offers a stop adjacent to Grapevine Towne Center
- The Gaylord Texan
- Great Wolf Lodge
- Historic Downtown Grapevine

ACCESS AND VISIBILITY

Further, Grapevine Towne Center offers incredible access and visibility due to its position at the junction of three of the region's main thoroughfares: SH-114, SH 26 and William D. Tate Avenue. The outstanding traffic counts including 149,910 vehicles per day for SH-114, 30,799 VPD for William D. Tate Avenue and 15,866 VPD for Ira E. Woods Avenue/SH-26

DEMOGRAPHICS

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The trade area for Grapevine Towne Center offers a dense market with affluent households and extremely strong daytime population totals.

Within a five-mile radius of the center, the population totals 118,822 in 46,234 households with an average household income of \$169,693 and a median household income of \$115,231.

The daytime population within the trade area radius totals 178,003 due to the center's key location in the midst of the area's residential and commercial districts. Daytime population is important to retail concepts because it helps drive traffic throughout the day.



118,822

5 Mile Total
Population 2023



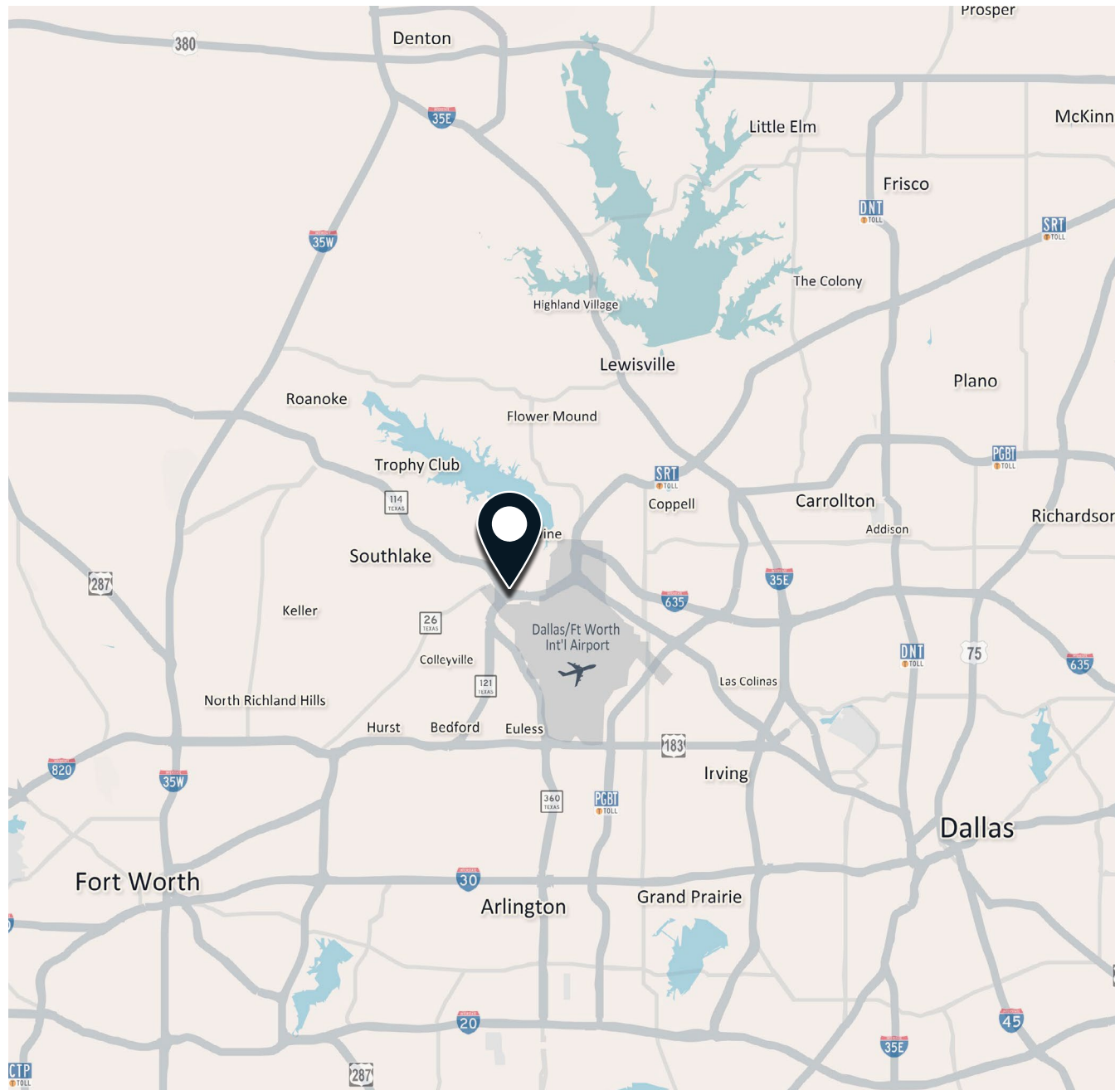
\$169,693

5 Mile Average
Household Income



46,234

5 Mile Total
Households 2023



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FOR MORE INFORMATION, PLEASE CONTACT

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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.



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.**

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- 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.

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