



SPROUTS CROSSING

300-304 GRAPEVINE HWY | HURST, TX 76054

PROPERTY OVERVIEW

GLA 71,132 SF

AVAILABLE SF 9,850 SF

MIN CONTIGUOUS SF 1,946 SF

MAX CONTIGUOUS SF 7,904 SF

TRAFFIC COUNTS Grapevine Hwy: 23,738 VPD
Cheek-Sparger Rd: 9,989 VPD

- **Sprouts Anchored Shopping Center:** With two available spaces, this shopping center offers the flexibility to accommodate a variety of business types with the ability to utilize a drive thru. Additionally, a 0.77 Acre pad is available for ground lease or purchase.
- **Prime Location with High Visibility:** Located directly off Grapevine Highway, this shopping center boasts exceptional visibility to over 30,000 vehicles per day, ensuring maximum exposure. Perfect for retail, dining, and service-based businesses looking to capitalize on high traffic and prime visibility in a thriving commercial hub.
- **Strong Demographics & High Household Incomes:** Located in a highly sought-after area, the shopping center benefits from a prosperous demographic with an average household income of \$140,000 within a 1-mile radius. This affluent customer base offers an ideal market for businesses targeting high-income consumers.



SITE PLAN



■	At Lease
■	Available
	Occupied but Available
■	LOI



Current Tenants

290	James Provisions Restaurant	2,476 sf
302	Dr. Howard He DDS	2,236 sf
304	Ahoyama Restaurant	2,500 sf
306	Burn Boot Camp	5,100 sf
310	O'Sheas Pub and Grill	8,300 sf
314	Nail Lounge	3,634 sf
314C	Ovation Salon Suites	9,220 sf
320	Sprouts Farmers Market	27,816 sf

Available Space

270	7,904 sf
300	1,946 sf
Pad	0.77 ac

POTENTIAL FOR BTS, GROUND LEASE, OR SALE

PROPERTY HIGHLIGHTS – 0.77 AC PAD AT SPROUTS CROSSING

Prime Frontage Location: Highly visible pad directly on Grapevine Highway (Hwy 26), which sees over 30,000 VPD.

Flexible Development Options: Available for Build-to-Suit (BTS), Ground Lease, or Sale, providing exceptional flexibility.

Zoned General Business District (GB): Permits retail, restaurant (with or without drive-thru), medical office, bank, coffee shop, boutique fitness, and more.

Strong Demographics: Affluent trade area with average household incomes exceeding \$140,000 within a 1-mile radius. Surrounded by established neighborhoods, retail, and service-oriented businesses.

Synergy with Established Tenants: Anchored by Sprouts Farmers Market, with complementary co-tenants like Ovation Salons, Ahoyama Sushi, Burn Boot Camp, O’Shea’s Pub & Grill, We Rock the Spectrum Kids Gym and more.



PAD RENDERING



HODGES
Architecture

OBLIQUE AERIAL

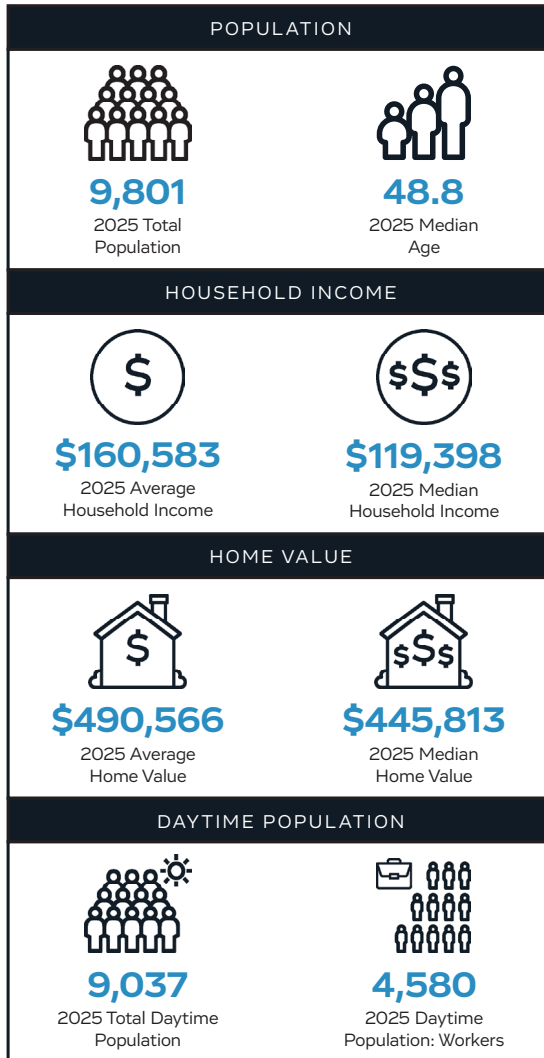


PROPERTY PHOTOS

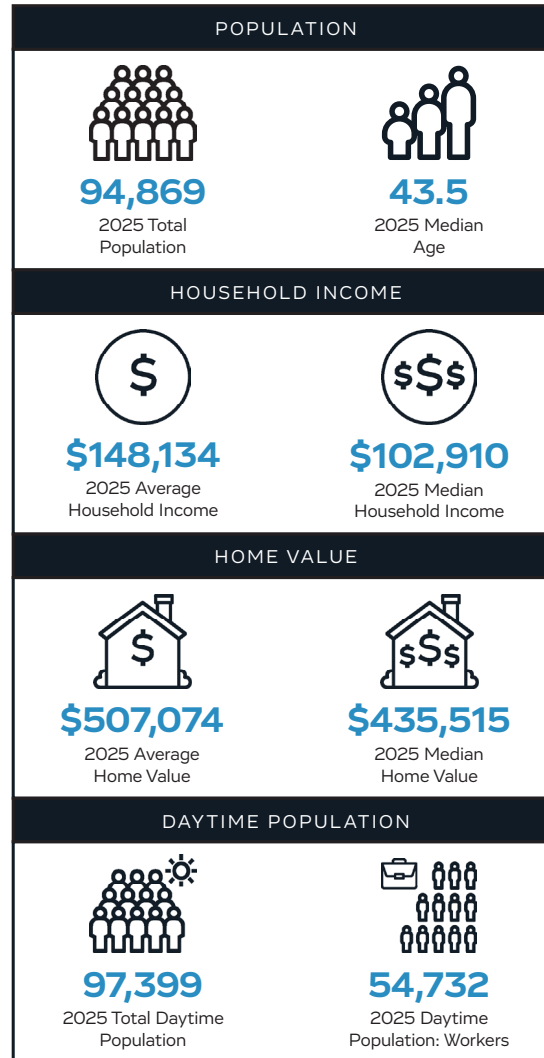


DEMOGRAPHICS

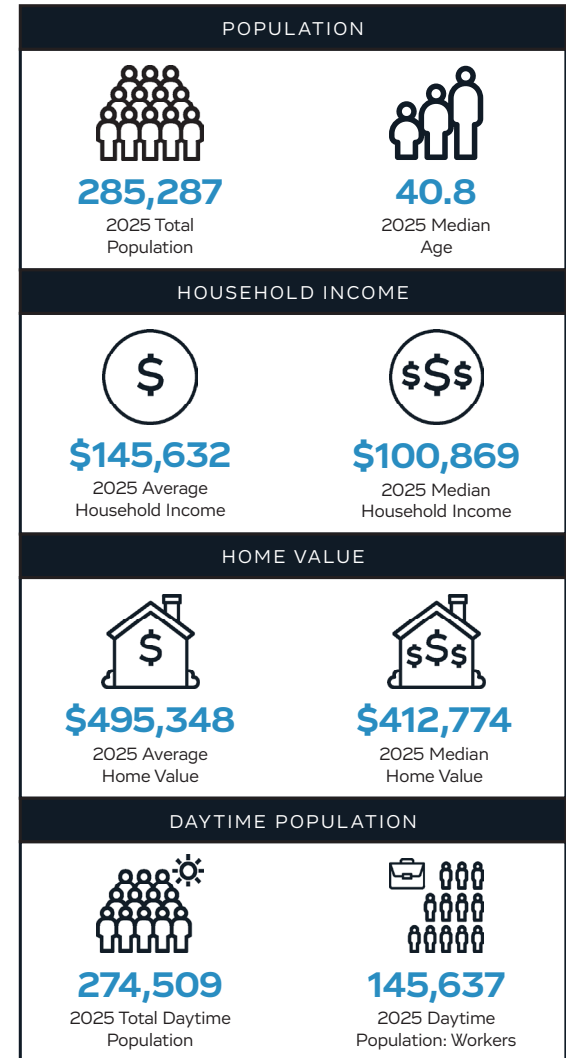
1 MILE



3 MILE



5 MILE



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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 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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

Robert E. Young, Jr.

Licensed Supervisor of Sales Agent/ Associate

Kevin Butkus

Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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