

FOR LEASE

Northwest Plaza

1601 W Northwest Hwy | Grapevine, TX 76051



VISION
COMMERCIAL REAL ESTATE



SPACE AVAILABLE

8,500 SF, 1,600 SF, 3,300 SF,
and 2,450 SF 2nd Gen
Restaurant

PRICING INFORMATION

\$13-25 PSF +
NNN (Est. \$4.00)

LOCATION

NWQ of Northwest
Highway

TRAFFIC GENERATORS



- Prime retail location supported by close network of major highways and downtown Grapevine and Southlake
- Minutes to DFW Airport, 114/121/360 and BLOCKS away from NEW Grapevine TEXRail Terminal Opening in 2019
- High traffic due to Grapevine's Main St, Baylor Regional Medical Center, and Gateway Plaza Shopping Center
- One of the largest shopping centers in west Grapevine with great visibility
- Large box space available, small retail spaces available, and 2nd generation restaurant space available

DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Population	10,194	33,751	49,752
Employees	11,212	36,821	53,411
Average HH Income	\$100,210	\$100,372	\$120,454
2019-2024 Annual Rate	8.69%	9.42%	8.90%
Traffic Count		28,000 VPD	

*Costar



Roger Smeltzer

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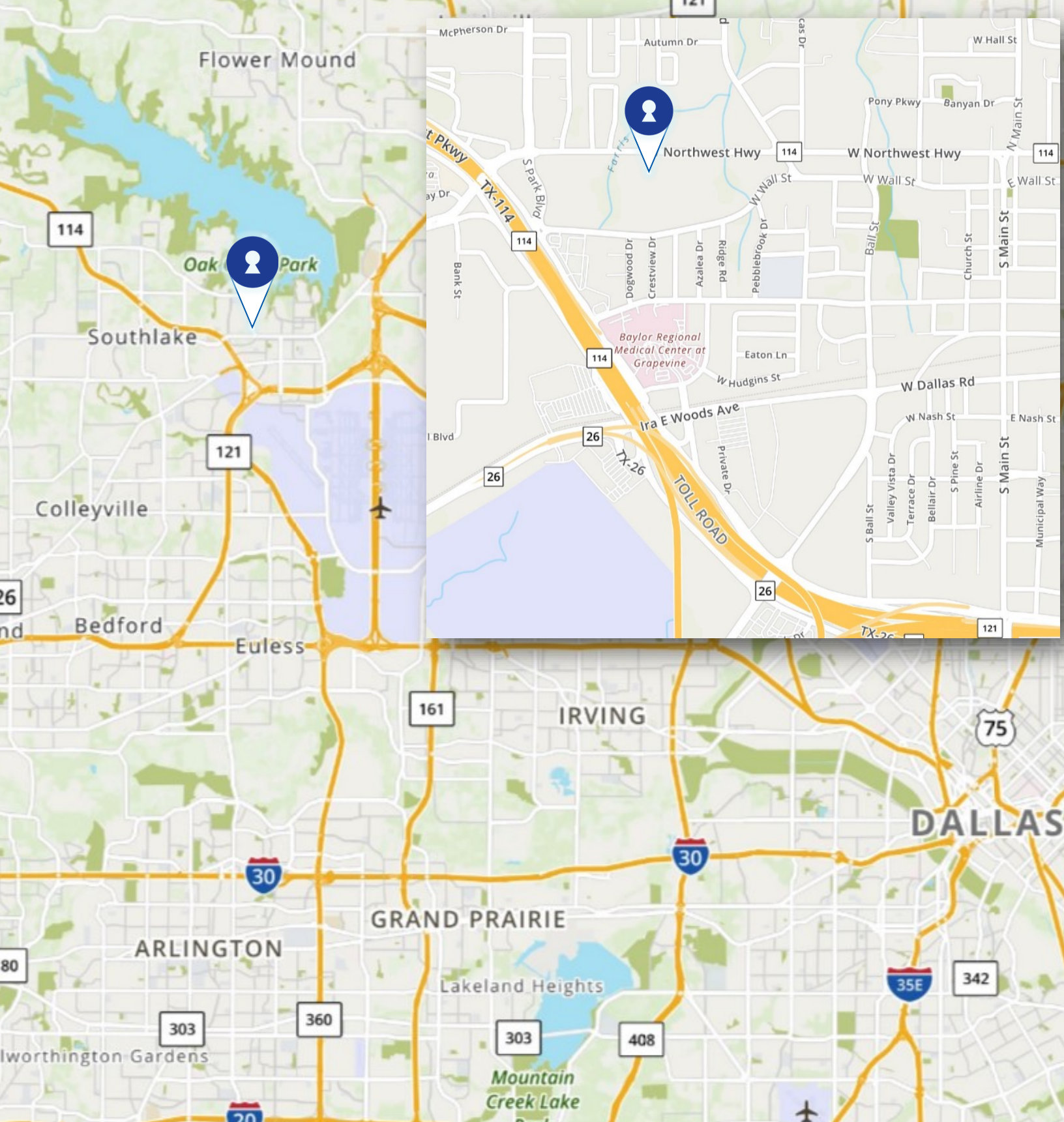
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SPACE/TENANT	SF	RENT + NNN (Est. \$4.00)	MO GROSS RENT
Available-Suite 1601 2nd Gen Restaurant	2,450	\$25 PSF NNN	\$5,921
Suite 1605 - Amori's	2,500		
Suite 1611- Alonti Catering	1,480		
Suite 1615- Nationwide	1,897		
Suite 1619,1629-1631-Ohlook Performing Arts	7,070		
Suite 1635-Grapevine Consignment	8,180		
Suite 1641-Grapevine Antique Market	27,550		
Suite 1649, 1649-300-Passion Lighting	12,490		
Available- Suite 1649-100	1,700	\$15 PSF NNN	\$2,692
Available- Suite 1649-200	1,600	\$15 PSF NNN	\$2,533
Available- Suite 1649- 100/200	3,300	\$15 PSF NNN	\$5,225
Suite 1651-DaVita Dialysis	10,800		
Available- Suite 1653	8,500	\$13 PSF NNN	\$12,042
Suite 1655- Dollar General	8,910		
Suite 1659- Vapor Bar	1,450		
Suite 1661-Animal Hospital	1,650		
Suite 1669-Diggidy Dog	1,100		
Suite 1671-SMP Sports Cards	1,100		
Suite 1675- Long'S Fun Art Studio	1,000		
Suite 1679-Freedom Press	1,225		
Suite 1681- Metro Tex Realtors Assoc.	4,500		
Suite 1689-Tommy Tamale	1,750		
Kiosk - Bank of America	NA		



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Information On 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.

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 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.

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.

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