

FOR SALE



MALL PERIPHERY OPPORTUNITY LEASE OR SALE

NEQ SH 121 AND FM 2499
GRAPEVINE, TX

8235 Douglas Ave
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Dallas, Texas 75225
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GL, MULTI-TENANT BUILDING, BTS, SALE

LOCATION

NEQ SH 121 AND FM 2499
GRAPEVINE, TX

SIZE

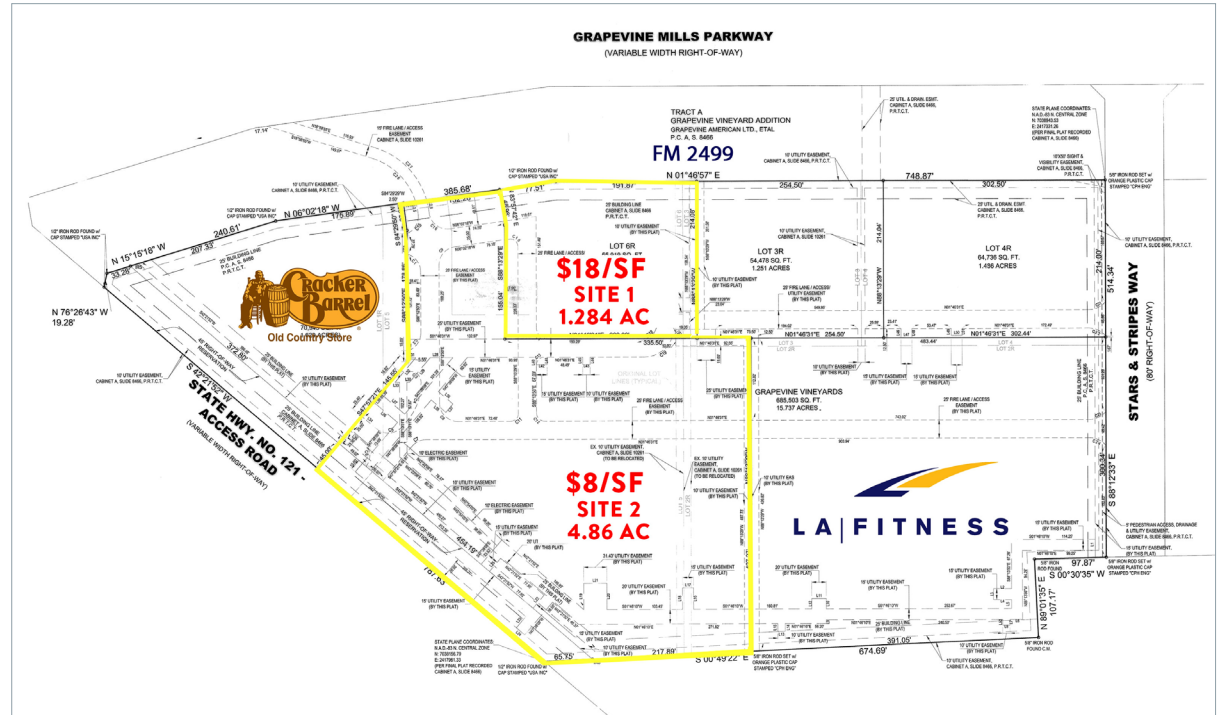
SITE 1: 55,919 SF (1.284 ACRES)
SITE 2: 211,686 SF (4.86 ACRES)

TRAFFIC COUNTS

SH 121 123,438 VPD
FM 2499 45,359 VPD

2018 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
POPULATION	3,486	37,596	174,406
EST DAY POP	6,621	41,889	132,636
AVE INCOME	\$63,573	\$134,742	\$125,018



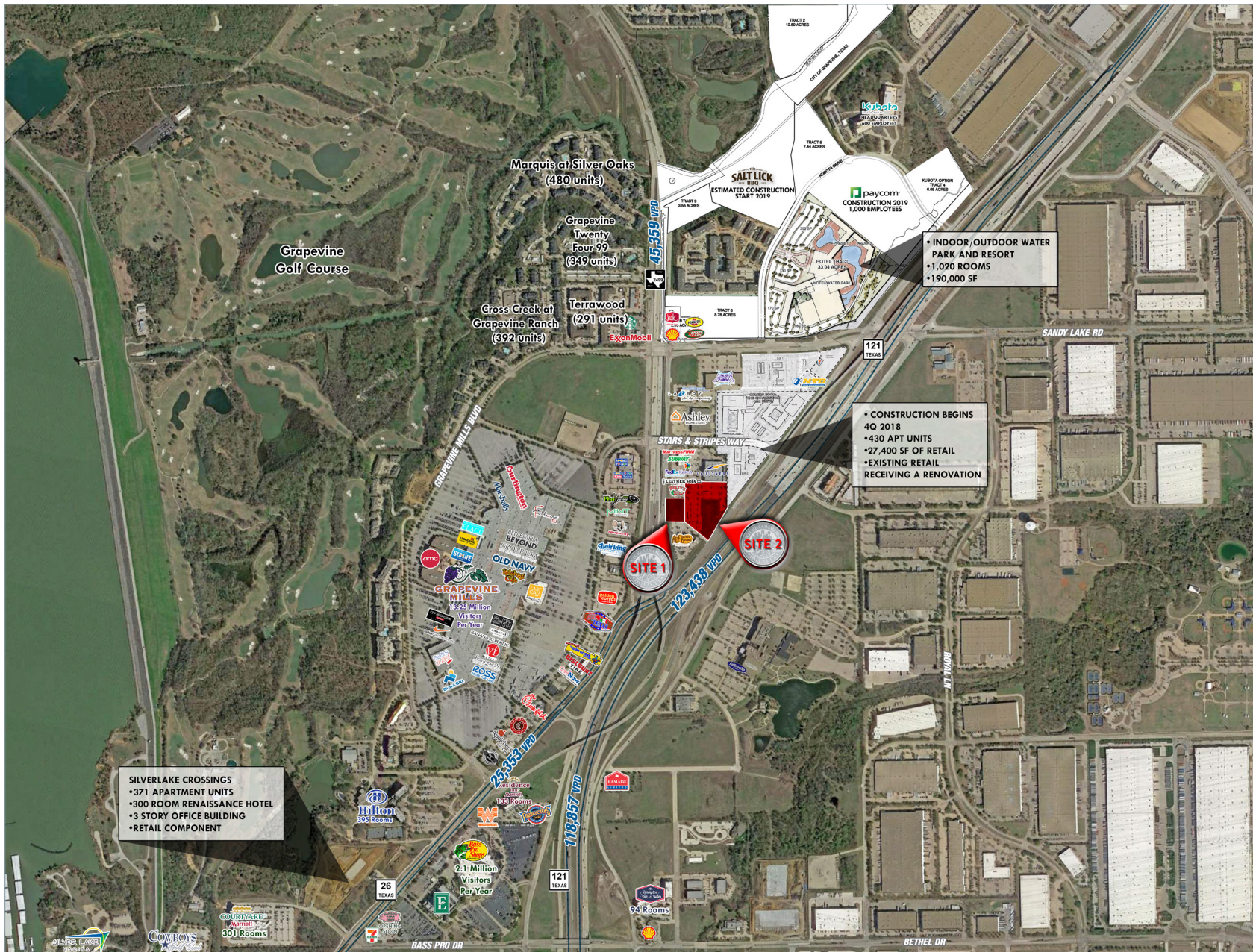
PROPERTY HIGHLIGHTS

- ★ SITE IS LOCATED DIRECTLY ACROSS FROM THE REGIONAL GRAPEVINE MILLS MALL THAT ATTRACTS 13.85 MILLION VISITORS ANNUALLY.
- ★ CITY OF GRAPEVINE ATTRACTS OVER 20 MILLION VISITORS ANNUALLY.
- ★ GRAPEVINE HAS GROSS RETAIL SALES OF OVER \$2 BILLION ANNUALLY.
- ★ NEW RESORT/WATERPARK WITH 1,020 ROOMS OPENING DIRECTLY NORTH OF THE SITE.



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Kubota



In May 2015, the city of Grapevine completed a deal with Kubota to relocate its headquarters from California to Grapevine

“Kubota invested more than \$50 million on the office building, which totals 193,000 square feet and includes an onsite research and development facility. The headquarters features 35 conference rooms, a cafeteria and kitchen, coffee stations, a fitness room and a wellness room.”

“The building is large enough to accommodate nearly 600 employees with room to expand.”



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April 13, 2017 by Sherelle Black



Mercedes-Benz USA Chooses Grapevine, Texas, For Distribution Center-Training Facility

“Mercedes-Benz is the perfect corporate citizen and will add significantly to the economic vibrancy of Grapevine.”

“The training facility will be staffed with approximately 50 full-time employees with the ability to train 150 to 200 technicians per week.”

**AREA
DEVELOPMENT**

January 25, 2016 by Area Development News Desk





North Texas developer JPI breaks ground on Grapevine's Jefferson Silverlake apartments

“The project entails a luxury multifamily development featuring a home community with 371 apartments. The new development will be in proximity to the U.S. headquarters for Kubota Tractor and the future TEXRail Grapevine Main Street station.”

“Officials said the site boasts a “true mixed-use development, adjacent to luxury hotels as well as planned retail and office spaces.”

“The project will also feature proximity to a trail system, concierge service, a resort-style swimming pool, a fitness and yoga center and designer appliance packages in the apartments.”

DELIVERY Q3 2019



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LOCAL. USEFUL. EVERYONE GETS IT.
January 17, 2018 by Miranda Wilcox

***CONCEPTUAL RENDERING**

Multifamily project approved for Grapevine's Palmeiro Tract

“A 454-unit multifamily project, which was approved April 19, will join Kubota Tractor Corp. and Mercedes-Benz on Grapevine’s 185-acre tract of land that is owned by the city and located north of Grapevine Mills.”

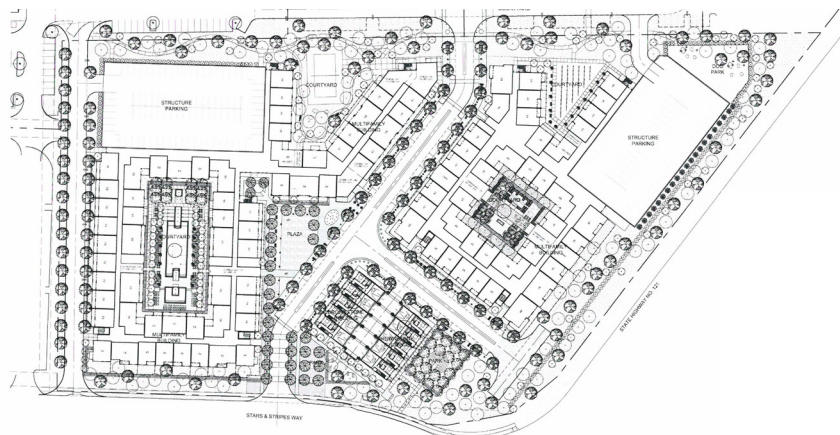
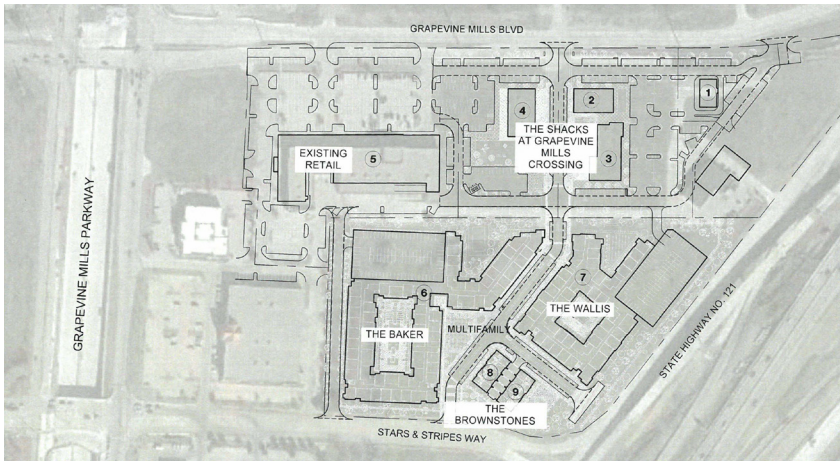
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January 17, 2018 by Miranda Wilcox

GRAPEVINE BLUFFS





New Grapevine mixed-use project will include shopping and two apartment communities

Developer Billingsley Co. — whose Cypress Waters community has grown to one of North Texas’ most successful office and apartment projects — is headed to Grapevine with a new mixed-use development.

Billingsley has received approval from the Grapevine City Council to build a 30-acre retail and apartment project near Grapevine Mills mall.

Billingsley will build more than 430 apartments in two 4-story buildings and two 3-story brownstone style structures. The apartments — called the Wallis and the Baker — will be built in historic styles with brick and stone exteriors.

“We would start this project in the fourth quarter of this year,” she said. “What we hope and believe is this is exciting and significant for Grapevine.”



April 19 2018 by Steve Brown



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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Venture Commercial Real Estate, LLC	476647	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent's Supervisor's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date