

Vacant Restaurant with Drive-Thru

320 GRAPEVINE HIGHWAY

HURST, TEXAS

OFFERING MEMORANDUM

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AVISON
YOUNG

Vacant Restaurant with Drive-Thru

320 GRAPEVINE HIGHWAY

HURST, TEXAS

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E.&O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young – Southern California, Ltd.; DBA, Avison Young.

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Vacant Restaurant with Drive-Thru

INVESTMENT SUMMARY

AUCTION **BIDDING STARTS OCTOBER 27TH**

CREXI.COM

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VISIT AUCTION](#)

BUILDING SF **±2,872 SF**

LAND AREA **±0.725 AC / 31,571 SF**

PARCEL NUMBER **47472H-2-4R1**

YEAR BUILT **2015**

PARKING **±38 FREE SURFACE SPACES (12/1,000 SF)**

INVESTMENT HIGHLIGHTS

- The property appears to be in excellent condition
- Large lot with ample parking
- Located on a pad with a drive-thru to a Sprouts grocery-anchored shopping center with popular restaurants/bars, O'Sheas Irish Pub and Ahoyama Japanese Cuisine
- Located around dense residential neighborhoods with population of ±281,415 and an estimated ±106,498 households within 5-mile radius
- Average household income over \$133,000 in a 1-mile radius
- Traffic count in excess of over 30,000 vehicles per day



LOCATION OVERVIEW

[CLICK HERE FOR DRONE VIDEO](#)

POPULATION

	1 Mile	3 Mile	5 Mile
2024 Projected Population	10,040	105,860	301,091
2019 Estimated Population	9,577	98,489	281,415
2010 Census Population	9,932	86,790	256,150
Growth 2019-2024	4.83%	7.48%	6.99%
Growth 2010-2019	(3.57%)	13.48%	9.86%

HOUSING

	1 Mile	3 Mile	5 Mile
2024 Projected Households	3,818	41,791	113,676
2019 Estimated Households	3,649	38,980	106,498
2010 Census Households	3,808	34,758	97,904
Owner Occupied	3,358	26,976	72,804
Average Household Income	\$132,968	\$106,849	\$106,347



FORT WORTH

2,074+ Students, Grades 9-12
BIRDVILLE HIGH SCHOOL

CHEEK SPARGER ROAD

GRAPEVINE HIGHWAY (26)

SUBJECT PROPERTY



CONFIDENTIALITY AGREEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of 320 Grapevine Highway, Hurst, Texas. It has been prepared by Avison Young. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Avison Young. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Avison Young, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Avison Young expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 320 Grapevine Highway, Hurst, Texas or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Avison Young or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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