

INVESTMENT
OR OWNER-USER

Grapevine Station Office Building

1052 Texan Trail | Grapevine, TX 76051



OFFERING INFORMATION

REDUCED PRICE \$1,850,000

NOI \$90,280

PROPERTY AREA

GLA 10,000 SF

LAND AREA 36,590 SF

- 👁 4.88% Cap Rate on Actuals. B-Class Office Building Built in 2005 perfect for Owner-User or Investment with Upside; 3,500 SF Vacancy & 6,500 SF Occupied by Toll Brothers until 2020
- 👁 Minutes to Gaylord Texan Resort, Great Wolf Lodge, Downtown Grapevine and Grapevine Mills Mall
- 👁 Vacant Space is a 2nd Gen Office Space with High Ceilings and Sprinklered Building
- 👁 Grapevine Station is a Mixed-Use Development on 38 Acres

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The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.

1052 Texan Trail

GRAPEVINE

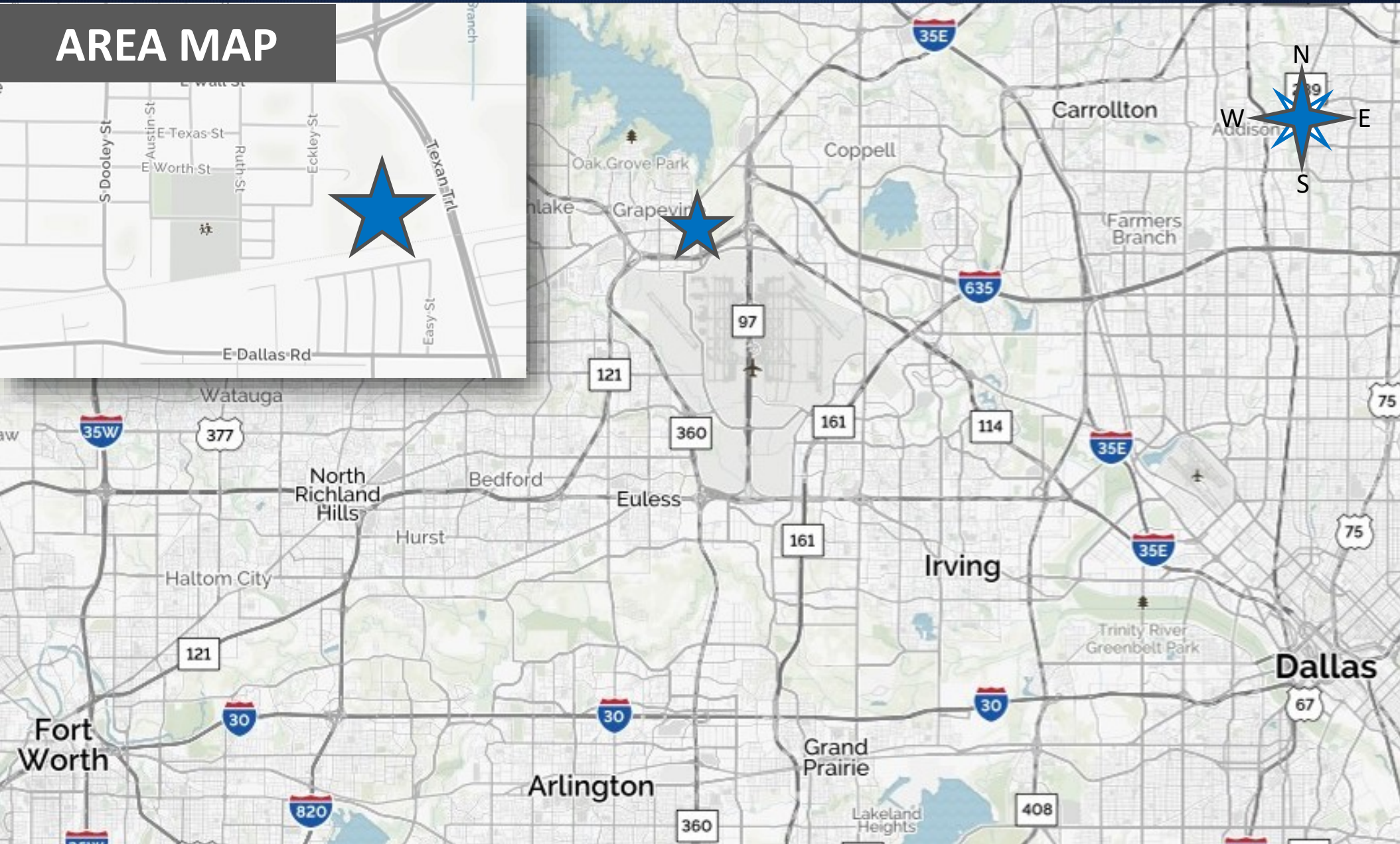


- 👁️ Grapevine, Texas is centrally located between Dallas and Fort Worth and is a great location for making real estate investments. Historic Downtown Grapevine has a unique collection of charming shops, restaurants, and art galleries. Grapevine has fantastic hotels and resorts, great attractions for the entire family, exquisite winery tasting rooms, world-class festivals and events, shopping, outstanding dining at over 200 restaurants, a wide variety of outdoor recreational activities and more.
- 👁️ Grapevine has grown into a thriving center of culture and commerce, anchored by the Grapevine hospitality industry. Venues such as the buildings along Historic Main Street, the Grapevine Vintage Railroad, Nash Farm, the Settlement to City Museums and more combine to remind locals and visitors alike about the history and heritage of this amazing city.
- 👁️ Grapevine Station is a new and exciting 38 acre commercial development in the heart of the Dallas/Ft. Worth metroplex. With the D/FW Airport, Gaylord Texan Resort & Convention Center, and the Great Wolf Lodge as its neighbors, Grapevine Station offers convenience, great visibility, growing traffic volumes and value to businesses that want to own their building or need to lease space.

GRAPEVINE TEXAS

1052 Texan Trail

AREA MAP



OVERVIEW

PROPERTY INFORMATION	
Price (Recently Reduced)	\$1,850,000
Price/Square Foot (GLA)	\$185.00
Net Operating Income	\$90,280
Actual Cap Rate	4.88%
Pro-Forma Cap Rate	9.50%
Total Suites	2
Tenants	1
Occupancy	65%
Vacancy	35%
Building Size	10,000 SF
Lot Size (Acres)	0.84 AC
Year Built	2005

Vision Commercial is excited to present the opportunity to acquire an office building in Grapevine Station. This building would be an ideal purchase for an owner occupant. This 10,000 SF building sits on 0.84 acres and is located in the middle of the metroplex just north of DFW Airport. Grapevine Station is an upscale office park environment allowing businesses to have a combination of either office, showroom or warehouse space. Great value add opportunity with in-place cash flow and potential owner improvements or repositioning.

DEMOGRAPHICS*	1 MILE	2 MILE	3 MILE	5 MILE
Population	4,892	14,131	26,940	102,005
Employees	8,301	26,530	64,565	126,999
Average HH Income	\$85,203	\$83,215	\$83,698	\$127,152
2017-2022 Annual Rate	1.97%	1.83%	1.73%	1.34%
Traffic Count	17,500 VPD at Texan Trail & Northwest Hwy			

*STDBonline.com 2018

FINANCIALS

TENANT	LEASE START	LEASE EXP	SIZE (SF)	RENT PSF	NNN PSF	GROSS PSF	GROSS RENT
					ACT GROSS INC	\$149,500	

NOI BREAKDOWN	ACTUALS	PRO-FORMA
GROSS INCOME	\$149,500	\$235,000
- TOTAL EXPENSES	(59,220)	(\$60,216)
<u>NOI</u>	<u>\$90,280</u>	<u>\$174,784</u>

PRICE	CAP RATE	PRO-FORMA CAP RATE
<u>\$1,850,000</u>	<u>4.88%</u>	

CAM BREAKDOWN	\$ AMOUNT	(\$ PSF (ROUNDED))
UTILITIES		
ELECTRICITY		
WATER & SEWAGE		
IRRIGATION WATER		
<u>TOTAL UTILITIES</u>		
REPAIRS AND MAINTENANCE		
SECURITY MONITORING		
R & M - FIRE PROTECTION		
R & M INTERIOR REPAIR		
R & M - BACKFLOW		
POSTAGE & DELIVERY		
CONDO DUES		
GENERAL AND ADMINISTRATIVE		
<u>TOTAL REPAIRS & MAINTENANCE</u>		
PROFESSIONAL		
PROPERTY MANAGEMENT		
PROPERTY TAX SERVICE		
<u>TOTAL PROFESSIONAL</u>		
<u>TOTAL CAM</u>		

TOTAL EXPENSE BREAKDOWN	TOTAL	PSF (NNN COSTS)
TOTAL CAM		
INSURANCE		
PROPERTY TAXES		
<u>TOTAL EXPENSES</u>	<u>\$59,220</u>	<u>\$5.92</u>

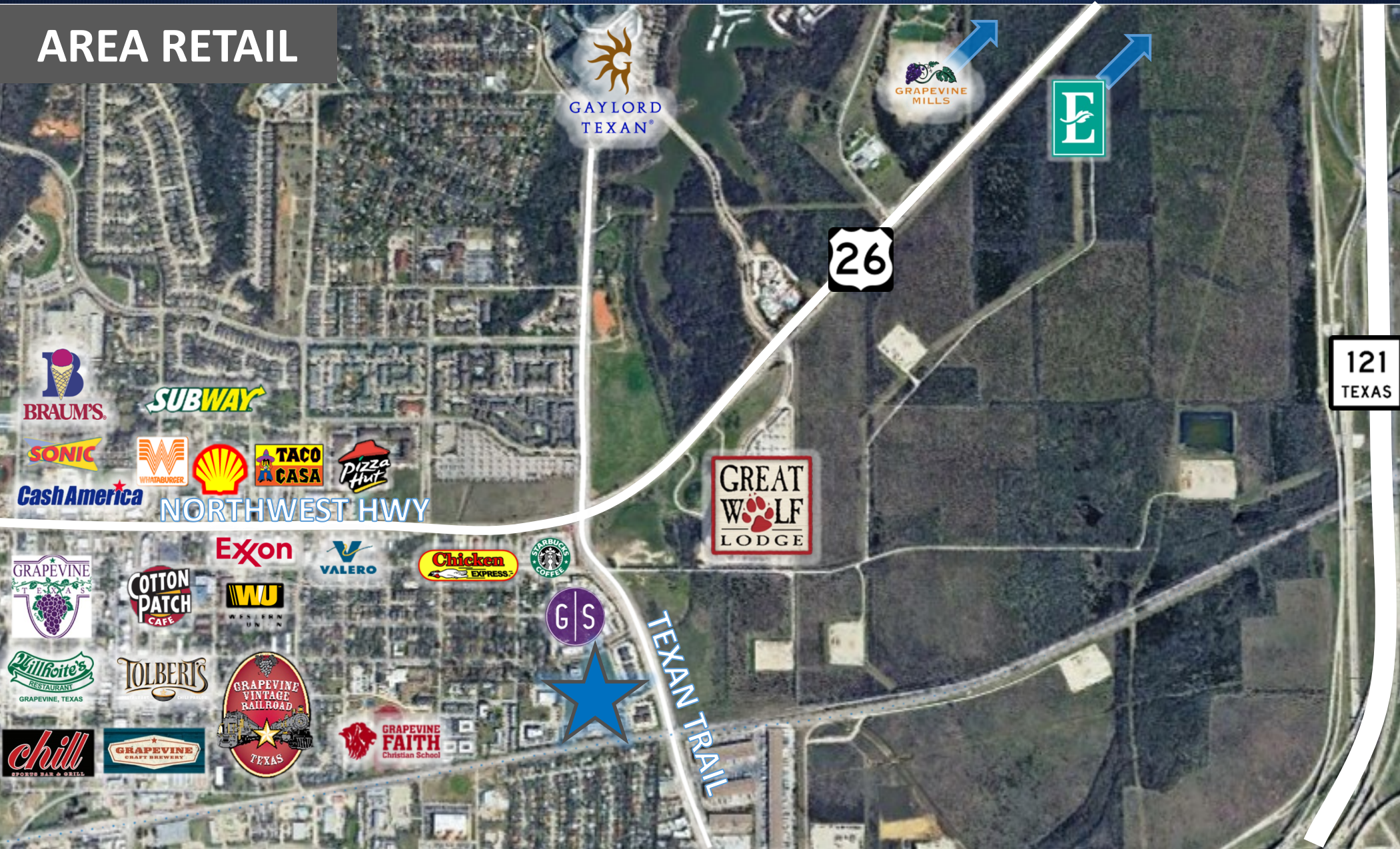
1052 Texan Trail

PHOTOS



1052 Texan Trail

AREA RETAIL



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.

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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