

MALL PERIPHERY OPPORTUNITY

MULTI-TENANT BUILDING COMING SOON &
PADS AVAILABLE

GRAPEVINE, TEXAS

NEQ SH 121 AND FM 2499

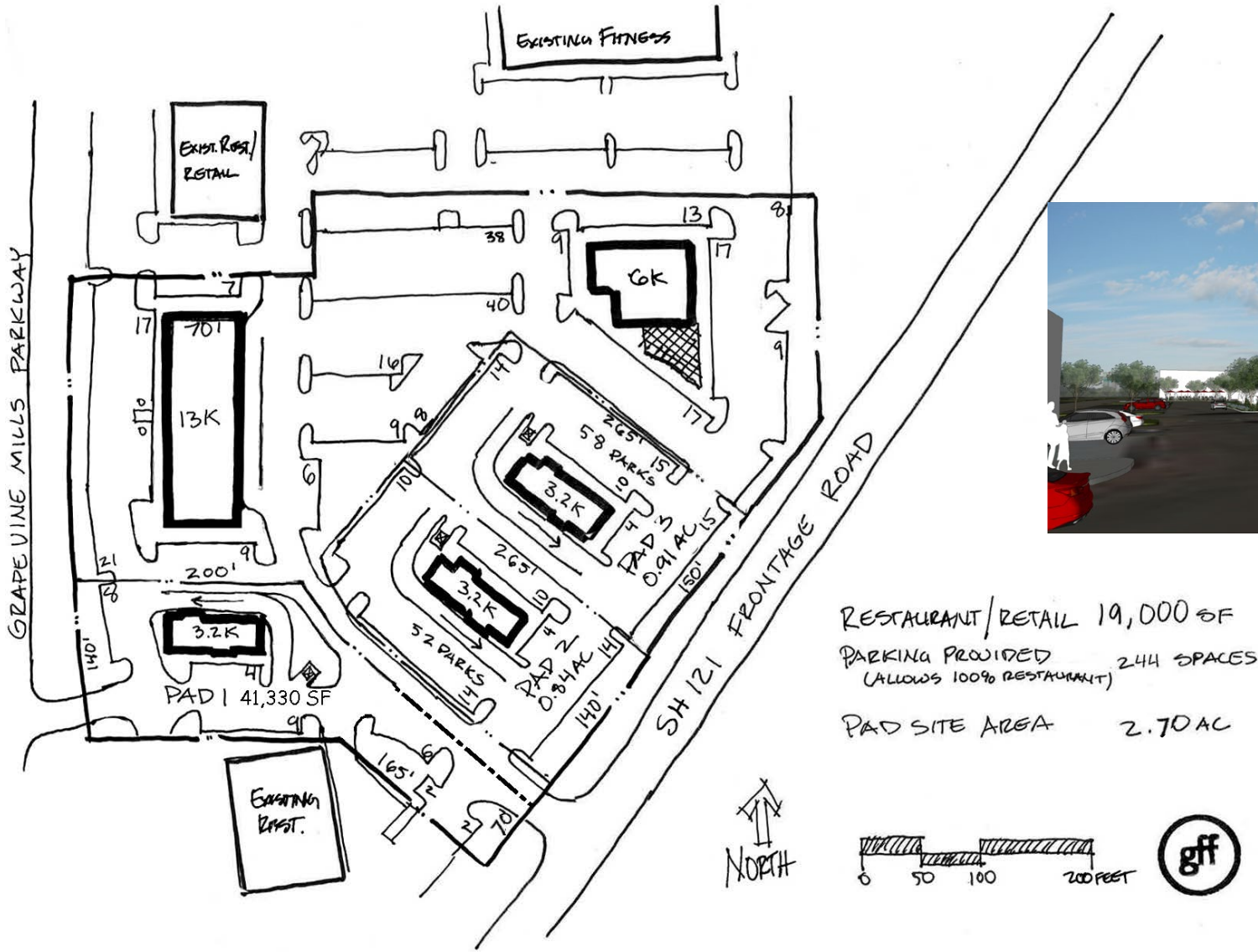
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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

MALL PERIPHERY OPPORTUNITY

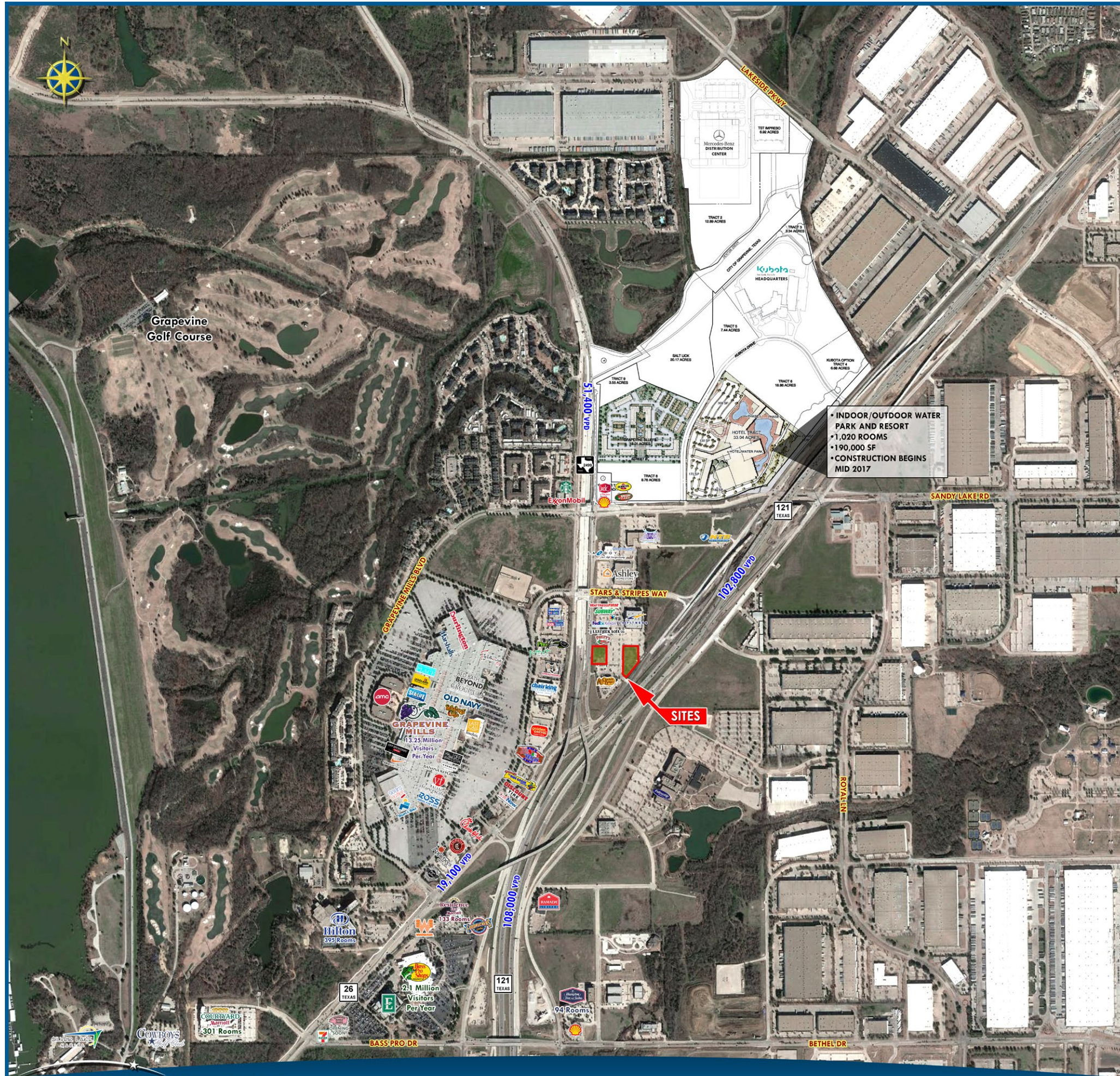


HIGHLIGHTS

RESTAURANT/RETAIL 19,000 SF
 PARKING PROVIDED 244 SPACES
 (ALLOWS 100% RESTAURANT)
 PAD SITE AREA 2.70 AC

- 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.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS	SIZE
2017 EST POPULATION	2,027	32,897	170,951	SH 121 100,000 VPD	SITE 1: 55,919 SF (1.284 ACRES)
2017 EST DAYTIME POPULATION	6,621	41,889	132,636	FM 2499 43,000 VPD	SITE 2: 211,686 SF (4.86 ACRES)
2017 EST AVG HH INCOME	\$87,521	\$127,877	\$114,371		



• INDOOR/OUTDOOR WATER
 PARK AND RESORT
 • 1,020 ROOMS
 • 190,000 SF
 • CONSTRUCTION BEGINS
 MID 2017

SITES

