



## PARK PLACE | 2100-2150 W NORTHWEST HWY, GRAPEVINE, TX 76051

### Features

Grapevine boasts a daytime population of just over 100,000 people, with its location at the entrance to Southlake Boulevard at SH-114, Park Place is ideally positioned to attract the Grapevine & Southlake shopper. Park Place offers retailers strong access & traffic counts plus excellent visibility. [parkplace-grapevine.com](http://parkplace-grapevine.com)

### FOR LEASE

**TOTAL SF:** 94,000  
**AVAILABLE SF:** 16,281  
**MIN CONTIGUOUS SF:** 557  
**MAX CONTIGUOUS SF:** 3,950  
**CONTACT FOR MORE INFORMATION**  
**NNN:** \$8.23 PER SF/YR EST.

### Traffic Counts

SH-114	146,828 VPD
W Northwest Highway	33,072 VPD

### Demographics

YEAR: 2024

	1 MILE	3 MILE	5 MILE
Total Population	8,214	47,323	114,752
Total Households	3,303	18,194	43,117
Average Household Income	\$146,715	\$169,538	\$195,708
Total Daytime Population	17,974	85,200	180,828

### Area Retailers & Businesses



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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman®**

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## Available Space

111	2,400 sf
115	557 sf
202	3,200 sf
205*	2,756 sf
218	3,418 sf
221	3,950 sf

\*Occupied but Available

## Current Tenants

101	Wingstop	1,800 sf
103	Jo's Tailor & Shoe Repair	1,163 sf
109	Texas Paint & Wallpaper	3,000 sf
113	The Dance Place	1,800 sf
114	Pack N Mail	954 sf
117	Marco's Pizza	1,368 sf
118	Vetwell RX	1,457 sf
120	Hair Drama	645 sf
126	Salon Centric	4,050 sf
203	Carousel Nails	1,100 sf
204	Share Dentistry	1,500 sf
205	Wicho's House Restaurant	2,756 sf
209	Donut Palace	975 sf
210	Thai Riverside	1,800 sf
211	Great Clips	1,311 sf
215	Grapevine Beer & Wine	1,615 sf
216	Subway	799 sf
219	Angel's Fabrics & Upholstery	2,668 sf





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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 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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:

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Weitzman

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