

GRAPEVINE TOWNE CENTER

1270 SH-114 W GRAPEVINE, TX 76051



PROPERTY OVERVIEW

OVERVIEW

Grapevine Towne Center is a region-draw retail landmark serving the affluent Grapevine-Northeast Tarrant County market. The center features a strong line-up of Internet-resistant concepts that are ideally suited to the surrounding community. The combination of the location and the tenant mix means that many of the concepts have been located at Grapevine Towne Center since it first opened in the 1990s.

The center acts as the de-facto anchor to the area's No. 1 retail district with its mix of strong anchors and locally focused shops, services and restaurants. The center also is anchored by a key Target store that serves as a huge traffic generator.

A RETAIL MAGNET FOR NORTHEAST TARRANT COUNTY

GRAPEVINE TOWNE CENTER RENOVATION

Grapevine Towne Center recently completed a major renovation that upgraded all aspects of the center, including:

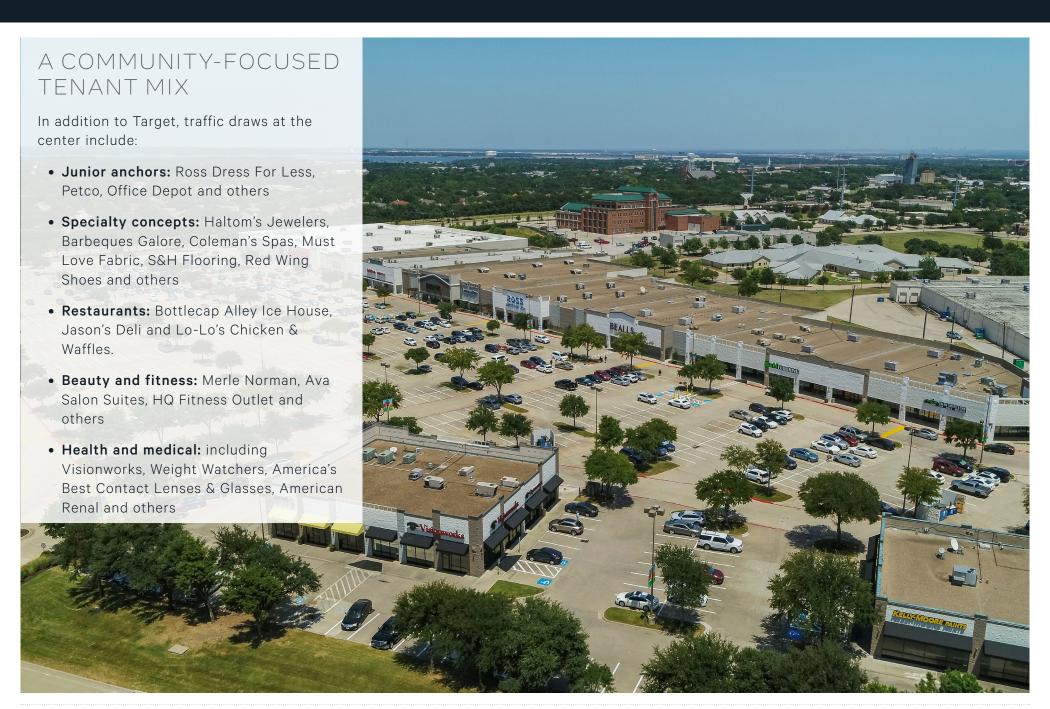
- A new, brightened façade
- LED and other lighting upgrades to increase visibility, security, and sense of place
- New directional signage and tenant signage
- Life-style elements including landscaping, seating areas, arbors, and green space



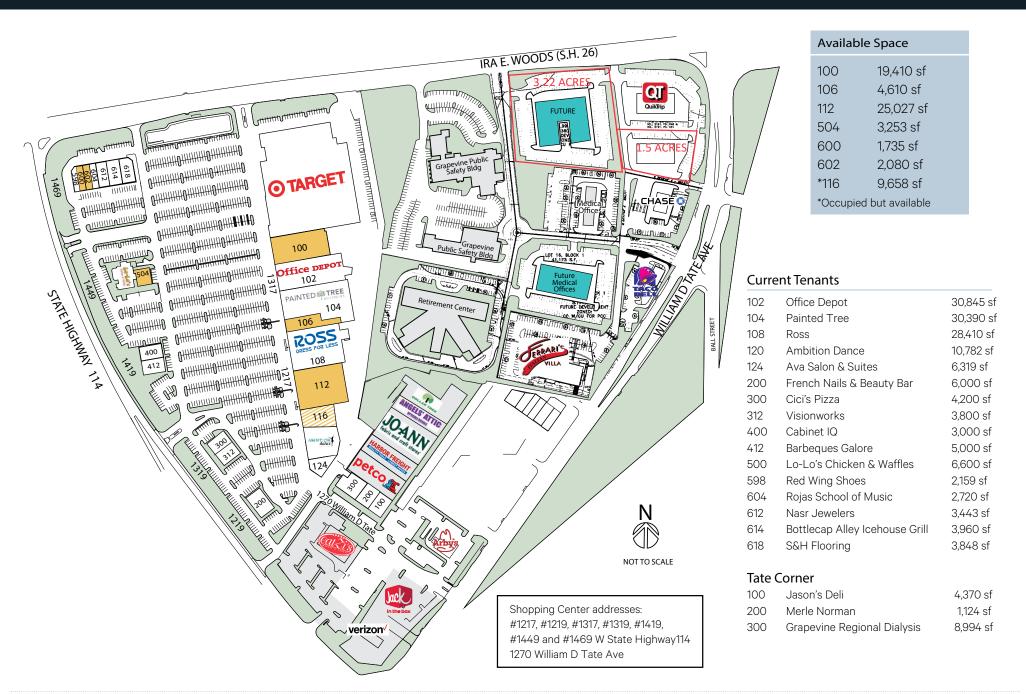




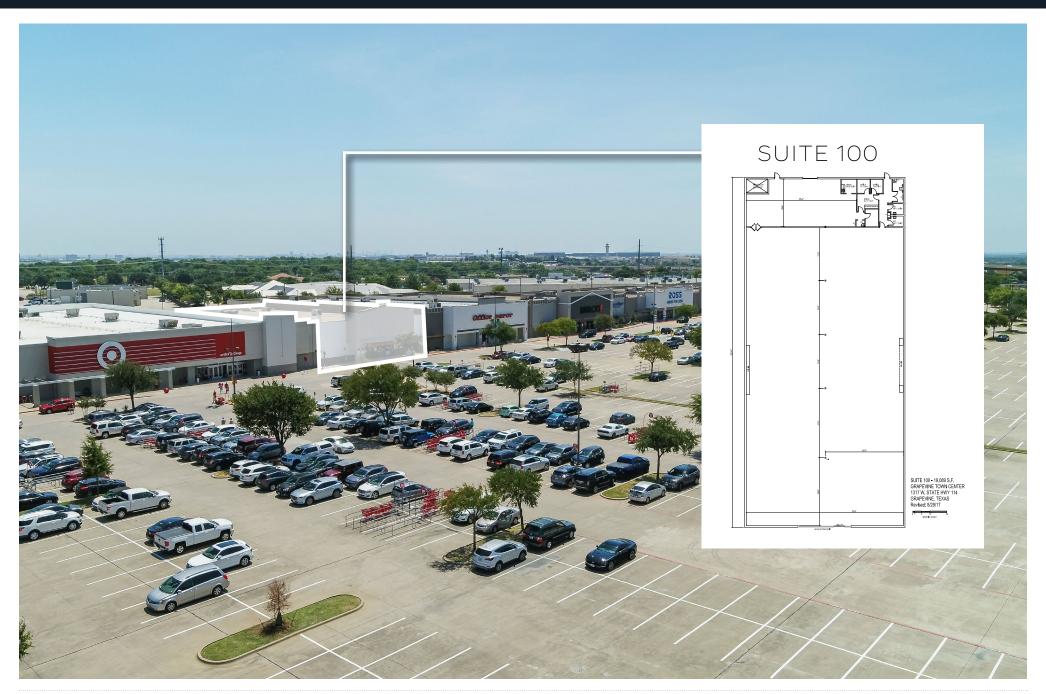
TENANT MIX



SITE PLAN



SPACE PLAN | SUITE 100



SPACE PLAN | SUITE 112



LOCATION



AREA OVERVIEW

Grapevine is a community of choice for Northeast Tarrant County due to its proximity to major employment centers including Dallas-Fort Worth International Airport.

Amenities that serve residents and make Grapevine a visitor magnet include:

- Grapevine Lake, a large reservoir suited for recreational activities
- Grapevine Vintage Railroad, a historic route between Grapevine and the Fort Worth Stockyard. The railroad offers a stop adjacent to Grapevine Towne Center
- The Gaylord Texan
- Great Wolf Lodge
- Historic Downtown Grapevine

ACCESS AND VISIBILITY

Further, Grapevine Towne Center offers incredible access and visibility due to its position at the junction of three of the region's main thoroughfares: SH-114, SH 26 and William D. Tate Avenue. The outstanding traffic counts including 149,910 vehicles per day for SH-114, 30,799 VPD for William D. Tate Avenue and 15,866 VPD for Ira E. Woods Avenue/SH-26

DEMOGRAPHICS

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The trade area for Grapevine Towne Center offers a dense market with affluent households and extremely strong daytime population totals.

Within a five-mile radius of the center, the population totals 117,107 in 46,707 households with an average household income of \$200,782 and a median household income of \$131,370.

The daytime population within the trade area radius totals 190,530 due to the center's key location in the midst of the area's residential and commercial districts. Daytime population is important to retail concepts because it helps drive traffic throughout the day.

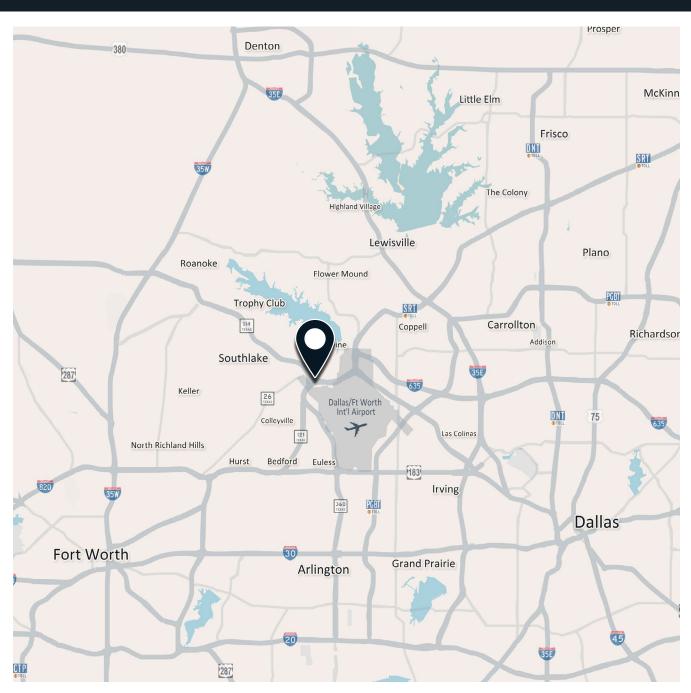




5 Mile Average
Household Income



46,707 5 Mile Total Households 2025



weitzman®



FOR MORE INFORMATION, PLEASE CONTACT

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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 actives, 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 writen 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.

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 - 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.

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LICENSE HOLDER CONTACT INFORMATION:

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