



property highlights:

- Grocery anchored retail center
- New renovation and shopping center expansion is underway
- Surrounded by:
 - More than 90,000 affluent residents (3 mi)
 - A daytime population of almost 250k (5 mi)
 - Tarrant County College
17,050+ students (+/-1 mile)
 - Birdville High School - 2,000 + students (+/-1 mile)
 - 6 Elementary Schools
- Stoplight being installed at Antwerp Dr. and Grapevine Hwy.

pricing:

Call for Pricing
Estimated NNN: \$6.00 PSF

demographics:

	1 Mile	3 Miles	5 Miles
2017 Population	9,957	93,477	276,405
Avg. HH Income	\$135,916	\$111,411	\$110,575
Daytime Population	9,497	83,170	241,521

traffic counts:

Grapevine Hwy/Colleyville Blvd: 24,884 VPD
Midcities Blvd: 21,168 VPD
(TXDOT, 2016)

for more information:

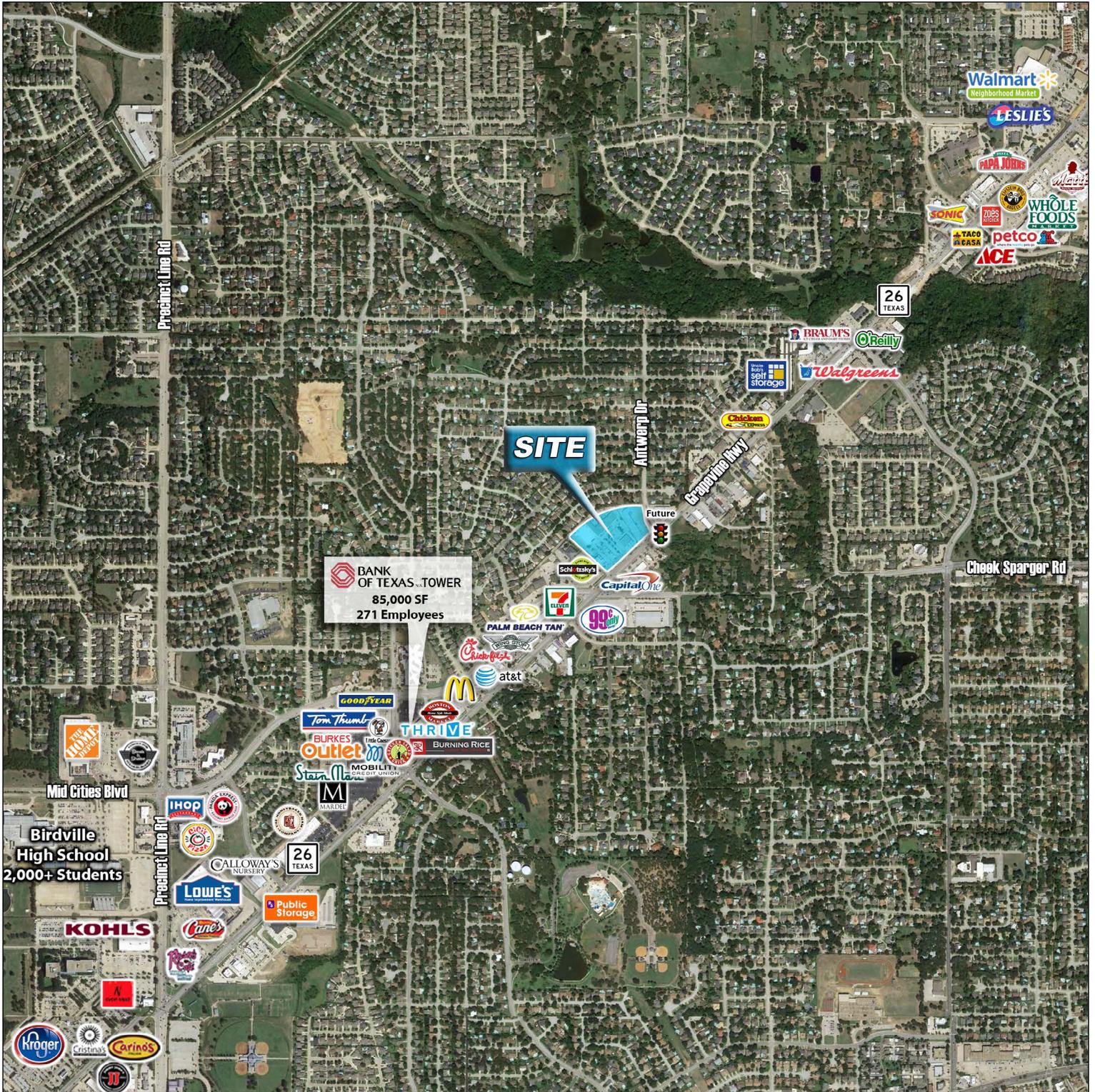
Lucas MacDonald
214-257-0219
lucas@dbarealestate.com

Perren Gasc
214-257-0207
perren@dbarealestate.com

Austin Schenkel
214-257-0206
austin@dbarealestate.com

Tim McNutt
214-257-0227
tim@dbarealestate.com

3227 McKinney Ave | Suite 201 | Dallas, Texas 75204

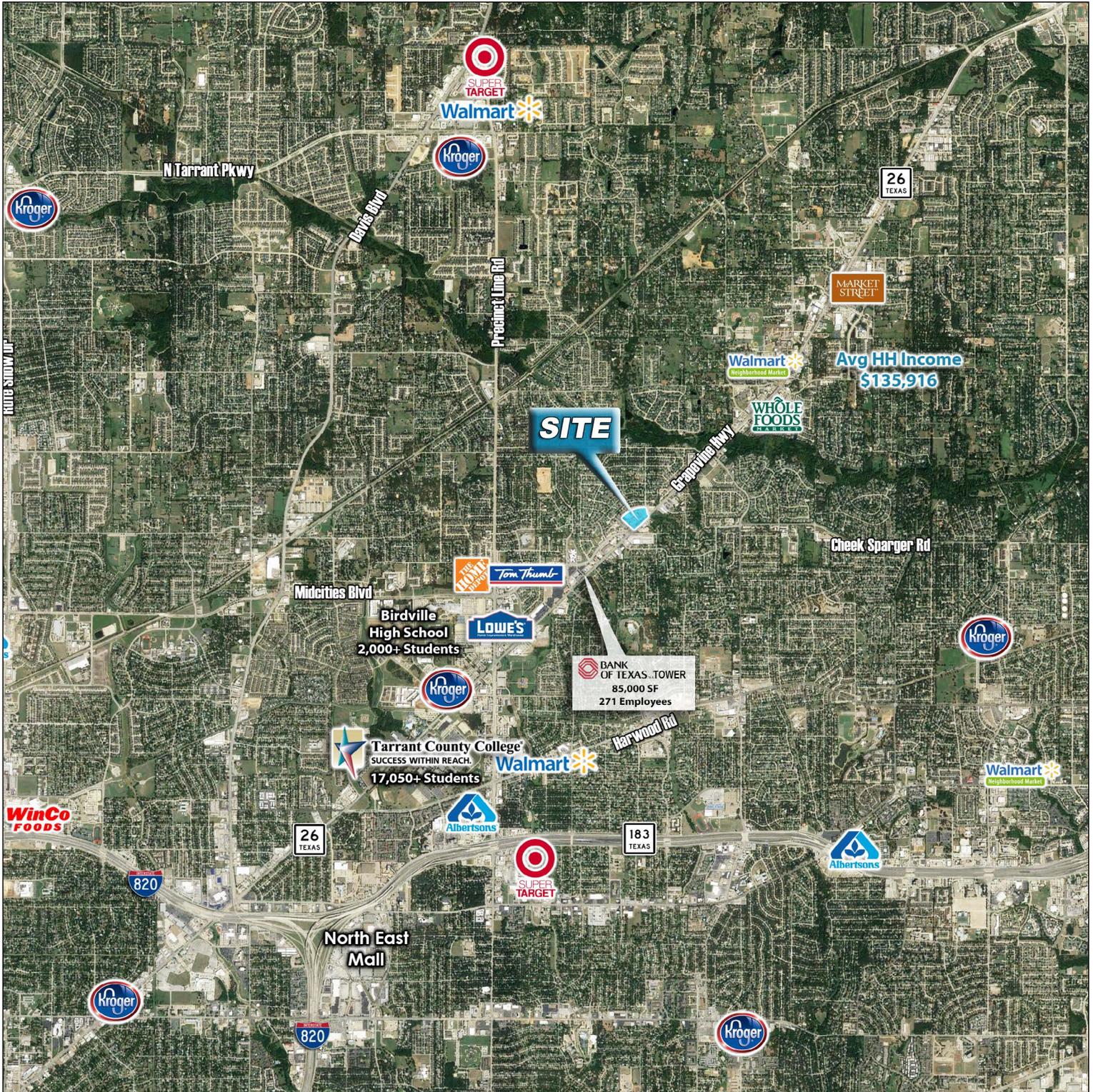


BANK OF TEXAS TOWER
85,000 SF
271 Employees

for more information:

Lucas MacDonald 214-257-0219 lucas@dbarealestate.com	Perren Gasc 214-257-0207 perren@dbarealestate.com	Austin Schenkel 214-257-0206 austin@dbarealestate.com	Tim McNutt 214-257-0227 tim@dbarealestate.com
--	---	---	---

3227 McKinney Ave | Suite 201 | Dallas, Texas 75204



for more information:

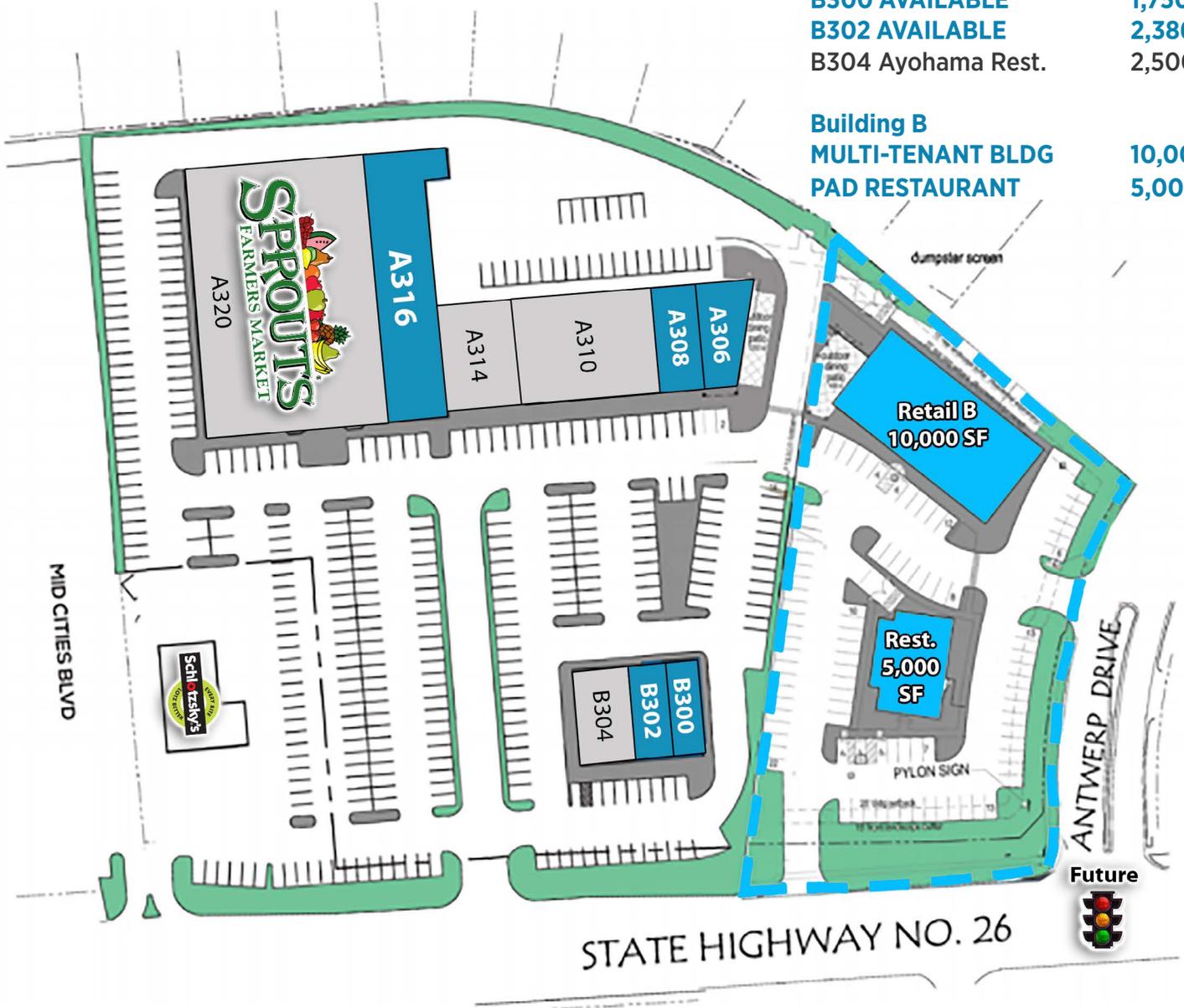
Lucas MacDonald 214-257-0219 lucas@dbarealestate.com	Perren Gasc 214-257-0207 perren@dbarealestate.com	Austin Schenkel 214-257-0206 austin@dbarealestate.com	Tim McNutt 214-257-0227 tim@dbarealestate.com
--	---	---	---

3227 McKinney Ave | Suite 201 | Dallas, Texas 75204

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.

UNIT TENANT	S F
A306 AVAILABLE	2,600
A308 AVAILABLE	2,500
A310 O'Shea's Pub & Grill	8,300
A314 Nail Lounge	3,634
A316 AVAILABLE	9,220
A320 Sprouts	27,816
B300 AVAILABLE	1,750
B302 AVAILABLE	2,386
B304 Ayohama Rest.	2,500

Building B	10,000
MULTI-TENANT BLDG	10,000
PAD RESTAURANT	5,000



for more information:

Lucas MacDonald 214-257-0219 lucas@dbarealestate.com	Perren Gasc 214-257-0207 perren@dbarealestate.com	Austin Schenkel 214-257-0206 austin@dbarealestate.com	Tim McNutt 214-257-0227 tim@dbarealestate.com
--	---	---	---

3227 McKinney Ave | Suite 201 | Dallas, Texas 75204

The information contained herein was obtained from sources deemed reliable and accurate; however, no guarantees or warranties are made as to the completeness and accuracy thereof.



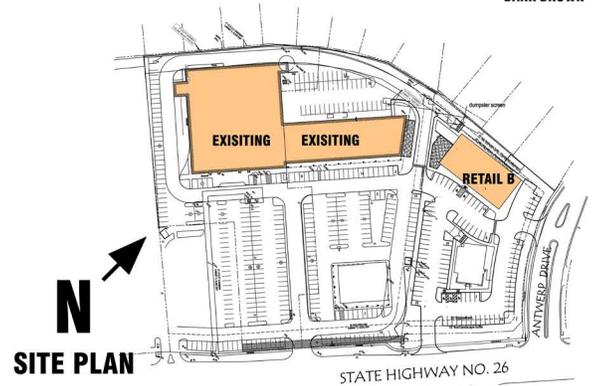
EXISTING ELEVATION



PROPOSED ELEVATION



RETAIL B ELEVATION



BEFORE



AFTER

for more information:

Lucas MacDonald
214-257-0219
lucas@dbarealestate.com

Perren Gasc
214-257-0207
perren@dbarealestate.com

Austin Schenkel
214-257-0206
austin@dbarealestate.com

Tim McNutt
214-257-0227
tim@dbarealestate.com

3227 McKinney Ave | Suite 201 | Dallas, Texas 75204



for more information:

Lucas MacDonald
214-257-0219
lucas@dbarealestate.com

Perren Gasc
214-257-0207
perren@dbarealestate.com

Austin Schenkel
214-257-0206
austin@dbarealestate.com

Tim McNutt
214-257-0227
tim@dbarealestate.com

3227 McKinney Ave | Suite 201 | Dallas, Texas 75204



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.

DBA Commercial Real Estate LLC	9004954	info@dbarealestate.com	214-257-0200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Perren Gasc	560836	perren@dbarealestate.com	214-257-0207
Designated Broker of Firm	License No.	Email	Phone
Lucas McDonald	694094	lucas@dbarealestate.com	214-257-0219
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin Schenkel	587884	austin@dbarealestate.com	214-257-0206
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date