

AVAILABLE SPACE



1,593 SF (SUITE 102 AVAILABLE) | LEASE RATE \$17.50 / SF / YEAR + NNN

230 N PARK BLVD GRAPEVINE, TEXAS

FIELDCRE.COM

PROPERTY HIGHLIGHTS

1,593 SF PROFESSIONAL OR MEDICAL OFFICE SUITE

HIGH VISIBILITY AND ACCESS IN GRAPEVINE'S BUSINESS CORRIDOR

MINUTES FROM SH-121, SH-26, AND DFW AIRPORT

IDEAL FOR MEDICAL, DENTAL, LEGAL, OR PROFESSIONAL SERVICES

STRONG SURROUNDING DEMOGRAPHICS AND CONSUMER TRAFFIC

MOVE-IN-READY CONDITION WITH OPPORTUNITY FOR CUSTOMIZATION





AVAILABLE SPACE: 1,593 SF (SUITE 102)

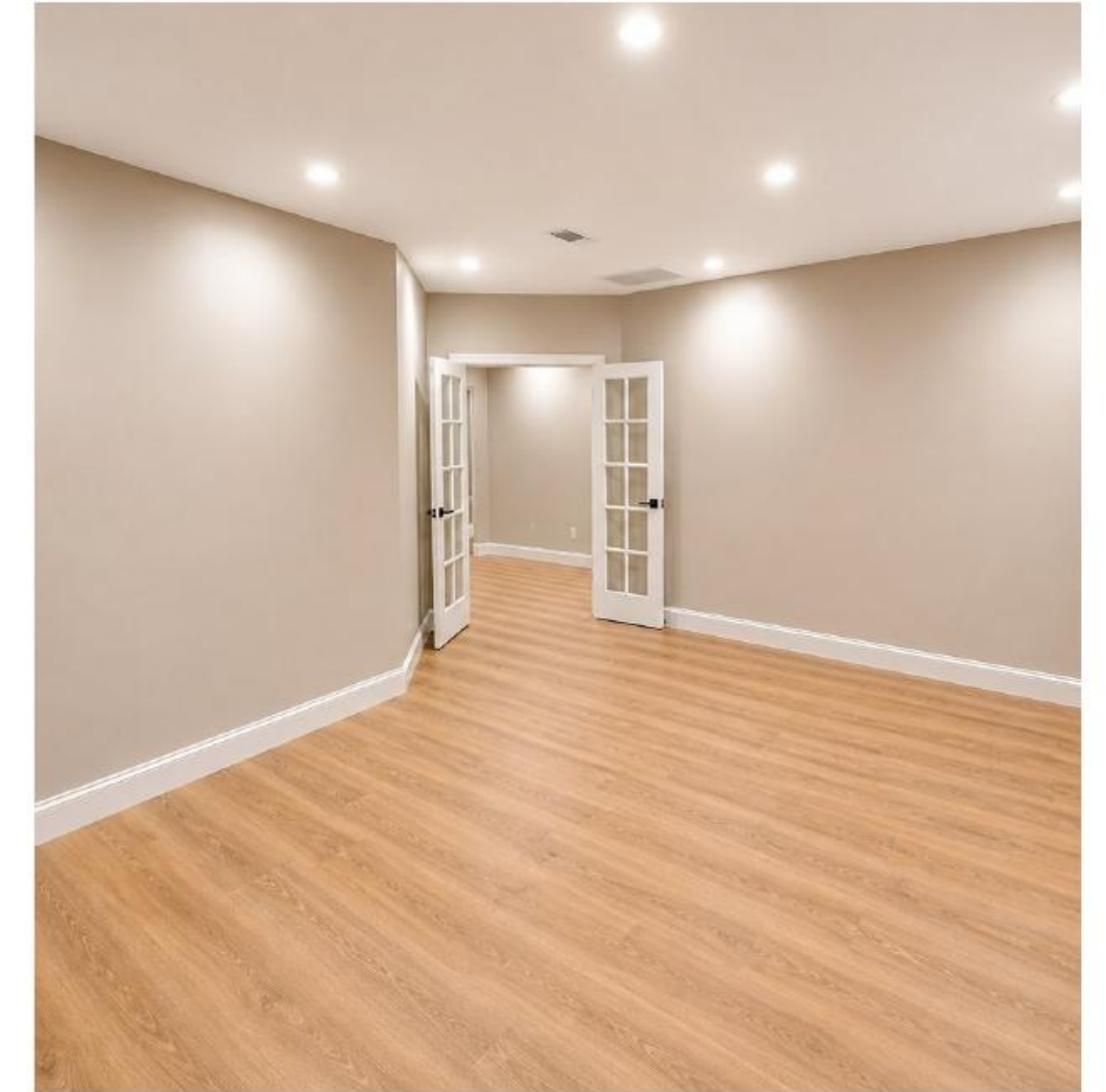
LEASE RATE: \$17.50/SF + NNN

TERM: 3-5 YEARS

PARKING: SURFACE

ZONING: OFFICE / COMMERCIAL

INTERIOR



LOCATION

 230 N PARK BLVD
GRAPEVINE, TEXAS



MARKET & DEMOGRAPHIC PROFILE

230 N PARK BLVD IS POSITIONED IN THE HEART OF GRAPEVINE, ONE OF THE MOST SOUGHT-AFTER BUSINESS ENVIRONMENTS IN NORTHEAST TARRANT COUNTY. THE PROPERTY BENEFITS FROM STRONG VISIBILITY, STEADY TRAFFIC COUNTS, AND IMMEDIATE ACCESS TO HIGHWAY 121, 114, AND 26. GRAPEVINE'S COMMERCIAL CORRIDOR CONTINUES TO EXPAND WITH RETAIL, MEDICAL, AND PROFESSIONAL SERVICES, MAKING THIS SUITE IDEAL FOR USERS SEEKING A CENTRAL, HIGH-INCOME CUSTOMER BASE AND A WELL-ESTABLISHED OFFICE ENVIRONMENT.

51,320

POPULATION
GRAPEVINE, TX

\$112,685

MEDIAN HOUSEHOLD
INCOME

+77.7%

DAYTIME POPULATION
INCREASE FROM COMMUTING

\$535K

MEDIAN HOME
VALUE

LOCATION

Direct access to SH 121, SH 114, and SH 26
Minutes from DFW International Airport
Central NE Tarrant County position

MARKET STRENGTH

Median age 40.0 — established workforce
21,593 households in the city
\$112K+ median household income

CORRIDOR ACTIVITY

Grapevine commercial corridor expanding
Mix of retail, medical, professional
High-income, high-traffic customer base



PHILLIP MAXWELL
FOUNDER & MANAGING BROKER
C: 817-889-3542
E: PMAXWELL@FIELDCRE.COM



JAKE COPELAND
FOUNDING PARTNER
C: 817-917-9059
E: JCOPELAND@FIELDCRE.COM

FIELD

COMMERCIAL REAL ESTATE

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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.**

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.

Field Commercial Real Estate, LLC	9016234	info@fieldcre.com	817.889.3542
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Phillip Maxwell	702869	pmaxwell@fieldcre.com	817.889.3542
Designated Broker of Firm	License No.	Email	Phone
Phillip Maxwell	702869	pmaxwell@fieldcre.com	817.889.3542
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date