

**FOR SALE**  
**RETAIL/COMMERCIAL**  
**PAD SITES GRAPEVINE**

**PROPERTY**  
Heritage Heights

**LOCATION**  
4000 William D Tate Ave., Grapevine TX 76051



*Commercial Retail Land For Sale*



## PROPERTY HIGHLIGHTS

- Retail/Commercial pad sites in prime location convenient access to Hall Johnson Rd., one of the most heavily traveled thoroughfares in the trade area, and great visibility to State Highway 121
- Densely populated neighborhood directly to the west of the site and located within close proximity to Colleyville Heritage High School
- Pad sites have all utilities available to them
- SH 121 visibility and 279 feet of frontage
- Rare development opportunity on State Highway 121





| PROPERTY HIGHLIGHTS    |                                                                                                                                                                                                                |
|------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address                | 4000 William D Tate Ave.<br>Grapevine TX 76051                                                                                                                                                                 |
| Zoning                 | Commercial/Retail/Office and More                                                                                                                                                                              |
| Retail                 | Strong Retail Corridor                                                                                                                                                                                         |
| Frontage               | 279' on William D Tate Avenue                                                                                                                                                                                  |
| Acreage For Sale       | 3.25 Acres                                                                                                                                                                                                     |
| Utilities              | Cable, Curb/Gutter/Sidewalk, Electricity,<br>Gas, Irrigation, Sewer, Streets,<br>Telephone, Water                                                                                                              |
| Property Description   | Property is a pad site located at the<br>Heritage Heights shopping center. The<br>shopping center is on the corner of Hall<br>Johnson Road and William D Tate<br>Avenue which runs parallel to Highway<br>121. |
| Excellent Demographics | Primed to serve Grapevine and<br>Colleyville affluent communities with<br>households within two miles boasting an<br>average income of \$145,834/year                                                          |
| Parking                | Plenty of room for abundant surface<br>parking spaces                                                                                                                                                          |
| Great Location         | Convenient access to Hall Johnson Rd.,<br>one of the most heavily traveled<br>thoroughfares in the trade area, and<br>great visibility to Highway 121                                                          |





PROPERTY  
OVERVIEW

.75 Acres

FOR  
SALE

2.0 Acres

3.25 AC

.5 Acres



Beautiful Nails



121  
TEXAS

117,369 VPD 18

121  
TEXAS

121  
TEXAS

Hall-Johnson Rd

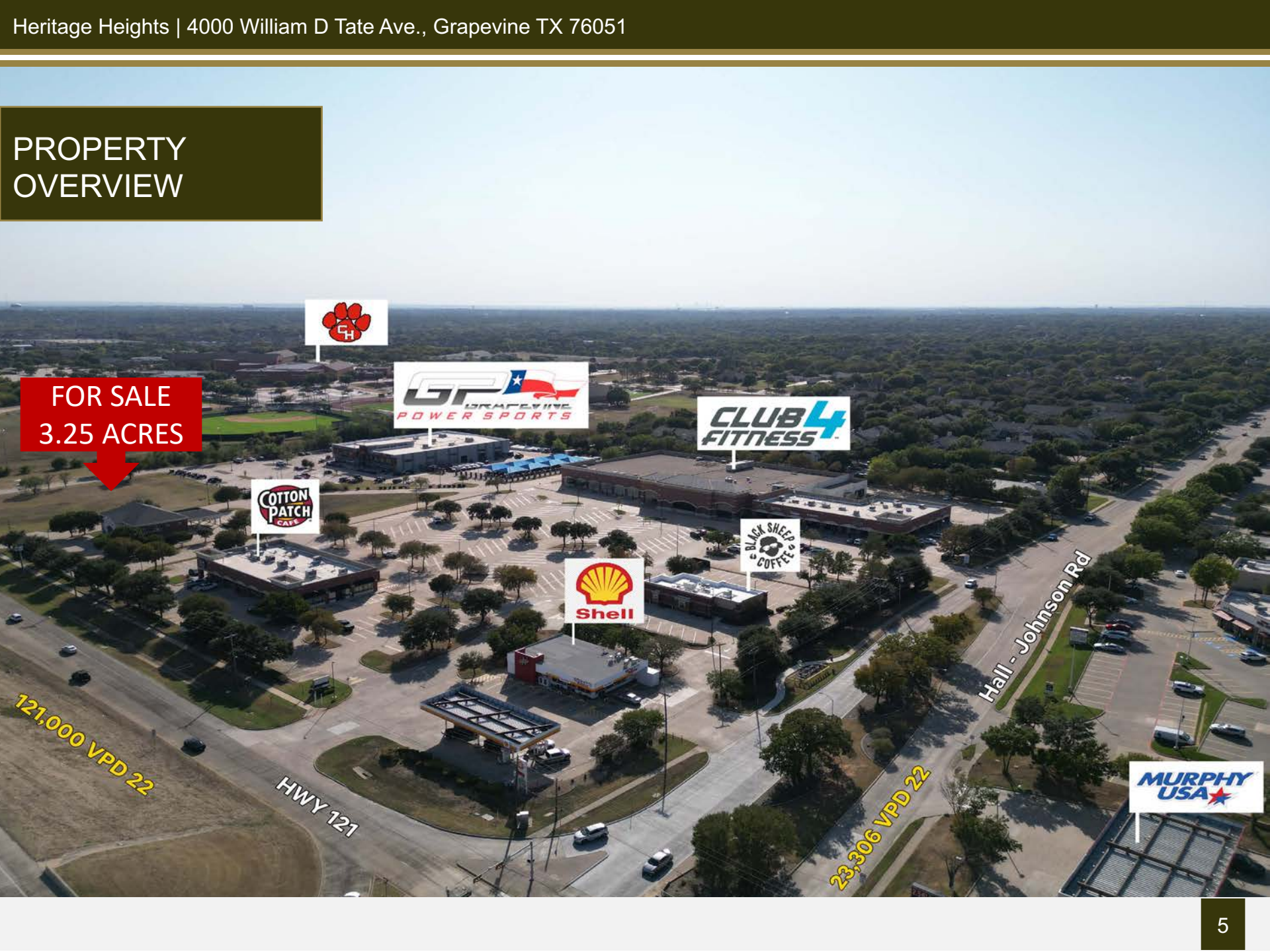
21,404 VPD 18





PROPERTY  
OVERVIEW

FOR SALE  
3.25 ACRES







FOR SALE  
3.25 ACRES

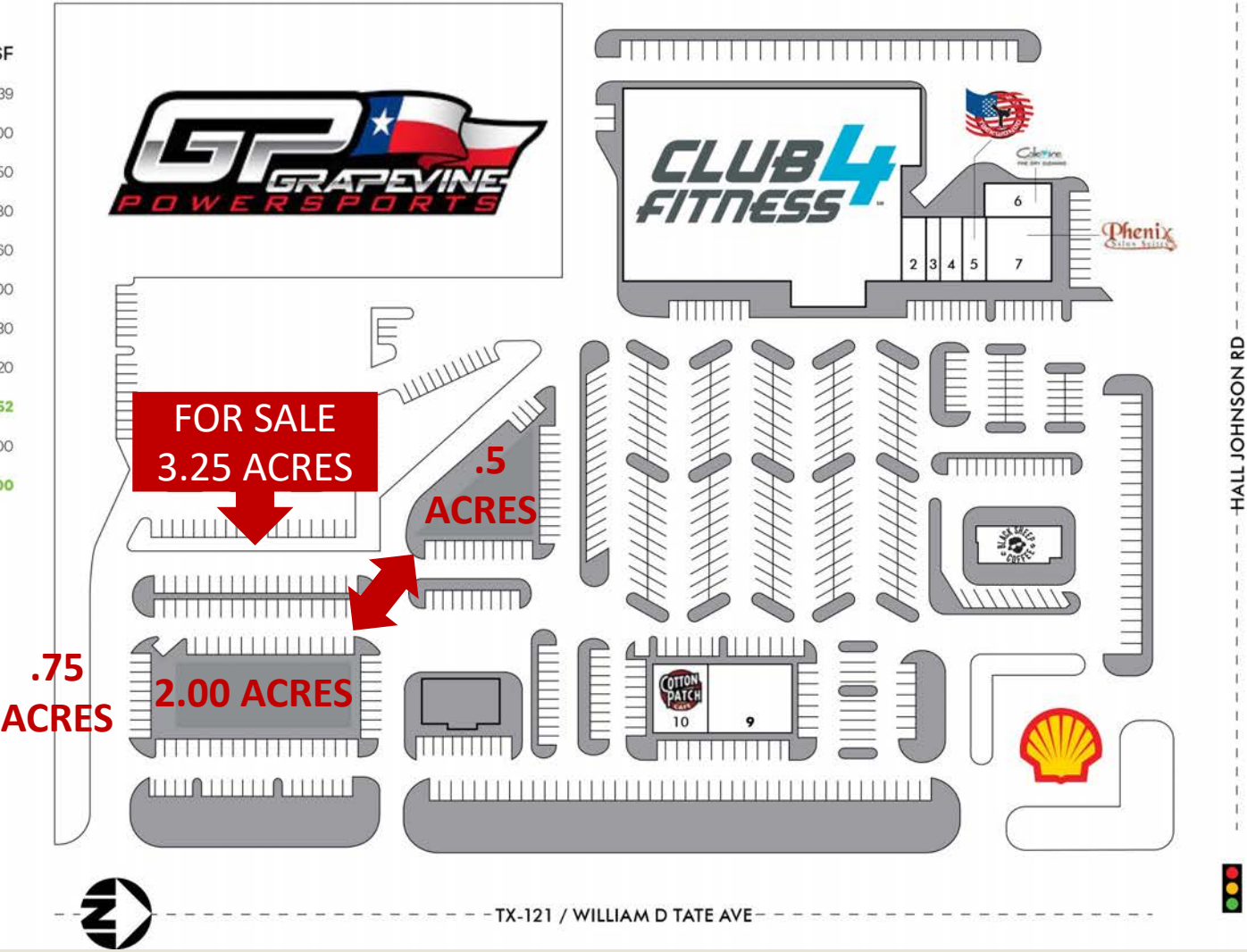
CONCEPT  
PLANS

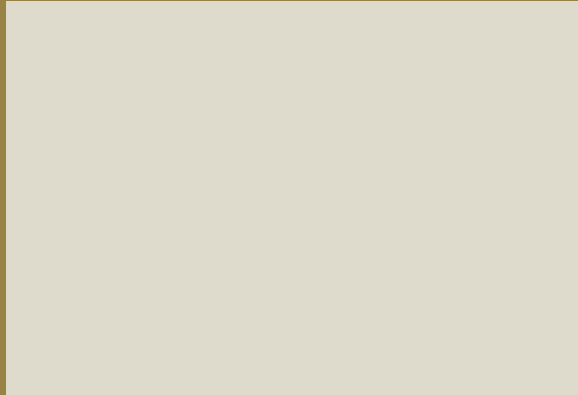
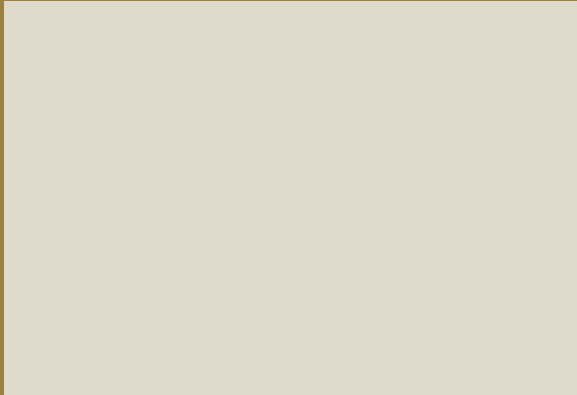


Heritage Heights

4000 William D Tate Ave | Grapevine, TX 75051

| UNIT | TENANT                              | SF     |
|------|-------------------------------------|--------|
| 1    | Club 4 Fitness                      | 62,139 |
| 2    | Big Foot Reflexology & Massage      | 1,400  |
| 3    | Deluxe Nails & Spa                  | 1,050  |
| 4    | Bacon's Bistro Cafe                 | 1,580  |
| 5    | Monaghan's Martial Arts             | 1,960  |
| 6    | Colleyville Fine Dry Cleaning       | 2,800  |
| 7    | Phenix Salon Suites                 | 4,530  |
| 8    | Black Sheep Coffee                  | 3,020  |
| 9    | Humana MarketPoint (Available)      | 6,152  |
| 10   | Cotton Patch Cafe                   | 4,000  |
| 11   | Bank of the West (Available 5/1/25) | 4,000  |







**CONTACT INFORMATION**

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**glaciercommercial.com**

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