

203 E WORTH ST

Grapevine, TX 76051



STREET RETAIL OR OFFICE/FLEX PROPERTY

FOR SALE

LeAnn Brown

Managing Partner / Broker

O: 817.849.8282 x104

C: 817.313.3107

labrown@silveroakcre.com

203 E WORTH ST

STREET RETAIL OR OFFICE/FLEX PROPERTY FOR SALE

Grapevine, TX 76051



PROPERTY DESCRIPTION

Rare opportunity to owner occupy or purchase as investment a retail property less than one block from Historic Downtown Grapevine. Conveniently located in Grapevine Central Business District--directly across the street from Esparza's Mexican Restaurant. This property is within easy walking distance to Main Street restaurants, shopping and city offices.

- **CALL BROKER TODAY FOR PRICING OR SCHEDULE A SHOWING**

OFFERING SUMMARY

Sale Price:	CALL FOR PRICING
Lot Size:	0.302 Acres
Building Size:	4,500 SF
Available SF:	2,900 SF
Year Built:	1979
Zoning:	CBD-Central Business District
Market:	DFW
Submarket:	Grapevine

LeAnn Brown

Managing Partner / Broker

O: 817.849.8282 x104

C: 817.313.3107

labrown@silveroakcre.com



203 E WORTH ST

STREET RETAIL OR OFFICE/FLEX PROPERTY FOR SALE

Grapevine, TX 76051

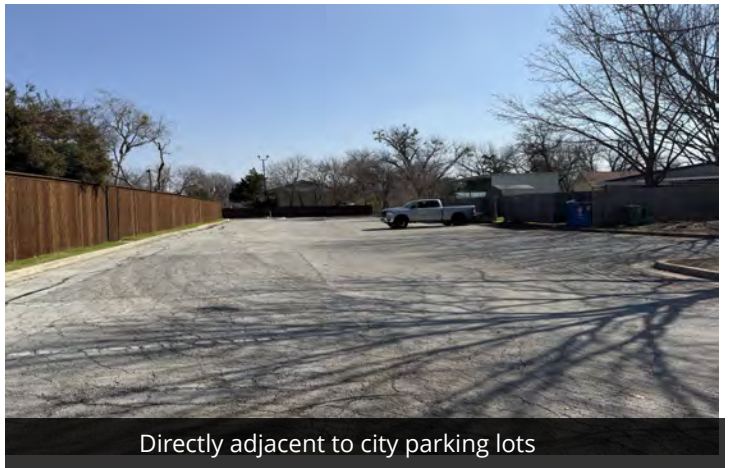
CALL BROKER FOR SHOWING!

PROPERTY HIGHLIGHTS

- Ideal for street retail or office use
- Prime location in Historic Downtown Grapevine, Central Business District
- 4,500 SF building
- 2,900 SF available for Owner Occupant or backfill
- YOC 1979
- Zoned CBD - Central Business District
- Backyard area for entertaining or expansion
- Directly adjacent to large city parking lots
- Walking distance to Main Street restaurants, shopping and city offices



Ideal Owner Occupant or Investment Property



Directly adjacent to city parking lots



Street signage available

LeAnn Brown

Managing Partner / Broker

O: 817.849.8282 x104

C: 817.313.3107

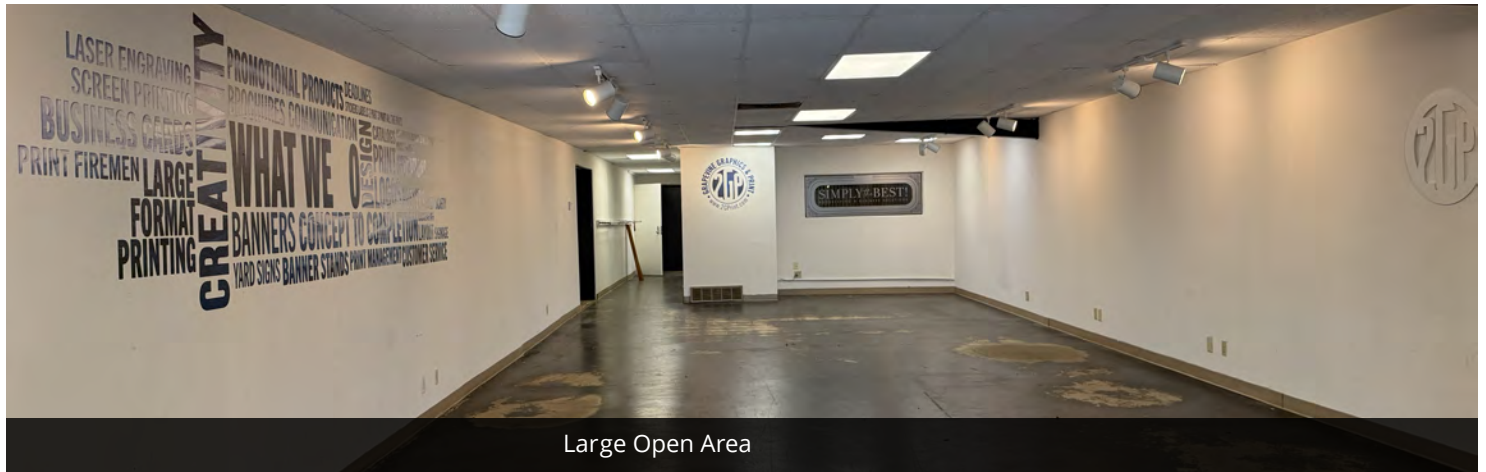
labrown@silveroakcre.com



203 E WORTH ST

STREET RETAIL OR OFFICE/FLEX PROPERTY FOR SALE

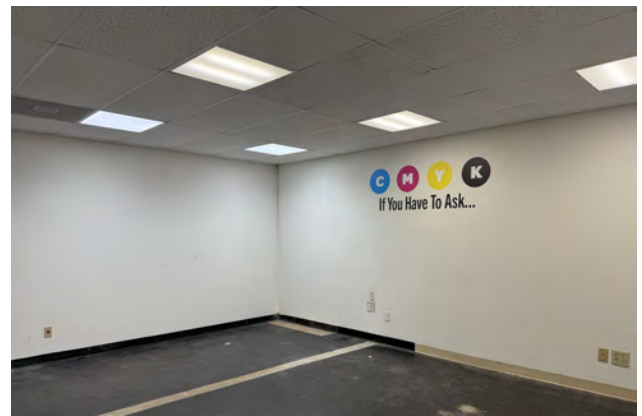
Grapevine, TX 76051



Large Open Area



Additional Office



2nd Office



Backyard Area for Entertaining or Expansion

LeAnn Brown

Managing Partner / Broker

O: 817.849.8282 x104

C: 817.313.3107

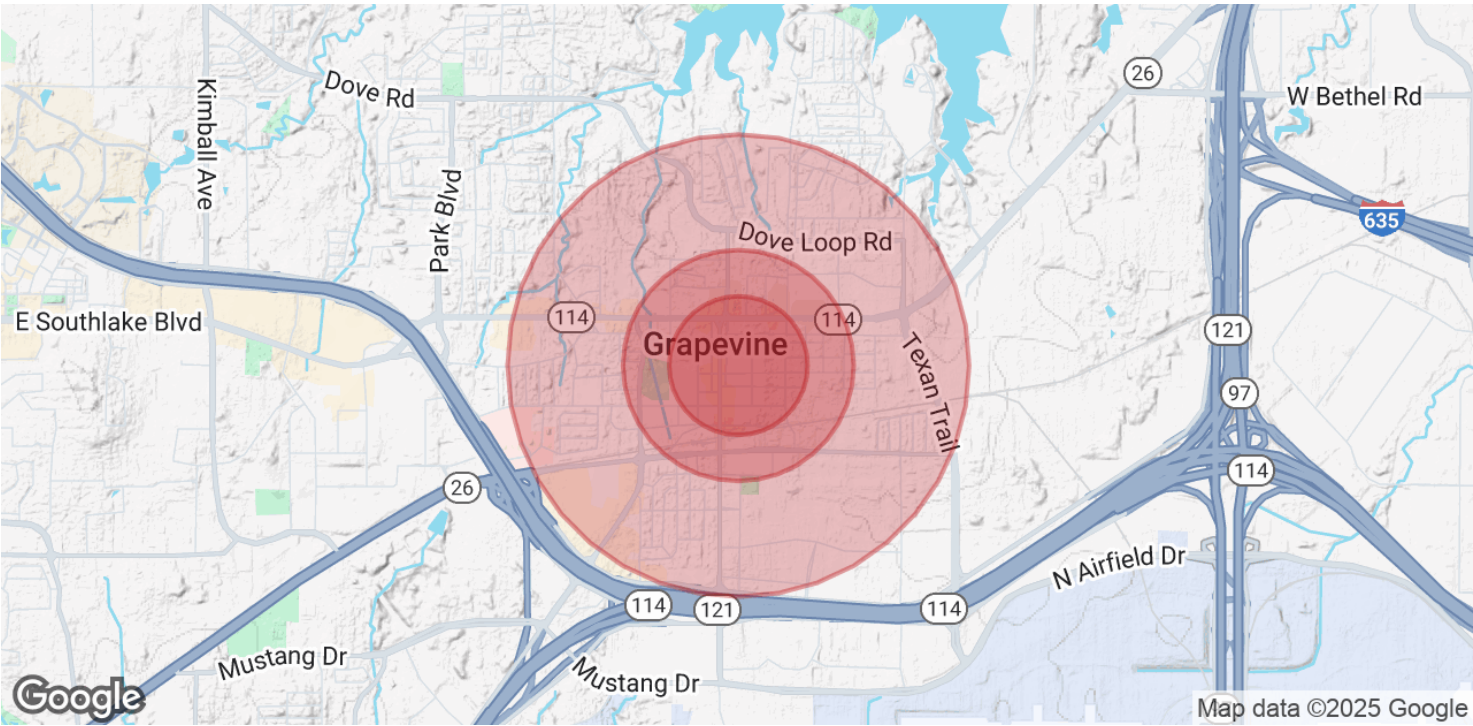
labrown@silveroakcre.com



203 E WORTH ST

STREET RETAIL OR OFFICE/FLEX PROPERTY FOR SALE

Grapevine, TX 76051



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	688	2,868	10,452
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	293	1,345	4,862
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$112,386	\$113,887	\$119,898
Average House Value	\$569,227	\$547,874	\$532,283

Demographics data derived from AlphaMap

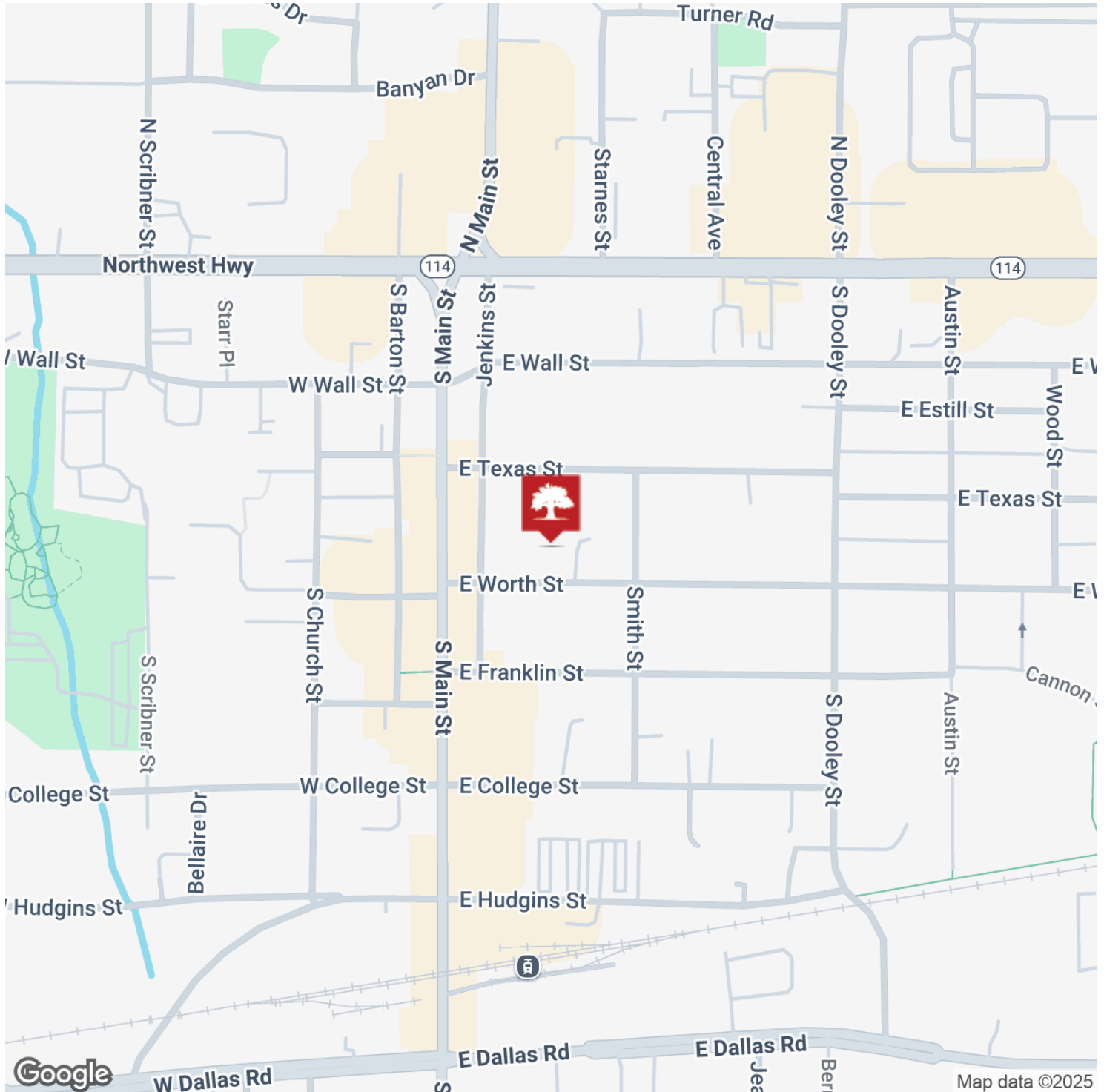
LeAnn Brown
Managing Partner / Broker
O: 817.849.8282 x104
C: 817.313.3107
labrown@silveroakcre.com



203 E WORTH ST

STREET RETAIL OR OFFICE/FLEX PROPERTY FOR SALE

Grapevine, TX 76051



LeAnn Brown

Managing Partner / Broker

O: 817.849.8282 x104

C: 817.313.3107

labrown@silveroakcre.com





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.

2-10-2025



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.

Silver Oak Commercial Realty, LLC	9000679	info@silveroakcre.com	817-849-8282
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Leatherwood	0493949	jleatherwood@silveroakcre.com	817-849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
LeAnn Brown	409352	labrown@silveroakcre.com	817-849-8282
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date