



THE SHOPS AT VINEYARD VILLAGE

2800 State Highway 121
Euless, Texas 76039

FOR LEASE
1,200 - 20,018 SF

NAI Robert Lynn */Retail*

AMENITIES + MAP + DEMOGRAPHICS



2800 State Highway 121

- Suite 500: 20,018 SF
Currently Operating Rally House
– Please Do Not Disturb

3040 State Highway 121

- 4,338 SF on 1.18 AC
Freestanding Former Prosperity Bank

3010 State Highway 121

- Suite 500: 4,521 SF
Former Mattress Firm End Cap - Divisible

2750 State Highway 121

- Suite 400: 1,352 SF
Partial Shell



Ideally Located in the Heart of the Grapevine/Colleyville/Euless Retail Corridor



Exceptional Frontage to Highly Trafficked State Highway 121 & Glade Dr



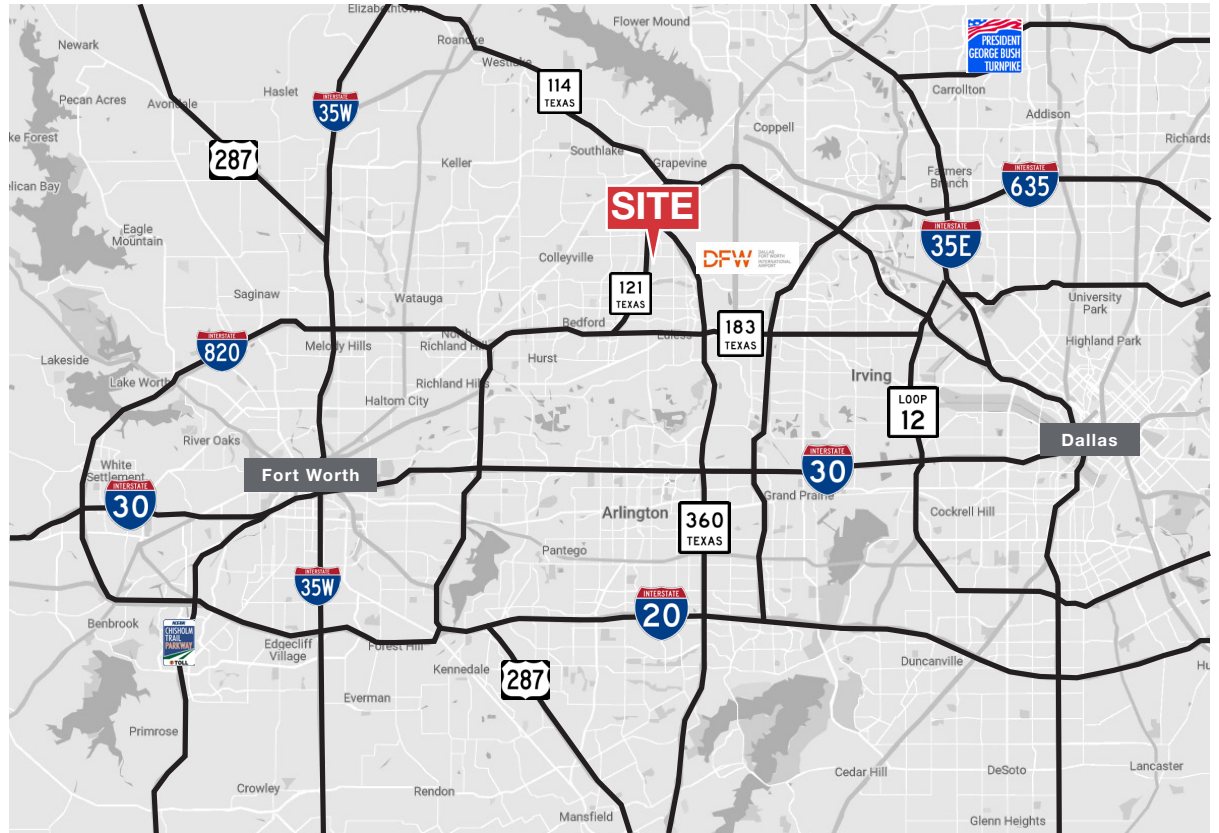
Affluent Area with \$100k+ Average Household Incomes



Dedicated Exit Ramp from Highway and Several Points of Ingress/Egress



Asking Rates: Call Broker



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,792	88,790	200,515
TOTAL HOUSEHOLDS	5,465	36,101	81,346
AVERAGE HOUSEHOLD SIZE	2.5	2.4	2.4
AVERAGE HOUSEHOLD INCOME	\$132,056	\$118,717	\$111,709

Source: CoStar 2024



GLADE RD

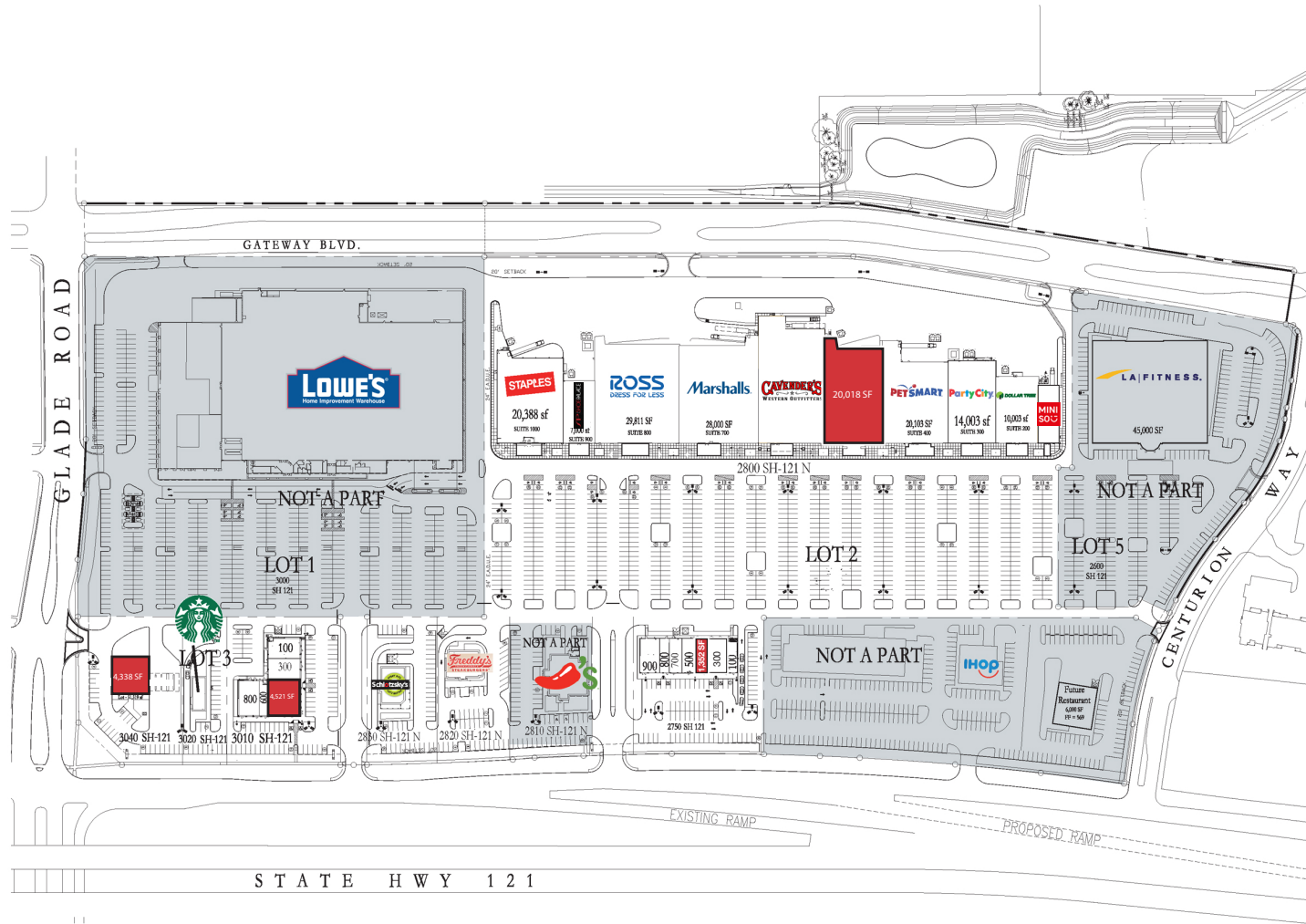
21,933 VPD

HWY 121

131,439 VPD

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Available

Current Tenants

2800 SH-121

100	Miniso	4,002 sf
200	Dollar Tree	10,003 sf
300	Party City	14,003 sf
400	PetSmart	20,103 sf
500	Available	20,018 sf
600	Cavenders	20,072 sf
700	Marshalls	28,000 sf
800	Ross	29,811 sf
900	Shoe Palace	7,000 sf
1000	Staples	20,388 sf

3040 SH-121

Available	4,338 sf
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3020 SH-121

Starbucks	1,727 sf
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3010 SH-121

100	Upscale Spa & Nails	2,500 sf
300	Ideal Dental	2,421 sf
500	Available	4,521 sf
600	Sports Clips	1,111 sf
800	Chipotle	2,850 sf

2830 SH-121

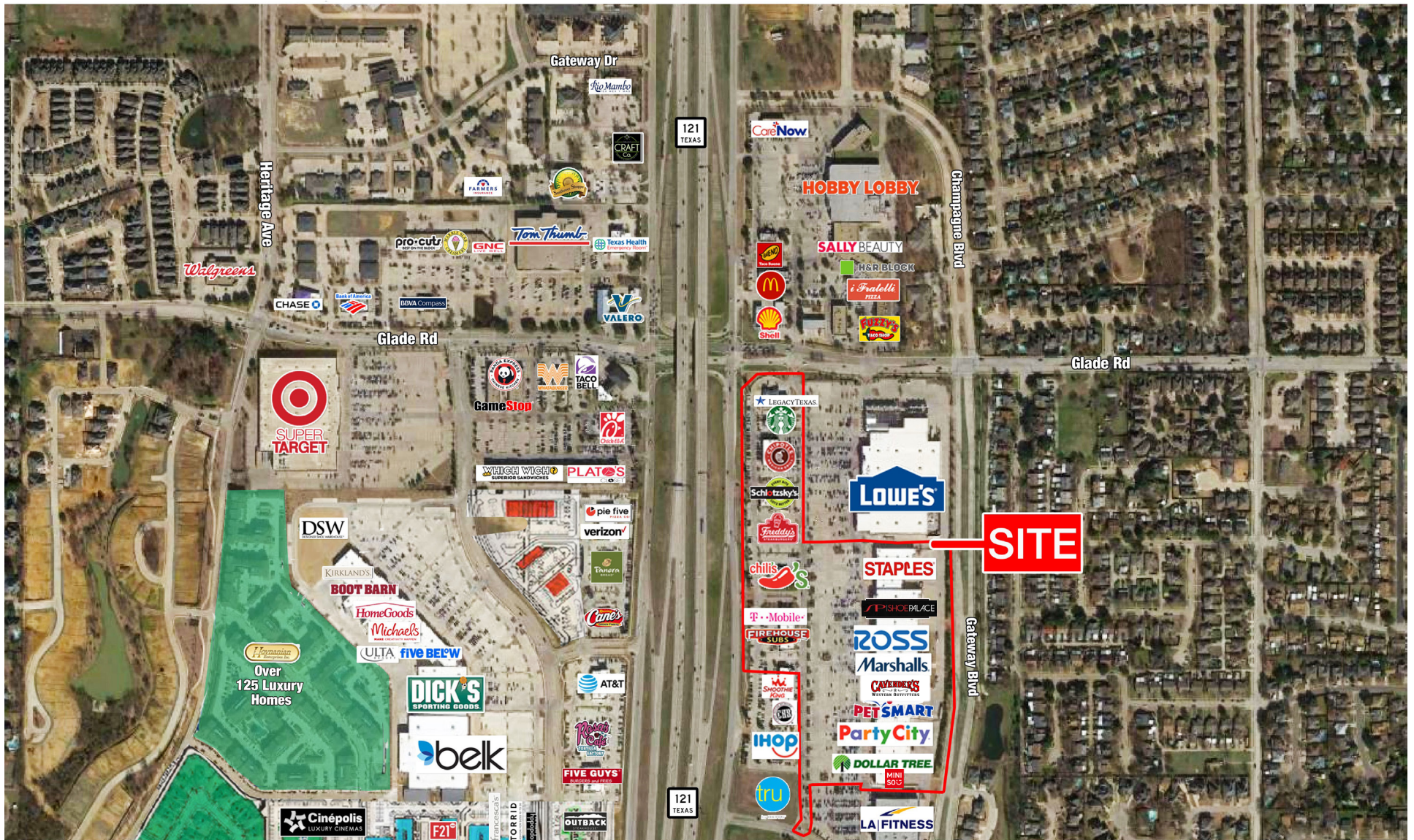
14	Schlitzky's	2,839 sf
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2820 SH-121

15	Freddy's Frozen Custard	3,242 sf
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2750 SH-121

100	Smoothie King	1,204 sf
300	Glo Tanning	2,500 sf
400	Available	1,352 sf
500	Firehouse Subs	1,685 sf
700	Bamboo House	1,580 sf
800	Baskin Robbins	1,212 sf
900	T-Mobile	2,500 sf





EXTERIOR



AGENTS

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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 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.

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