

# FOR LEASE OFFICE BUILDING



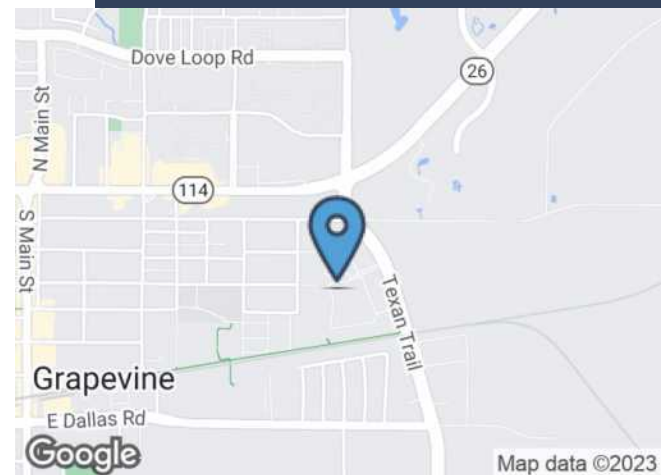
1026 TEXAN TRL, GRAPEVINE, TX 76051



## PROPERTY HIGHLIGHTS

- ± 1,200 SF
- Professional Office Space
- 2nd Generation
- Move-In Ready
- Access to SH 114 & I-635
- Minutes to DFW Int'l Airport
- Across from Great Wolf Lodge
- Located on Texan Trail & Wall Street

LEASE RATE \$23.00 SF/YR | NNN



## CONTACT INFORMATION

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### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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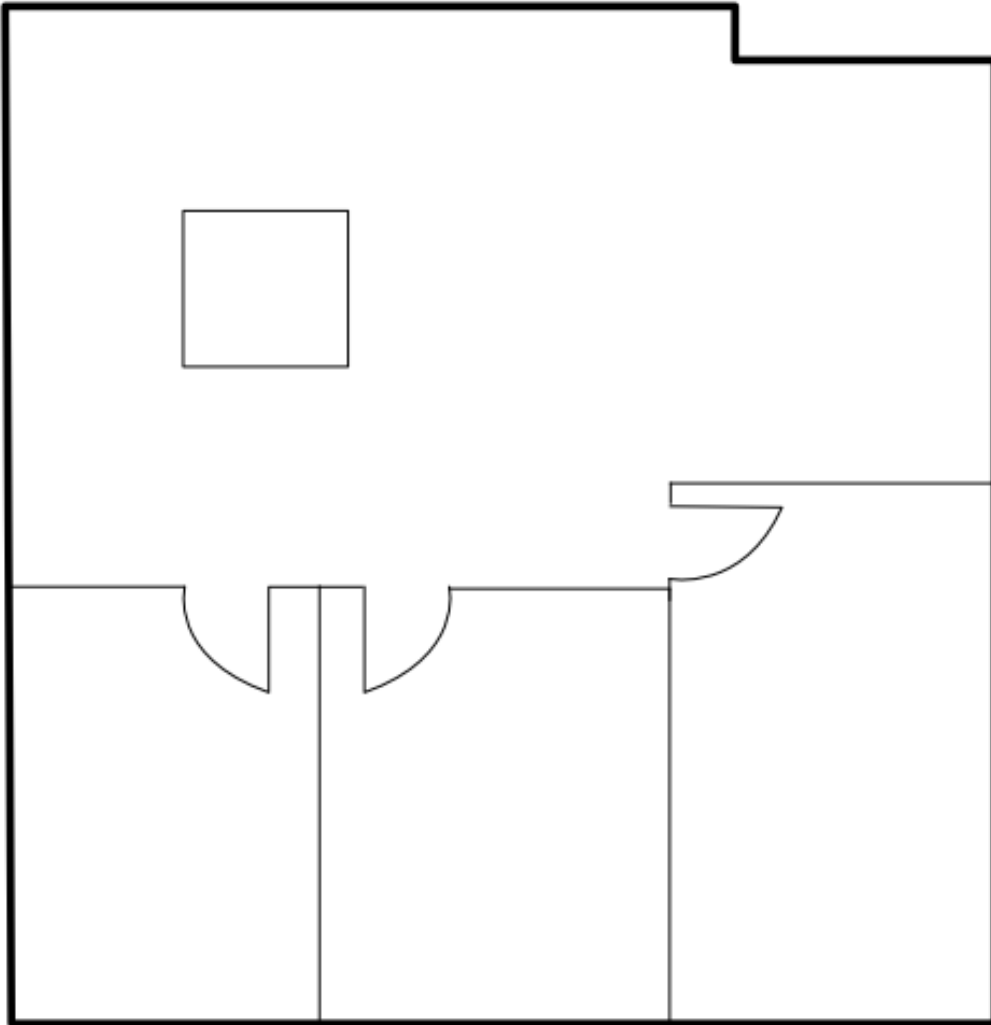
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**FOR LEASE**  
**OFFICE BUILDING**



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**FLOOR PLAN - SUITE 201**



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## LEASE SPACES



## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$23.00 SF + \$7

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 201	Available	1,200 SF	\$23/SF Base + \$7 NNN	\$23.00 SF/yr -

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## EXTERIOR PHOTOS



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## INTERIOR PHOTOS



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## AERIAL RETAILER MAP



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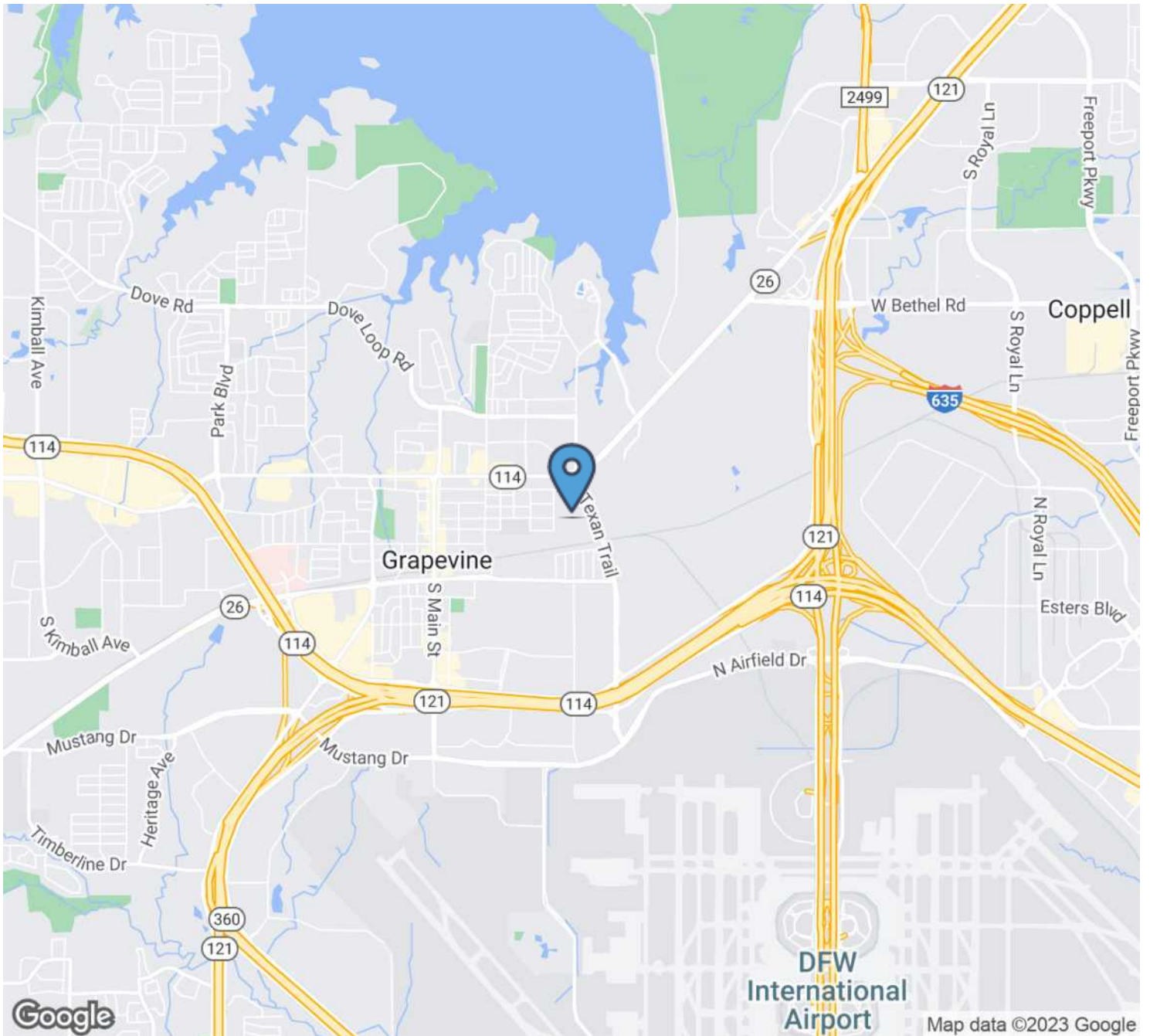
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## LOCATION MAP



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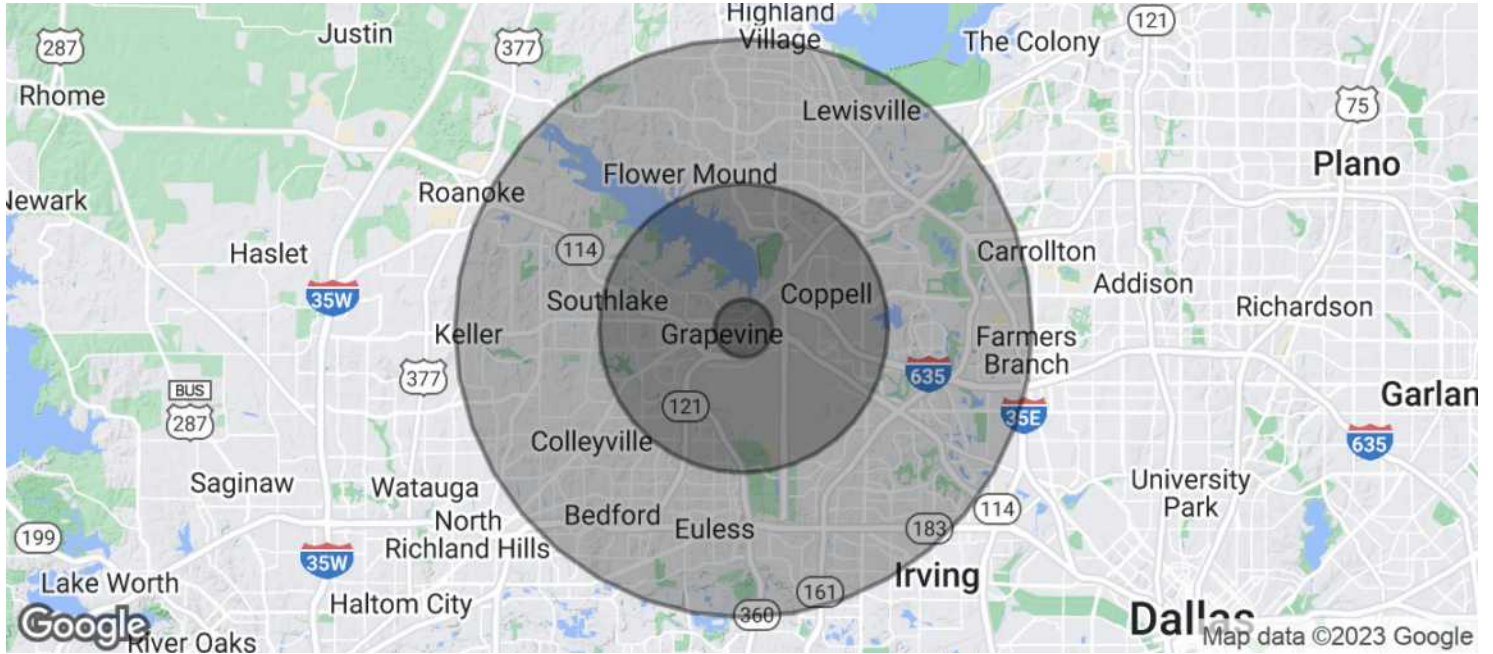
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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,839	115,576	772,710
Average Age	38.5	39.7	37.8
Average Age (Male)	36.6	38.9	36.5
Average Age (Female)	39.0	40.3	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,049	44,455	303,926
# of Persons per HH	1.9	2.6	2.5
Average HH Income	\$87,965	\$141,692	\$112,685
Average House Value	\$95,515	\$353,896	\$285,093

\* Demographic data derived from 2020 ACS - US Census

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## BROKER CONTACTS



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**CHAMPIONS**  
DFW COMMERCIAL REALTY

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