10,200 SF OFFICE BUILDING

FOR SUB-LEASE



1046 TEXAN TRAIL, GRAPEVINE, TX 76051

Rare Sub-Lease Opportunity with Immediate Availability!

FLEXIBLE LEASING:

MOVE-IN READY WITH FURNITURE OR BRING YOUR OWN

HUDSON M. DONHAM SENIOR ASSOCIATE, BROKERAGE 214.600.1208 CALL OR TEXT HDONHAM@TIGUSA.COM

TIG

ALEX FLORES VICE PRESIDENT, BROKERAGE 214.418.6680 CALL OR TEXT AFLORES@TIGUSA.COM

1-11-1

Building Features

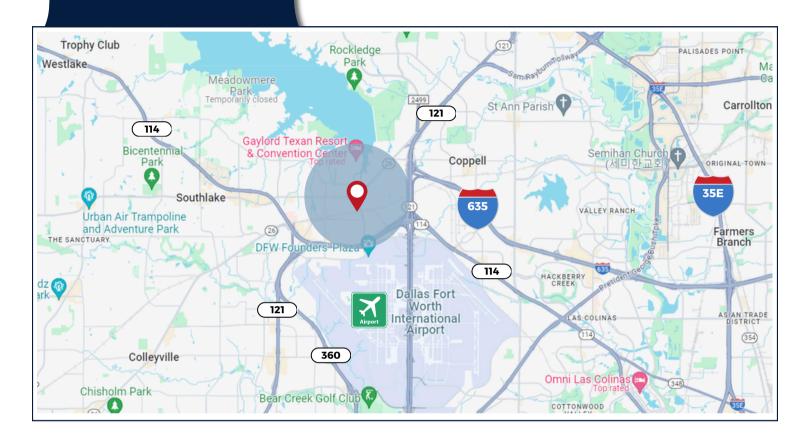
- 10,200 square feet freestanding office building
- 14 spacious offices with two executive offices thoughtfully connected to conference rooms for meetings and presentations
- Dedicated training room set up as a bullpen dynamic space for team gatherings and collaborative work sessions
- A studio space for creative endeavors or specialized work needs
- Two sets of bathrooms

Location

- Nestled in the vibrant community of Grapevine, Texas
- Convenient access to major highways such as Highway 121 and Highway 360
- Access to SH 114 & I-635 and minutes to DFW International Airport
- Proximity to Grapevine Mills, historic Downtown Grapevine, picturesque Grapevine Lake, and nearby wineries that offer a taste of the local wine culture, with tours and tastings available to visitors

SCHEDULE A TOUR

LOCATION



DEMOGRAPHICS

DESCRIPTION	1 MILE	5 MILE	10 MILE
TOTAL POPULATION	5,839	115,576	772,710
AVERAGE AGE	38.5	39.7	37.8
TOTAL HOUSEHOLDS	3,049	44,455	303,926
AVERAGE HH INCOME	\$87,965	\$141,692	\$112,685
AVERAGE HOUSE VALUE	\$95,515	\$353,896	\$285,093



1046 TEXAN TRAIL, GRAPEVINE, TX 76051



























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.

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.

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:
- o that the owner will accept a price less than the written asking price;
- o 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.

TIG Real Estate Sevices	439783	mhickey@tigusa.com	972-661-0232		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone		
Matthew Hickey	300434	mhickey@tigusa.com	972-668-9259		
Designated Broker of Firm	License No.	Email	Phone		
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone		
Hudson Donham	774562	hdonham@tigusa.com	214-600-1208		
Sales Agent/Associate's Name	License No.	Email	Phone		
	nant/Seller/Landl				
Regulated by the Texas Real Estate Co	mmission	Information availab	Information available at www.trec.texas.gov		

IABS 1-0

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, TIG REAL ESTATE SERVICES, INC. MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATION AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE.