

MUSTANG BUSINESS PARK

2301 | 2305 | 2311 | 2331 Mustang Dr, Grapevine, TX 76051



FOR LEASE



MICHAEL GONZALEZ | 214-466-1558 | MGONZALEZ@STRUCTURECOMMERCIAL.COM

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GRAPEVINE, TEXAS

- Home to nearly 3,000 businesses, Grapevine's economy reflects a balance of successful small businesses serving the Texas market to major corporations that serve the world. From technology to tourism, explore the entrepreneurial energy that is Grapevine, Texas.
- Centrally located within the Dallas-Fort Worth Metroplex, Grapevine offers easy access to Texas-sized fun in a small-town setting – from the charming and walkable Historic District filled with one-of-a-kind shops, galleries, restaurants, winery tasting rooms and heritage attractions to spectacular resorts, family attractions, and year-round festivals and events, all within a 3-mile radius.

2321 Mustang Drive:

- 5,399 SF (Divisible)
- Suite A: 1,417 SF
- Suite B: 1,334 SF
- Suite C: 1,257 SF
- Suite D: 1,391 SF

Economics:

- **Lease Price:** \$15-18 + NNN
- **NNN (Estimate):** \$8.00
- **TI Allowance:** Negotiable

Details:

- Available January 1, 2025
- **Allowed Uses:** Office & Medical
- **Term:** 5-10 years
- 2nd Generation Office (formerly Sema Construction)
- Building and Monument Signage Available
- DO NOT DISTURB TENANT

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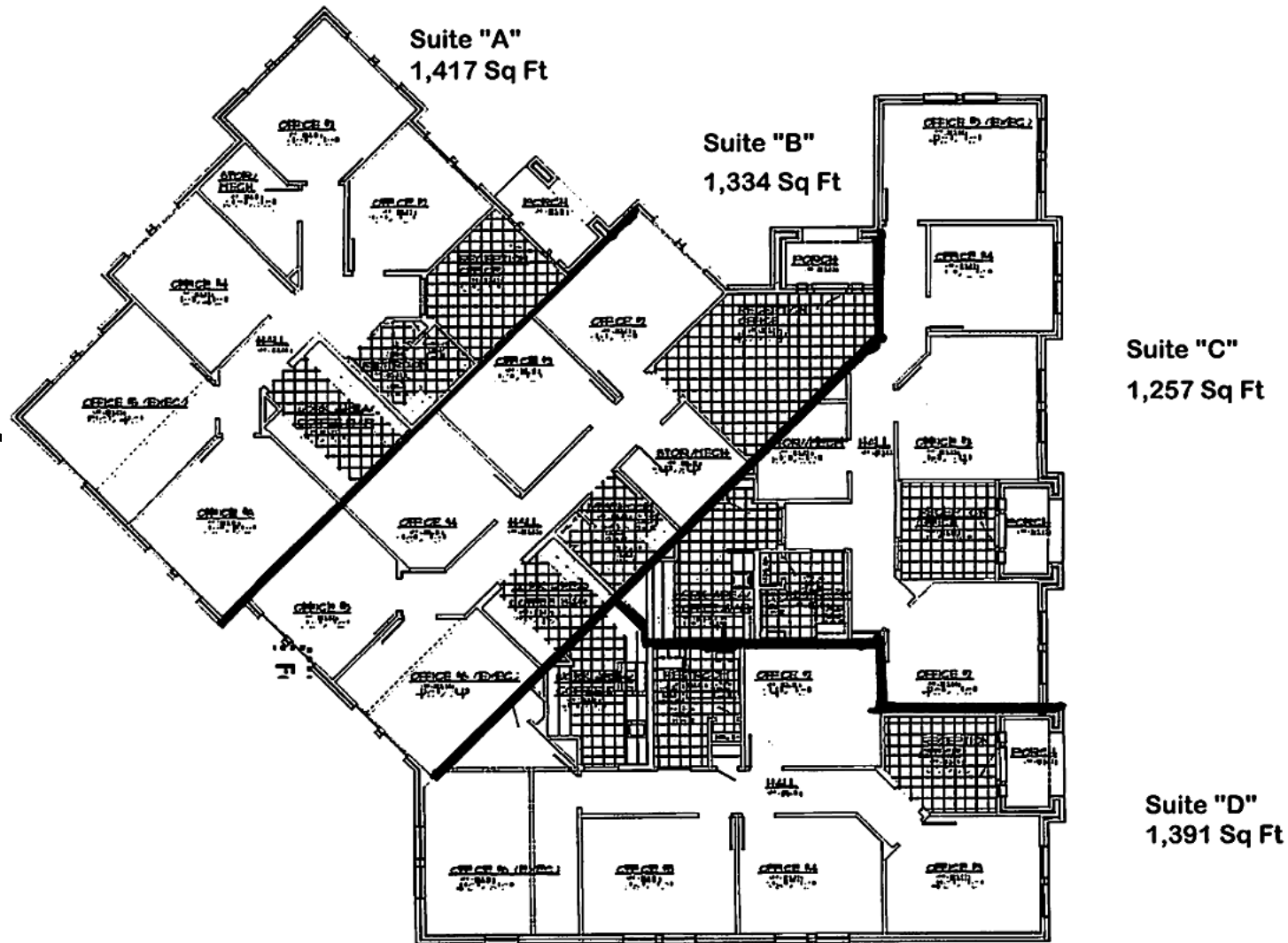
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2321 Mustang Dr



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Radius	3 Mile		5 Mile		10 Mile	
2022 Households by HH Income	23,739		56,782		325,221	
<\$25,000	1,671	7.04%	3,469	6.11%	28,806	8.86%
\$25,000 - \$50,000	2,865	12.07%	6,816	12.00%	55,971	17.21%
\$50,000 - \$75,000	3,181	13.40%	8,081	14.23%	57,430	17.66%
\$75,000 - \$100,000	2,532	10.67%	6,574	11.58%	43,371	13.34%
\$100,000 - \$125,000	2,136	9.00%	5,186	9.13%	33,620	10.34%
\$125,000 - \$150,000	1,907	8.03%	5,227	9.21%	26,017	8.00%
\$150,000 - \$200,000	3,292	13.87%	7,228	12.73%	32,412	9.97%
\$200,000+	6,155	25.93%	14,201	25.01%	47,594	14.63%

2022 Avg Household Income	\$149,224	\$147,175	\$116,024
2022 Med Household Income	\$118,966	\$116,635	\$86,761

Radius	3 Mile	5 Mile	10 Mile
Population			
2027 Projection	70,843	162,226	918,229
2022 Estimate	66,076	151,814	847,178
2010 Census	54,951	129,515	716,734
Growth 2022 - 2027	7.21%	6.86%	8.39%
Growth 2010 - 2022	20.25%	17.22%	18.20%

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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.

11-2-2015

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
 - o 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.

Structure Commercial Ltd 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

Designated Broker of Firm License No. Email Phone

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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