



For Sale or For Lease

2401 Mustang Drive
Grapevine, TX 76051

± 5,120 SF Available

Amy Nott
Vice President
+1 214 438 6404
amy.nott@jll.com

Chris Burns
Vice President
+1 713 888 4046
chris.burns@jll.com



Property Overview

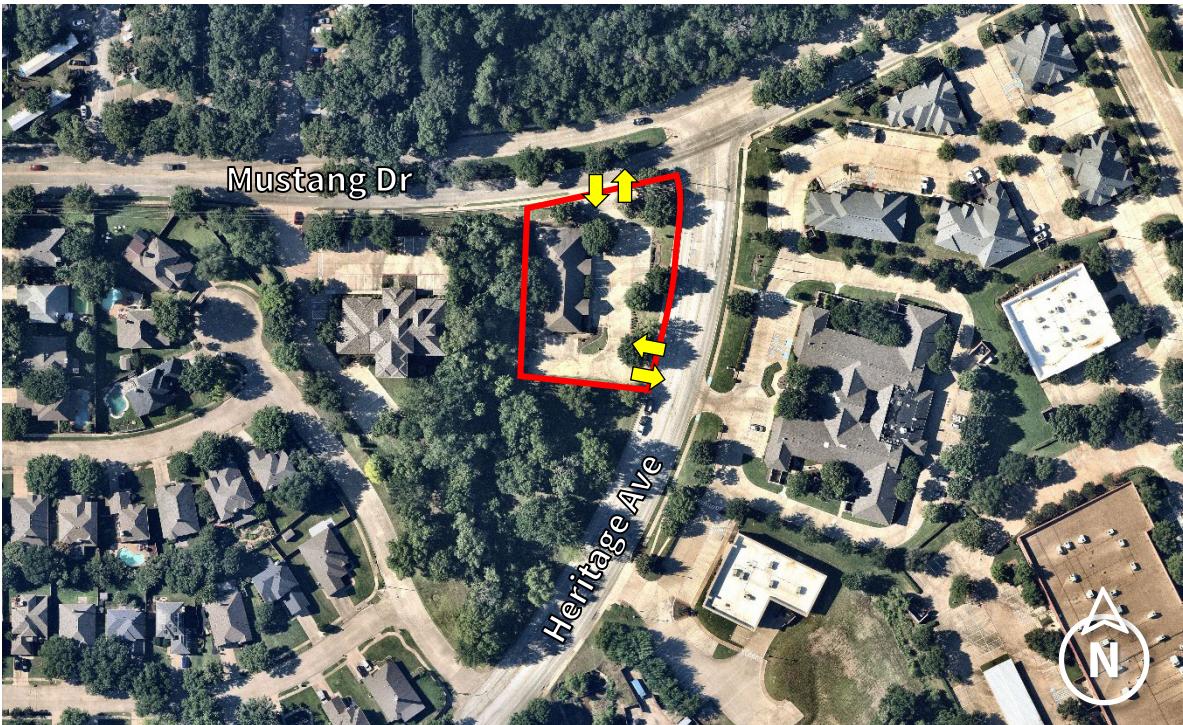


Property Description

- ±5,120 SF Available
- 2nd Gen Medical Office Space
- Single tenant freestanding building
- Accessible from SH 117 and SH 121

Current Term Expires: June 25, 2027

Call broker for pricing.



Opportunity Highlights

	Estimated Population		
	1-miles	3-miles	5-miles
	8,145	57,039	158,554

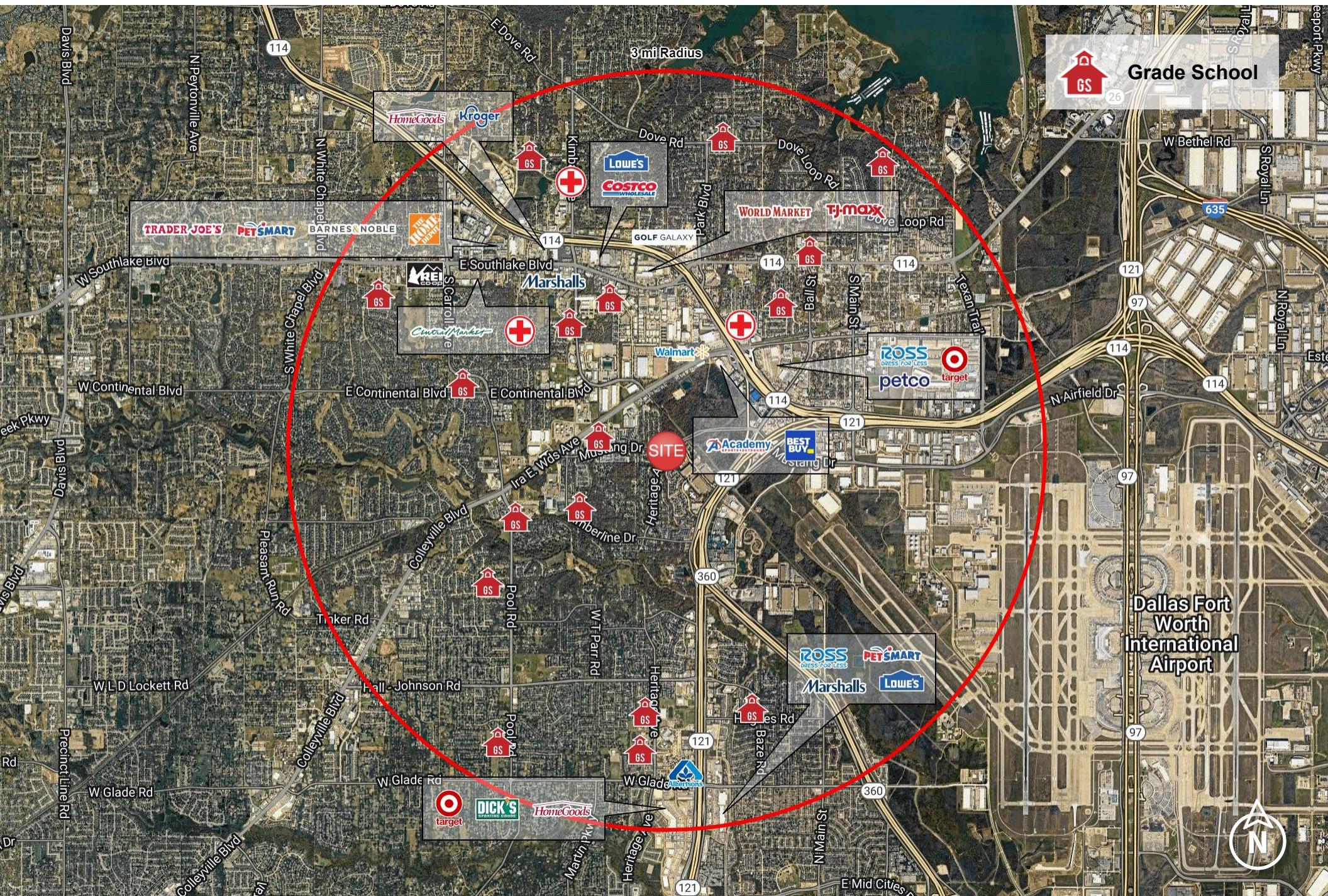
	Number of Households		
	1-miles	3-miles	5-miles
	2,799	20,681	59,768

	Average Household Income		
	1-miles	3-miles	5-miles
	\$167,937	\$211,769	\$184,858

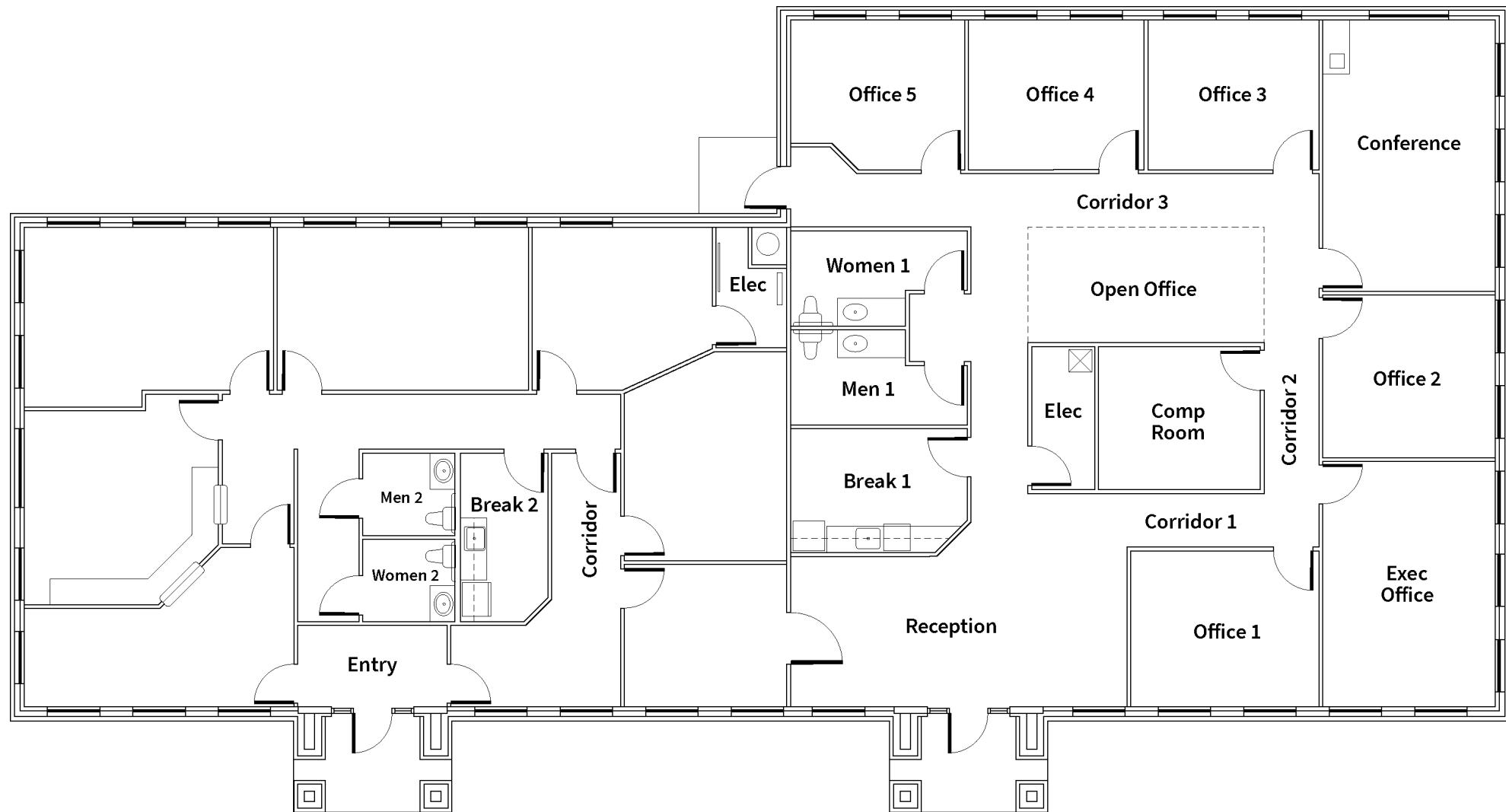
	Median Age		
	1-miles	3-miles	5-miles
	36.9	42.2	42.7

	Area Traffic Counts		
	11,722 VPD	40,864 VPD	
	Mustang Drive, at Heritage Ave	Highway 26, at Mustang Drive	

Trade Area Aerial



Floorplan



Contact

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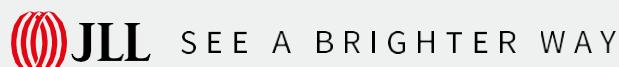
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