



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

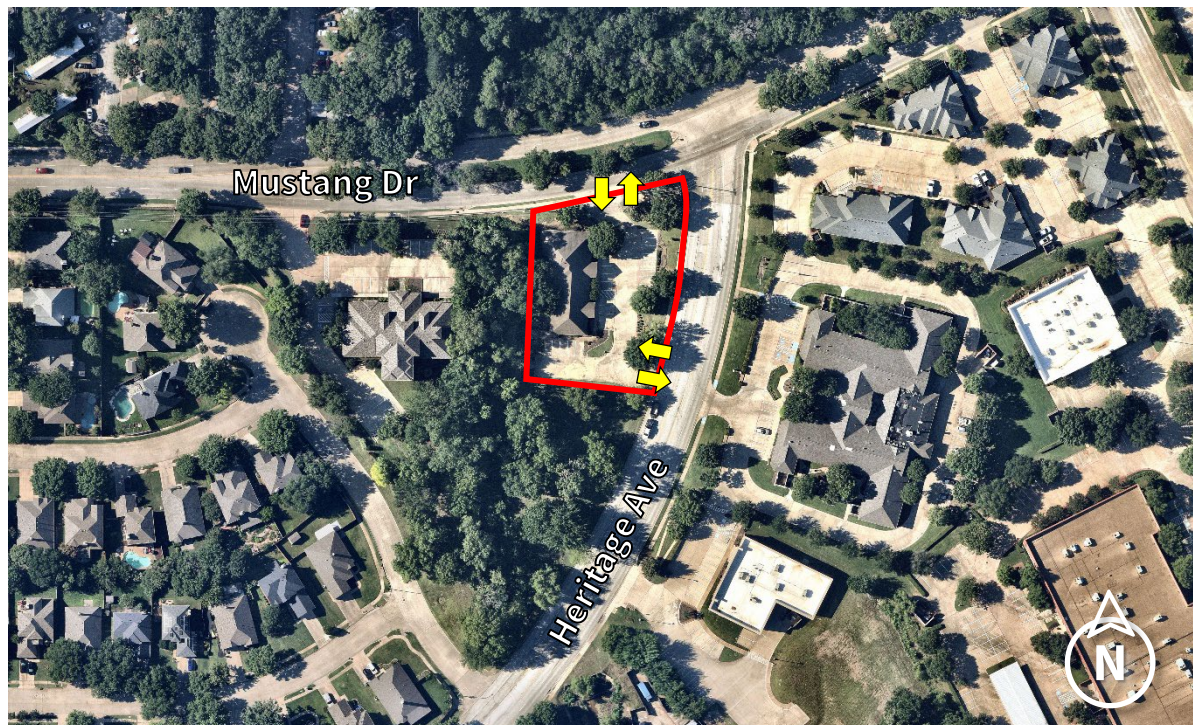


Property Description

- ±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

Mustang Drive, at Heritage Ave

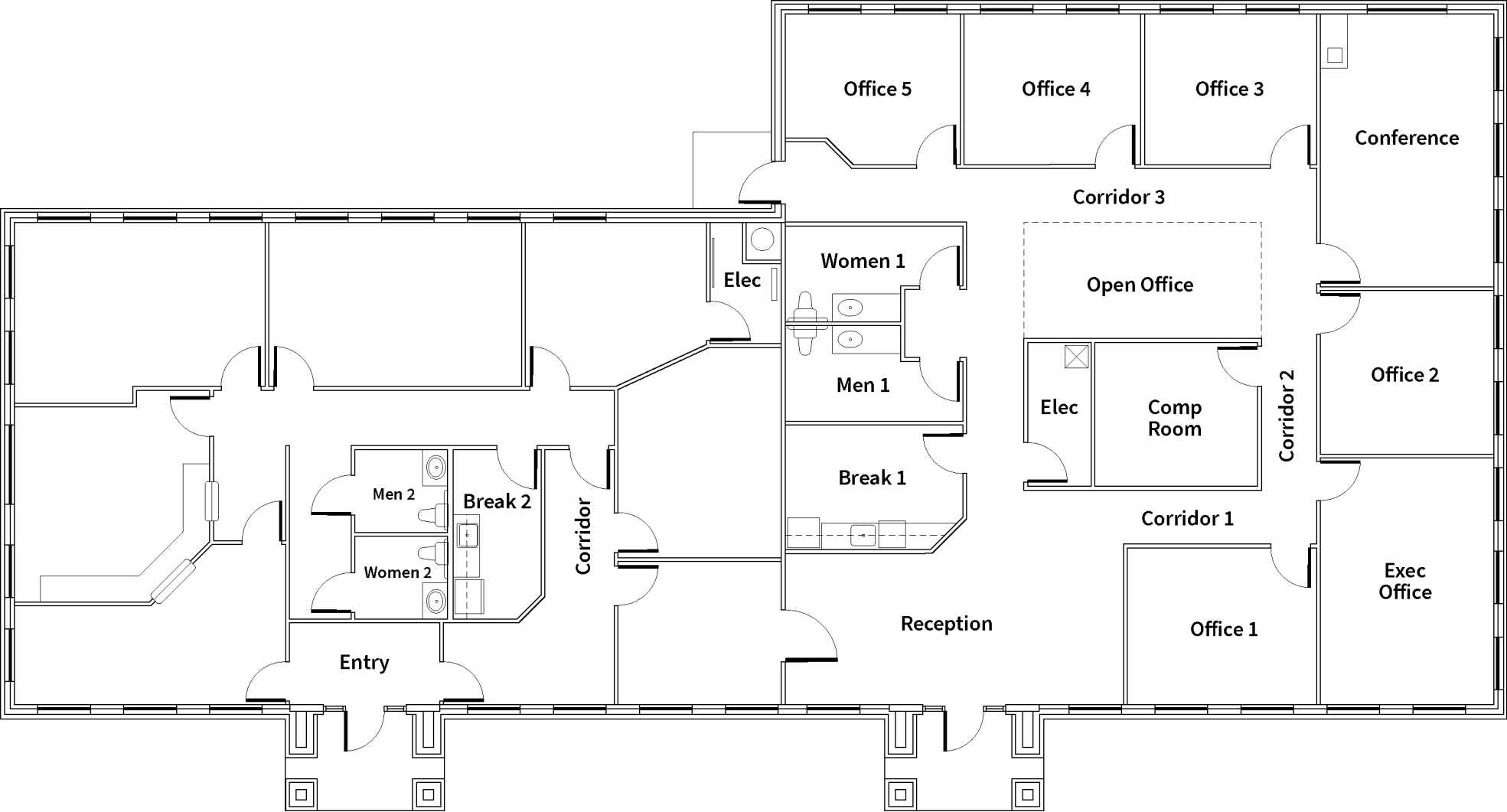
40,864 VPD

Highway 26, at Mustang Drive

Trade Area Aerial



Floorplan



Contact

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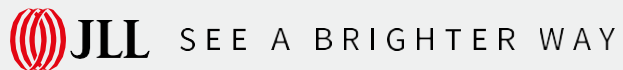
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