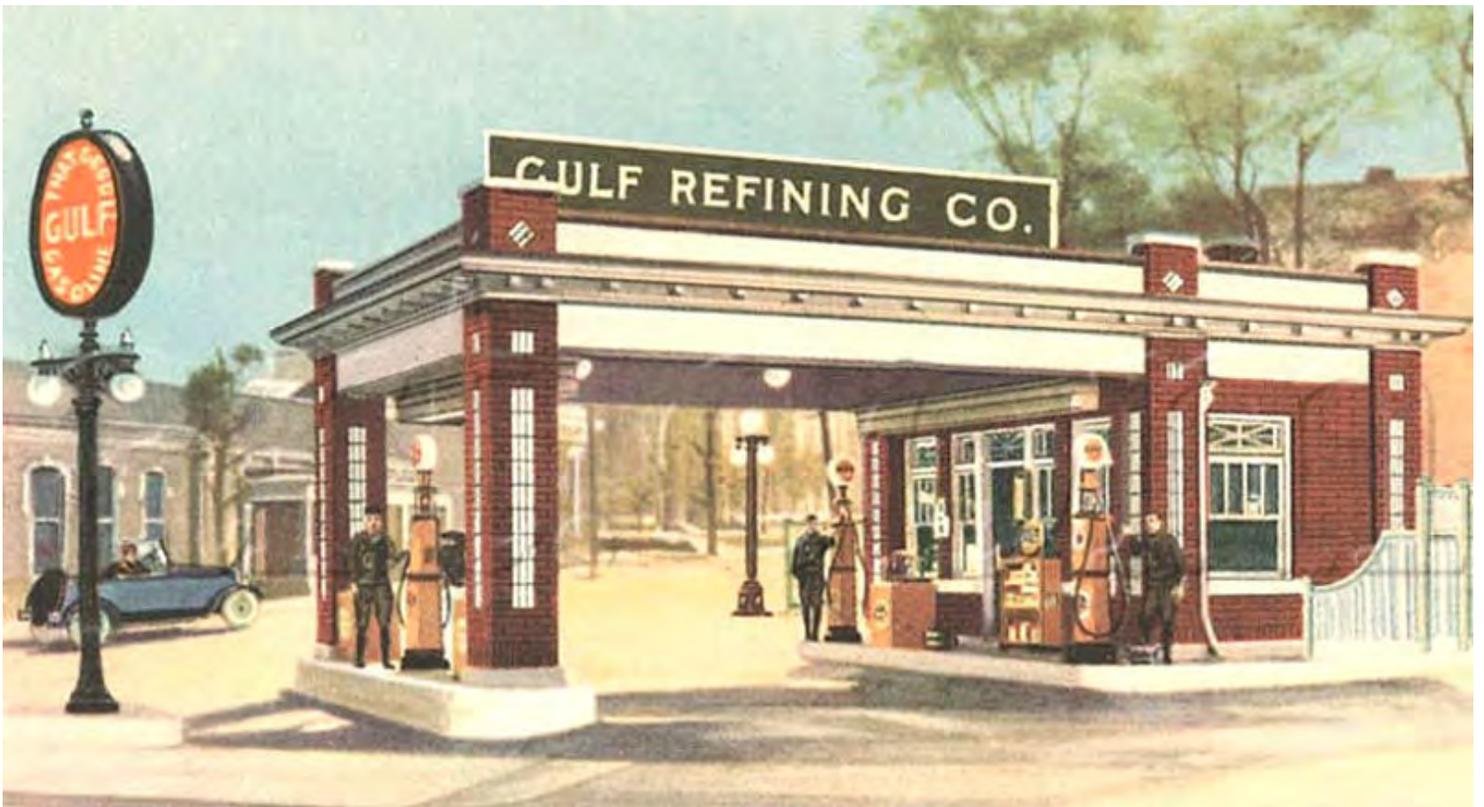


530 S. MAIN

530 S. Main Street, Grapevine, TX 76051



MIXED USE BUILDING

FOR SALE

LeAnn Brown

Managing Partner / Broker

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Jim Leatherwood

Managing Partner / Broker

817.849.8282

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530 S. MAIN

MIXED USE BUILDING FOR SALE

530 S. Main Street, Grapevine, TX 76051



OFFERING SUMMARY

Sale Price:	Call for pricing information
Building Size:	1,245 SF
Available SF:	1,245 SF
Lot Size:	5,402 SF
Year Built:	1929
Zoning:	Central Business District - CBD
Market:	Grapevine
Submarket:	NE Tarrant County

PROPERTY OVERVIEW

Built in 1929 and beautifully updated, 530 S Main St. is featured on the City of Grapevine's 'Walking Tour' as a great example of an early service station design. The unique wood trim on the canopy has been restored and the building prepared for retail use. The property is located in the heart of Historic Downtown Grapevine, with easy access to first-class attractions, restaurants and retailers.

PROPERTY HIGHLIGHTS

- Excellent investment opportunity - 100% occupied
- Located in the heart of Historic Downtown Grapevine
- One block from Grapevine Main Station (TEXRail) and 114-room Hotel Vin
- 11,000+ hotel rooms within 15 minutes of Main Street - daily shuttle service runs from many area hotels to Main Street
- Award winning festivals and events held on Main Street including Grapefest, Main Street Fest and Christmas Capital of Texas
- Easy Access to Hwy. 114, 121, 360 and 26
- 5 minutes from DFW Airport

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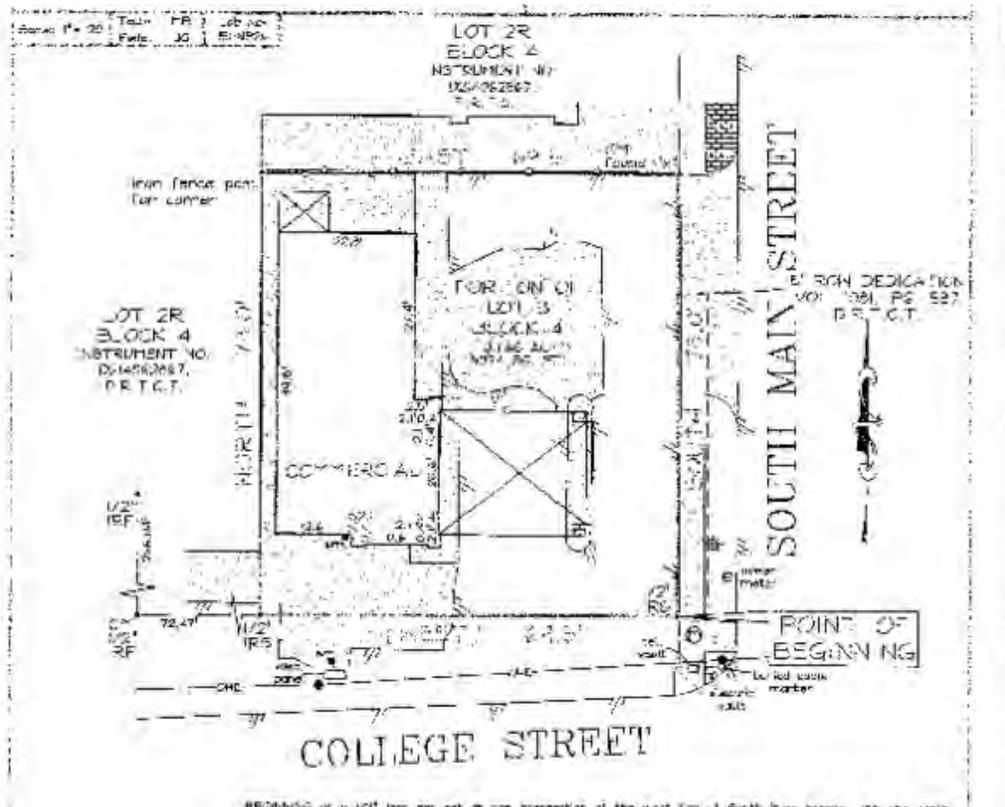


530 S. MAIN

MIXED USE BUILDING FOR SALE

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SURVEY



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530 S. MAIN

MIXED USE BUILDING FOR SALE

530 S. Main Street, Grapevine, TX 76051

RETAILER MAP



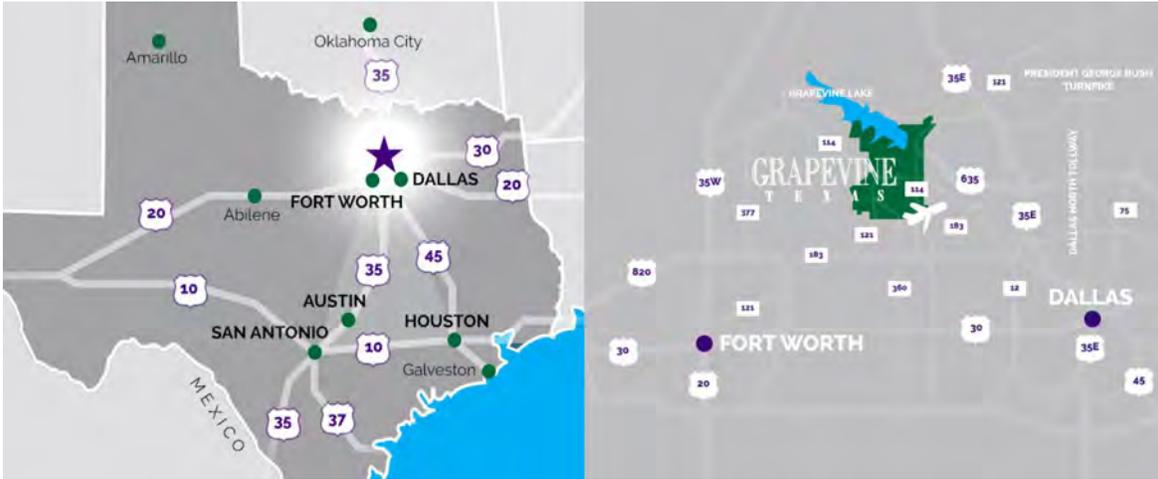
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SILVER OAK
COMMERCIAL REALTY

Grapevine, Texas

COMMUNITY PROFILE

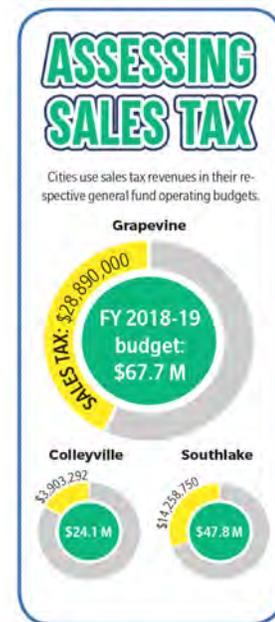


LOCATION SUMMARY

Located in the center of the DFW Metroplex, Grapevine is perfectly situated a short 25-minutes to both Dallas and Fort Worth. 7 major highways criss-cross the city. The area boasts one of the highest per capita incomes in the state.

BUSINESS OWNER FEEDBACK

"I had expected business to grow about 40 percent over three years' time. And we grew 40 percent in one month." - George Grubbs, Owner - Grubbs Infiniti, speaking on business growth occurring after 2015 move to Grapevine



Credit: *Community Impact*, 2019

41M

Annual Day Visitors



110K

Average Hwy. 114
Daily Traffic



2.2B

Annual Gross Sales Tax
Revenue From Visitors





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Silver Oak Commercial Realty, LLC **9000679** **info@silveroakcre.com** **817-849-8282**

Name of Sponsoring Broker (Licensed Individual or Business Entity) License No. Email Phone

James Leatherwood **0493949** **jleatherwood@silveroakcre** **817-849-8282**

Name of Designated Broker of Licensed Business Entity, if applicable License No. Email Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable License No. Email Phone

LeAnn Brown **409352** **labrown@silveroakcre.com** **817-849-8282**

Name of Sales Agent/Associate License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date