

Class: A | NRA: 8,337 SF | Year Built: 2015 | Site Area: 1.5 AC | Stories: 1 | Parking: 4.8/1,000 SF

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TEXAN TRAIL

Grapevine, Texas 76051

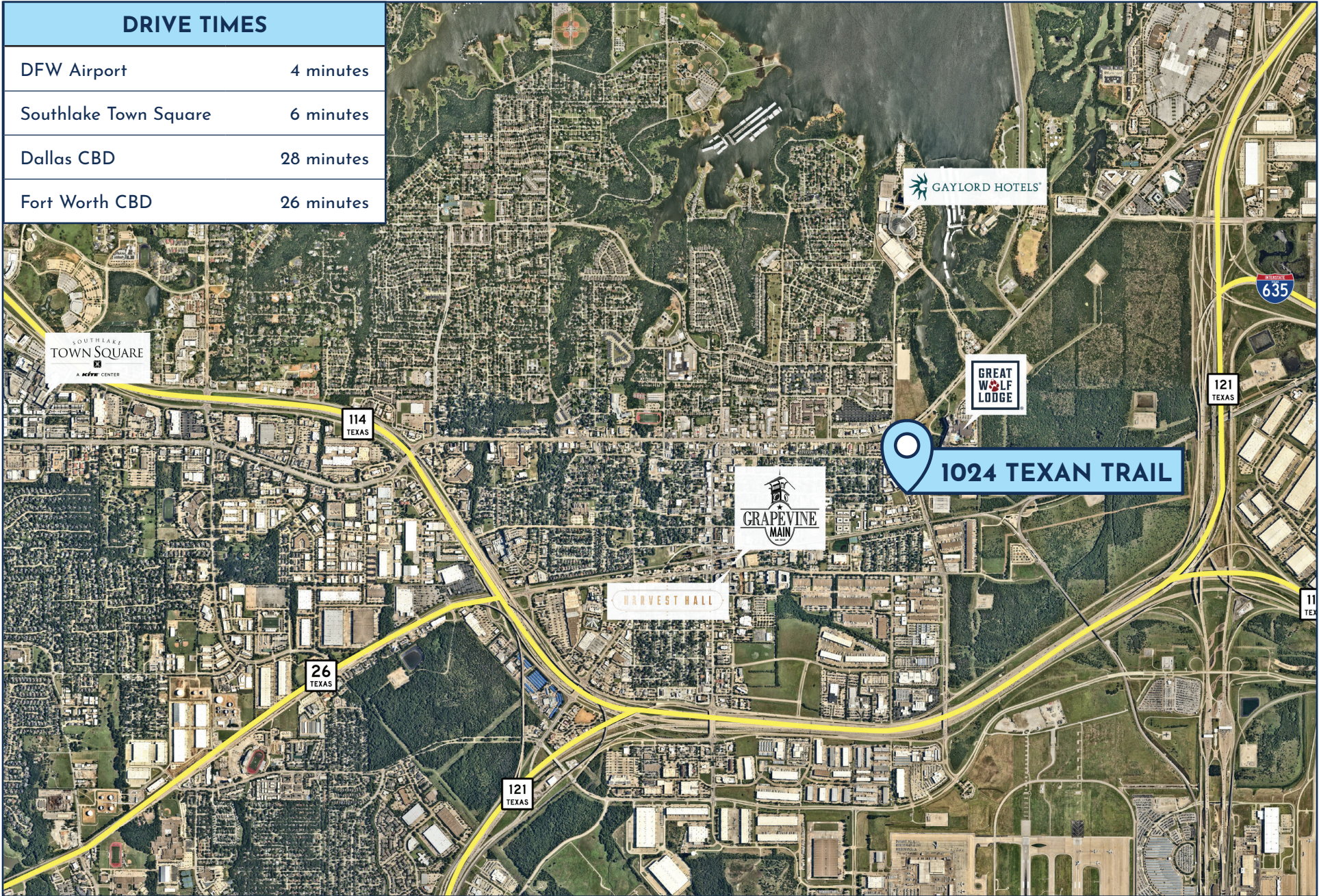




PROPERTY HIGHLIGHTS

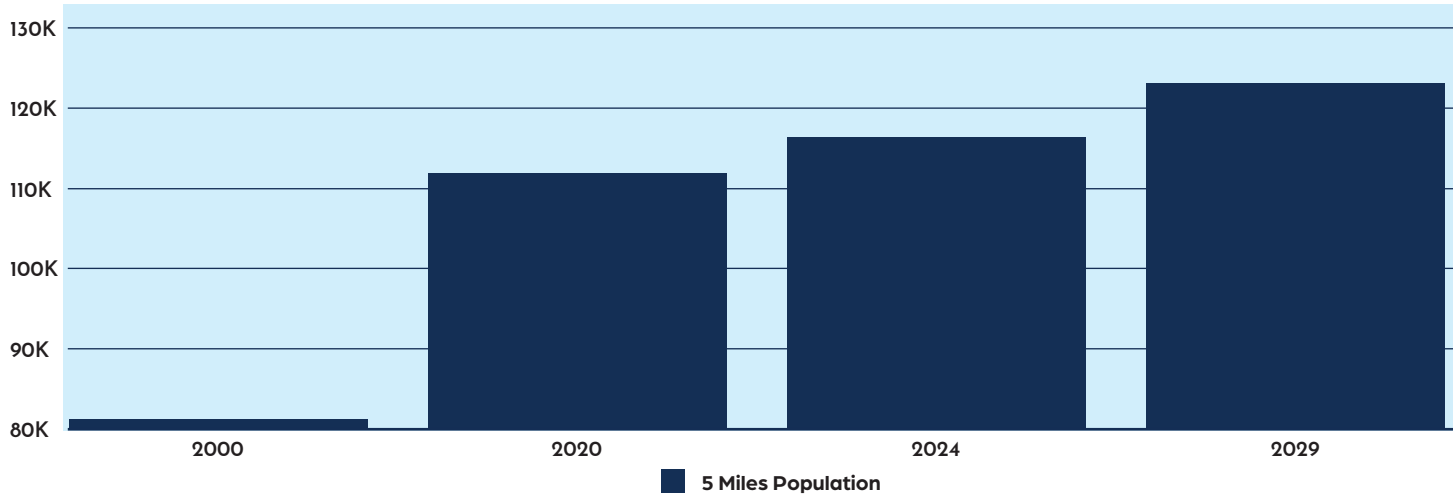
- DFW Airport Proximity: Minutes to main terminals and front-door access to Hwy 114/121 & SH-26.
- Rail Connectivity: TEXRail service via Grapevine/Main Street Station connecting to Fort Worth & DFW Airport.
- Tourism & Convention Demand Drivers: Gaylord Texan Resort & Convention Center, Great Wolf Lodge, Hotel Vin/Harvest Hall, and Grapevine Mills.
- Walkable Downtown: Historic Main Street retail/dining, events, and year-round festivals
- Tenant Appeal: Deep amenity base, executive housing in Southlake & Colleyville, top-tier schools (GCISD/Carroll ISD).

LOCATION HIGHLIGHTS



MARKET SNAPSHOT

POPULATION (YE 2024 EST.): GRAPEVINE ~51.3K | SOUTHLAKE ~31.5K | COLLEYVILLE ~26.0K



116,218

POPULATION

\$112,641

MEDIAN HH INCOME

\$143,116

AVG HH INCOME



HOLT LUNSFORD
COMMERCIAL

AFFLUENCE

Median HH income (Southlake/Colleyville) well above DFW average; executive housing within 10-15 minutes.

INDUSTRY BASE

HQs and large employers in travel tech, retail, hospitality, advanced manufacturing, healthcare, and education.

MAJOR EMPLOYERS NEARBY

- Grapevine
 - DFW International Airport
 - GameStop (HQ)
 - Kubota (North American HQ)
 - Paycom; Baylor Scott & White
 - GCISD; Gaylord Texan; Great Wolf Lodge
 - Bass Pro
 - Mercedes-Benz Training Center
- Southlake: Sabre (HQ)
 - TD Ameritrade (HQ)



BRIEF ECONOMIC SUMMARY

AIRPORT ADJACENCY + RAIL

Grapevine controls a large portion of DFW Airport's footprint and has two TEXRail stations (Grapevine/Main Street in the historic district and DFW Airport North), connecting the site to Downtown Fort Worth and the airport terminals—meaning strong accessibility for tenants and visitors.

TOURISM & CONVENTION ENGINE

The Gaylord Texan (1,800+ rooms; ~500k SF meeting space) and Great Wolf Lodge anchor year-round visitor demand; ongoing hotel reinvestment/expansions (Gaylord, Hotel Vin, Grand Hyatt DFW) are keeping hospitality strong.

RETAIL MAGNET

Grapevine Mills drives outsized traffic (~13M visits/year) and a meaningful share of city sales tax; entertainment programming boosts dwell time beyond typical malls—benefiting nearby F&B and service tenants.

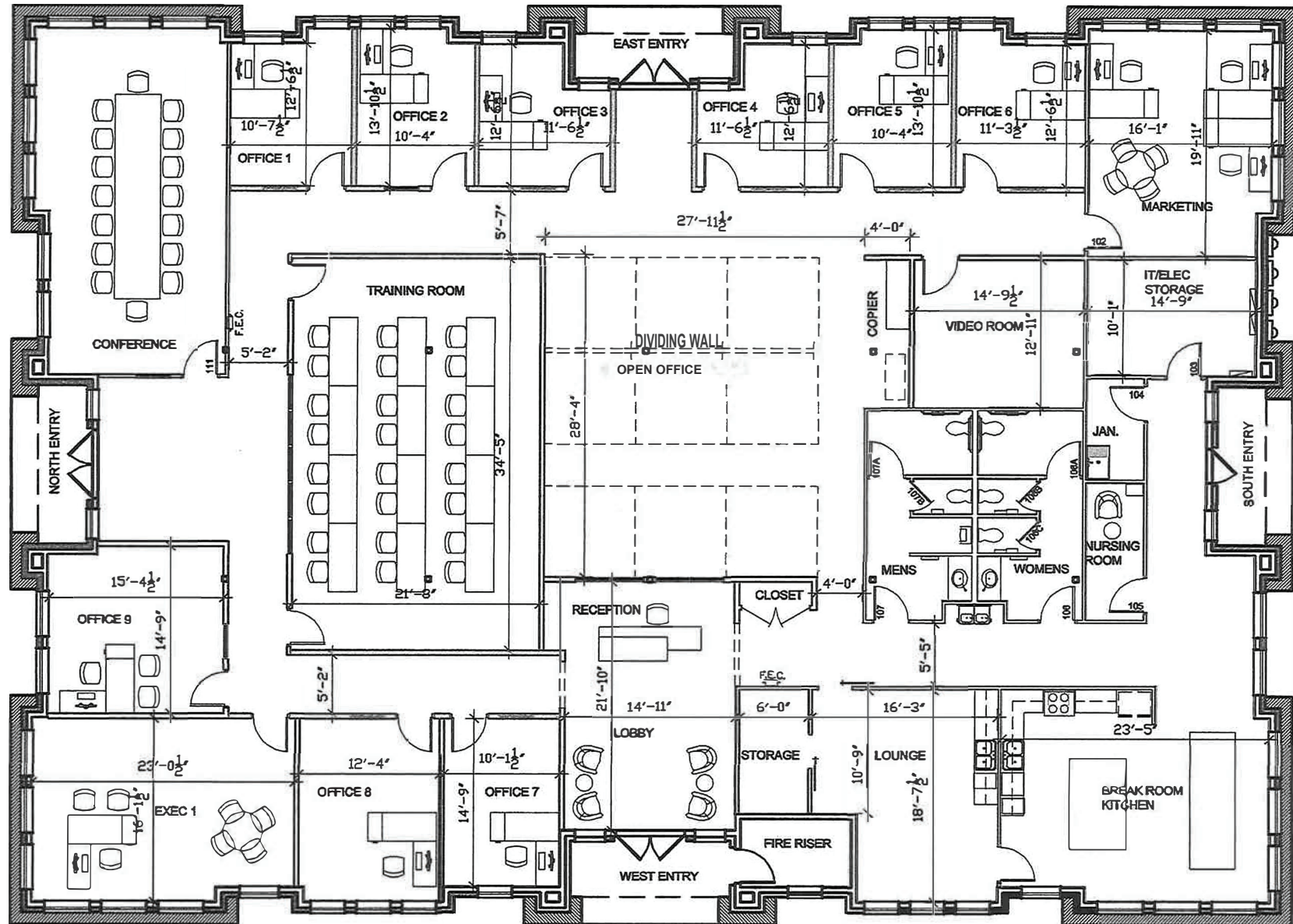
BALANCED EMPLOYER BASE

Mix of HQ/corporate services (GameStop, Kubota, Paycom), hospitality/retail, manufacturing, healthcare, and education supports diverse daytime population and leasing demand.

REGIONAL TAILWINDS

North Texas remains a national population-growth leader (Fort Worth passed 1M; Texas led U.S. growth in 2024), underpinning long-term occupier and investor demand across the corridor.

FLOORPLAN



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TEXAN TRAIL
Grapevine, Texas 76051



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Information About Brokerage Services

2-10-2025



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. **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:
 - 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 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.

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