

COMMERCIAL LOT FOR SALE PERFECT FOR OFFICE BUILDING



Brand New. Professional.
Upscale. Prime Location.

*Heritage Office Park
2605 Heritage Ave, Grapevine, TX 76051*



PROPERTY HIGHLIGHTS

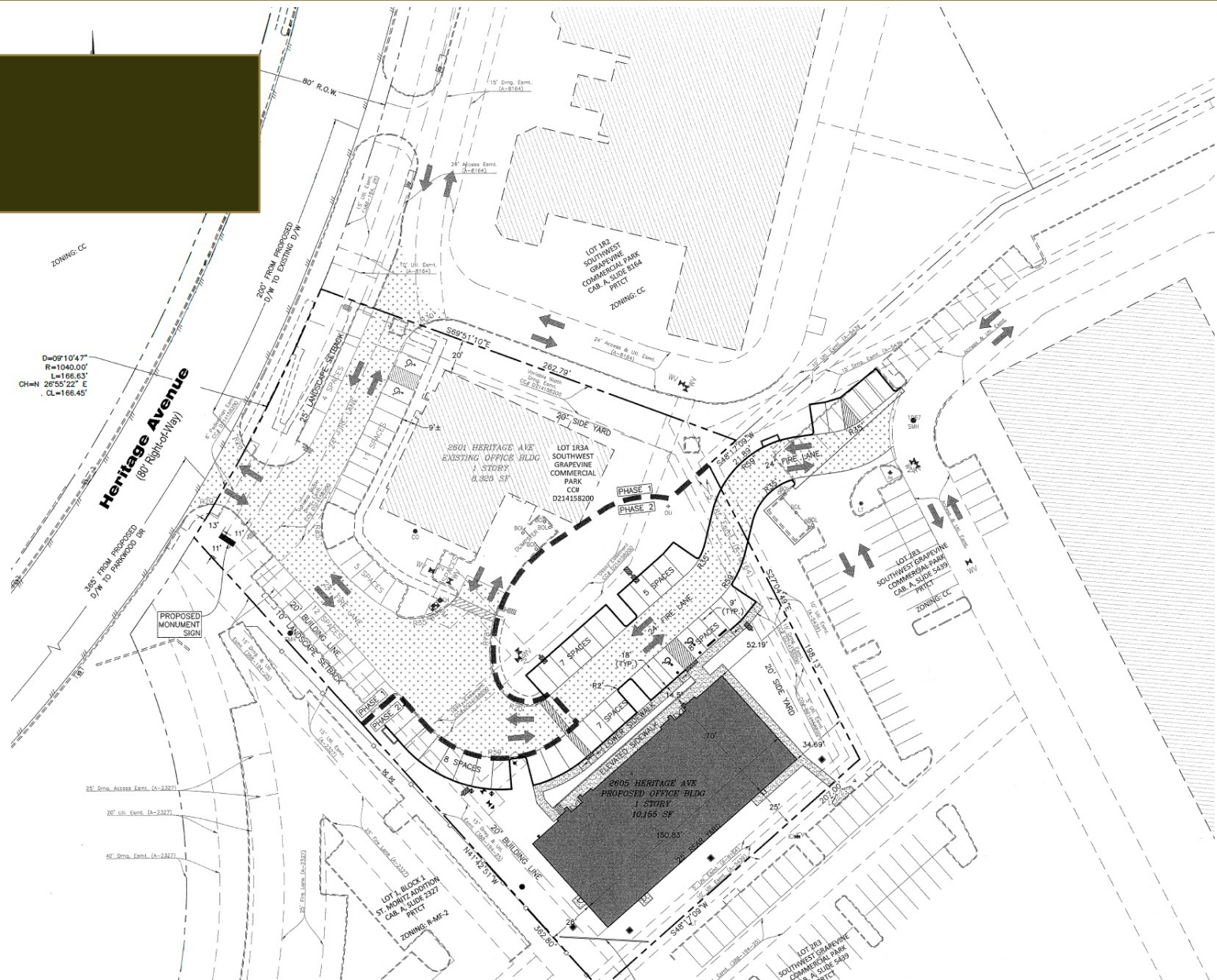
LOT FOR
SALE

PROPERTY HIGHLIGHTS

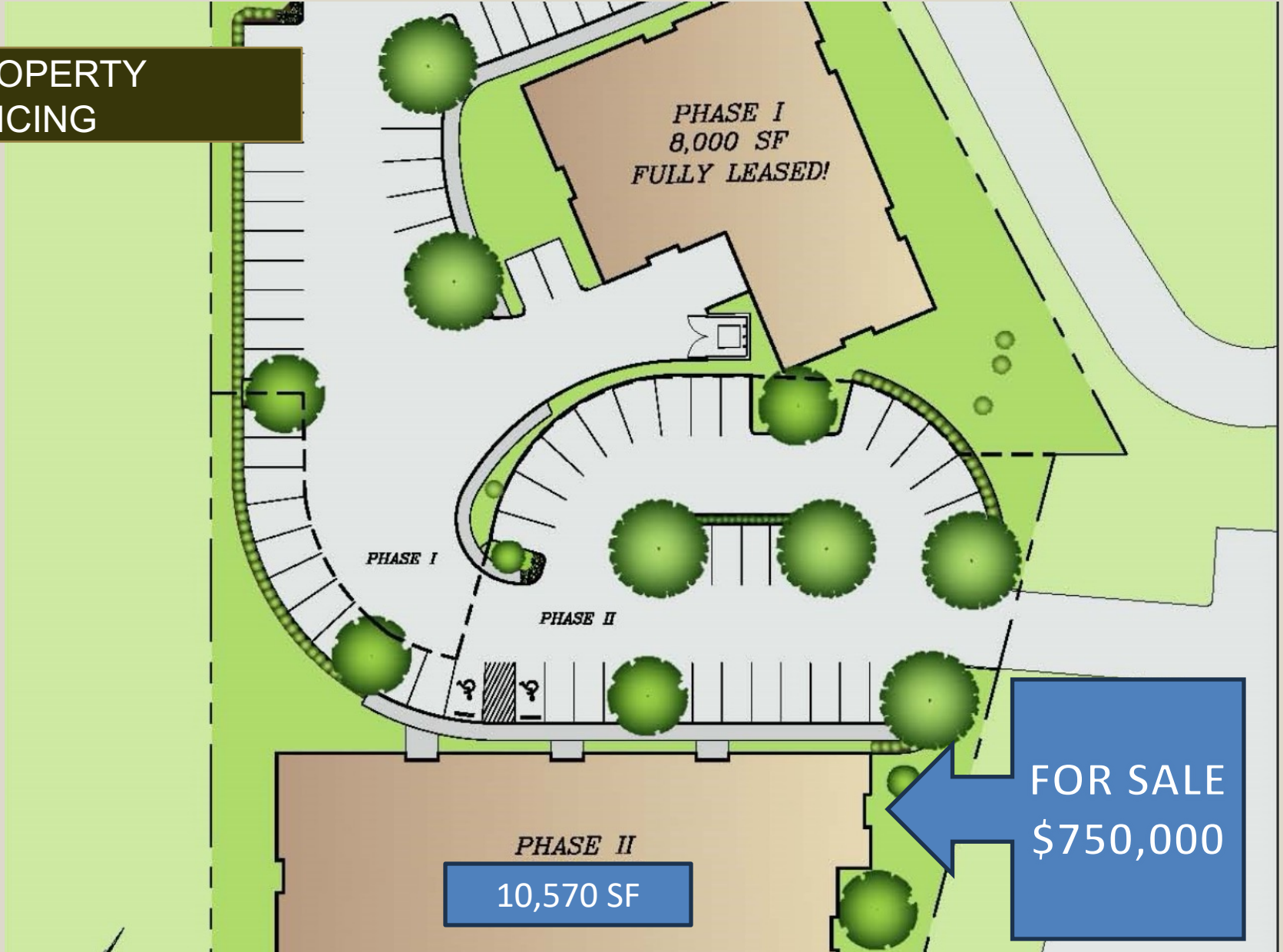
- Heritage Office Park comprises two Garden Office buildings. Phase I is fully constructed, while Phase II is currently available for purchase to build your building anyway you like.
- This unique ownership opportunity is situated in the heart of Grapevine.
- The final building's area can be approximately 10,570 square feet.
- The property is flexibly zoned within the C-C Community Commercial District.
- Within a mere three minutes, employees can access Grapevine's renowned "Restaurant Row," while conveniently located, the property is also within proximity to four major state highways: 26, 114, 360, and 121. Additionally, it is a 10-minute drive to DFW Airport.



PROPERTY HIGHLIGHTS	
Address	2605 Heritage Ave, Grapevine, TX 76051
Commercial Development	Acres: 1.22 Acres This property has been designed as the phase II to Heritage Office Park
Utilities	All utilities are in place at the site including water, sewer, and electrical
Zoning	C-C Community Commercial District
Price	\$750,000 with building plans and civil plans
Investment Highlights	<ul style="list-style-type: none">• Unique Ownership Opportunity in the heart of Grapevine• Centrally located in Grapevine with easy access to SH 26 and SH 114, and SH 121• Easy Ingress/Egress to Major Roads
Potential Uses	The C-C Community commercial district is established to provide locations for general commercial uses representing various types of retail trade, businesses, services and planned commercial centers that serve a community or regional area.
Ownership	Fee Simple Ownership
Fantastic Location	Property is located in Grapevine with Close Proximity to DFW International Airport & SH 121 and Hwy 360

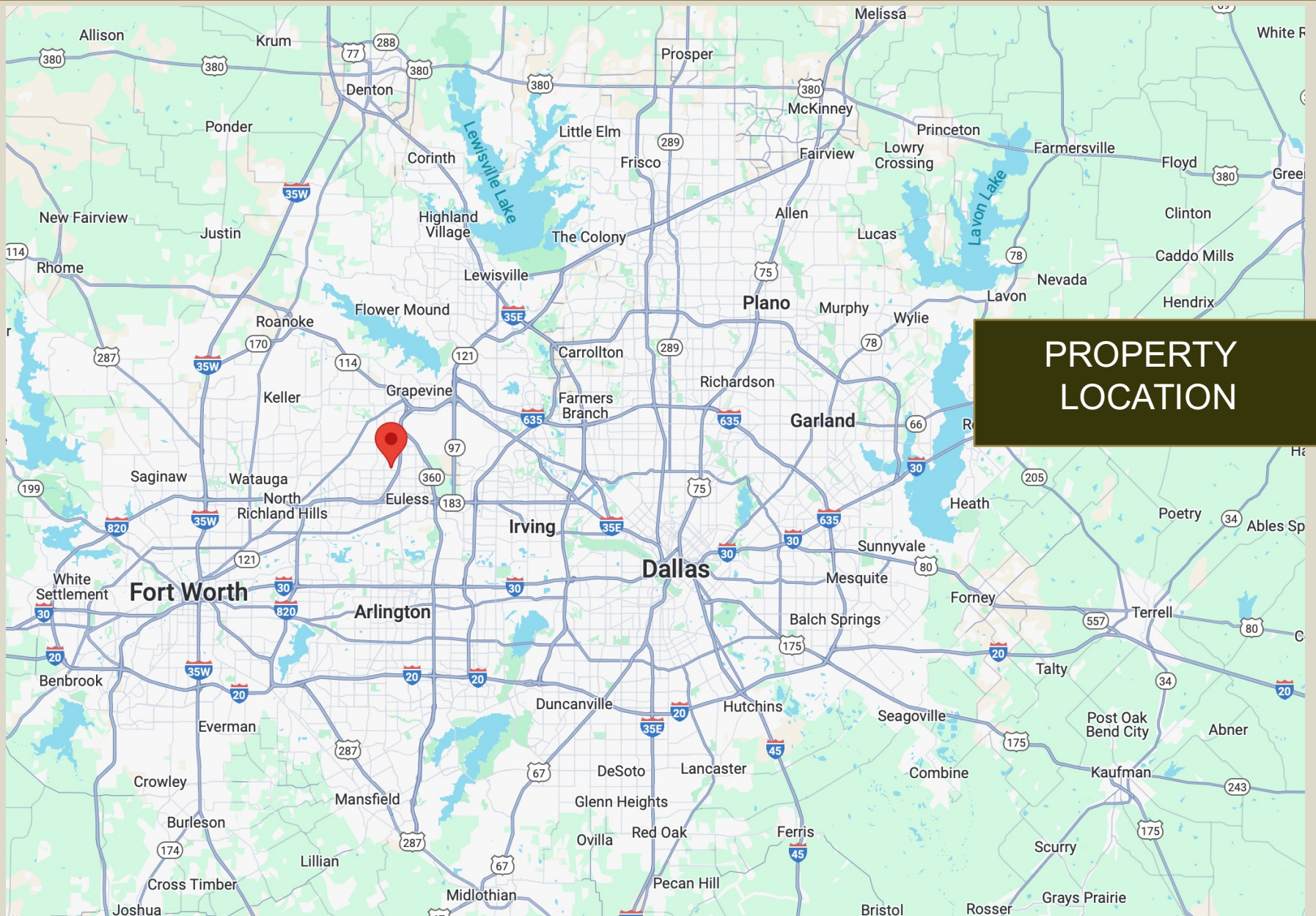


PROPERTY
PRICING



PHASE II
10,570 SF

FOR SALE
\$750,000



CONTACT INFORMATION

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Heritage Office Park | 2605 Heritage Ave, Grapevine, TX 76051
COMMERCIAL LAND FOR SALE



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