

FOR SALE
RETAIL/COMMERCIAL
PAD SITE GRAPEVINE

PROPERTY
Heritage Heights

LOCATION
4000 William D Tate Ave., Grapevine TX 76051



Commercial Retail Land For Sale

PROPERTY HIGHLIGHTS

- Retail/Commercial pad sites in prime location convenient access to Hall Johnson Rd., one of the most heavily traveled thoroughfares in the trade area, and great visibility to State Highway 121
- Densely populated neighborhood directly to the west of the site and located within close proximity to Colleyville Heritage High School
- Pad sites have all utilities available to them
- SH 121 visibility and 279 feet of frontage
- Rare development opportunity on State Highway 121



PROPERTY HIGHLIGHTS	
Address	4000 William D Tate Ave. Grapevine TX 76051
Zoning	Commercial/Retail/Office and More
Retail	Strong Retail Corridor
Frontage	279' on William D Tate Avenue
Acreage For Sale	.5 Acres
Utilities	Cable, Curb/Gutter/Sidewalk, Electricity, Gas, Irrigation, Sewer, Streets, Telephone, Water
Property Description	Property is a pad site located at the Heritage Heights shopping center. The shopping center is on the corner of Hall Johnson Road and William D Tate Avenue which runs parallel to Highway 121.
Excellent Demographics	Primed to serve Grapevine and Colleyville affluent communities with households within two miles boasting an average income of \$145,834/year
Parking	Plenty of room for abundant surface parking spaces
Great Location	Convenient access to Hall Johnson Rd., one of the most heavily traveled thoroughfares in the trade area, and great visibility to Highway 121



PROPERTY
OVERVIEW



.5 AC

FOR
SALE

.5 Acres



Beautiful Nails



121
TEXAS

121
TEXAS

121
TEXAS

117,369 VPD 18

21,404 VPD 18

Hall-Johnson Rd

PROPERTY
OVERVIEW



FOR
SALE
.5 ACRES



Hall - Johnson Rd

121,000 VPD 22

HWY 121

23,306 VPD 22



FOR SALE
.5 ACRES

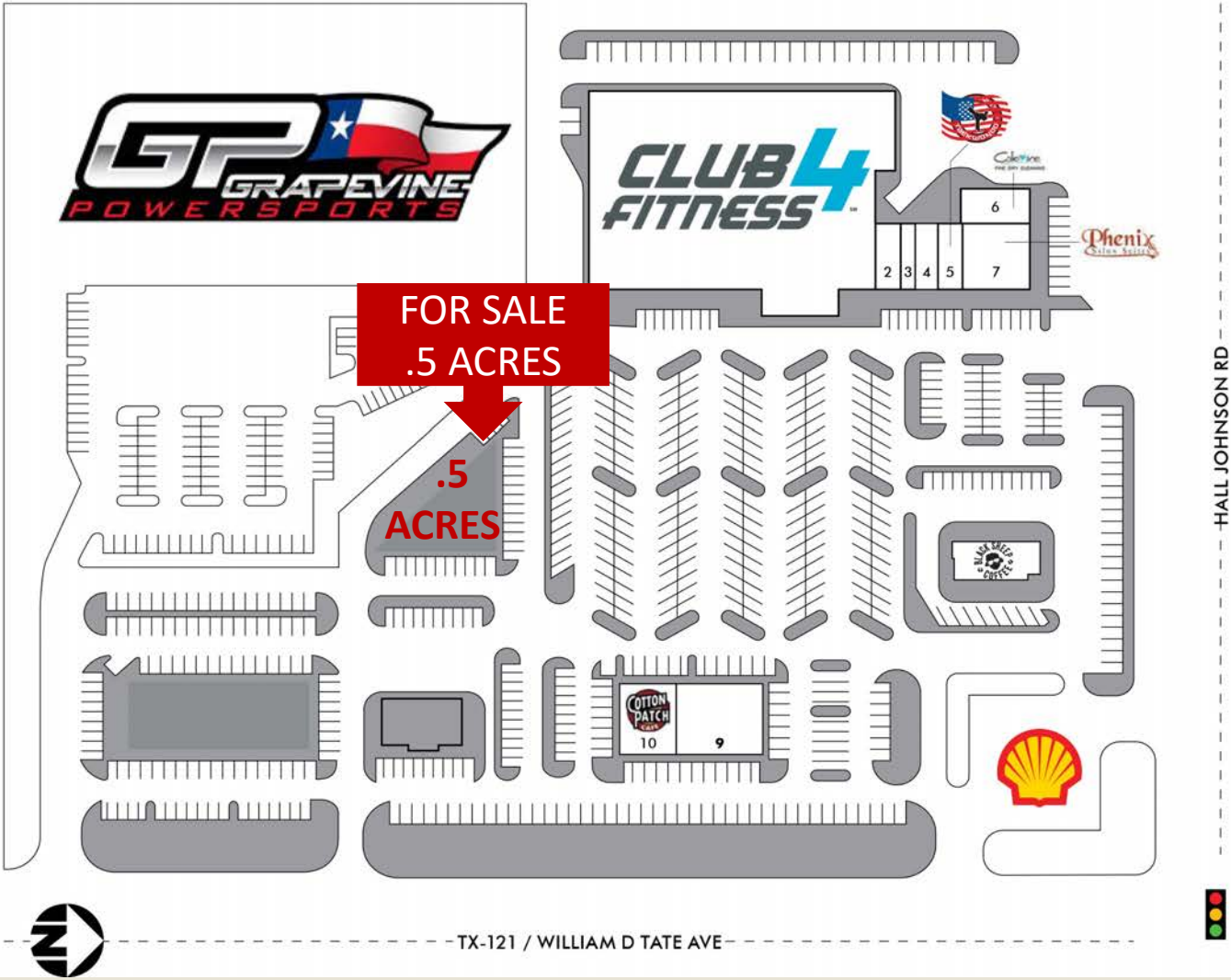
CONCEPT
PLANS

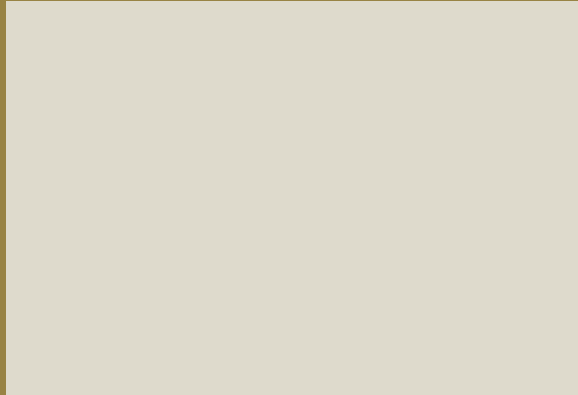
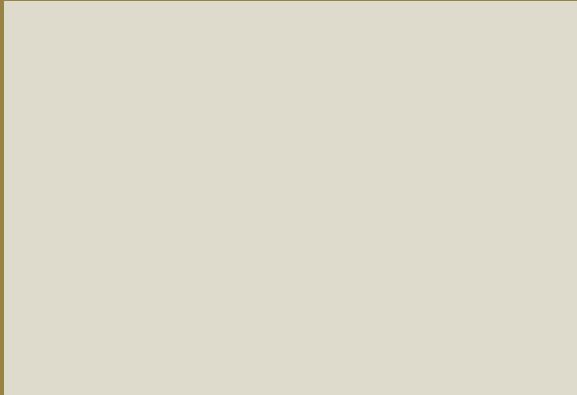


Heritage Heights

4000 William D Tate Ave | Grapevine, TX 75051

UNIT	TENANT	SF
1	Club 4 Fitness	62,139
2	Big Foot Reflexology & Massage	1,400
3	Deluxe Nails & Spa	1,050
4	Bacon's Bistro Cafe	1,580
5	Monaghan's Martial Arts	1,960
6	Colleyville Fine Dry Cleaning	2,800
7	Phenix Salon Suites	4,530
8	Black Sheep Coffee	3,020
9	Humana MarketPoint (Available)	6,152
10	Cotton Patch Cafe	4,000
11	Bank of the West (Available 5/1/25)	4,000





CONTACT INFORMATION

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