

±5.14 Acres Land – Airport Crossing



1195 Keller Grapevine Road, Grapevine, Texas 76051

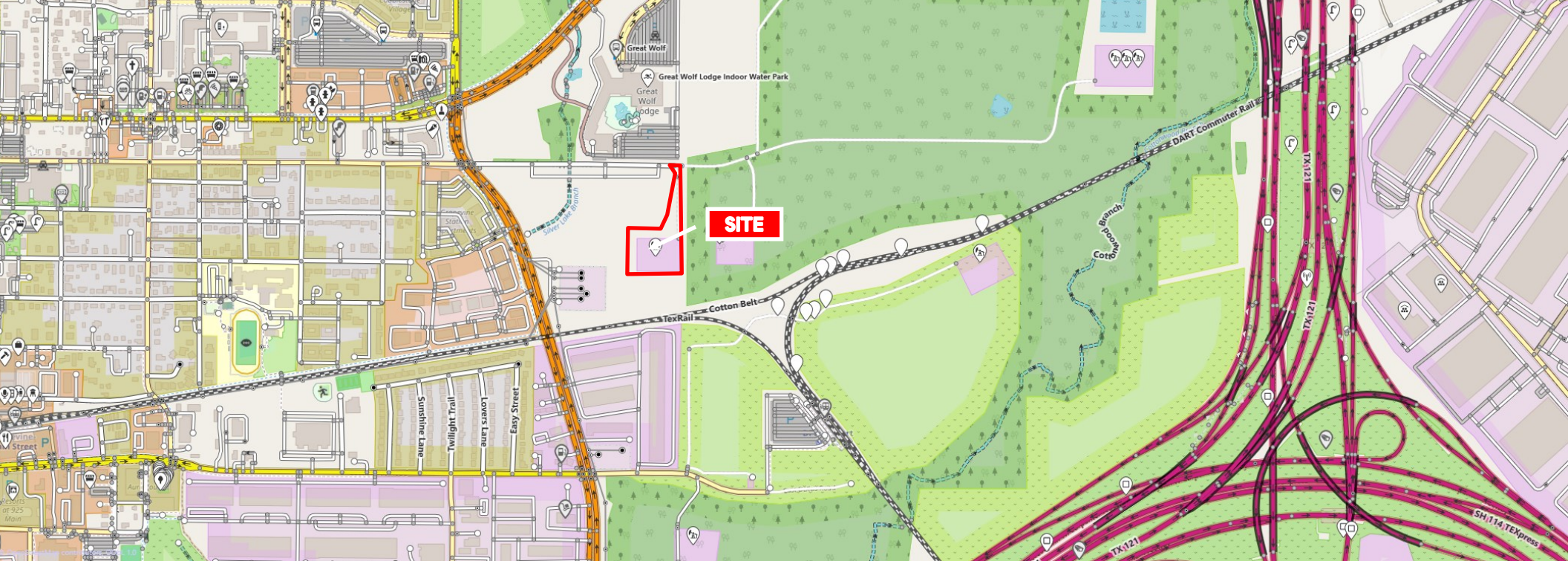
±5.14 Acres Land – Airport Crossing

Address	1195 Keller Grapevine Road Grapevine, Texas 76051
Size	± 5.14 acres available
Zoning	CC—Community Commercial
Utilities	Available
Property Notes	The oil and gas operations here have been shut down, the wells plugged and abandoned.
Flood Plain	None
Price	Contact Broker

Property Overview

- Rare opportunity to acquire commercial land in one of Grapevine's most high-traffic, tourism-driven corridors. Located directly adjacent to Great Wolf Lodge and minutes from Dallas/Fort Worth International Airport, strong demographics, and excellent access to major Highway 26, Highway 121, and Highway 114.
- Grapevine draws over 20 million annual visitors, with robust household incomes and a thriving hospitality and retail market.
- Ideal for hospitality, retail, entertainment, mixed-use, or dining concepts





DEMOGRAPHICS

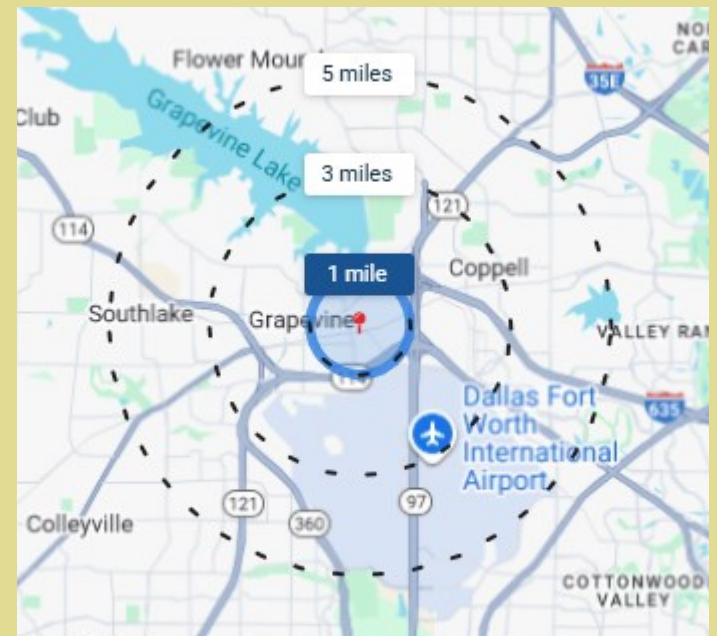
Zip Code: 76051	1 Mile	3 Mile	5 Mile
2023 Population	16,300	54,400	213,300
Median Age	40	38	40
2023 Median HH Income	\$100,700	\$114,100	\$127,500
2023 Housing Occupancy	16:1	18:1	22:1

Ref: Crexi.com

TRAFFIC COUNTS

Northwest Hwy (26)	30,182 VPD ('24)
Texan Trail	18,020 VPD ('24)

Ref: <https://www.txdot.gov/data-maps/traffic-count-maps.html>



COMPASS



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