

# FOR SALE

26,650 SF Medical/Office Building in Heart of Grapevine  
Dooley Commons, Grapevine, TX

202-204 N Dooley Sreet



Exclusively Offered by:

**Paul Blight**

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C 214-682-7192

Located in the Heart  
of Grapevine.





204N

NO  
SMOKING  
SMOKING  
SMOKING  
SMOKING



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# Historic Downtown Grapevine

Historic Downtown Grapevine is Experiencing Tremendous Growth and Investment Including the New \$105 Million Dollar Grapevine Main Development Scheduled to Open in 2020. Located at the Intersection of Main Street and Dallas Road, this Project will Consist of a Five-Story, 42,000 Square Foot Rail Station, Six-Story, 120 Room Hotel Vin Boutique and 38,000 Square Foot Outdoor Plaza all Supported by a 552 Space Parking Garage.

Unparalleled Transit System Access and Availability Just a Short Walk Away with the New TexRail Line Connecting Downtown Fort Worth with Historic Downtown Grapevine, DFW International Airport, and the Dallas Area Rapid Transit Light Rail System.

202-204 N Dooley Street  
Grapevine, Texas

A RECENT POLL OF GRAPEVINE BUSINESSES  
INDICATES THAT THEY CONSISTENTLY CHOSE  
GRAPEVINE FOR ITS:

- Superb access to seven major highways and Dallas/Fort Worth International Airport
- Location midway between Alliance Airport and Dallas Love Field
- Low local property tax rate
- Charming, authentic historic downtown district
- Central location within the Metroplex
- Excellent choice of commercial and office space
- Outstanding selection of restaurants and hotel rooms
- Pro business climate
- High quality family oriented lifestyle with a rich selection of excellent schools, parks and public amenities
- Nationally renowned festivals and family activities
- Convenience to all United States markets









# Property Information

## Building Details

<b>Address:</b>	202-204 N Dooley Street Grapevine, Texas 76051
<b>Property Type:</b>	Retail, Medical Office or Specialty Users or Investors
<b>Year Built:</b>	Built in 1960, renovated in 2005
<b>Building Size:</b>	26,650 SF Total Bldg 1: 24,000 SF Bldg 2: 2,650 SF
<b>Lot Size:</b>	3.39 Acres
<b>Zoning:</b>	Community Commercial District
<b>Parking Details:</b>	5/1,000 SF Parking Ratio, Approximately 140 free spaces available
<b>Roof:</b>	Bldg 1: Steel (Good Condition) Bldg 2: Steel (Good Condition)
<b>Traffic:</b>	N. Dooley Street - 6,070 vpd E. Northwest Hwy/ Hwy 114 - 31,000 vpd Texas Highway 114 - 202,843 vpd

## Building Features

- Rare Opportunity to Purchase a 26,650 SF Office Property Ideally Suited and Move-In Ready for Multiple Types of Retail, Office or Specialty Users/Investors
- Completely renovated in 2005, the offering consists of two (2) single-tenant assets totaling 26,650 SF (Building 1: 24,000 SF & Building 2: 2,650 SF) on over 2.90 AC within the center of Grapevine.
- The property has excellent exposure on the corner lot of Northwest Hwy and Dooley St. Just 10 minutes away from DFW airport and surrounded by a thriving area full of retail and restaurants. The building parking lot ingress and egress for easy pick up and drop off.
- Attraction for this site is the walk-ability to Historic Downtown Main Street where you can find Restaurants/Bars options, Coffee shops, Entertainment, General and Antique Retail Shopping and much more.
- Excellent User Opportunity for a School Campus, Daycare, Medical Practice, Back Office, Call Center, General Office as well as many other retail uses.
- Generous amount of Parking is a strength of this property and built for high density with approximately 140 parking spaces available.

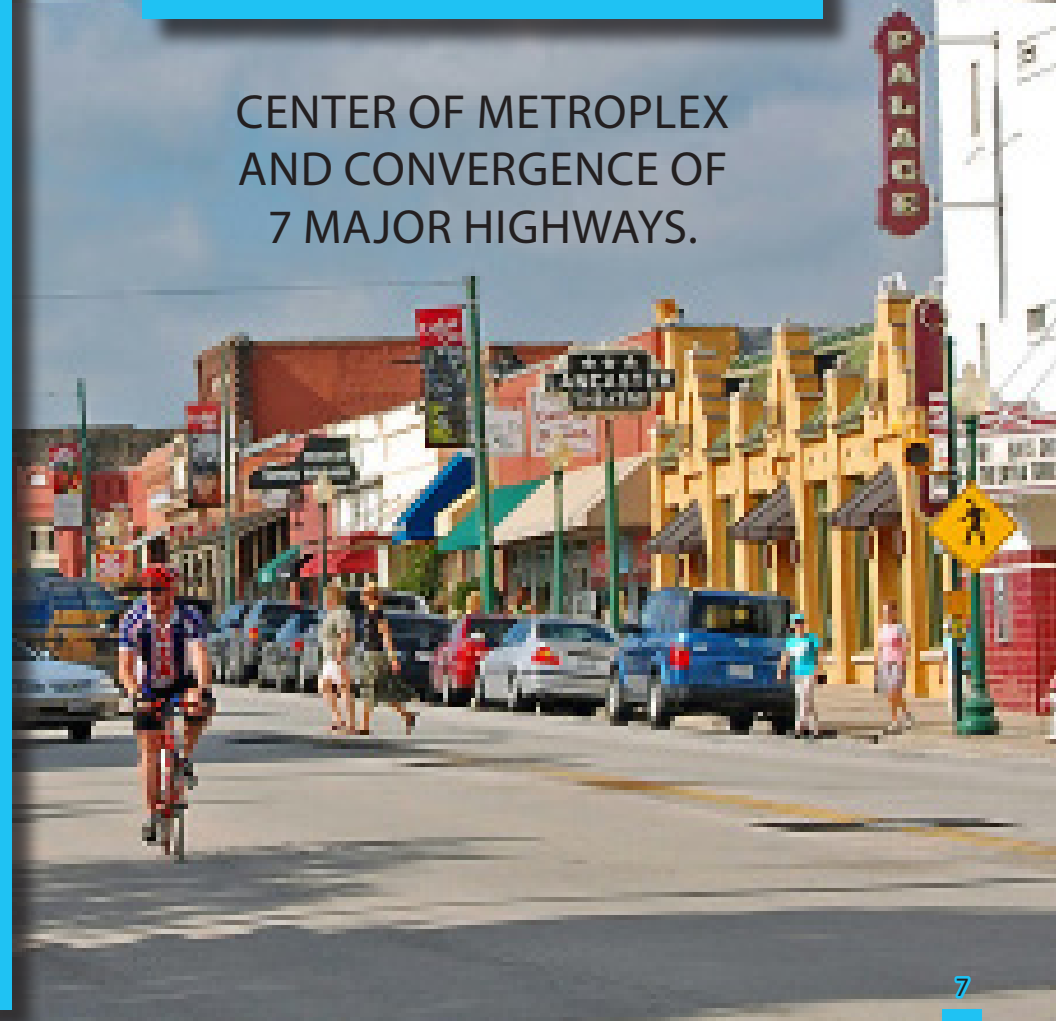


## GREAT LOCATION



# 18-20 MILLION VISITORS PER YEAR

CENTER OF METROPLEX  
AND CONVERGENCE OF  
7 MAJOR HIGHWAYS.













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