

2421 Ira E. Woods Ave. * Grapevine, Texas

FOR SALE

OES
OFFICE EQUITY SOLUTIONS



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

- Property Overview

- Fully Leased to stable,
established single tenant

- 11,161SF

Property Highlights

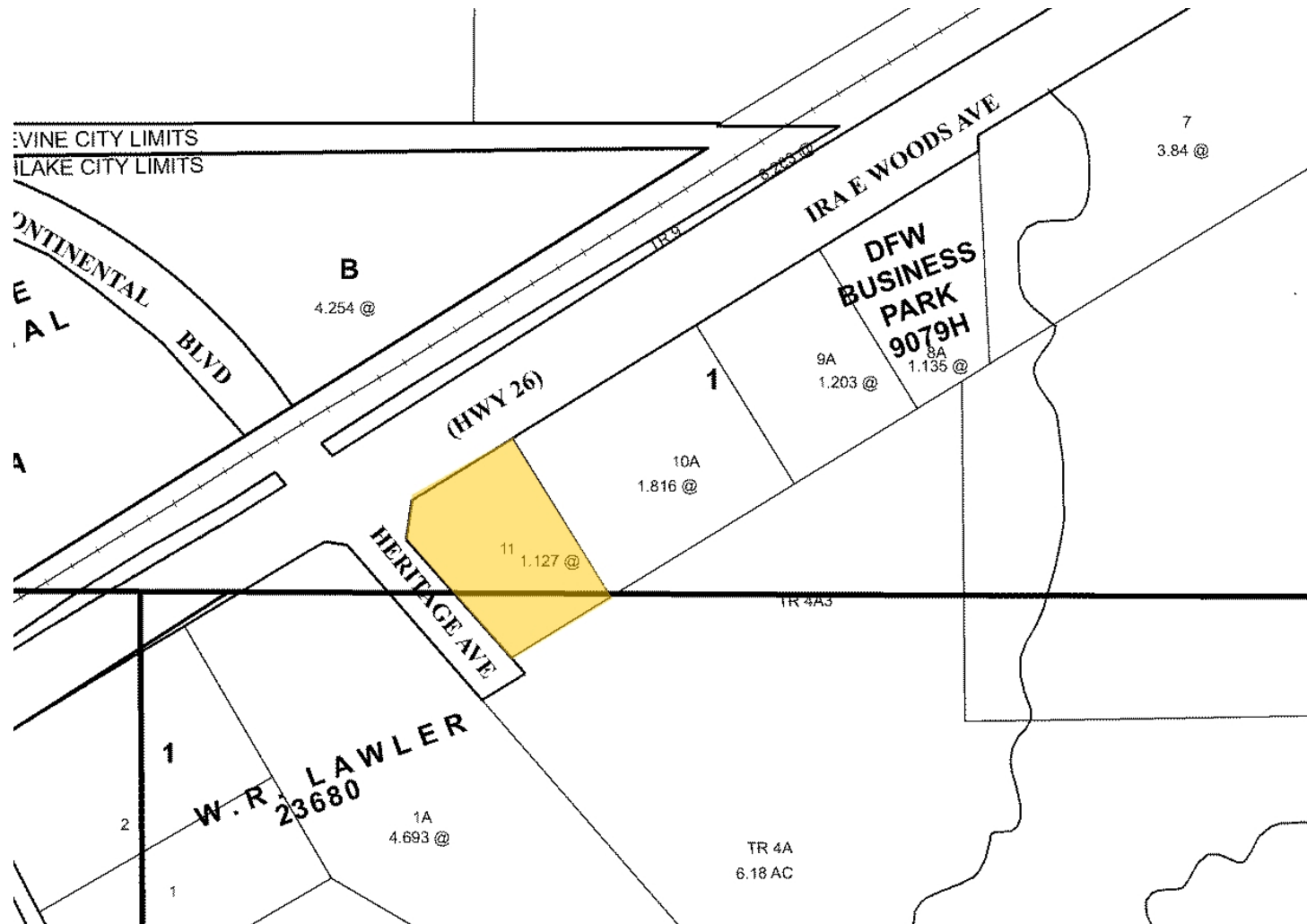
- Located on Busy Hwy 26 / Ira E Woods in Grapevine

- High Traffic Count

- Ample Parking

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Site Plan

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Demographics >>

	1 mile	3 miles
Population	7,800	63,473
Households	2,722	22,945
Median Age	34.20	39.50
Median HH Income	\$64,015	\$117,811
Daytime Employees	10,758	52,202
Population Growth '22 - '27	↑ 7.62%	↑ 6.80%
Household Growth '22 - '27	↑ 6.91%	↑ 6.42%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Ira E Woods Ave	S Kimball Ave SW	30,000	2017	0.12 mi
Kimball Ave S	Nolan Dr NW	12,759	2022	0.15 mi
Nolan Dr	Industrial Blvd N	3,052	2022	0.27 mi
Mustang Dr	Overland W	13,904	2022	0.44 mi
Ira E Woods Ave	Ernest Dean Pkwy NE	28,844	2022	0.47 mi
Ira E Woods Ave	Ernest Dean Pkwy E	38,217	2022	0.47 mi
Tanglewood Dr	Bentwood Ct N	2,145	2022	0.52 mi
Mustang Dr	Tanglewood Dr E	10,208	2018	0.56 mi
E Continental Blvd	S Kimball Ave NE	9,129	2022	0.57 mi
Crooked Ln	Whispering Wood Cir ...	773	2022	0.66 mi

Made with TrafficMetrix® Products

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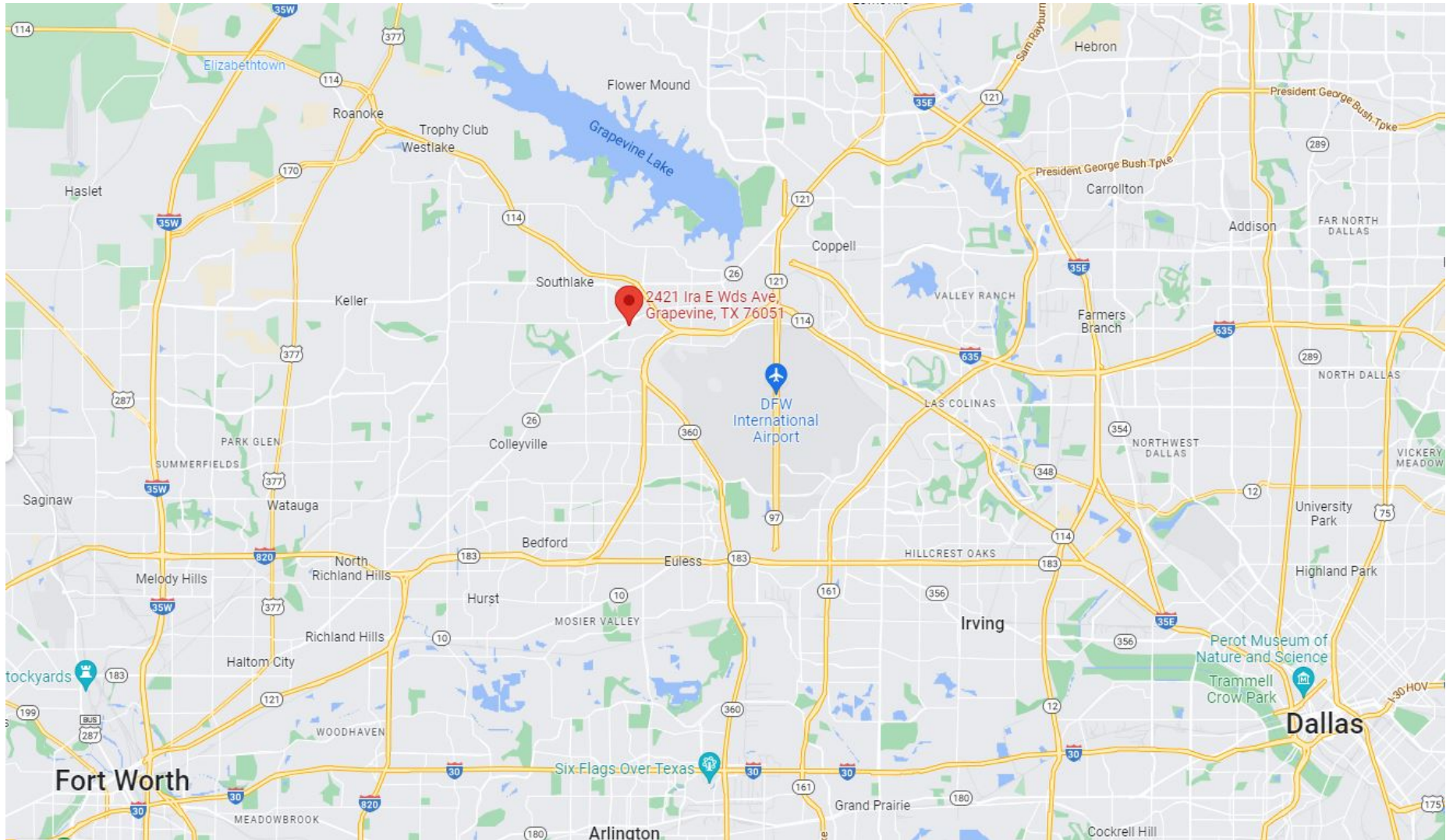
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Demographics / Traffic

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Map