

815 IRA E WOODS



# DEVELOPMENT SUMMARY

**815 Ira E Woods  
2,389 SF Second Gen Medical Space For Lease  
815 Ira E Woods  
Grapevine, Texas 76051**

## DEVELOPMENT HIGHLIGHTS

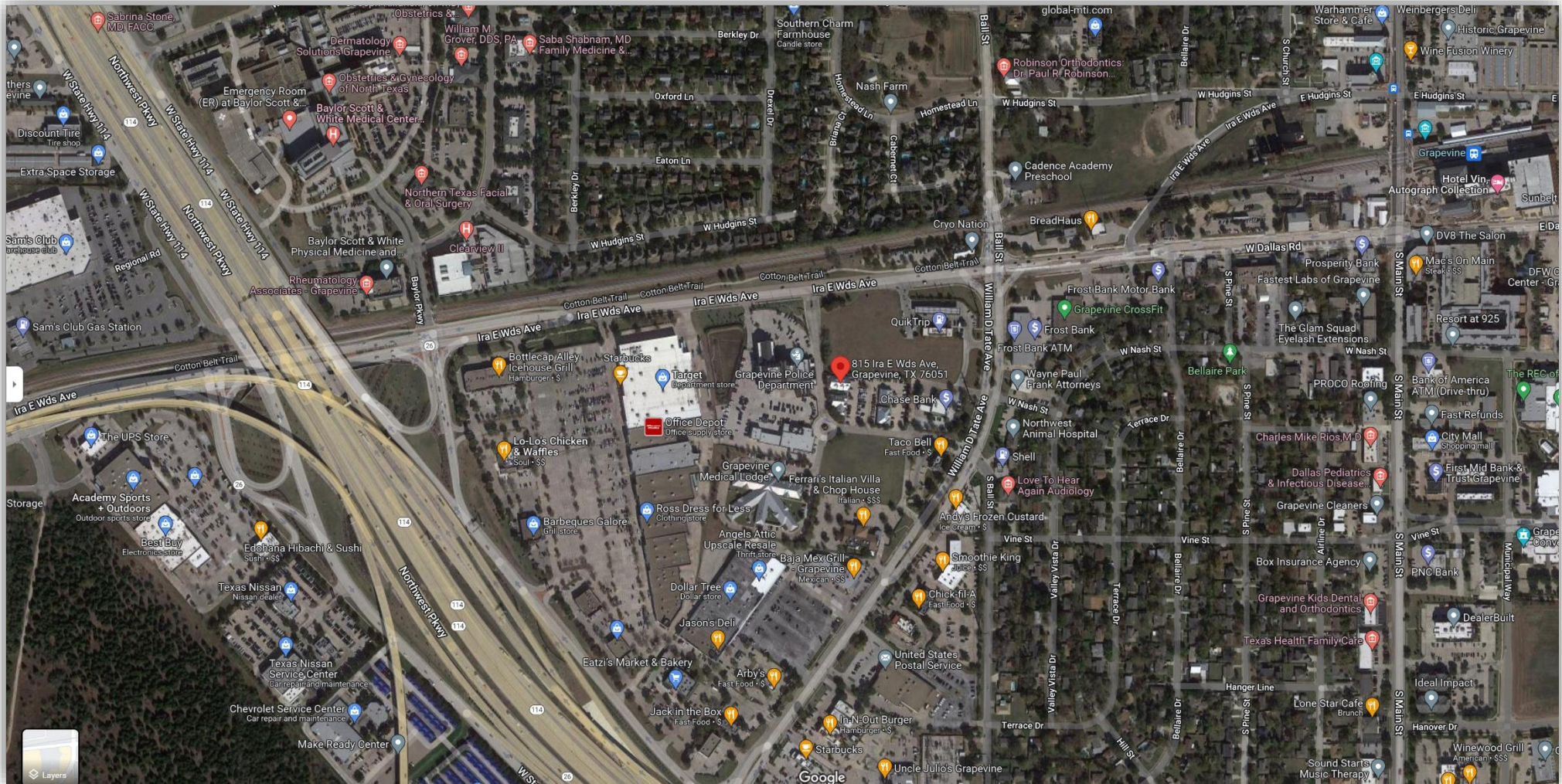
- **7,509 SF Medical Office Building**
- **2,389 SF second gen medical space for lease on second floor, newly renovated this year**
- **Complete interior demo and remodel with new lighting, flooring, millwork and more**
- **Waiting room, reception, nurse station, 2 procedure/exam rooms, 5 exam rooms, 1 providers office, breakroom, 2 restrooms**
- **Great Visibility/Accessibility – Off William D Tate and Ira E Woods Ave next to Hwy 114, just Northwest of DFW airport**
- **Surrounded by high traffic retail including Target, Ross, Petco, Office Depot, Chase Bank, Taco Bell and more**
- **Strong demographics – Median HH income 3 mile radius \$96,000**



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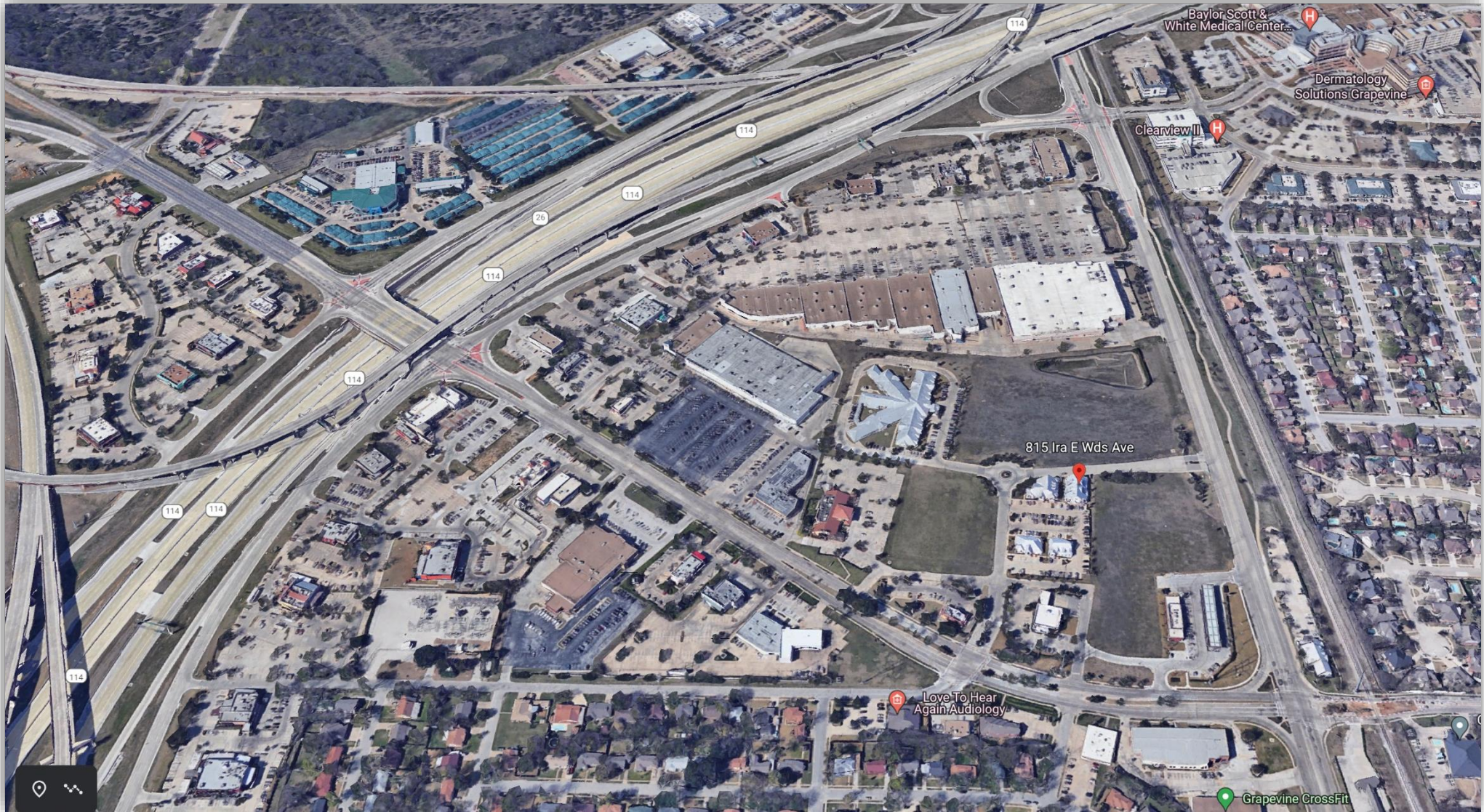
<b>Use:</b>	<b>Medical, Professional Office</b>
<b>Lease Space:</b>	<b>2,389 SF</b>
<b>Building Size:</b>	<b>7,509 SF</b>
<b>Offering Structure:</b>	<b>Space For Lease – NNN structure</b>
<b>Frontage</b>	<b>William D Tate Ave, just off Ira E Woods</b>





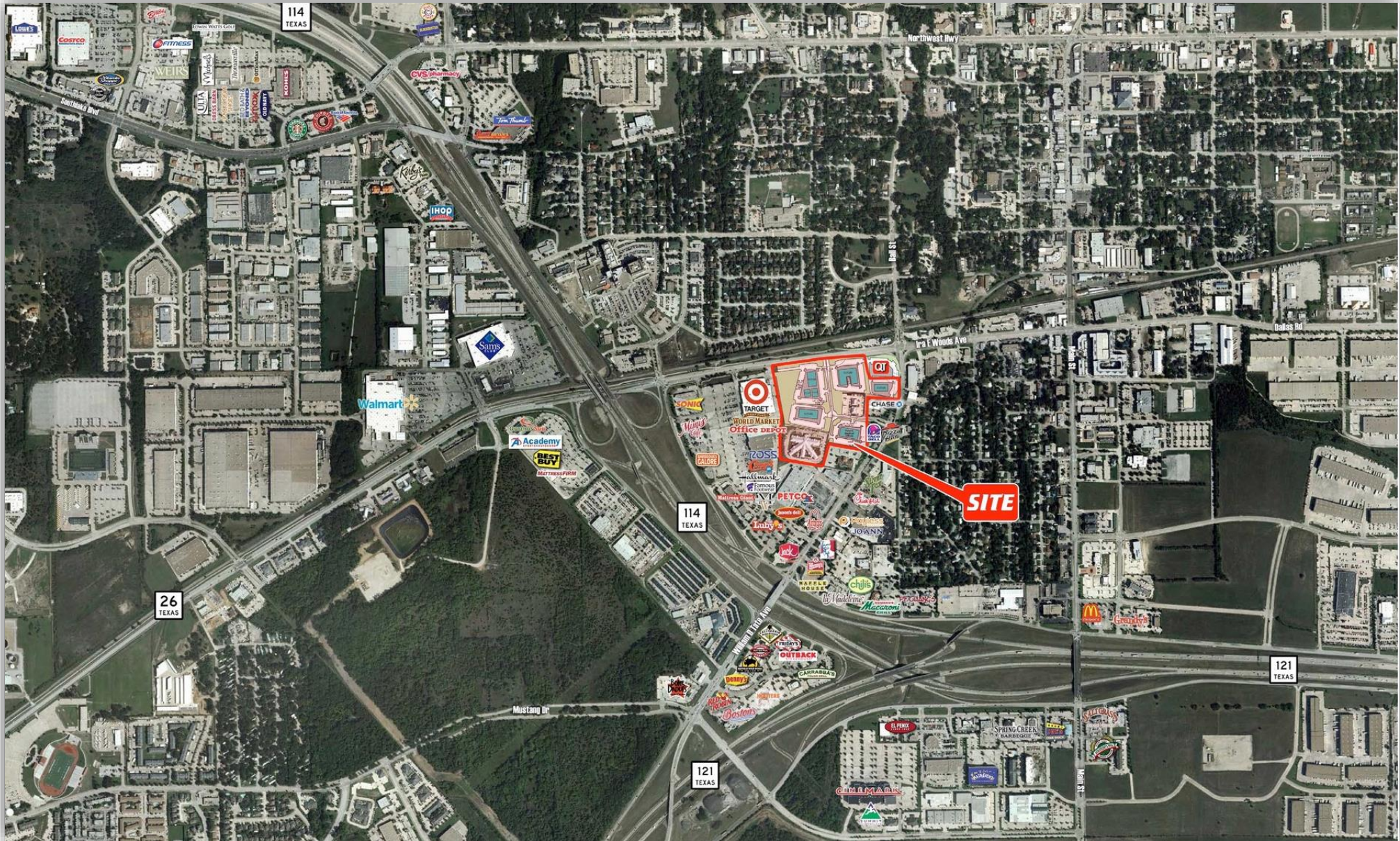


# GOOGLE EARTH PERSPECTIVE



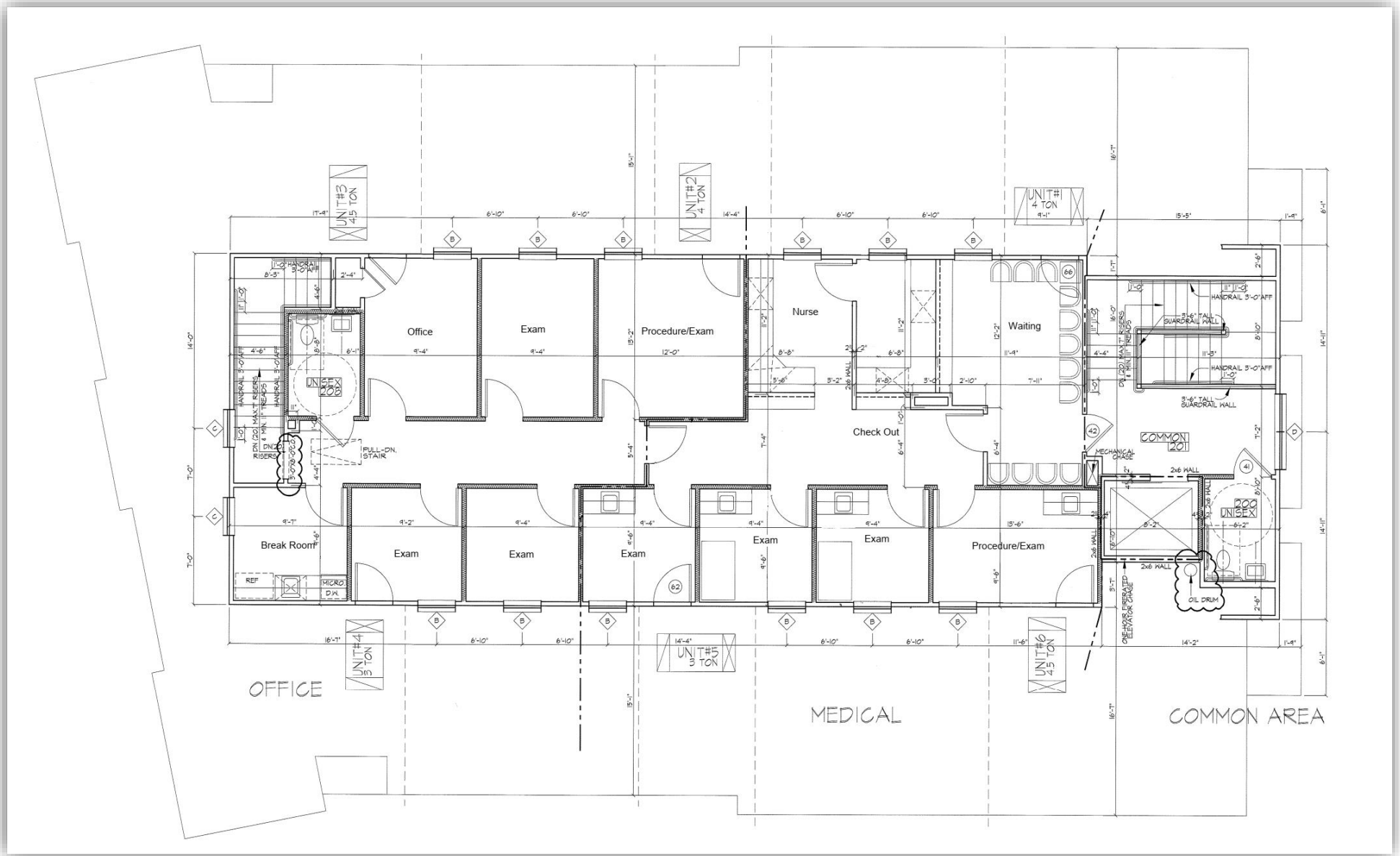


# AREA MAP





# FLOOR PLAN

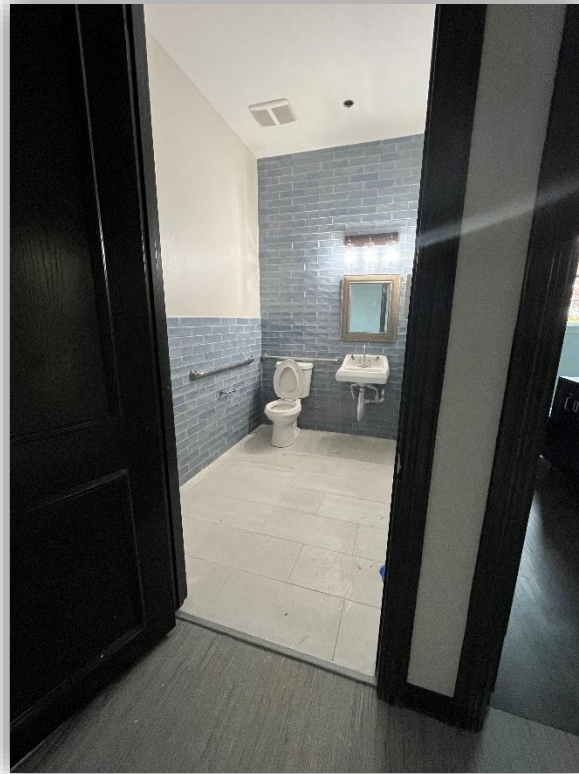


# PHOTOS





# PHOTOS





## Demographic Detail Report

### Grapevine Medical Office

815 E Ira E Woods Ave, Grapevine, TX 76051

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **6,858 SF**  
 Typical Floor: **3,429 SF**

Total Available: **2,389 SF**  
 % Leased: **65.16%**  
 Rent/SF/Yr: **Negotiable**



Radius	2 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	30,898		51,010		126,771	
2021 Estimate	29,251		48,512		119,741	
2010 Census	24,098		41,381		98,145	
Growth 2021 - 2026	5.63%		5.15%		5.87%	
Growth 2010 - 2021	21.38%		17.23%		22.00%	
<b>2021 Population by Age</b>	<b>29,251</b>		<b>48,512</b>		<b>119,741</b>	
Age 0 - 4	1,852	6.33%	2,770	5.71%	6,535	5.46%
Age 5 - 9	1,895	6.48%	2,936	6.05%	6,875	5.74%
Age 10 - 14	1,962	6.71%	3,344	6.89%	8,143	6.80%
Age 15 - 19	1,888	6.45%	3,464	7.14%	8,814	7.36%
Age 20 - 24	1,772	6.06%	3,165	6.52%	8,028	6.70%
Age 25 - 29	2,140	7.32%	3,343	6.89%	8,042	6.72%
Age 30 - 34	2,227	7.61%	3,094	6.38%	6,949	5.80%
Age 35 - 39	2,233	7.63%	3,069	6.33%	6,756	5.64%
Age 40 - 44	2,031	6.94%	3,040	6.27%	7,053	5.89%
Age 45 - 49	2,063	7.05%	3,475	7.16%	8,662	7.23%
Age 50 - 54	1,990	6.80%	3,649	7.52%	9,549	7.97%
Age 55 - 59	2,052	7.02%	3,883	8.00%	10,380	8.67%
Age 60 - 64	1,725	5.90%	3,272	6.74%	8,767	7.32%
Age 65 - 69	1,252	4.28%	2,327	4.80%	6,183	5.16%
Age 70 - 74	909	3.11%	1,626	3.35%	4,214	3.52%
Age 75 - 79	572	1.96%	971	2.00%	2,396	2.00%
Age 80 - 84	345	1.18%	555	1.14%	1,298	1.08%
Age 85+	342	1.17%	528	1.09%	1,097	0.92%
Age 65+	3,420	11.69%	6,007	12.38%	15,188	12.68%
<b>Median Age</b>	<b>37.00</b>		<b>38.50</b>		<b>39.80</b>	
<b>Average Age</b>	<b>37.10</b>		<b>38.00</b>		<b>38.60</b>	