

OWNER OCCUPIED OR
INVESTMENT PROPERTY

VISION OFFICE PARK

1340 S Main St | Grapevine, TX 76051



VISION

COMMERCIAL REAL ESTATE



Roger Smeltzer

817.803.3287

VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM



PRICE | **\$4,000,000**

PROPERTY AREA | **14,755 SF**

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PROPERTY HIGHLIGHTS

- Minutes away from Highways 121, 114, 635 and 360
- 5 minutes away from DFW International Airport and just a few blocks from the new Grapevine TEXRail and Hotel Vin
- Beautiful office building located along Main Street near downtown Grapevine
- 7,488 contiguous SF coming available by December

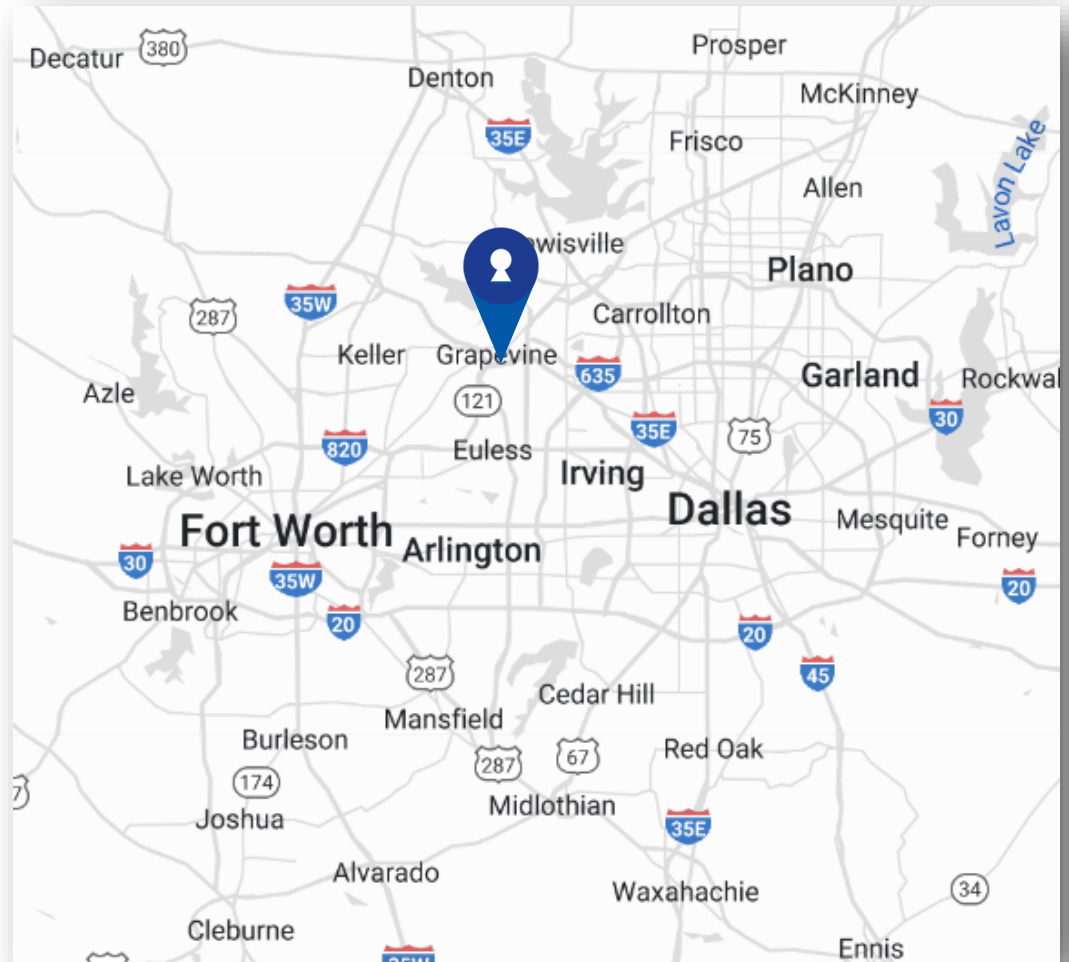
DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	4,124	20,267	47,453	122,177
DAYTIME POPULATION	16,138	33,235	57,881	118,669
AVG HH INCOME	\$98,859	\$100,787	\$121,008	\$143,779
POPULATION GROWTH 2024-2027	1.71%	1.33%	1.35%	1.44%

*STDB.com 2024

TRAFFIC COUNT

23,640 VPD at S Main St and Hanover Dr



Dining within WALKING distance

Bob's
Steak & Chop House

WINEWOOD
GRILL

MÍ DÍA
from scratch

oishii
SUSHI & PAN-ASIAN CUISINE

McDonald's



S Main St

LONE STAR
CAFE

WELLS
FARGO

Portillo's

Son of a Butcher
SLIDER BAR

P.F. CHANG'S
CHINA BISTRO

PAPPADEAUX

VELVET TACO

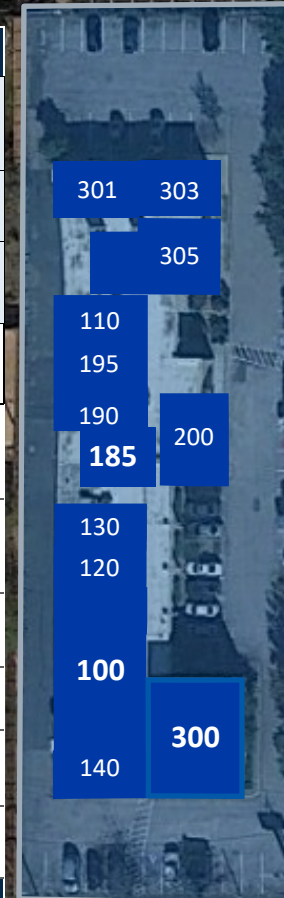
FIREBIRDS
WOOD FIRED GRILL
FB

ROCK & BREWS
RESTAURANT

114
TEXAS



SUITE	TENANT	SQFT
300	AVAILABLE 12/1/26 (William Kruse & Co LLC)	2,581
100	AVAILABLE	4,907
Suite 300 and 100 Can Be Combined to 7,488 SF		
185	AVAILABLE	772
110	Aakam Path, LLC DBA Assisting Hands Keller	811
190	Feller Roofing and Remodeling DBA Kangarooof	386
195	Advanced Hearing Center	811
200	Allstate	1,110
210	Eastern Wisdom Acupuncture Center, LLC	428
301/303/305	Vision Commercial RE	2,949
Total: 14,755 SF		







1340 S MAIN ST RENT ROLL (AS OF 1/5/2026)

Unit	Unit SqFt	Tenant Name	Actual Rent	Actual Rent per Sqft	Tenant Deposit	Other Deposit	Move In	Lease Expiration	Balance
Current/Notice/Vacant Tenants									
300	2,581	Financials available with signed confidentiality agreement.							
100	4,907								
185	772								
110	811								
190	386								
195	811								
200	1,110								
210	428								
305	2,949								
Total	14,755								

FINANCIALS - 1340 S Main St; Grapevine, TX 76051				
INCOME TYPE	2023	2024	2025	2026 PROJECTED

Financials available with signed confidentiality agreement.

EXPENSE TYPE	2023	2024	2025	2026 PROJECTED	2026 PSF
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Financials available with signed confidentiality agreement.

TOTAL UTILITIES	Financials available with signed confidentiality agreement.
Property Management	
Bookeeping	
TOTAL ADMIN EXP	
TOTAL INSURANCE	
Property Tax Protes	
Property Tax	
TOTAL TAX	
TOTAL OPERATING	
NET OPERATING I	

COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for **3-year job growth** (185,600 jobs)
#1 in the country for **job recovery to pre-pandemic high** (3,951,900 jobs)
BLS, Dec. 2021

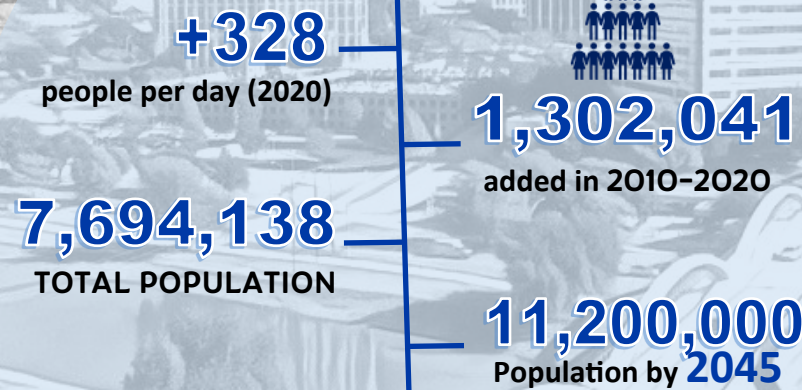
4 **Global 500 Companies** Fortune, 2021
9 **World's Most Admired Companies** Fortune, 2022
22 **Fortune 500 Companies**



50%
LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2%
EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

DFW AREA GROWTH



4TH LARGEST METRO IN U.S. OVER **200** CITIES

3 Commercial AIRPORTS

- DFW International
 - Dallas Love Field
 - Alliance
- Travel anywhere in Continental U.S. in **4 hours**
Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities

Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including: **TCU**, **SMU**

HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction on honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction on known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction on. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction on impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information on purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Vision Commercial RE DFW LC	9006752	info@visioncommercial.com	817.803.3287
Broker Firm Name	License No.	Email	Phone
Trenton Price	0652029	info@visioncommercial.com	817.803.3287
Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025



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