

7,885± SF AVAILABLE

GRAPEVINE, TX 76051

**MONUMENT
SIGNAGE**

1701 WILLIAM D. TATE AVE

FOR LEASE

COLONIAL
COMMERCIAL REAL ESTATE LLC

MICHAEL BERKOWITZ ■ (817) 632-6215 Direct ■ mberkowitz@colonialcre.com ■ TX #418682



\$30.00 + \$8.25 NNN

LEASE RATE

The location speaks for itself and has tremendous visibility, including two huge monument signs and great ingress/egress access to make it simple, easy, and fast for the customers we hope to serve. The population just in Grapevine is over 55,000 and households is over 25,000

7,885 ± SF

AVAILABLE SF

1.76 AC

LOT ACREAGE

CC

ZONING

76,666 SF

LOT SF

LEASE OPPORTUNITY

1701 WILLIAM D. TATE AVENUE ■ GRAPEVINE, TX 76051



Close proximity of the DFW airport



Three major highways access



Over 60,000 VPD on William D. Tate



Over 20,000 VPD on Mustang Drive



Adjacent to affluent Montserrat neighborhood



2nd Gen Restaurant in an Extremely Strong Restaurant Corridor

AREA AMENITIES





1701 WILLIAM D. TATE AVENUE





Relax...and enjoy the difference.
CLASSIC
 CHEVROLET



ExxonMobil



SUBJECT



Freebirds
 WORLD BURRITO



CROSSROADS DR

HOOTERS



WILLIAM D TATE AVE

MUSTANG DR

114
 TEXAS

121
 TEXAS

121
 TEXAS

TRAFFIC COUNTS

COLLECTION ST	CROSS ST	VPD
114 TEXPRESS	CROSS ROADS DR S	108,478
STATE HWY 26	HWY 114 NW	104,688
WILLIAM D. TATE AVE	CROSS ROADS DR SW	55,213

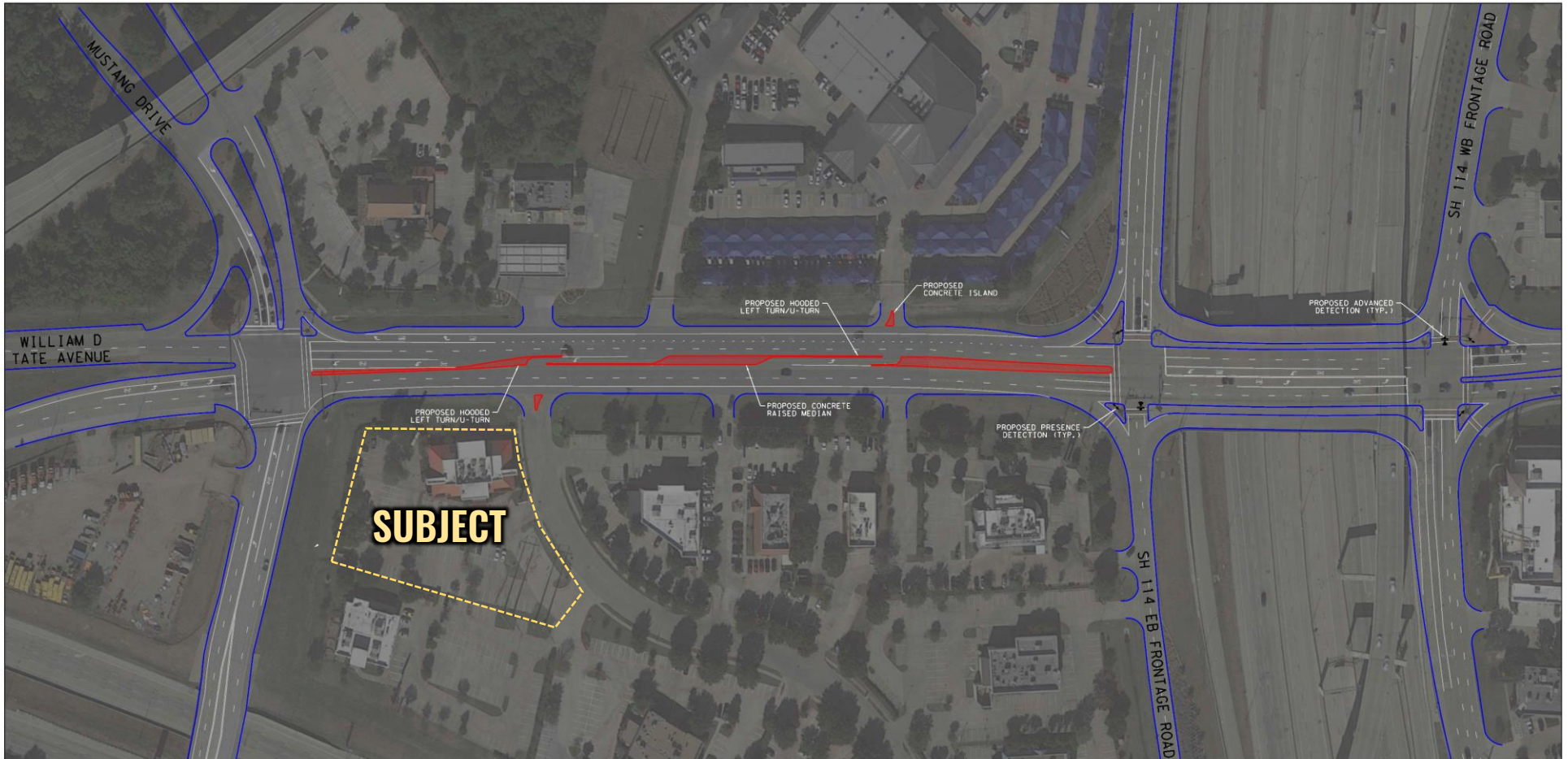
NEW HIGHWAY TURN

LEGEND

- PROPOSED CURB AND PAVEMENT/RIPRAP
- EXISTING CURB
- EXISTING SIGNAL POLE AND MAST ARM
- PROPOSED ADVANCED RADAR DETECTOR
- PROPOSED PRESENCE RADAR DETECTOR

CONCEPTUAL TYPICAL APPLICATION
 HIRON FERNANDO, P.E. 123288
 KIMLEY-HORN, FIRM F-928 9/24/2020
 FOR HSIP APPLICATION ONLY
 NOT TO BE USED FOR ANY OTHER PURPOSE

0 75 150
 ORIGINALLY PLOTTED SCALE:
 SCALE: 1" = 150'





INTERIOR GALLERY



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COMMERCIAL REAL ESTATE LLC

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This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Colonial Commercial Real Estate LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Colonial Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Colonial Commercial Real Estate LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Colonial Commercial Real Estate LLC has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Colonial Commercial Real Estate LLC's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Colonial Commercial Real Estate LLC and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Colonial Commercial Real Estate LLC makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.