



**2250 BASS PRO CT
GRAPEVINE, TX 76051**

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PROPERTY OVERVIEW



LOCATION

2250 Bass Pro Ct
Grapvine, TX 76051



ACREAGE

Gross: ± 0.823
Net: ± 0.823



ZONING

CC - Community Commercial District



PROPOSED USE

C/MU - Commercial / Retail



UTILITIES

Water: To Site (20")
Sewer: To Site (8")



ISD

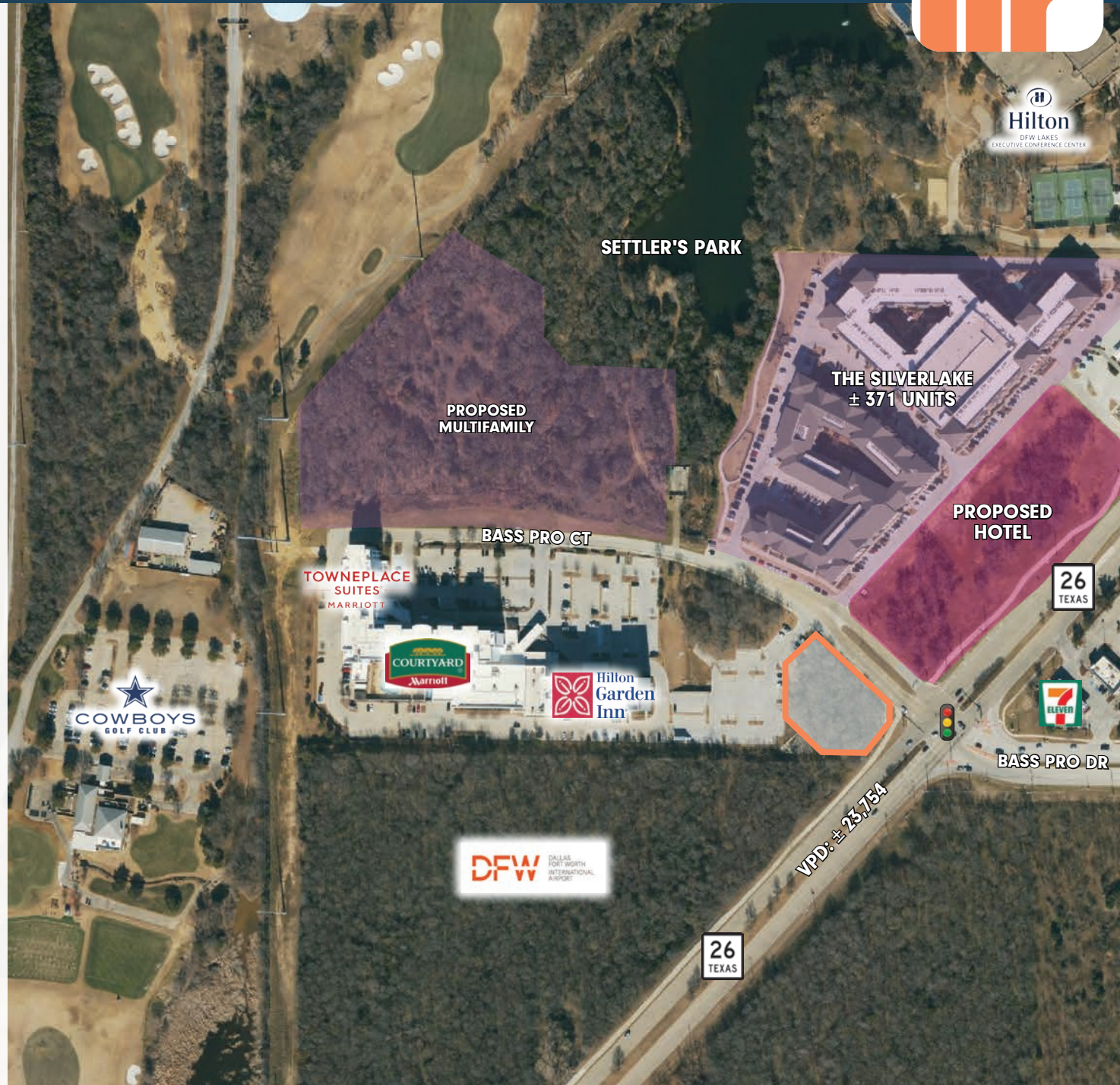
Grapevine ISD



VPD

SH 26: $\pm 23,754$

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SITE PLAN





SEA LIFE AQUARIUM
 LEGOLAND DISCOVERY CENTRE
 MEOW WOLF GRAPEVINE, TX
 Rebel's Cafe
 ROUND1 BOWLING & AMUSEMENT
 Fieldhouse USA
 Papa John's
 Disney STORE

W GRAPEVINE MILLS GR

GRAPEVINE MILLS
A SIMON CENTER

FAIRWAY DR

ENCLAVE AT GRAPEVINE
± 243 UNITS

THE CARTER
± 276 UNITS

THE SILVERLAKE
± 371 UNITS

PROPOSED MULTIFAMILY

PROPOSED HOTEL

BASS PRO CT

BASS PRO DR

W BETHEL RD

FAIRWAY DR

COWBOYS GOLF CLUB

SITE

26 TEXAS

121

121

635

SILVER LAKE MARINA

GAYLORD TEXAN

GAYLORD TRAIL

RUTH WALL RD

PARADISE SPRINGS

26 TEXAS

DFW DALLAS-FORT WORTH INTERNATIONAL AIRPORT

FedEx

amazon

THE TRADE GROUP

Samaritan's Purse

Matheron LIGHT EXTENDERS

AGP

bluesource

waterlogic

SMOKER MOUNTAINS

Hampton

WAZZE HOUSE

SHELL

26 TEXAS

Dimas's

Bass Pro Shop

EMBASSY SUITES by Hilton

7/11

Hilton Garden Inn

TOWNPLACE SUITES HARRISOT

REGIO

Applebees

HOMERWOOD SUITES

HYATT PLACE

Hilton EXECUTIVE LODGING CENTER

AUSTIN GOLF

Residence Inn

Dumpsters Company

BLUE GOOSE

DISCOUNT TIRE

Chick-fil-A

Denny's

ROOMS TO GO

MINT

CHUCK E. CHEESE'S

FAIRFIELD INN & SUITES Warrent

aloft HOTELS

fc

MARKET OVERVIEW



SUMMARY

GRAPEVINE, TEXAS, ENJOYS A PRIME LOCATION NEAR MAJOR HIGHWAYS SUCH AS STATE HIGHWAYS 114 AND 121, AS WELL AS INTERSTATE 635, FACILITATING CONVENIENT ACCESS TO BOTH DALLAS AND FORT WORTH. ADDITIONALLY, GRAPEVINE IS ADJACENT TO DALLAS/FORT WORTH INTERNATIONAL AIRPORT (DFW), ONE OF THE WORLD'S BUSIEST AIRPORTS.

ADDING TO ITS APPEAL, GRAPEVINE IS HOME TO THE GAYLORD TEXAN, A SPRAWLING RESORT AND CONVENTION CENTER OFFERING LUXURIOUS ACCOMMODATIONS, FINE DINING OPTIONS, AND ATTRACTIONS LIKE INDOOR GARDENS AND A WATER PARK. THE CITY ALSO BOASTS THE COWBOYS GOLF CLUB, A CHAMPIONSHIP COURSE DESIGNED BY JEFF BRAUER, COMPLETE WITH A CLUBHOUSE OFFERING DINING, EVENT SPACES, AND OTHER UPSCALE AMENITIES.

THIS PROPERTY IS IDEALLY SITUATED AT THE CORNER OF BASS PRO CT AND TEXAS 26, CATTY-CORNER TO BASS PRO SHOP. IT IS STRATEGICALLY LOCATED NEAR SEVERAL PROPOSED AND ONGOING MULTIFAMILY AND MIXED-USE DEVELOPMENTS, ENHANCING ITS POTENTIAL FOR GROWTH AND ACCESSIBILITY.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2024 POPULATION	33,330	138,025	781,685
2029 POPULATION	34,246	142,454	804,048
POP. GROWTH 2024-2029	0.6%	0.6%	0.6%
2023 TOTAL HOUSEHOLDS	13,355	51,537	299,548
MEDIAN HOUSEHOLD INCOME	\$101,558	\$113,508	\$95,116
2024 TOTAL BUSINESSES	3,323	9,436	41,887
2024 TOTAL EMPLOYMENT	47,842	115,516	448,631



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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.

11-2-2015



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 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 known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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. 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 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 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 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____