

# 530 S. MAIN

530 S. Main Street, Grapevine, TX 76051



MIXED USE BUILDING  
**FOR SALE**

**LeAnn Brown**

Managing Partner / Broker

817.313.3107

[labrown@silveroakcre.com](mailto:labrown@silveroakcre.com)

**Jim Leatherwood**

Managing Partner / Broker

817.849.8282

[jleatherwood@silveroakcre.com](mailto:jleatherwood@silveroakcre.com)

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### OFFERING SUMMARY

Sale Price:	<i>Call for pricing information</i>
Building Size:	1,245 SF
Available SF:	1,245 SF
Lot Size:	5,402 SF
Year Built:	1929
Zoning:	Central Business District - CBD
Market:	Grapevine
Submarket:	NE Tarrant County

### PROPERTY OVERVIEW

Built in 1929 and beautifully updated, 530 S Main St. is featured on the City of Grapevine's 'Walking Tour' as a great example of an early service station design. The unique wood trim on the canopy has been restored and the building prepared for retail use. The property is located in the heart of Historic Downtown Grapevine, with easy access to first-class attractions, restaurants and retailers.

### PROPERTY HIGHLIGHTS

- Excellent investment opportunity - 100% occupied
- Located in the heart of Historic Downtown Grapevine
- One block from Grapevine Main Station (TEXRail) and 114-room Hotel Vin
- 11,000+ hotel rooms within 15 minutes of Main Street - daily shuttle service runs from many area hotels to Main Street
- Award winning festivals and events held on Main Street including Grapefest, Main Street Fest and Christmas Capital of Texas
- Easy Access to Hwy. 114, 121, 360 and 26
- 5 minutes from DFW Airport

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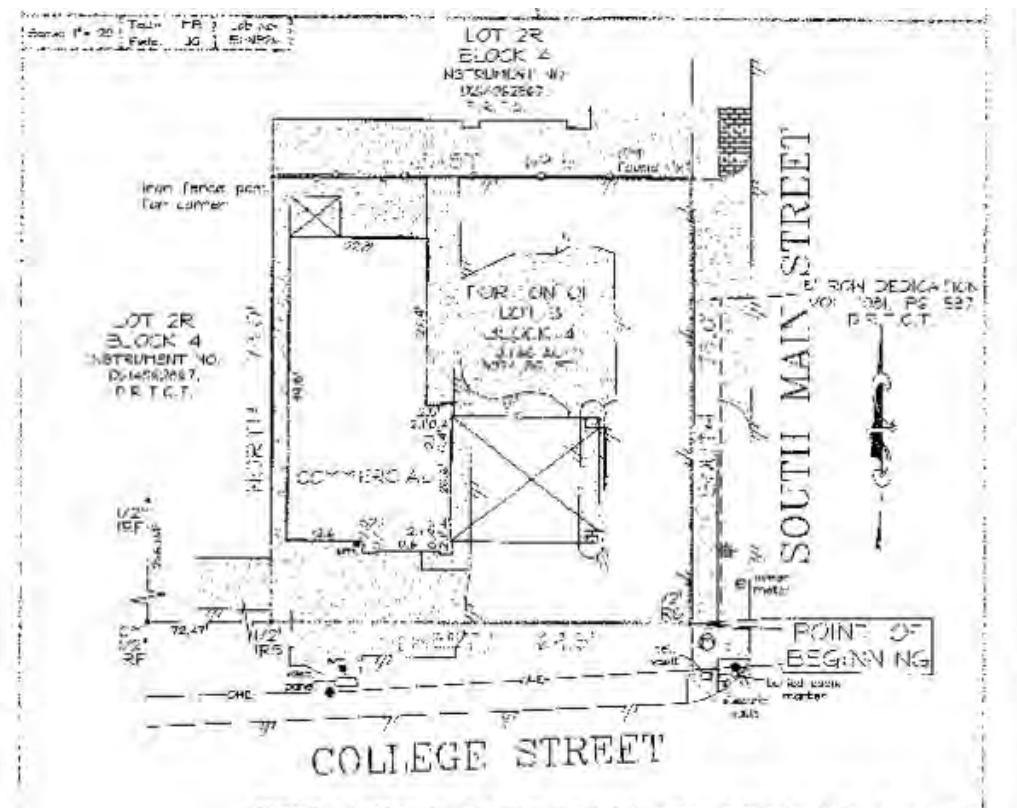
**SILVER OAK**  
COMMERCIAL REALTY

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## SURVEY



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## RETAILER MAP



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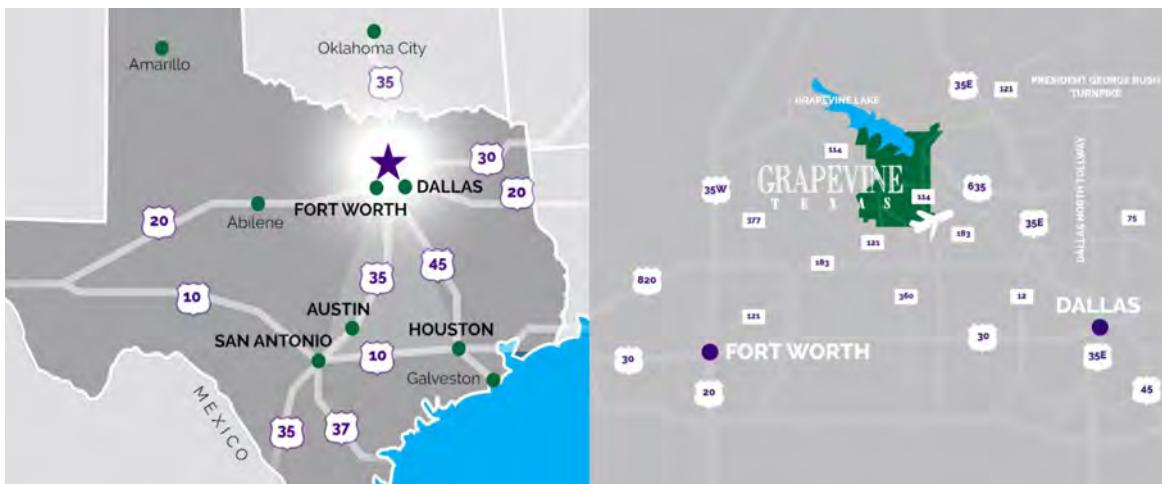
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The logo for Silver Oak Commercial Realty. It features the word "SILVER" in a large, bold, red serif font on the left. To the right of "SILVER" is a large, detailed silhouette of a tree. To the right of the tree is the word "OAK" in a large, bold, red serif font. Below "SILVER" and "OAK" is the word "COMMERCIAL" in a smaller, red serif font. To the right of "COMMERCIAL" is the word "REALTY" in a smaller, red serif font.

# Grapevine, Texas

## COMMUNITY PROFILE

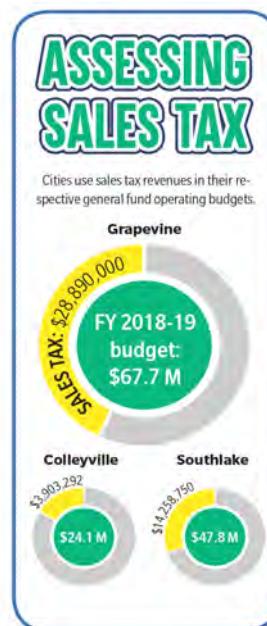


## LOCATION SUMMARY

Located in the center of the DFW Metroplex, Grapevine is perfectly situated a short 25-minutes to both Dallas and Fort Worth. 7 major highways criss-cross the city. The area boasts one of the highest per capita incomes in the state.

## BUSINESS OWNER FEEDBACK

"I had expected business to grow about 40 percent over three years' time. And we grew 40 percent in one month." - George Grubbs, Owner - Grubbs Infiniti, speaking on business growth occurring after 2015 move to Grapevine



Credit: *Community Impact*, 2019

**41M**

## Annual Day Visitors



**110K**

## Average Hwy. 114 Daily Traffic



2.2B

## Annual Gross Sales Tax Revenue From Visitors



## 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 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. **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 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. **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. 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	