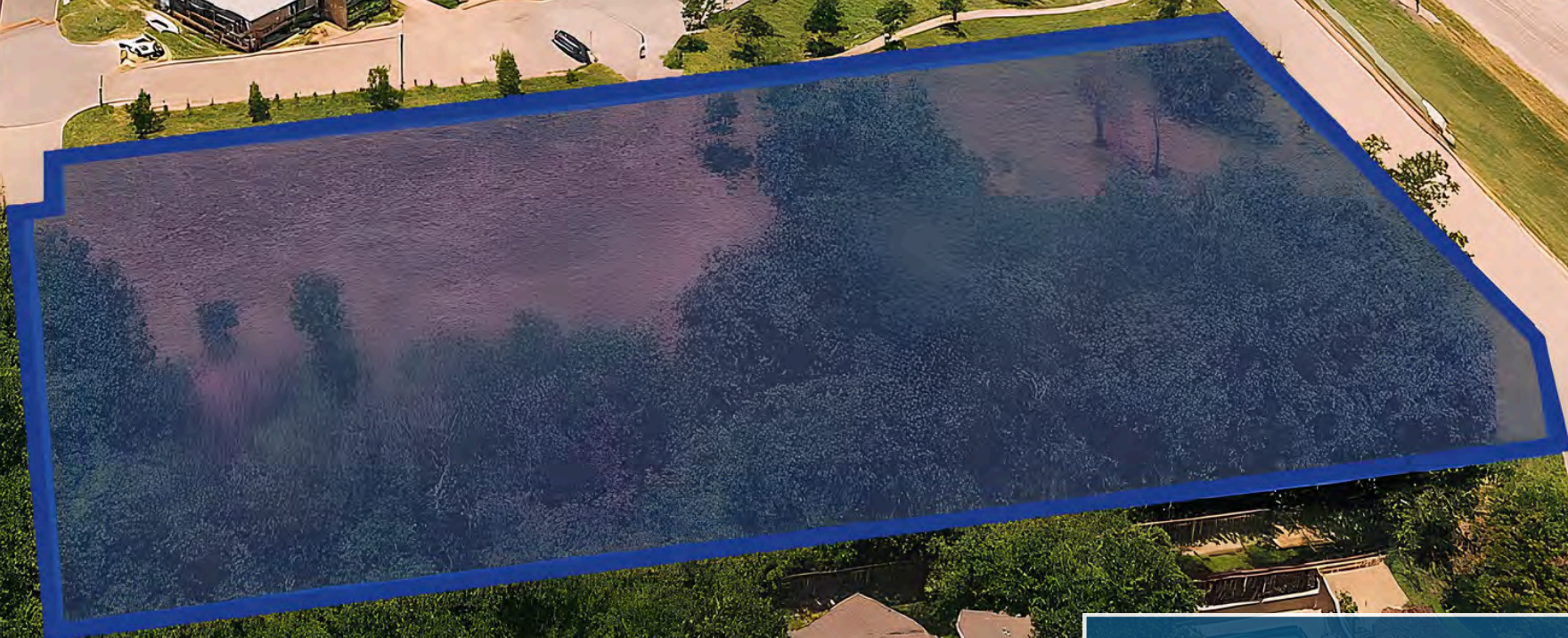




**±2.55 ACRES FOR SALE IN GRAPEVINE, TEXAS**



**CONTACTS**

Justin Owen | 214.253.0797

Liam Denholm | 817.201.9882

**FOR SALE**

±2.55 AC | \$1,599,999 | O-1 / PO ZONING | UTILITIES REPORTEDLY AVAILABLE

**3601 WILLIAM D. TATE AVE., GRAPEVINE, TX 76051**

# PROPERTY OVERVIEW:

±2.55 Acres with SH 121 frontage in Grapevine, Texas

## ADDRESS

3601 William D Tate Ave, Grapevine, TX 76051

## SIZE

±2.55 Acres / ±111,078 SF

## ZONING

O-1 / PO, Office Professional

## FRONTAGE

SH 121 / William D Tate Corridor

## UTILITIES

Reportedly available at site  
(Buyer to verify availability and capacity)

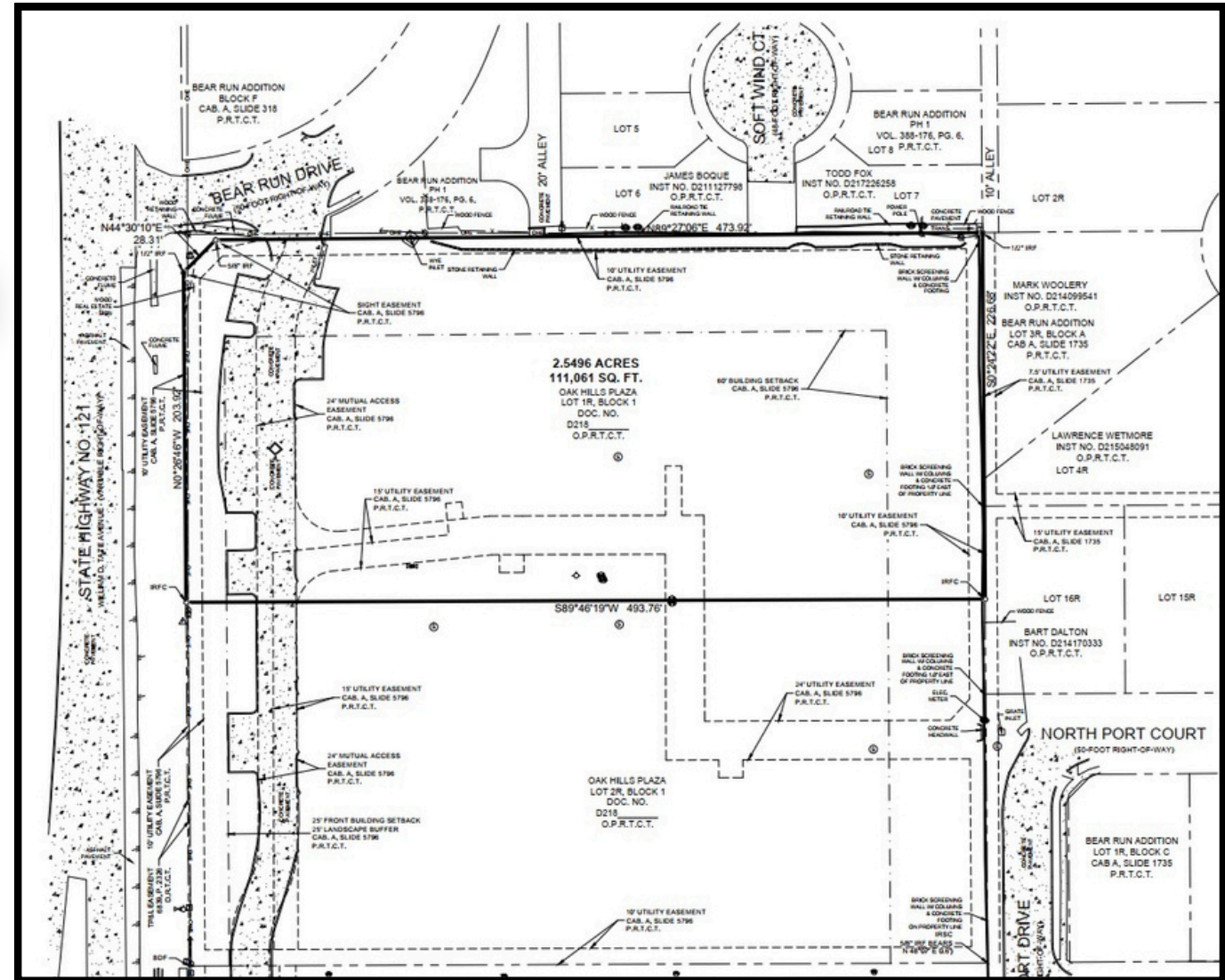
## PRICING

\$1,599,999

## SITE CONFIGURATION

Generally rectangular

**ZONING REGULATIONS**



## KEY HIGHLIGHTS:

- Grapevine development site totaling ±2.55 acres
- SH 121 / William D Tate frontage
- Prominent signage potential
- Convenient access near Hall Johnson Road
- Positioned near retail, office, hospitality, and residential demand drivers
- Approximately 10 minutes from DFW International Airport

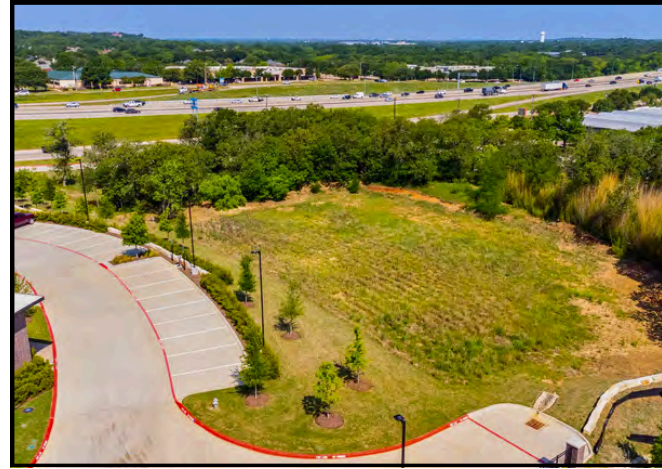
# WHY THIS SITE

STRATEGICALLY POSITIONED ALONG THE SH 121 CORRIDOR



## SH 121 FRONTAGE & VISIBILITY

Positioned along the SH 121 / William D Tate corridor, the site offers strong visibility, frontage, and signage potential within a major Grapevine commercial route.



## DEVELOPMENT POTENTIAL

The ±2.55-acre site offers a generally rectangular configuration, O-1 / PO zoning, and utilities reportedly available at the site, supporting office or compatible commercial development.



## ESTABLISHED TRADE AREA

Surrounded by residential neighborhoods, office users, hospitality, healthcare, and retail demand drivers, the property benefits from an established Northeast Tarrant County trade area.

***Well-Positioned for Long-Term Development:*** The site combines SH 121 exposure, office/professional zoning, reported utility availability, major Grapevine demand drivers, and a **strong 1-mile income base, with median household income of \$135K.**

# LOCATION & DEMOGRAPHICS

The surrounding trade area combines strong household income, established residential density, daytime employment, and regional access, supporting long-term demand for office, medical, professional, and neighborhood-serving commercial uses.



| RADIUS            | 1 MILE    | 3 MILE    | 5 MILE    |
|-------------------|-----------|-----------|-----------|
| Population        | 7,825     | 65,673    | 182,620   |
| Households        | 2,885     | 25,600    | 72,387    |
| Median HH Income  | \$135,571 | \$116,438 | \$104,498 |
| Daytime Employees | 4,777     | 40,788    | 112,060   |

Demographic Data from CoStar

# FOR SALE

±2.55 Acres for Sale in Grapevine, Texas

SALE PRICE: \$1,599,999

## CONTACTS

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