



# For Sale

**897 W Northwest Hwy, Grapevine, TX 76051**

2nd Generation Coffee Shop with Drive Through  
± 664 SF on 0.69 acres

## Property overview

**Location:** 897 W Northwest Hwy, Grapevine, TX 76051

**Building size:** 664 SF

**Site size:** 0.69 acres

**Features:**

- Second-generation coffee shop
- Located at hard, signalized corner of NW Highway and Ball St.
- Existing two lane drive through
- Outdoor patio
- Rear parking lot with 9 spots

**Pricing: Call Brokers**



Representative Photo



### Estimated population

1 miles	3 miles	5 miles
9,507	38,884	109,428



### Number of households

1 miles	3 miles	5 miles
4,070	15,866	41,554



### Average household income

1 miles	3 miles	5 miles
\$137,612	\$146,103	\$186,769



### Median age

1 miles	3 miles	5 miles
40.9	39.2	40.5



### Area traffic counts

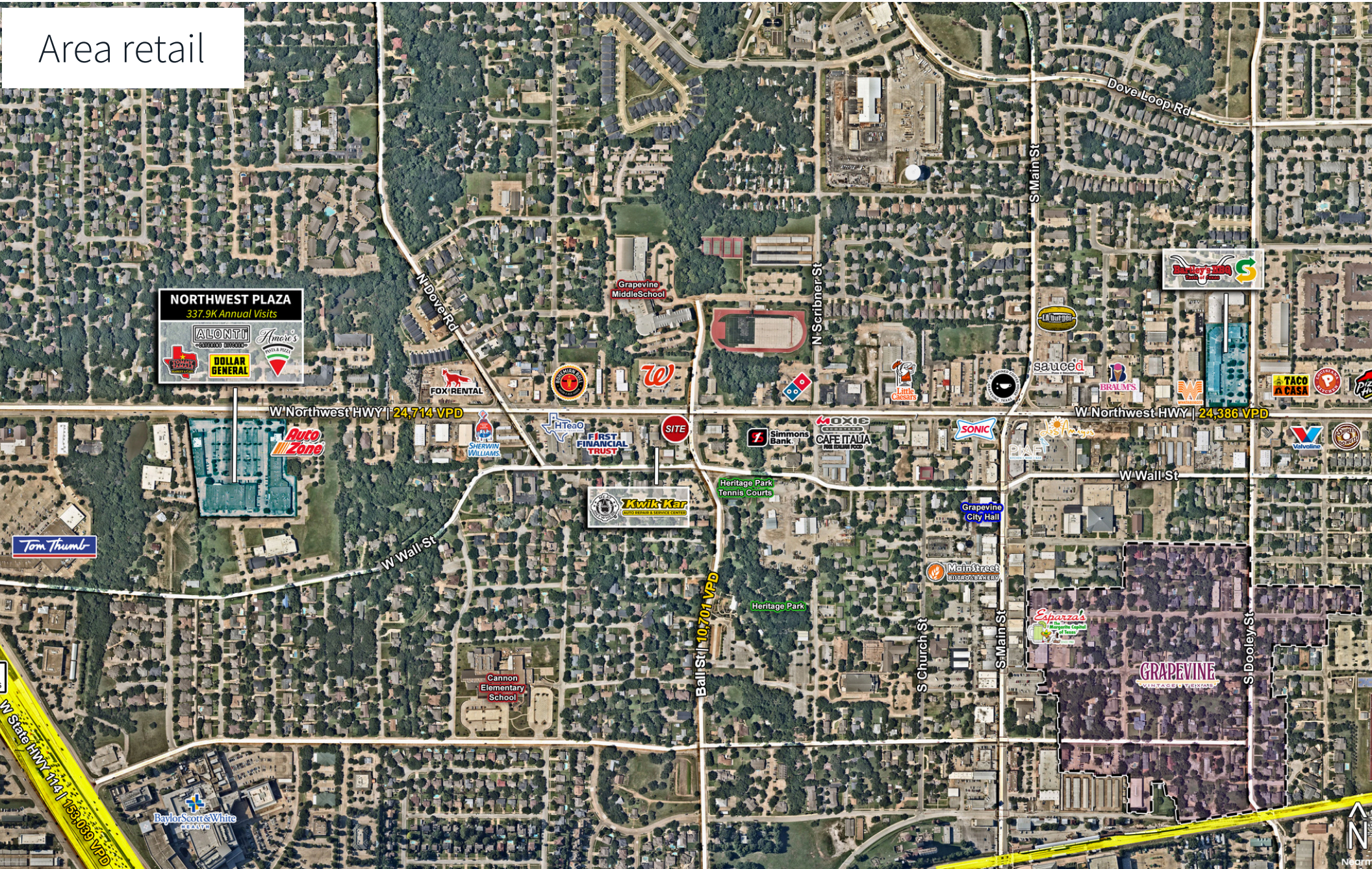
<b>24,155 VPD</b>
W Northwest Hwy. at Site

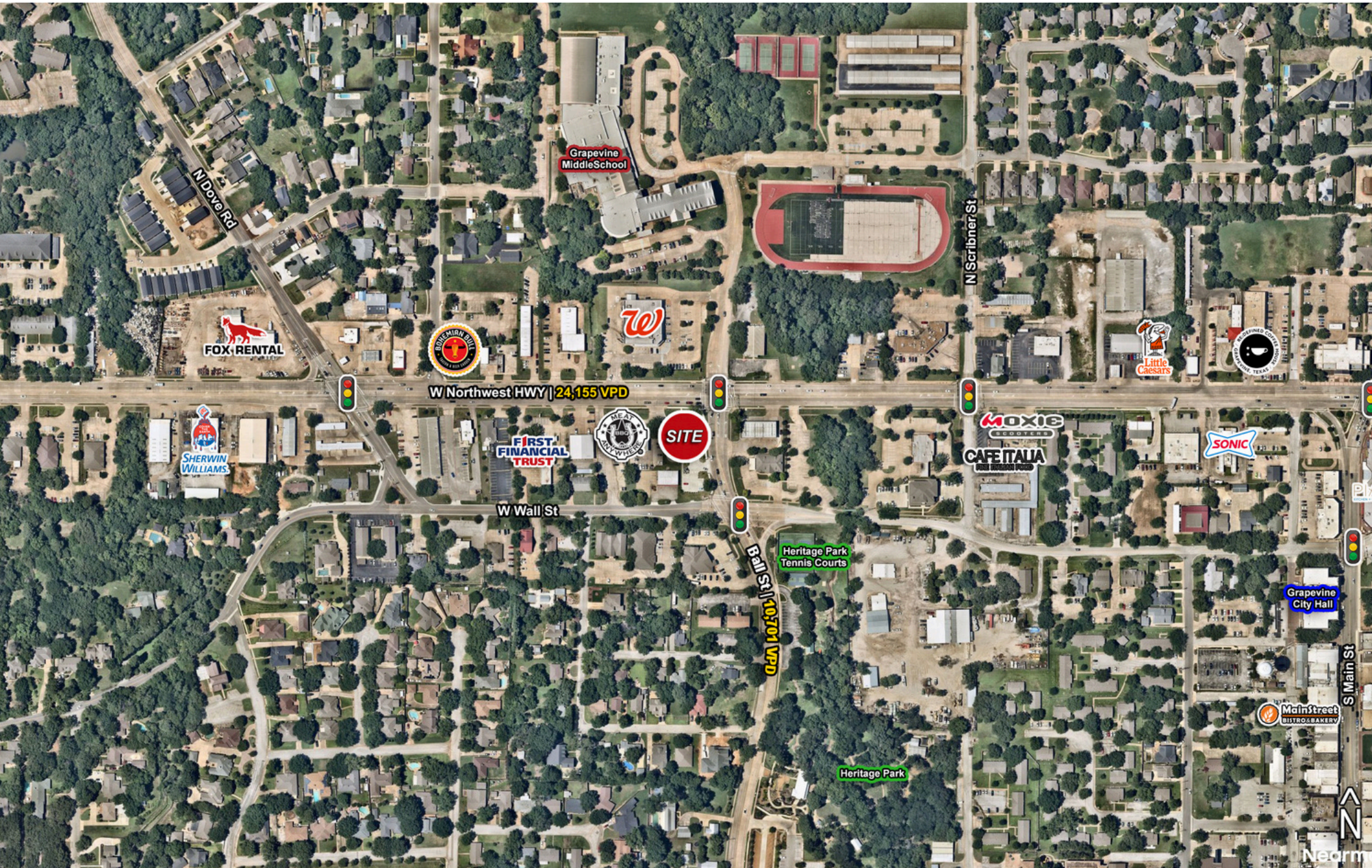


### Area traffic counts

<b>10,701 VPD</b>
Ball St. at Site

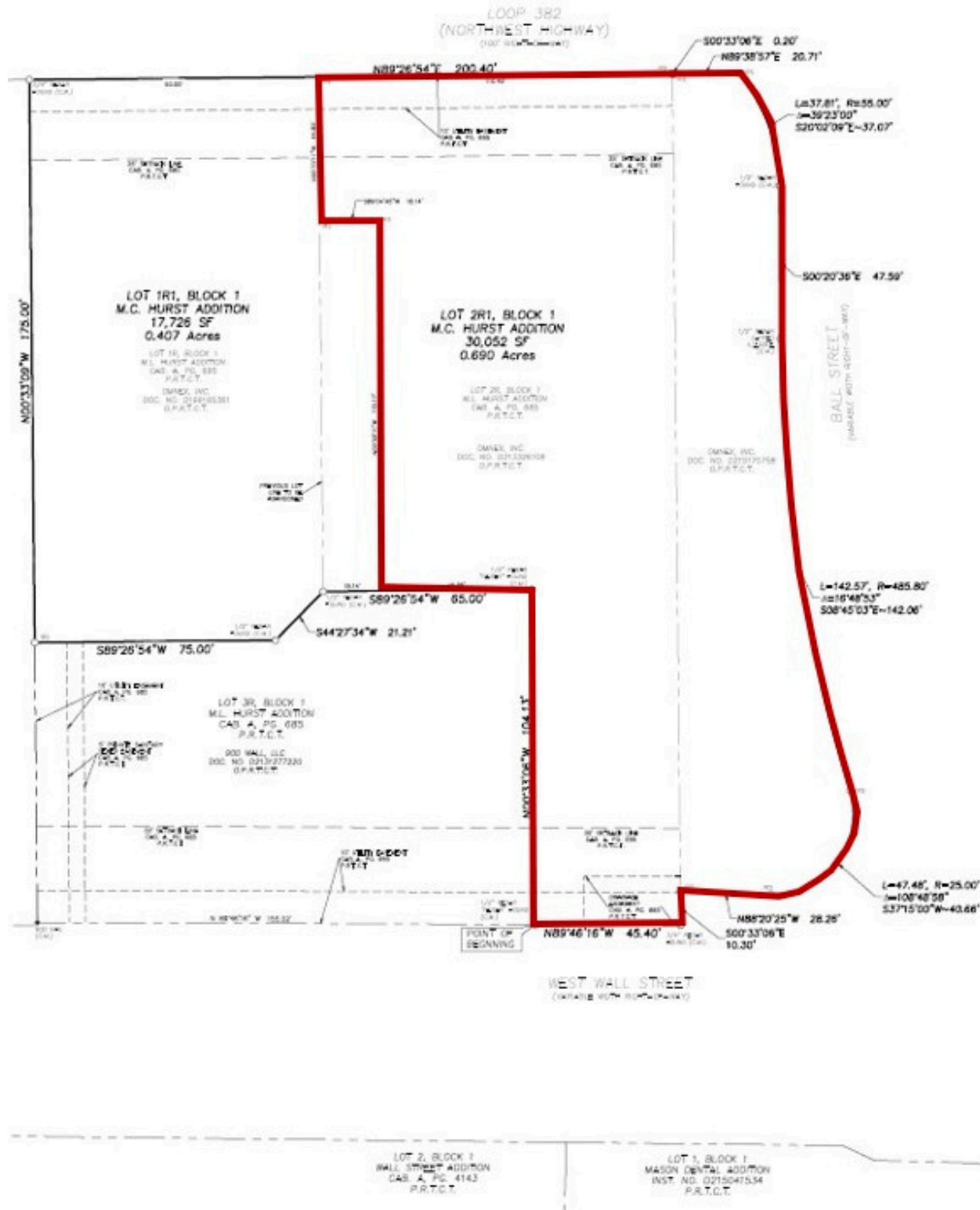
Area retail







# Survey



**Rachael Keener***Vice President***+1 713 888 4074****[rachael.keener@jll.com](mailto:rachael.keener@jll.com)****Lucas de la Garza***Associate***+1 713 243 3313****[lucas.delagarza@jll.com](mailto:lucas.delagarza@jll.com)****Jones Lang LaSalle Americas, Inc. License****About JLL**

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$20.8 billion and operations in over 80 countries around the world, our more than 106,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](https://www.jll.com).