



# 110 S BARTON AVE

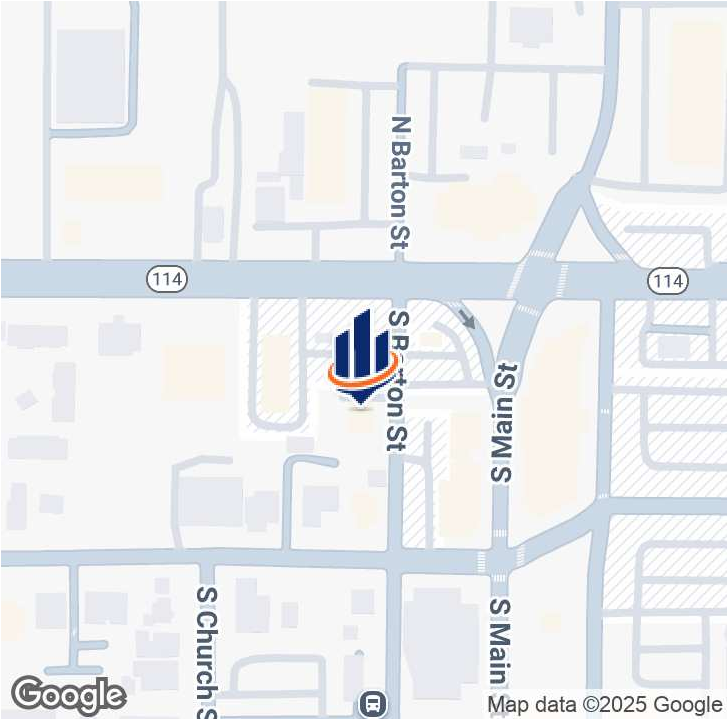
110 S BARTON AVE  
GRAPEVINE, TX 76051

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# Property Summary



**SALE PRICE** **\$1,400,000**

**OFFERING SUMMARY**

Lot Size:	0.26 Acres
Year Built:	1995
Building Size:	2,892 SF
Renovated:	2016
Zoning:	HC - Highway Commercial
Market:	Dallas-Fort Worth
Submarket:	Grapevine/Colleyville Retail
Price / SF:	\$484.09

**PROPERTY OVERVIEW**

LOCATION LOCATION LOCATION

Acquire this freestanding Office/Retail property located in a prime location just off of S Main St in Grapevine, TX as an investment with the existing Tenant or occupy the property as an Owner/User.

**PROPERTY HIGHLIGHTS**

- Very Walkable [84 Walk Score]
- Prime Commercial/Retail Location
- Recently Updated & Very Well-Maintained

# Property Details

## SALE PRICE

**\$1,400,000**

### BUILDING INFORMATION

Building Size	2,892 SF
Price / SF	\$484.09
Year Built	1995
Last Renovated	2016
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	2
Average Floor Size	1,446 SF
Gross Leasable Area	2,892 SF
Load Factor	Yes
Construction Status	Existing
Framing	Wood
Condition	Excellent
Roof	Composite Shingle
Free Standing	Yes
Number Of Buildings	1
Walls	Painted Drywall
Floor Coverings	Vinyl Wood Plank
Exterior Walls	Masonry Brick
Mezzanine	Yes, Open
Office Buildout	Mostly Open Layout
Foundation	Concrete Slab

### PROPERTY DETAILS

Property Type	Office/Retail
Property Subtype	Free Standing Building
Zoning	HC - Highway Commercial
Lot Size	0.26 Acres
APN#	02952807
Submarket	Grapevine/Colleyville Retail
Lot Frontage	90
Lot Depth	120
Waterfront	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Price Per Month	\$0/month
Parking Type	Surface
Parking Ratio	7.61
Number Of Spaces	22
Parking Description	22 Free Surface Car Parks are Available; Parking Ratio of 7.61/1,000

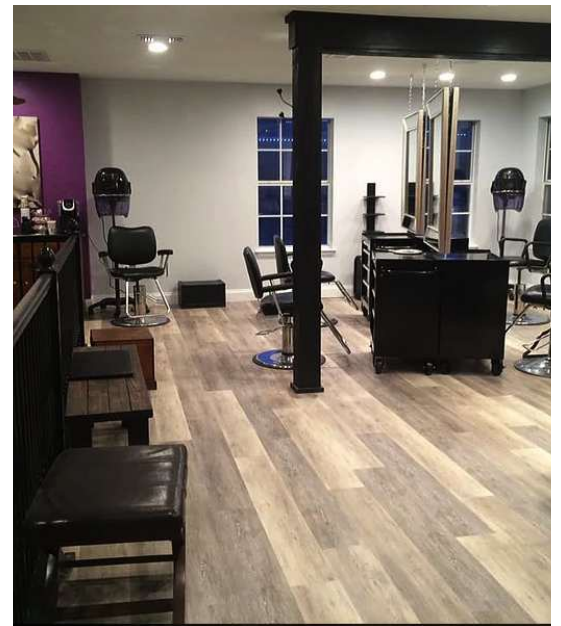
### UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	1
Number Of Escalators	0
Centrix Equipped	Yes
Plumbing Description	Plumbed for Retail - Abundant
Exterior Description	Existing Masonry Brick Exterior
Interior Description	Vinyl Wood Plank Flooring, Painted Drywall, Above Average Fixtures
Utilities Description	General Office/Retail Utilities

### TAX INFORMATION

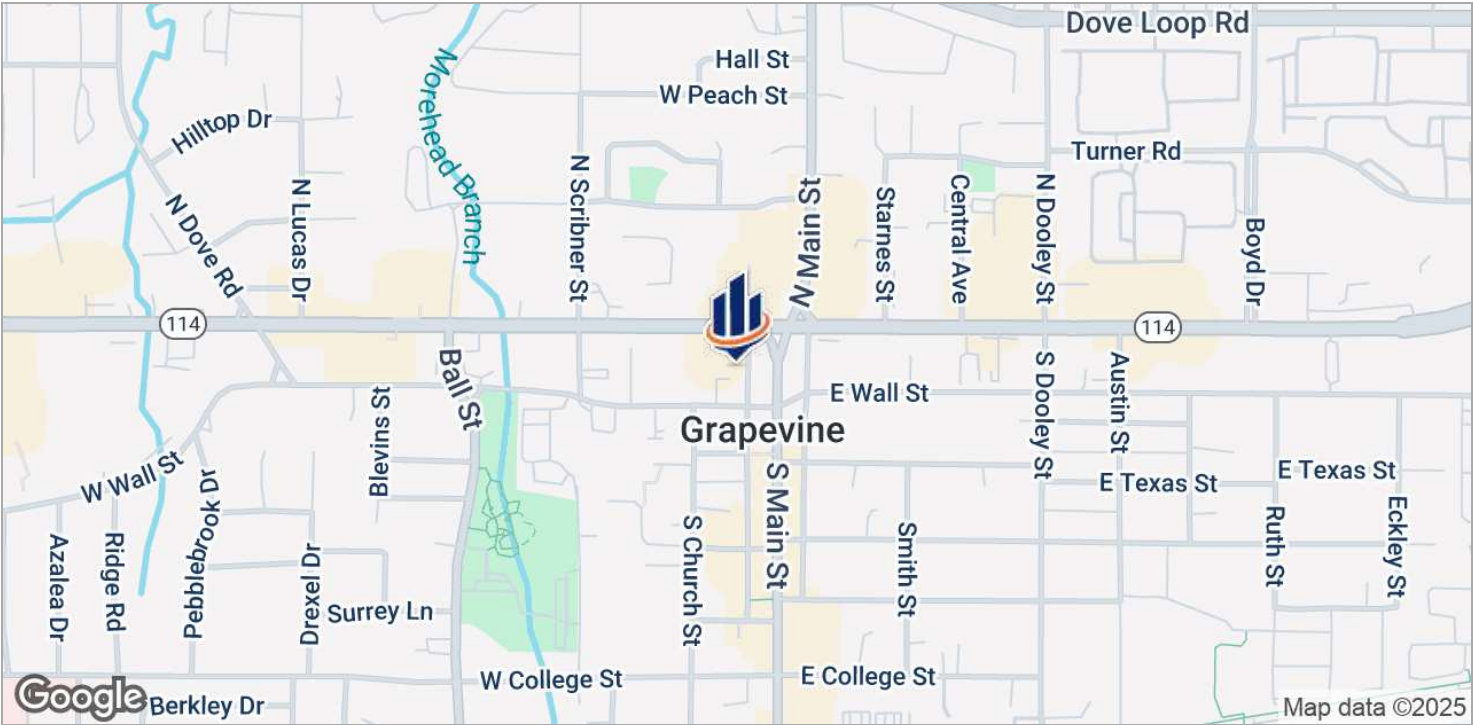
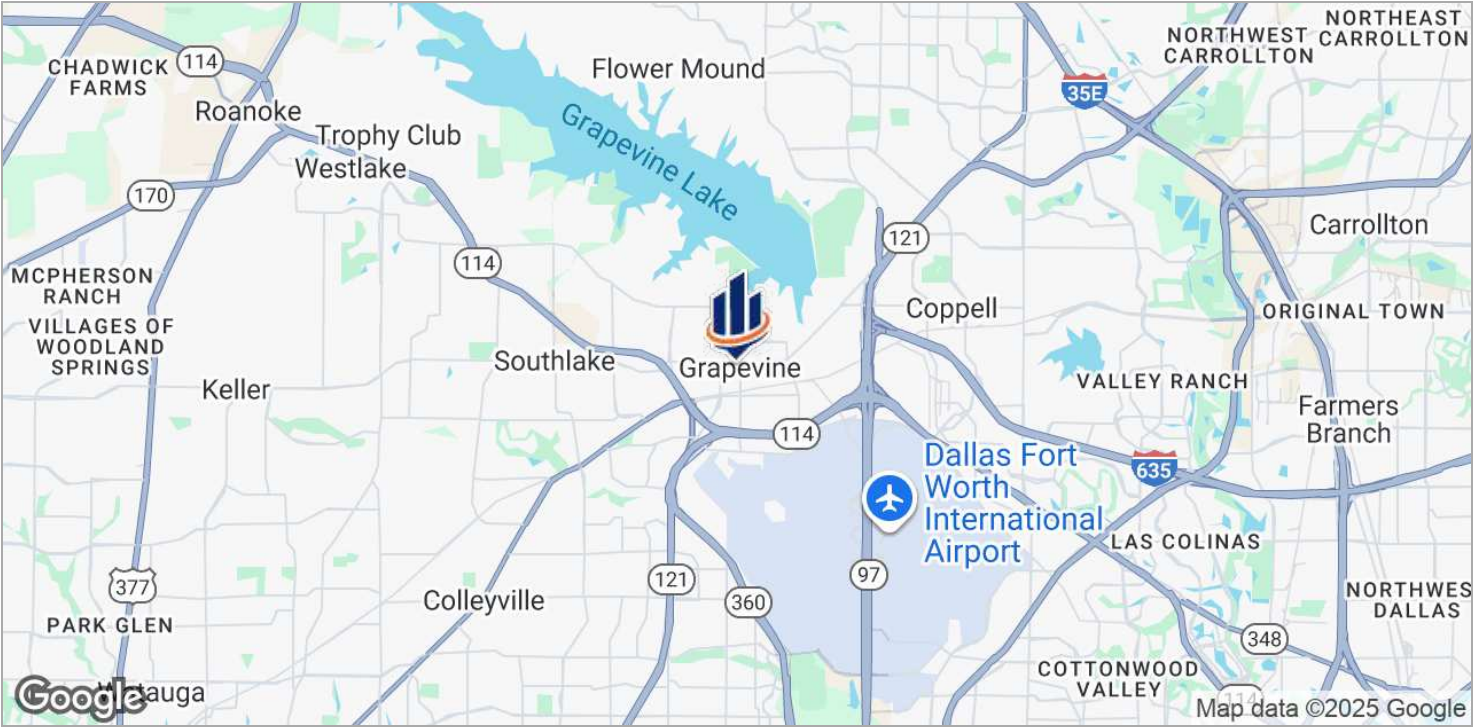


# Additional Photos



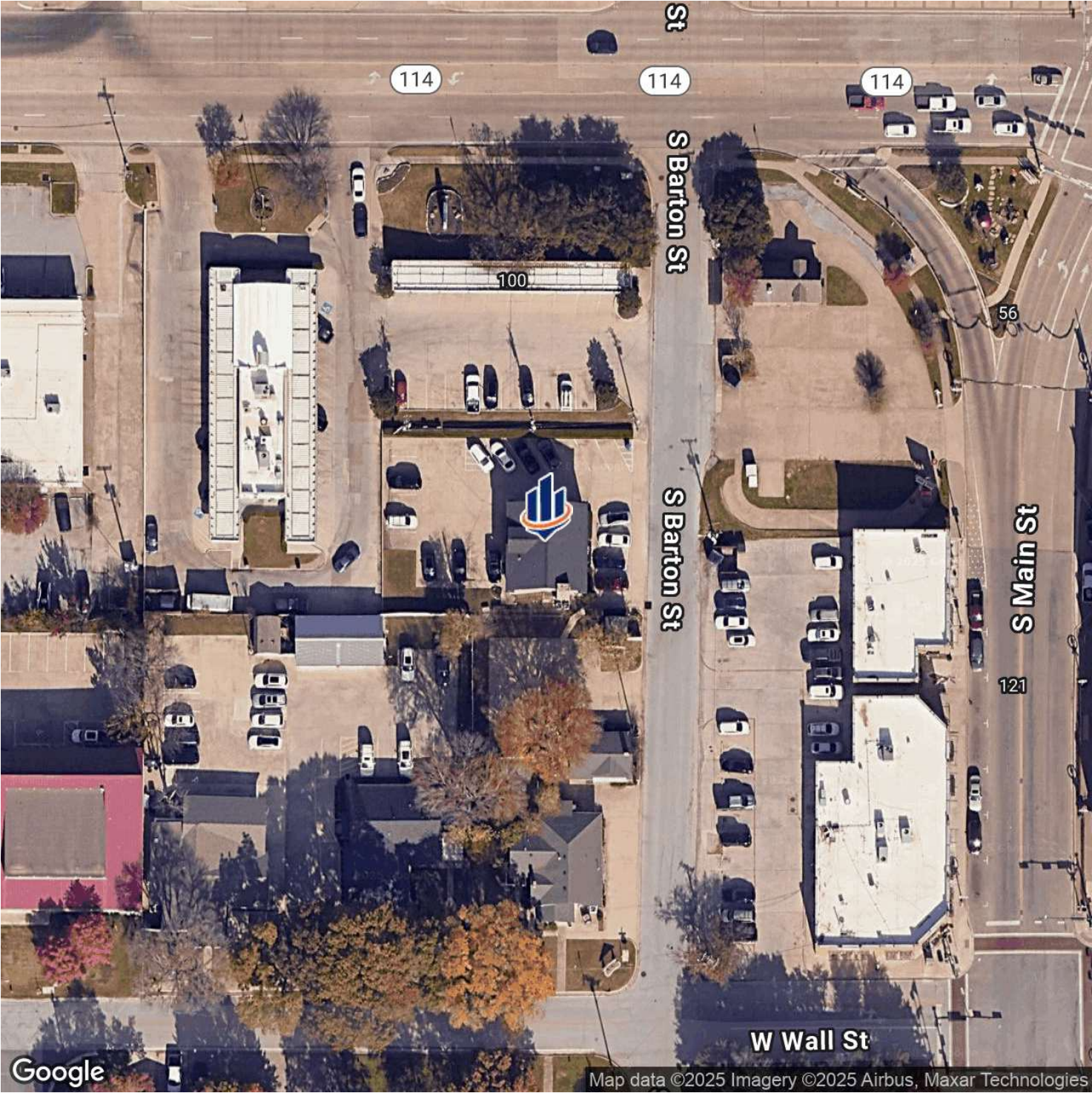


# Location Maps





# Aerial Maps



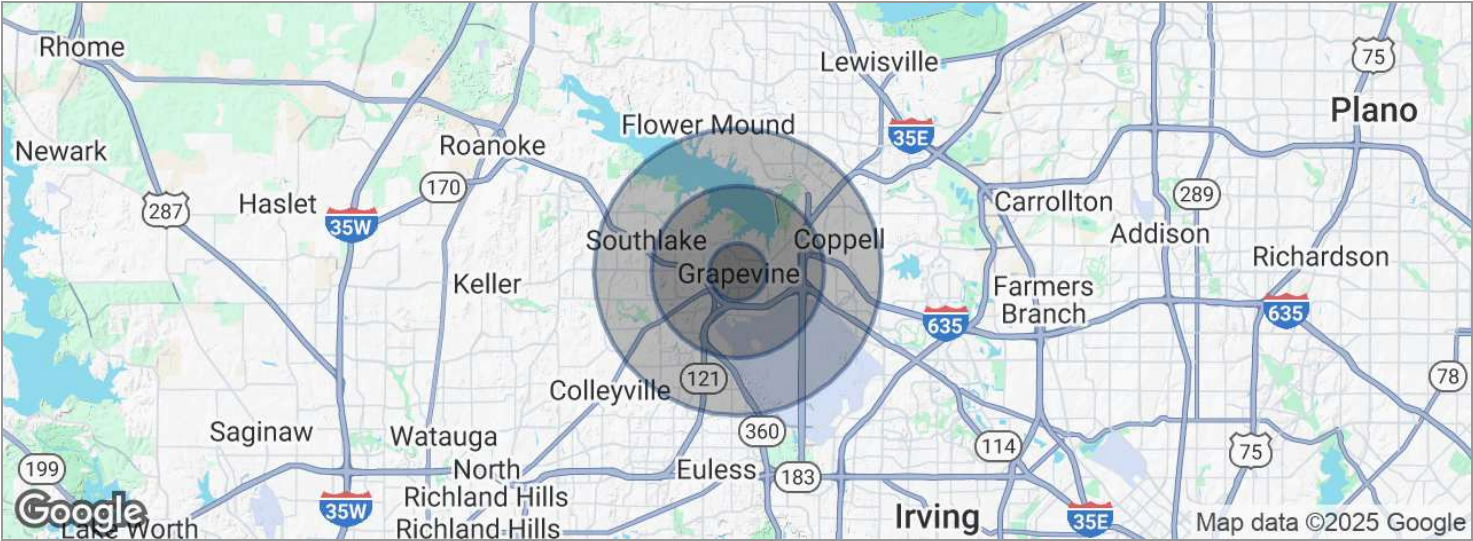




# Site Plan



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,325	34,963	96,832
Median age	36.3	35.8	37.8
Median age [Male]	34.5	35.5	37.9
Median age [Female]	36.7	35.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,383	13,883	35,883
# of persons per HH	2.4	2.5	2.7
Average HH income	\$71,024	\$85,550	\$119,285
Average house value	\$192,712	\$221,911	\$272,116

\* Demographic data derived from 2020 ACS - US Census