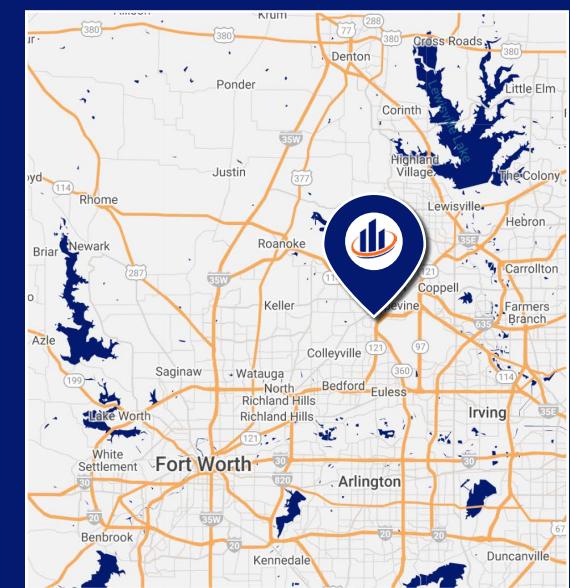




OFFICE INVESTMENT IN PRIME LOCATION

2563 SW Grapevine Pkwy
Grapevine, TX 76051

AVAILABLE:
7,300 SF



PRICING
\$2,600,000



2563 Southwest Grapevine Parkway is a single-story office building investment property in Grapevine, TX. 100% occupied with one tenant, USHEALTH Advisors headquarters site. The tenant recently renewed their lease through September 2030, ensuring long-term stability and consistent income. The property generates an NOI of \$169,000, offering excellent cash flow and strong investment security.

FEATURES

Building SF: 7,300 SF
Built: 2006
Use: Office

HIGHLIGHTS

- » Brick exterior, common area wooden pergola, and updated interior
- » Located in the heart of the DFW Area, just minutes from DFW Airport and major highways.

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OFFERING DETAILS

| | |
|---|----------------------------------|
|  | SALE PRICE \$2,600,000 |
|  | PRICE PER SF \$356.16 |
|  | CAP RATE 6.5% |
|  | NOI \$169,000 |
|  | OCCUPANCY 100% |
|  | LOT SIZE 1.10 ACRES |
|  | BUILDING SIZE 7,300 SF |
|  | YEAR BUILT 2006 |
|  | PARKING SPACES 30 |

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LANDLORD RESPONSIBILITIES

| | |
|-----------------------|---|
| Landscaping | \$818.00/month - \$9,816.00/year |
| Trash | \$145.73/month - \$1,748.76/year |
| Water | \$2,259.56 trailing 12 months |
| Insurance | \$7,522.00/ April '24 - May '25 |
| 2024 Taxes | \$29,388.08 (taxes should be close to this in '25) |
| Total Expenses | \$50,734.40 |

RENT ROLL

| Period | Monthly Base Rent |
|--------------------------------------|-------------------|
| October 1, 2025 - September 30, 2026 | \$18,446.60 |
| October 1, 2026 - September 30, 2027 | \$19,000.00 |
| October 1, 2027 - September 30, 2028 | \$19,570.00 |
| October 1, 2028 - September 30, 2029 | \$20,157.10 |
| October 1, 2029 - September 30, 2030 | \$20,761.81 |

OFFICE INVESTMENT IN PRIME LOCATION

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ABOUT THE TENANT

| | |
|-------------------------|---------------|
| Occupancy % | 100% |
| Building SF | 7,300 |
| Lease Execution | Oct 1, 2025 |
| Lease Expiration | Sept 30, 2030 |

USHEALTH Advisors is a wholly-owned national sales and distribution subsidiary of USHEALTH Group, Inc. The company sells individual health insurance plans and supplementary products underwritten by The Freedom Life Insurance Company of America, a wholly-owned insurance subsidiary of USHEALTH Group, Inc. The company is focused on serving individuals, families, the self-employed and small business owners.

Specialties include: Health Coverage, Innovative Fixed Indemnity Health Plans, Critical Illness Coverage, Accident Coverage, Life Insurance, Dental Insurance, Guarantee Issue Plans, health insurance agent, and Health Insurance Agent Recruiting.

OFFICE INVESTMENT IN PRIME LOCATION

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GRAPEVINE FAST FACTS



Population: ~54,000 residents, with steady growth

DFW International Airport: Located within the city limits, 4th busiest airport in the U.S.

Major Highways: Direct access to Highways 114, 121 & 26, minutes to I-635 and SH-360

Employment Hub: Home to corporate offices, logistics centers, and hospitality leaders

Visitor Economy: Attracts over 20 million visitors annually to its events, shopping, and historic downtown

Median Household Income: Above the Texas and national averages, reflecting strong purchasing power

Business-Friendly Environment: Proactive city planning and infrastructure investment

Lifestyle Appeal: Renowned schools, parks, wineries, and year-round community events

A THRIVING ECONOMIC BASE

Grapevine boasts a diverse and resilient economy supported by logistics, manufacturing, hospitality, retail, and professional services. Its position as home to DFW International Airport—one of the busiest airports in the world—makes it a premier hub for both domestic and international commerce. Major employers, from corporate headquarters to distribution centers, contribute to a stable job market and sustained business growth. The city's pro-business environment, paired with strong municipal investment in infrastructure, ensures continued economic vitality.

STRATEGIC CONNECTIVITY

Situated at the crossroads of Highways 114, 121, and 26, Grapevine provides seamless access to the Dallas–Fort Worth Metroplex. Businesses benefit from immediate proximity to DFW International Airport, as well as quick connections to downtown Dallas, Fort Worth, and surrounding high-growth cities like Southlake, Irving, and Arlington. This central positioning attracts a steady flow of customers, workforce talent, and business opportunities.

QUALITY OF LIFE DRIVES GROWTH

Grapevine is known for its vibrant cultural scene, historic downtown, award-winning wineries, and year-round events that draw millions of visitors annually. Its highly regarded schools, abundant parks, and strong community engagement make it an attractive place for both businesses and residents. The blend of lifestyle appeal and economic opportunity continues to fuel population growth and real estate demand, positioning Grapevine as one of the most desirable markets in North Texas.

OFFICE INVESTMENT IN PRIME LOCATION

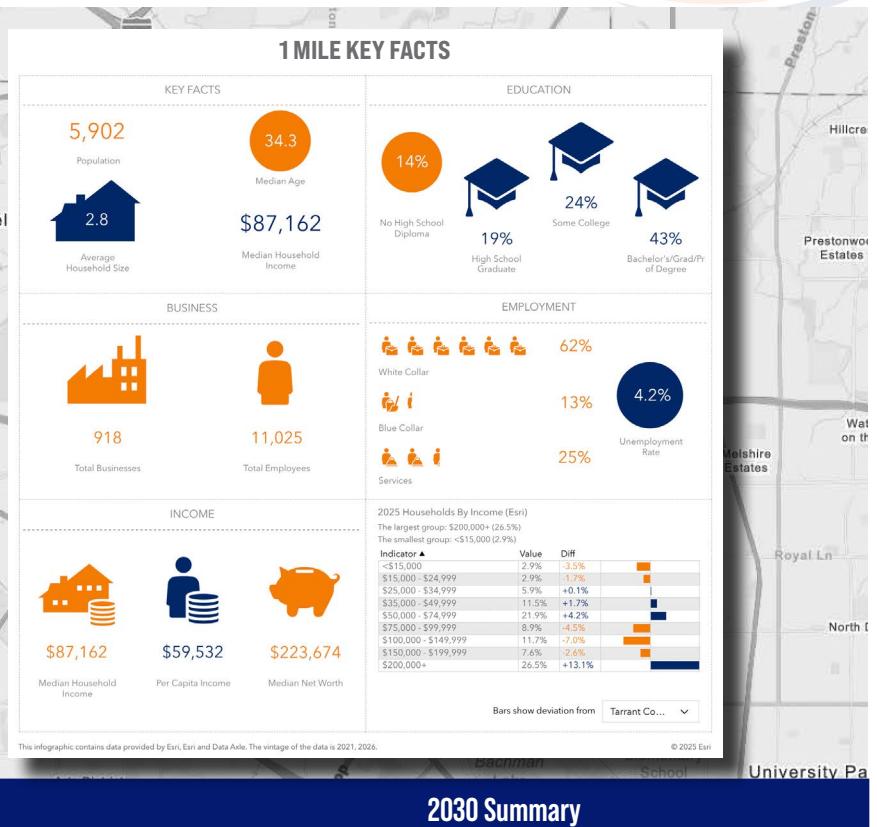
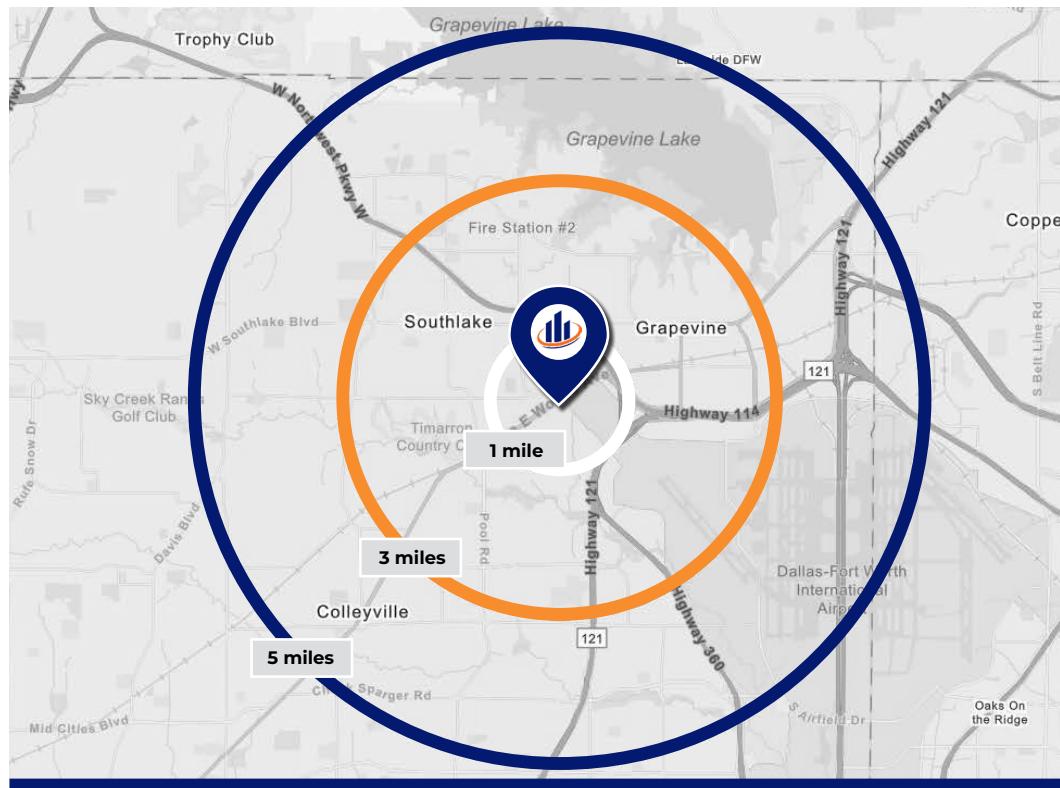
2563 SW Grapevine Pkwy | Grapevine, TX 76051



This well-located office property offers immediate access to Highways 114, 121, and 26, with DFW International Airport just minutes away. Its prime Grapevine location provides strong regional connectivity and convenient access to major business centers across the Dallas-Fort Worth Metroplex.

OFFICE INVESTMENT IN PRIME LOCATION

2563 SW Grapevine Pkwy | Grapevine, TX 76051



2025 Summary

| | 1 Mile | 3 Miles | 5 Miles | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Population | 5,902 | 59,380 | 133,607 | 5,650 | 58,494 | 132,322 |
| Households | 2,137 | 22,923 | 51,228 | 2,090 | 23,024 | 51,673 |
| Families | 1,454 | 16,282 | 36,845 | 1,409 | 16,242 | 36,889 |
| Average Household Size | 2.76 | 2.57 | 2.60 | 2.70 | 2.52 | 2.55 |
| Owner Occupied Housing Units | 977 | 15,422 | 35,357 | 1,004 | 15,849 | 36,161 |
| Renter Occupied Housing Units | 1,160 | 7,501 | 15,871 | 1,086 | 7,175 | 15,512 |
| Median Age | 34.3 | 42.1 | 42.4 | 35.0 | 43.1 | 43.2 |
| Median Household Income | \$87,162 | \$138,220 | \$138,553 | \$102,570 | \$158,302 | \$156,434 |
| Average Household Income | \$164,403 | \$210,313 | \$209,779 | \$190,757 | \$228,620 | \$226,787 |



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:
 - 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.

| | | | |
|--|-------------|----------------------------|--------------|
| DFW Trinity Advisors, LLC | 9004520 | sfithian@visionsrealty.com | 817-288-5525 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Stephen H. Fithian | 407418 | sfithian@visionsrealty.com | 817-288-5524 |
| Designated Broker of Firm | License No. | Email | Phone |
| Stephen H. Fithian | 407418 | sfithian@visionsrealty.com | 407418 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| Matt Matthews | 667871 | matt.matthews@svn.com | 972-765-0886 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date