

GRAPEVINE MILLS CROSSING

AVAILABLE

3510 Grapevine Mills Pkwy - 16,588 SF. Will divide.

RATE

Call for rates

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Population	3,655	42,335	186,444
Est. 2022 Population	4,127	46,441	202,742
Average HH Income	\$87,572	\$133,577	\$111,438

TRAFFIC COUNTS

SH 121	107,919 VPD
Grapevine Mills Pkwy	48,753 VPD
FM 2499	51,535 VPD
Grapevine Mills Blvd	8,250 VPD

PROJECT DESCRIPTION

- More than 200,000 cars pass site each day
- Five-minute drive from DFW International Airport
- Adjacent to Grapevine Mills Mall, with over 13,300,000 visitors per year, Bass Pro Shops, with over 2,100,000 visitors per year, and Great Wolf Lodge
- Co-tenants include: LA Fitness, NTB, La-Z-Boy and Ashley Furniture
- Easy access to Coppell, Colleyville and Flower Mound via expanded SH 121 and FM 2499

LOOKING FORWARD

- Space is adjacent to city-owned, 185-acre master-planned development, bringing significant retail and commercial presence to the area.
- Increase in nearby corporate relocations like Kubota Tractors (350 employees) creates an attractive, vibrant quality to the southern SH 121 corridor.

CONTACT

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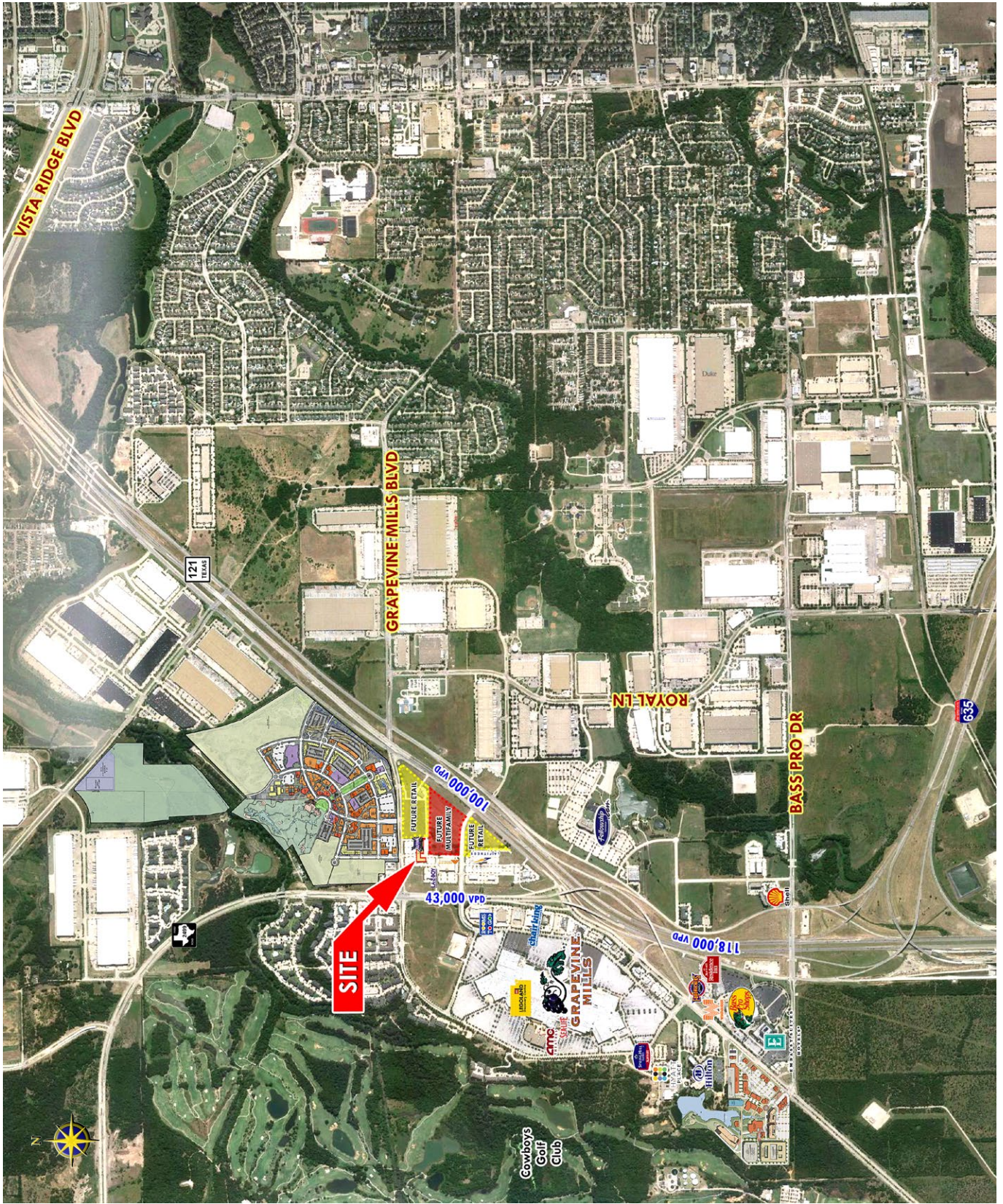
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GRAPEVINE MILLS CROSSING

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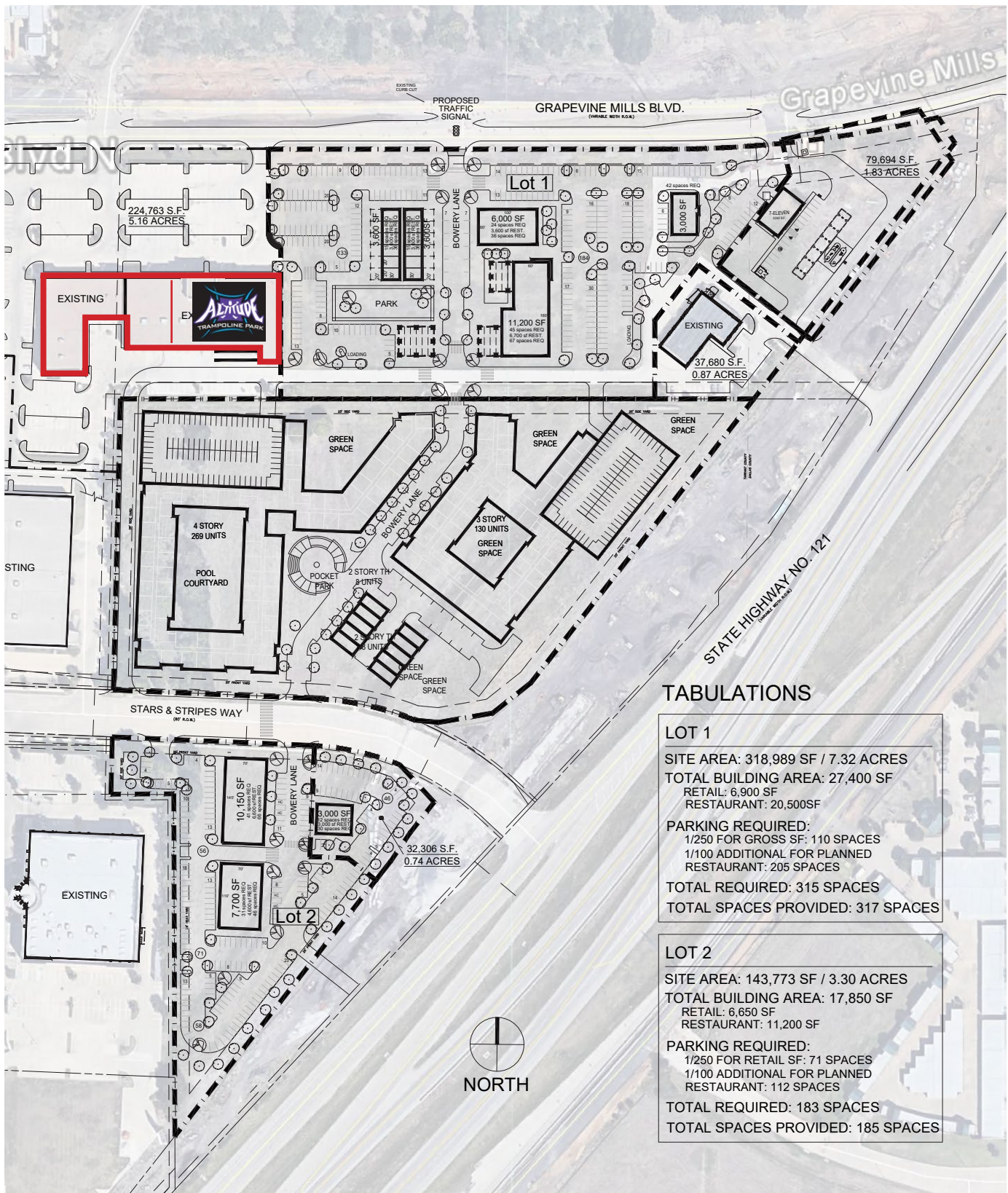
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TABULATIONS

LOT 1
 SITE AREA: 318,989 SF / 7.32 ACRES
 TOTAL BUILDING AREA: 27,400 SF
 RETAIL: 6,900 SF
 RESTAURANT: 20,500SF
 PARKING REQUIRED:
 1/250 FOR GROSS SF: 110 SPACES
 1/100 ADDITIONAL FOR PLANNED RESTAURANT: 205 SPACES
 TOTAL REQUIRED: 315 SPACES
 TOTAL SPACES PROVIDED: 317 SPACES

LOT 2
 SITE AREA: 143,773 SF / 3.30 ACRES
 TOTAL BUILDING AREA: 17,850 SF
 RETAIL: 6,650 SF
 RESTAURANT: 11,200 SF
 PARKING REQUIRED:
 1/250 FOR RETAIL SF: 71 SPACES
 1/100 ADDITIONAL FOR PLANNED RESTAURANT: 112 SPACES
 TOTAL REQUIRED: 183 SPACES
 TOTAL SPACES PROVIDED: 185 SPACES

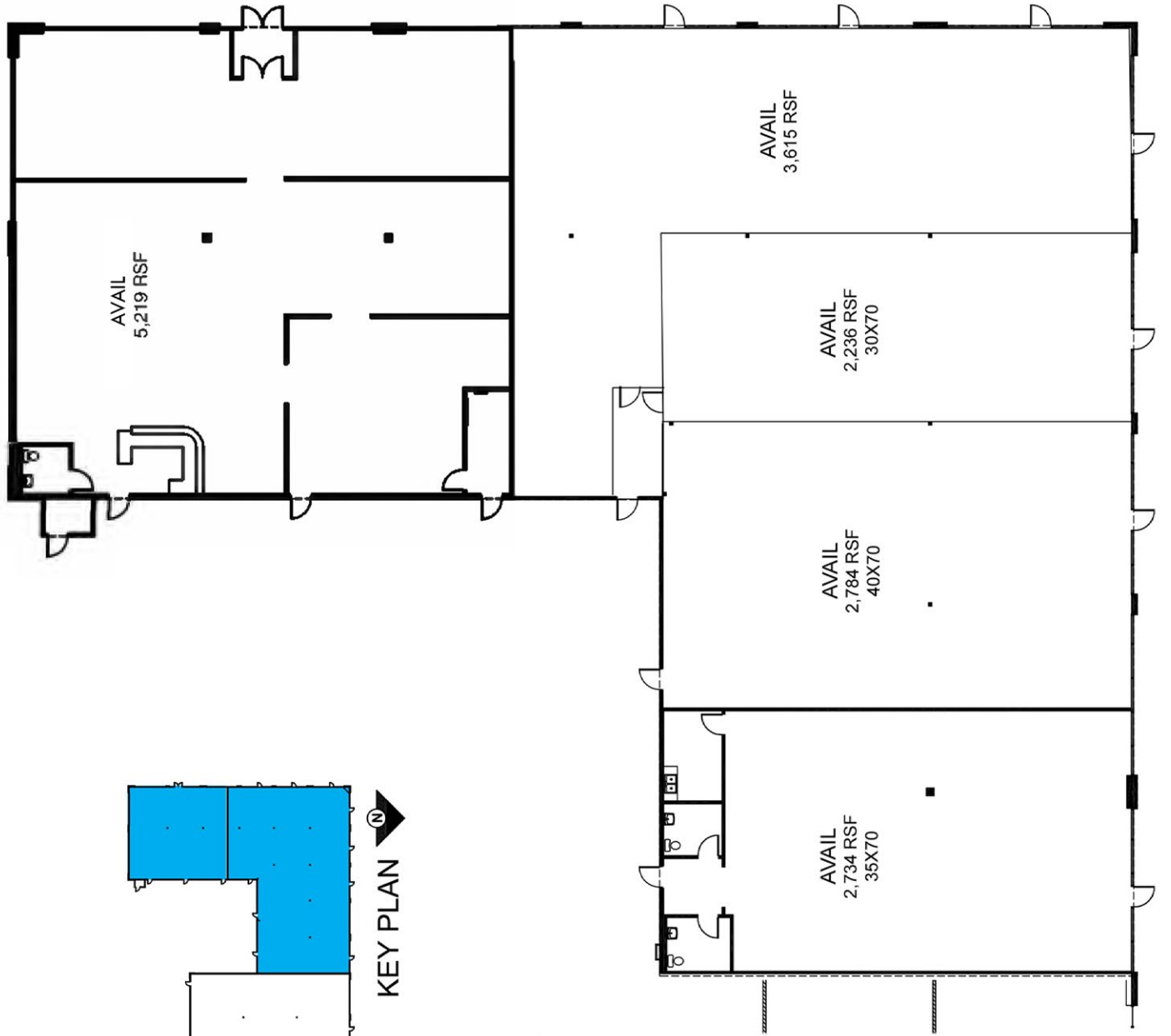
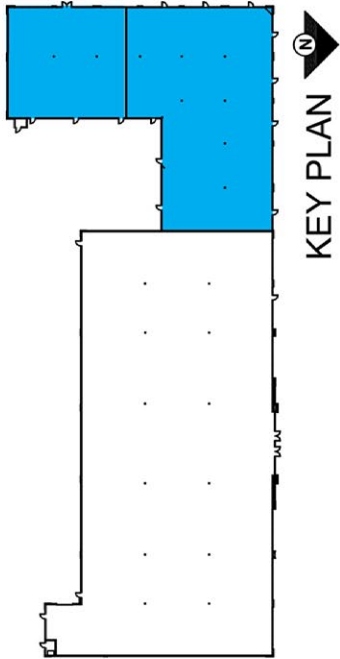


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16,588 RSF



GRAPEVINE
MILLS CROSSING

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Active

DFW

Airport

Location

Destination

Festivals

Regional

Fashion

200,000 VPD

Altitude

History

GRAPEVINE

MILLS CROSSING

Gaylord Texan

Retail

Tourism

Great

Wolf

Lodge

SH 121

Sophisticated Charm

Family Friendly

Access

Shopping

Selection

LEGOLAND

Grapefest

Amenities

Grapevine Mills Mall

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