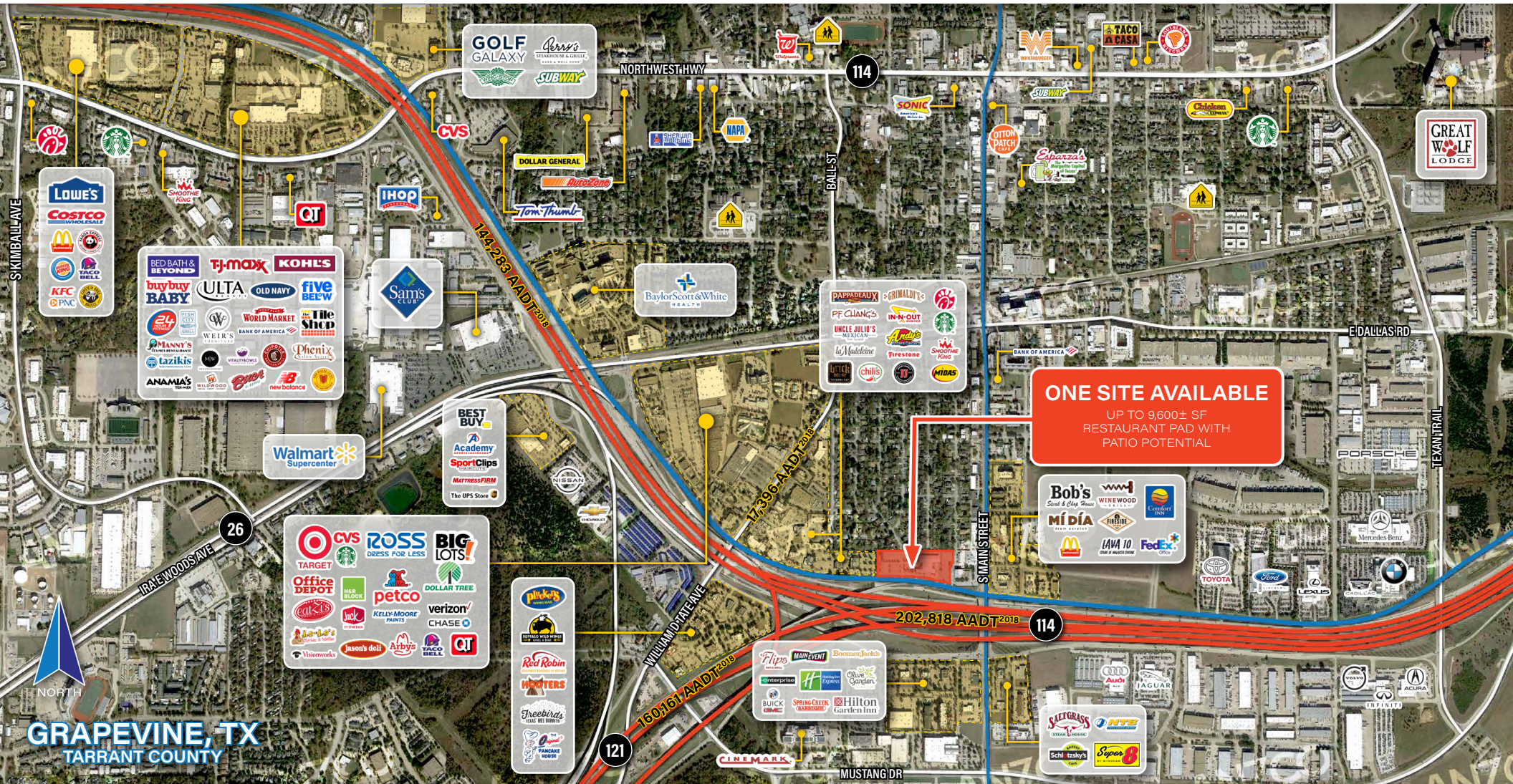


FOR LEASE RESTAURANT SITES | 7.0± ACRES TOTAL (DIVISILBLE)

440 STATE HIGHWAY 114 | GRAPEVINE, TX 76051 | TARRANT COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com

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ANZCO LLC
REAL ESTATE SERVICES

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440 STATE HIGHWAY 114 | GRAPEVINE, TX 76051 | TARRANT COUNTY

PROPERTY FEATURES:

- FOR LEASE RESTAURANT PADS: 7.0± ACRES TOTAL (DIVISIBLE)
- Excellent location just off of State Hwy 114 at the NWQ of State Hwy 114 & S Main Street just northeast of Forth Worth and northwest of Dallas near the DFW International Airport.
- Site has great visibility and access from State Hwy 114; area traffic counts are very strong.
- In a growth area with steady projected population increases and high average incomes.
- Current signed tenants include Rock & Brews, Son of a Butcher, Velvet Taco, and Firebirds Wood Fired Grill.
- Grapevine is part of the Dallas/Fort Worth, TX MSA
- Parking ratio is 14/1,000 SF

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,021	46,435	124,325
POPULATION GROWTH (5 YR. FORECAST)	2.23%	3.41%	3.47%
AVERAGE HOUSEHOLD INCOME	\$92,876	\$132,091	\$154,638
TOTAL EMPLOYEES	5,190	28,888	77,592



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03.06.23

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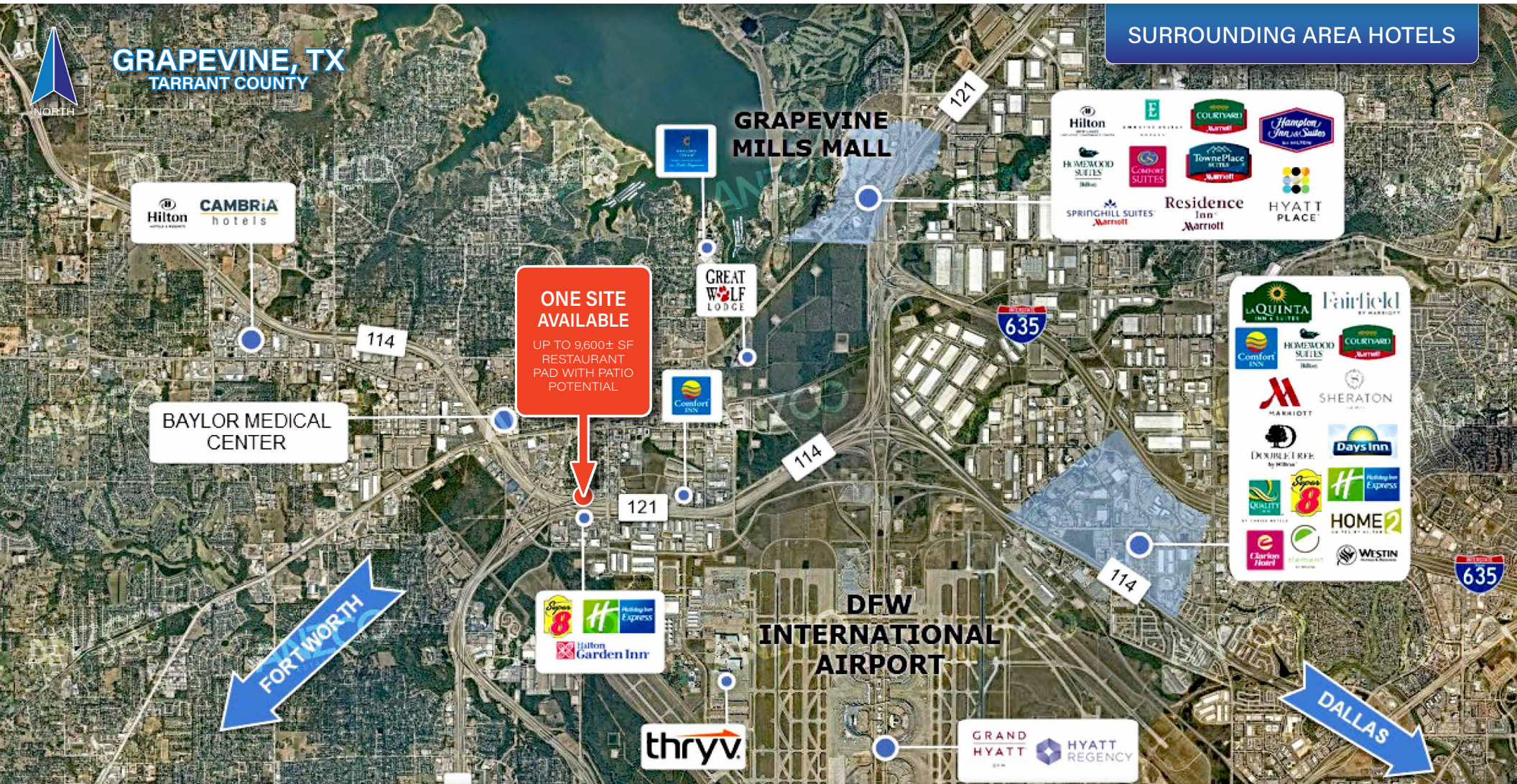
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FOR LEASE RESTAURANT SITES | 7.0± ACRES TOTAL (DIVISIBLE)

440 STATE HIGHWAY 114 | GRAPEVINE, TX 76051 | TARRANT COUNTY

PROPOSED PLAN: PARKING RATIO 14/1,000 SF (511 TOTAL)

GRAPEVINE, TX
TARRANT COUNTY



ONE SITE AVAILABLE
UP TO 9,600± SF
RESTAURANT PAD WITH PATIO POTENTIAL

STATE HWY 114 WEST 202,818 AADT²⁰¹⁸

PROPOSED SITE PLAN SUBJECT TO CHANGE

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