

NORTH ELEVATION

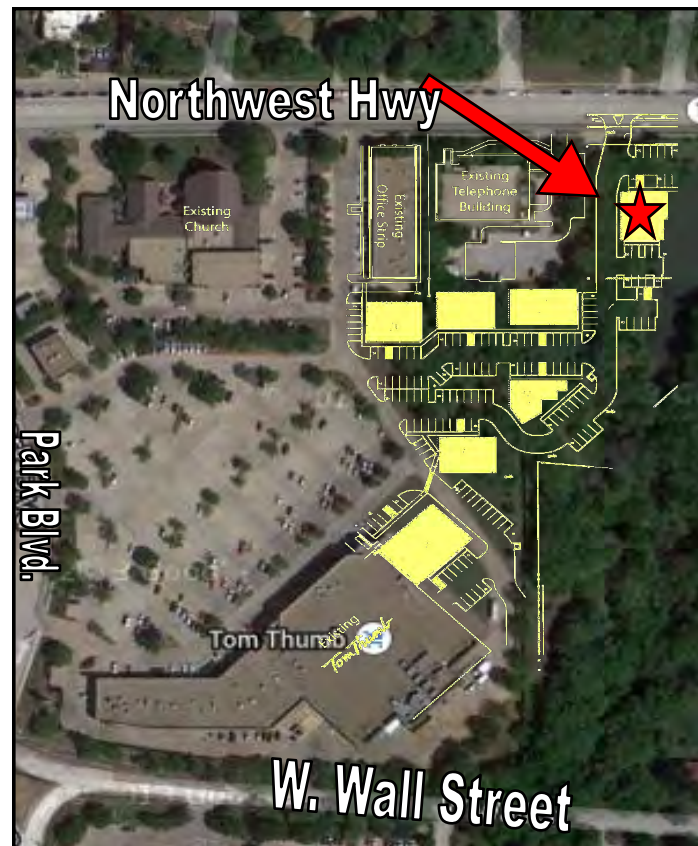
Property Details:

- ***New Construction: Build to Suit***
- ***Office Pad / Retail***
- ***4,500 square feet***
- ***Please Call for Pricing***

Property Information:

- Easy Access to Hwys 114, 121, & SH 360
- Visibility from Northwest Highway
- Located in North Grapevine, minutes from DFW airport
- Near numerous retail, offices, & restaurants

Demographics (2016):	<u>3 Miles</u>	<u>5 Miles</u>
Population :	47,362	110,275
Projected growth -2021:	4.35%	4.38%
Avg Household Income :	\$139,646	\$166,488

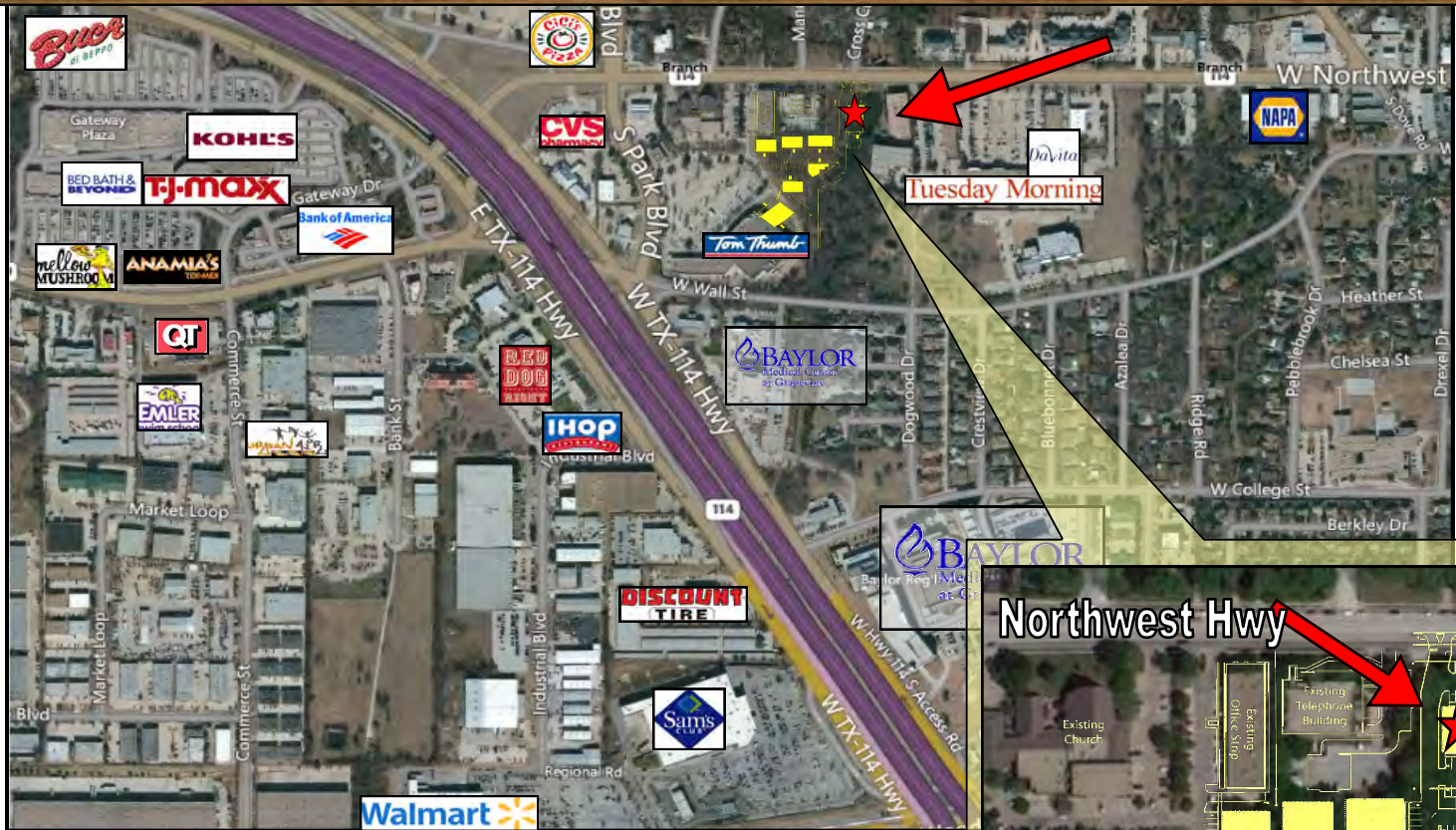


For more information, please contact:

Jim Makens jm@makens.com
Cell ph: 214-957-8284

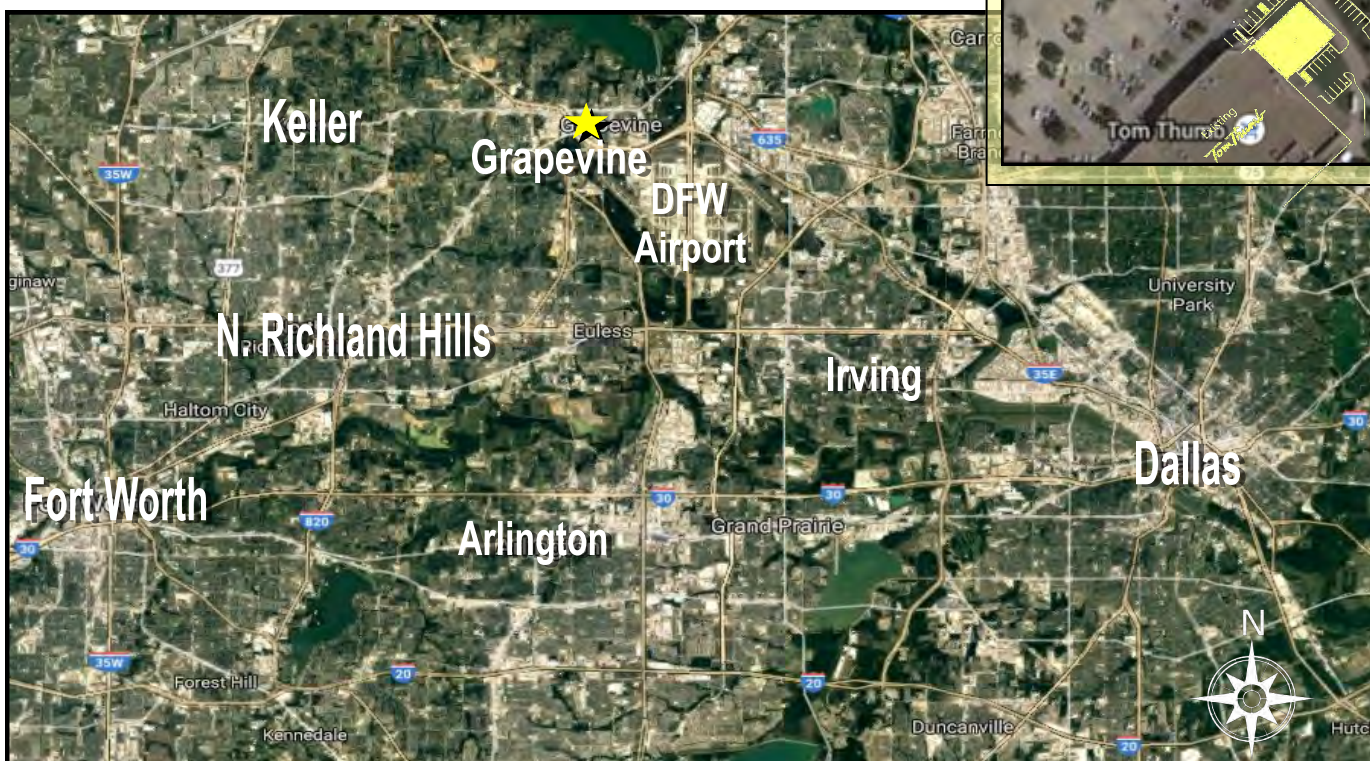
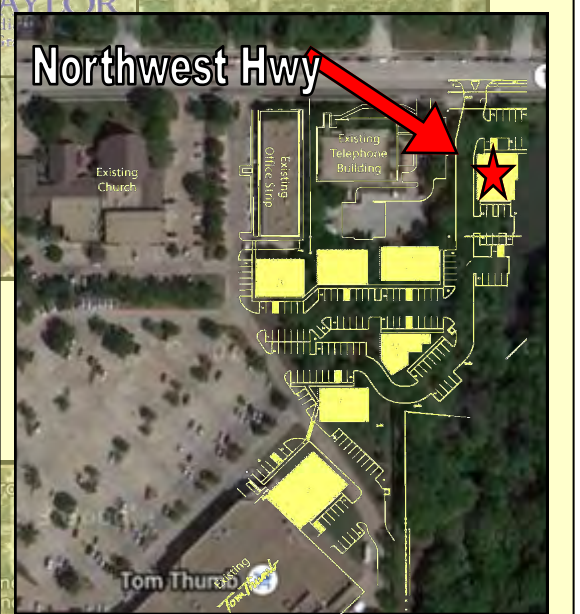
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Traffic Count(2014):

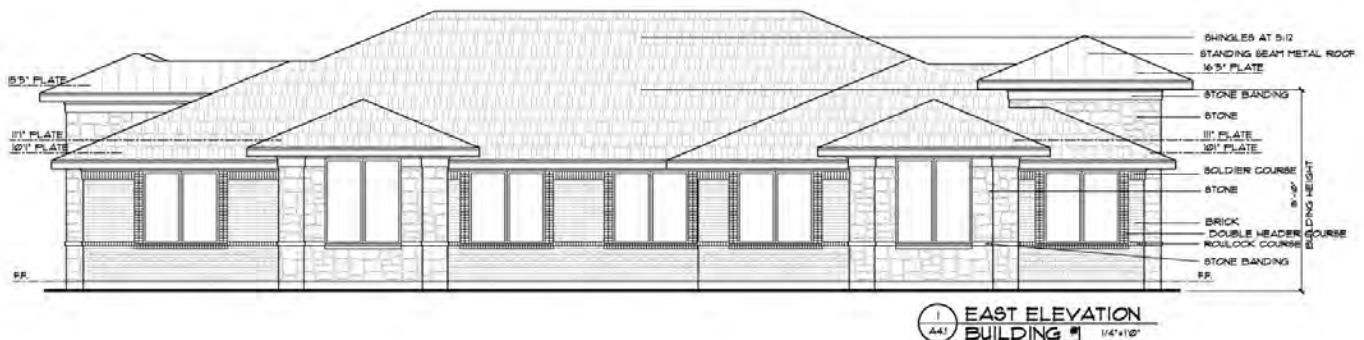
Northwest Hwy East	From 114 to Dove	15,881 VPD
Northwest Hwy West	From Dove to 114	13,605 VPD



North and West Elevation



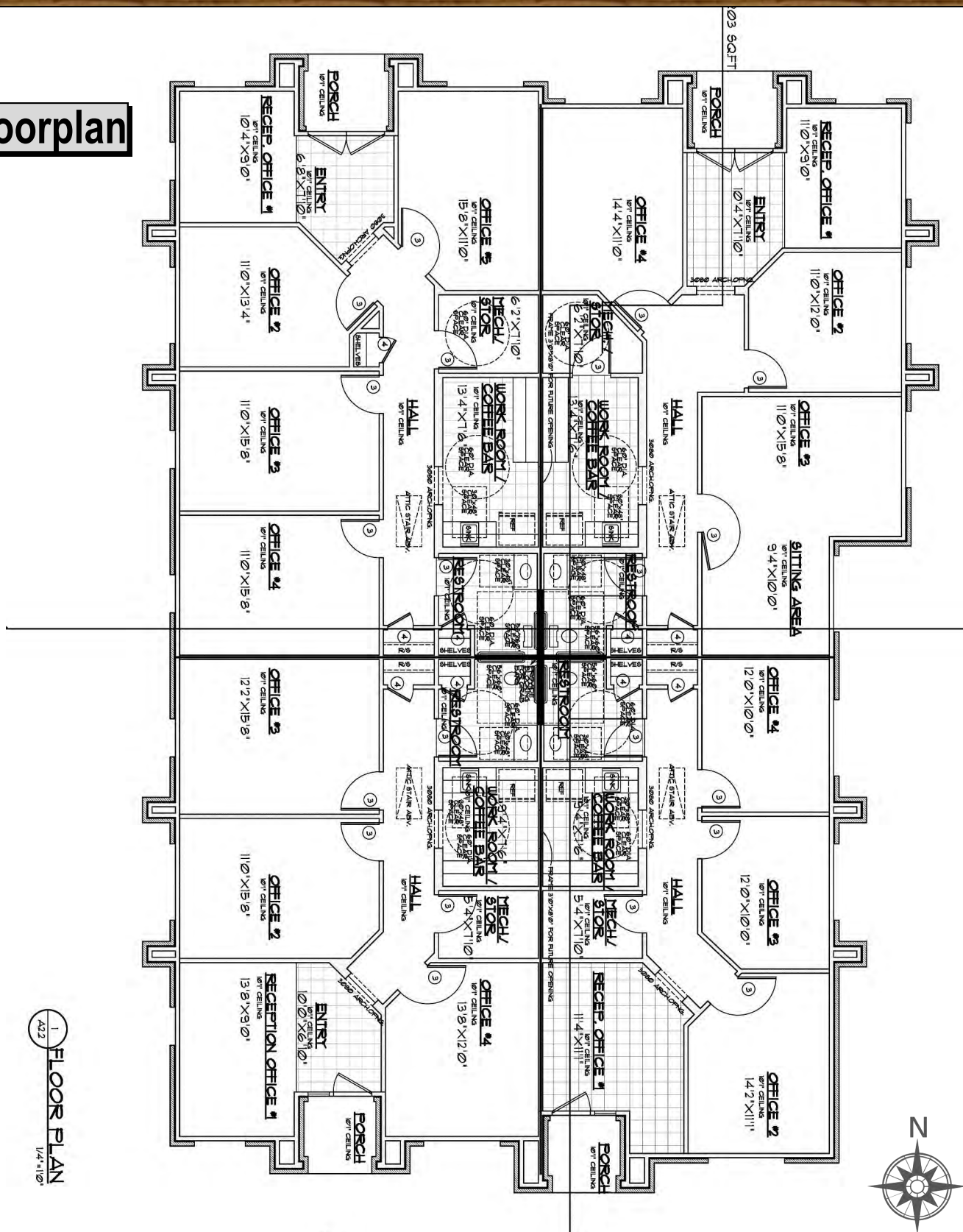
South and East Elevation





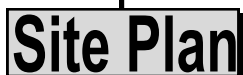
For Lease
1929 W. NW Highway
Grapevine, TX

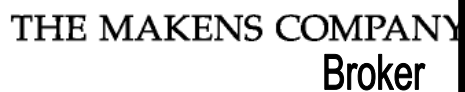
Floorplan



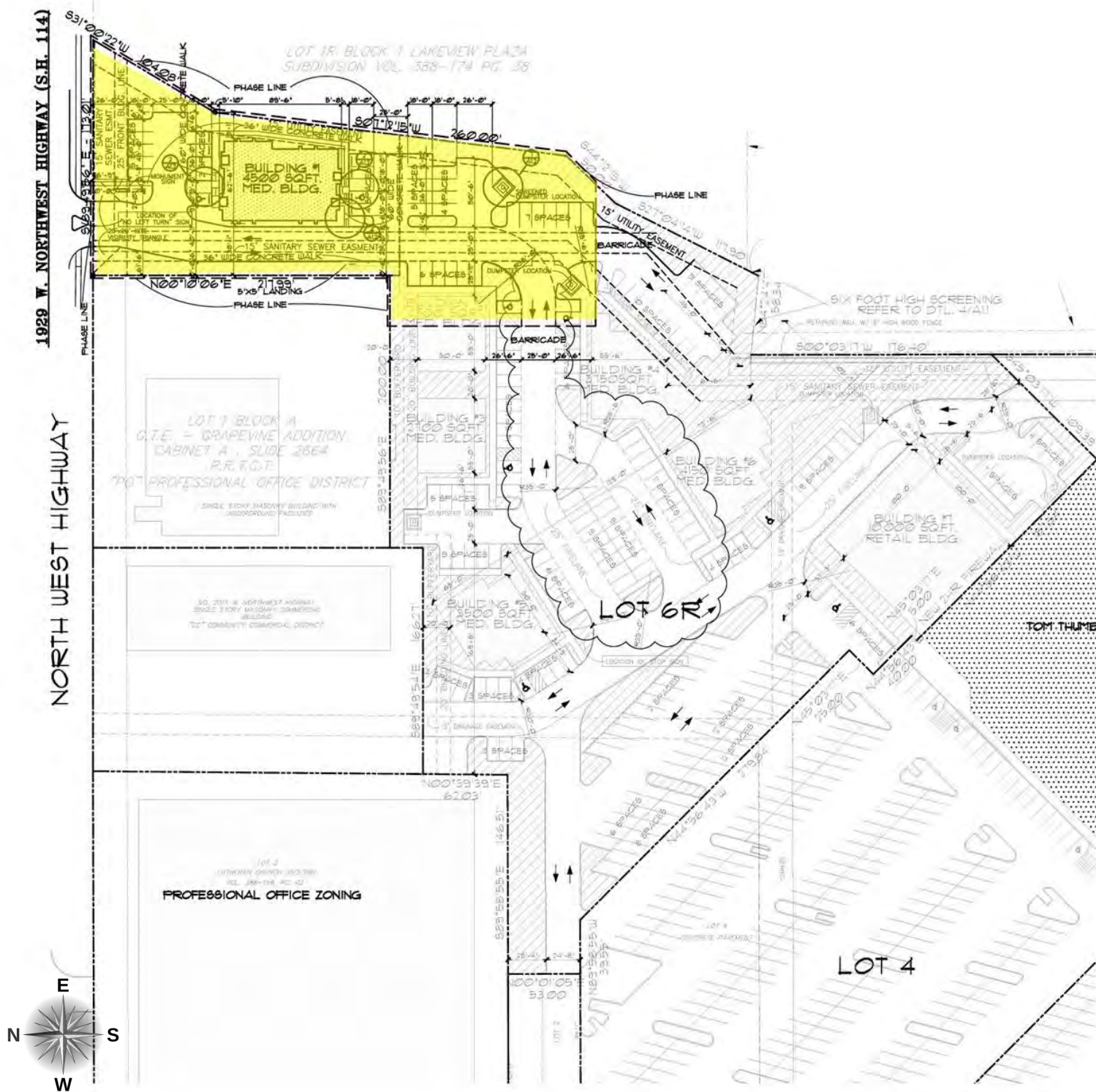


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EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	6,946	26,743	52,129
Population (4/1/2000)	7,931	42,106	90,139
Population (4/1/2010)	7,886	43,001	99,780
Population (1/1/2016)	8,673	47,362	110,275
Population (1/1/2021)	9,041	49,424	115,109
Percent Growth (2016/2010)	9.98	10.14	10.52
Percent Forecast (2021/2016)	4.24	4.35	4.38

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	2,857	10,368	18,857
Households (4/1/2000)	3,152	15,976	31,589
Households (4/1/2010)	3,247	16,202	36,291
Households (1/1/2016)	3,516	17,579	39,475
Households (1/1/2021)	3,649	18,256	41,006
Percent Growth (2016/2010)	8.28	8.5	8.77
Percent Forecast (2021/2016)	3.78	3.85	3.88

GENERAL POPULATION CHARACTERISTICS			
Median Age	39.4	38.2	39.5
Male	4,239	23,678	54,785
Female	4,434	23,684	55,490
Density	4,075.30	1,303.20	1,531.30
Urban	8,673	47,362	110,175
Rural	0	0	100

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	3,516	17,579	39,475
Families	2,212	12,446	29,856
Non-Family Households	1,304	5,133	9,619
Average Size of Household	2.43	2.68	2.79
Median Age of Householder	50.3	49.6	50.2
Median Value Owner Occupied (\$)	184,669	259,223	314,343
Median Rent (\$)	938	858	932
Median Vehicles Per Household	2.2	2.3	2.5

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	3,658	18,414	41,027
Housing, Owner Occupied	1,948	11,196	28,596
Housing, Renter Occupied	1,568	6,383	10,879
Housing, Vacant	142	835	1,552

POPULATION BY RACE

White Alone	7,434	38,756	91,740
Black Alone	216	1,581	3,509
Asian Alone	275	1,971	7,519
American Indian and Alaska Native Alone	73	287	568
Other Race Alone	452	3,586	4,253
Two or More Races	223	1,181	2,686

POPULATION BY ETHNICITY

Hispanic	1,582	8,877	13,334
White Non-Hispanic	6,398	34,010	83,527

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	351,914,418	2,469,643,153	6,587,131,217
Total Household Income (\$)	348,969,898	2,454,842,979	6,572,128,376
Median Household Income (\$)	81,279	93,769	125,838
Average Household Income (\$)	99,252	139,646	166,488
Per Capita Income (\$)	40,576	52,144	59,734

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	89,466	512,484	3,016,728
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	231,471.40	1,242,232.40	3,066,662.70
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	1,518	13,112	42,404
Establishments, Total (by Place of Work)	112	900	3,089

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	127	131	134
EASI Total Crime Index (US Avg=100; A=High)	68	51	31
EASI Weather Index (US Avg=100)	149	149	151
BLOCK GROUP COUNT	5	25	54

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2016 unless otherwise stated.



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.

<u>The Makens Company</u>	<u>513206</u>	<u>817-540-3229</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email
<u>James Makens</u>	<u>350242</u>	<u>jm@makens.com</u>
Designated Broker of Firm	License No.	Email
<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email
<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email
<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date