



32,413 VPD-25

Grapevine Highway

23,601 VPD-25

Mid Cities Boulevard



**DRIVE THRU VALUE ADD OPPORTUNITY**  
**HIGHLY VISIBLE 2ND GEN QSR IN WHITE BOX CONDITION**  
**460 GRAPEVINE HIGHWAY, HURST, TEXAS 76054**

CONFIDENTIAL OFFERING MEMORANDUM

SHOP

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CONFIDENTIAL OFFERING MEMORANDUM

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# DRIVE THRU VALUE ADD OPPORTUNITY

(HIGHLY VISIBLE 2ND GEN QSR IN WHITE BOX CONDITION)

LOCATION

460 GRAPEVINE HIGHWAY

HURST, TEXAS 76054

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## EXECUTIVE SUMMARY

### INVESTMENT OVERVIEW

- Freestanding 2,964 SF 2nd Generation QSR with Existing Drive-Thru in Affluent Pocket of Hurst, TX (DFW)
- Move In Ready White Box Condition
- Regional Trade Area with Over 2,700,000 SF of Retail GLA in a 1.5 Mile Radius (CoStar)
- Excellent Visibility from both Grapevine Highway & Mid Cities Boulevard (56,000+ Combined VPD), with Two (2) Existing Two Sided Pylon Signs Fronting Each Thoroughfare
- Situated on +/- 0.74 Acres with Existing Drive-Thru, Partial Masonry Construction, Large Outdoor Patio & Recent Renovations Making for Turn Key Tenant Move in Potential
- Average Household Income Exceeds \$150,100, \$139,100 & \$142,400 in a 1, 3 & 5 Mile Radii, Respectively
- Minutes from Highway 183, a Major East West Thoroughfare Allowing Convenient Connectivity to the Dallas Fort Worth Metroplex
- Notable Area Retailers Include Walmart Supercenter, Super Target, Kroger, Natural Grocers, Aldi, CVS Pharmacy, Starbucks, In-N-Out Burger, AT&T, Panera Bread, Chase Bank & More

Drive Thru Value Add Opportunity is a freestanding, 2,964 SF 2nd gen QSR asset with an existing drive-thru in white box condition located along the primary retail corridor of Grapevine Highway in Hurst, Texas. The Property is just 15 minutes west of DFW International Airport, 15 minutes east of Downtown Fort Worth and 30 minutes west of Downtown Dallas. Situated on +/- 0.74 acres, Drive Thru Value Add Opportunity benefits from excellent visibility with 2 two-sided pylon signs fronting two roadways, an existing drive-thru, partial masonry construction and a large outdoor patio. The Property is situated in a uniquely relevant location sandwiched between two primary Tarrant County thoroughfares, Grapevine Highway and Mid Cities Boulevard, which experience combined traffic counts of 56,000 VPD. Drive Thru Value Add Opportunity benefits from exceptional demographics with the average household income exceeding \$150,100, \$139,100 and \$142,400 in a one-, three- and five-mile radius, respectively. Notable national retailers in the area include Walmart Supercenter, Tom Thumb, Sprouts, Lowes, The Home Depot, Kroger, Walmart Supercenter, Natural Grocers, Chick Fil A, McDonalds and Planet Fitness, amongst numerous others.

Strategically located within a key service and retail corridor along Grapevine Highway, Drive Thru Value Add Opportunity benefits from traffic counts in excess of 56,000 vehicle per day. This stretch of Grapevine Highway benefits from over 2,700,000 SF of retail, restaurant and entertainment GLA within a 1.5 mile radius (CoStar). Minutes south of the Property is Highway 183, a major east west thoroughfare that provides convenient connectivity between Dallas and Fort Worth with traffic counts of more than 178,700 vehicles per day. Drive Thru Value Add Opportunity is located moments from the intersection of Grapevine Highway and

Precinct Line Road, which experiences traffic counts in excess of 69,900 VPD and features over 800,000 SF of retail, restaurant and entertainment GLA. North East Mall, situated five (5) minutes south west of Drive Thru Value Add Opportunity at the Interstate 820 and Highway 183 interchange, is a super-regional shopping mall featuring over 1,669,000 SF of retail GLA. Notable retailers housed within North East Mall include Macy's, Dillard's, Sleep Number and Bath & Body Works, among numerous others. Immediately south of North East Mall is The Shops at North East Mall, a 343,000 SF power center with tenants such as Ulta Beauty, Bed Bath & Beyond, PetSmart, Best Buy, Five Below, Michaels and more. The Property is within 15 minutes of DFW International Airport, the fourth busiest airport in the world by aircraft movements and home to the new \$350 million American Airlines World Headquarters.

The city of Hurst and surrounding area have seen considerable development spurred by high quality schools, affordable housing and attractive tax rates. Transportation to the rest of the metroplex is made convenient by Hurst's central location and easy access to a network of major freeways, as well as DFW International Airport and the Trinity Railway Express. The Hurst-Euless-Bedford Independent School District is consistently recognized as one of the highest-performing districts for academic performance and has been ranked in the top ten percent of school systems nationwide. Overall, Drive Thru Value Add Opportunity gives an investor the opportunity to acquire a freestanding drive-thru partial masonry construction retail asset which has been recently renovated for turnkey move in and benefits from visibility along two major thoroughfares located within a dynamic retail corridor in the DFW submarket of Hurst, Texas.

**EXECUTIVE SUMMARY**

**PROPERTY PROFILE**

**LOCATION**

460 Grapevine Highway  
Hurst, Texas 76054

**PRICE**

\$1,900,000

**BUILDING SIZE**

2,964 SF

**YEAR RENOVATED/BUILT**

2024/1995

**LAND AREA**

+/- 0.74 Acres

**TRAFFIC COUNTS**

Grapevine Highway  
Mid Cities Boulevard

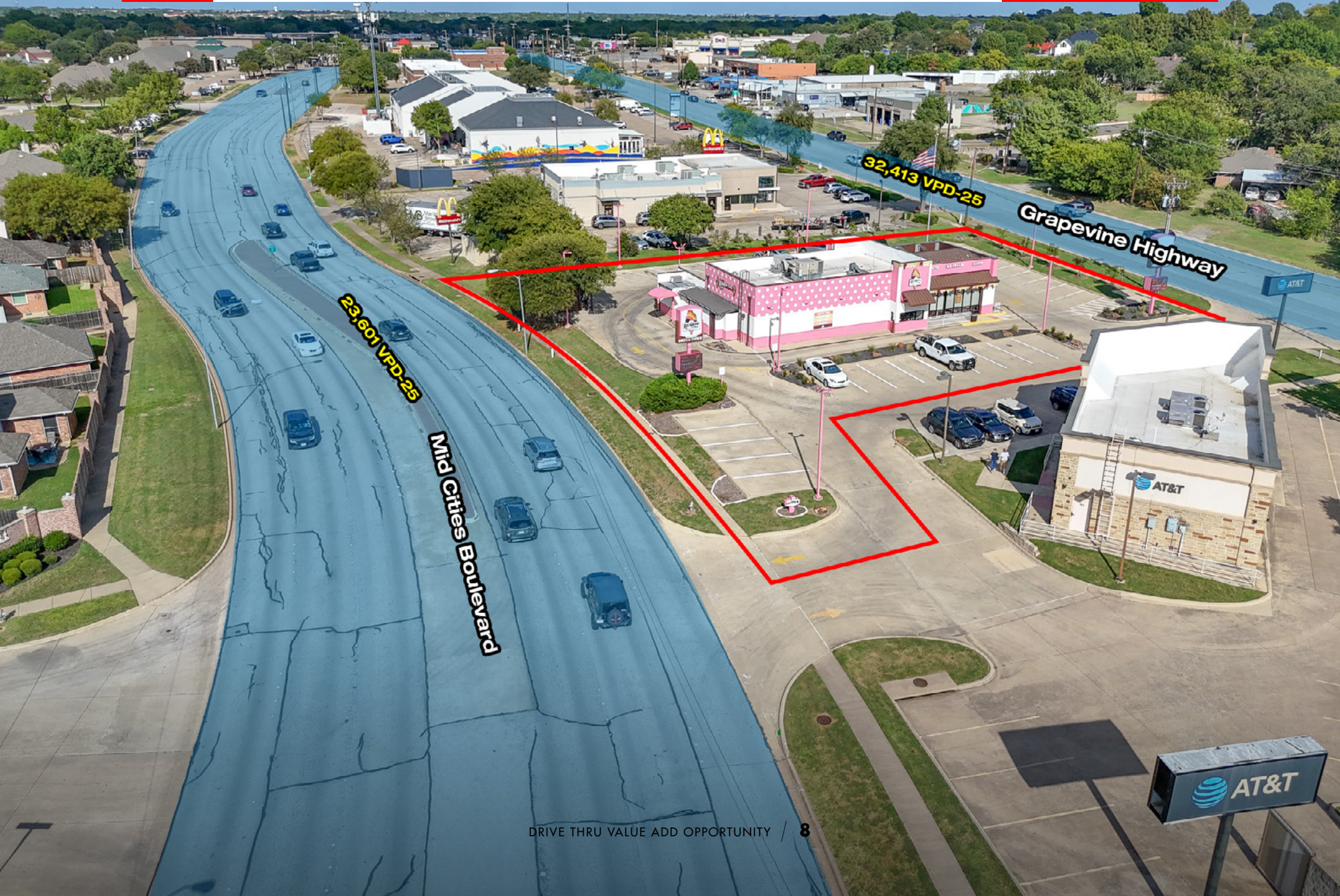
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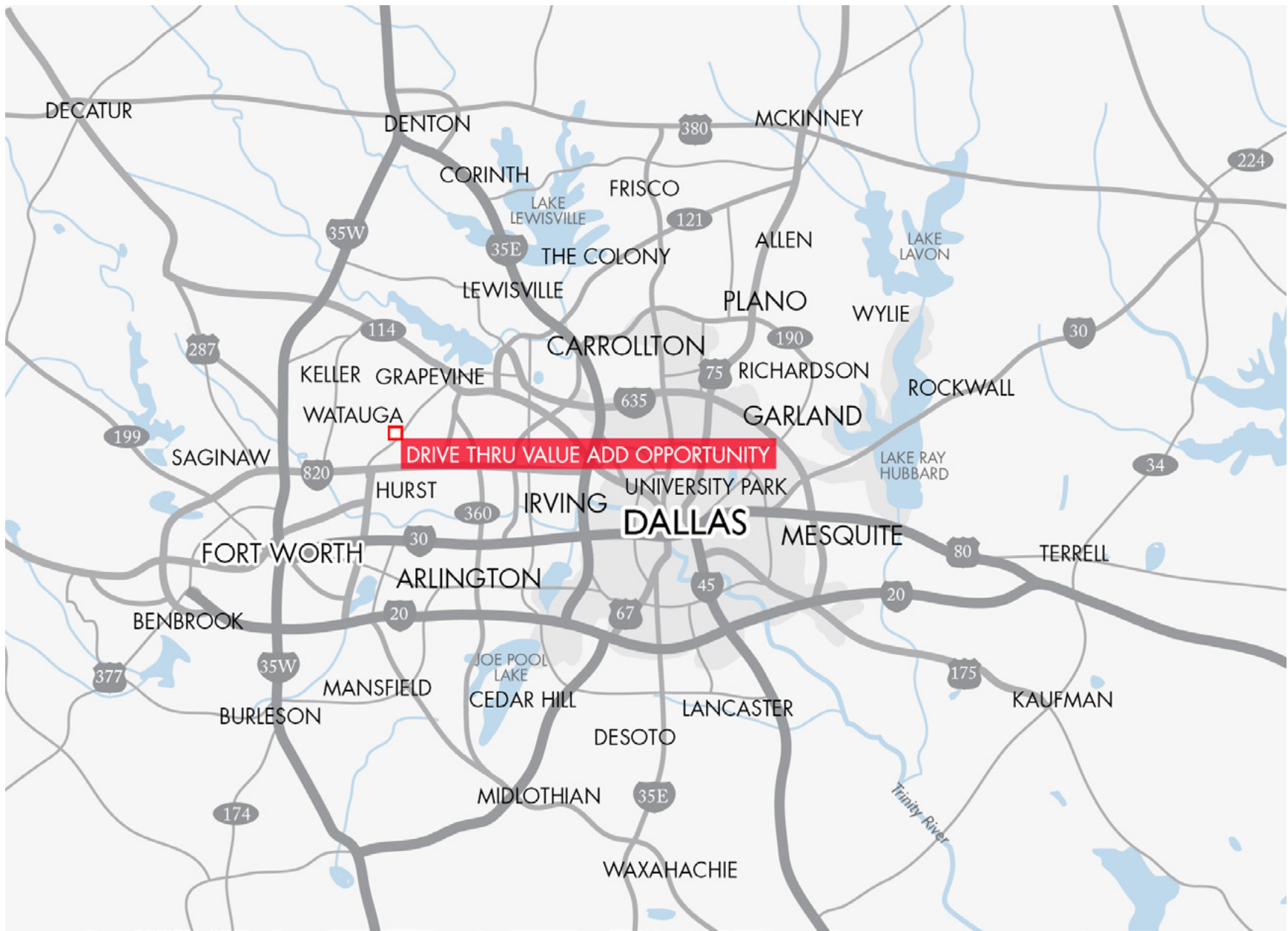
**DEMOGRAPHICS**

VARIABLE	1 MILE	3 MILES	5 MILES
2025 Total Population	9,337	98,312	281,081
2025 Avg. Household Income	\$150,186	\$139,264	\$142,478
2025 Total Households	3,644	39,958	109,735

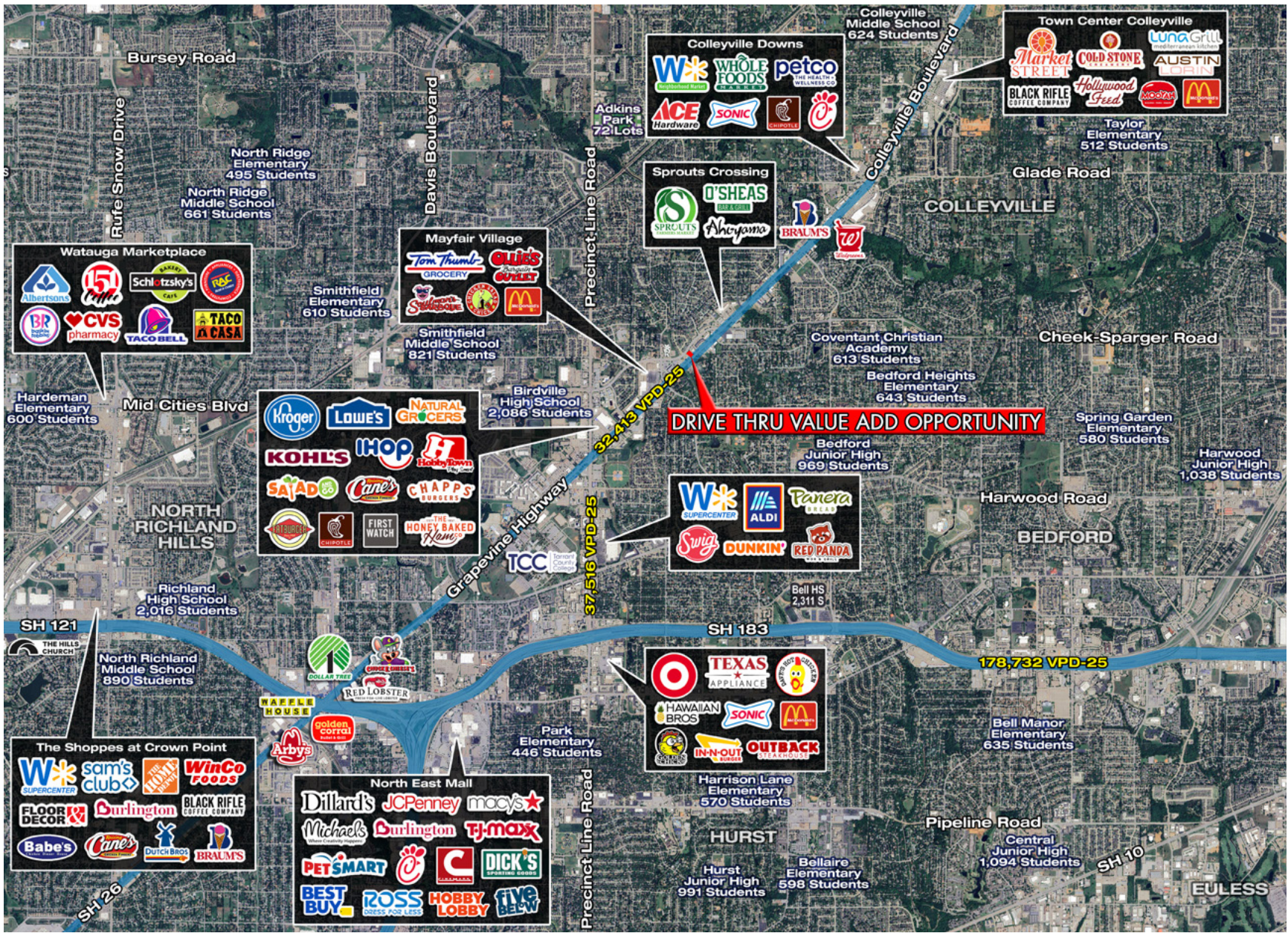
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# PROPERTY OVERVIEW

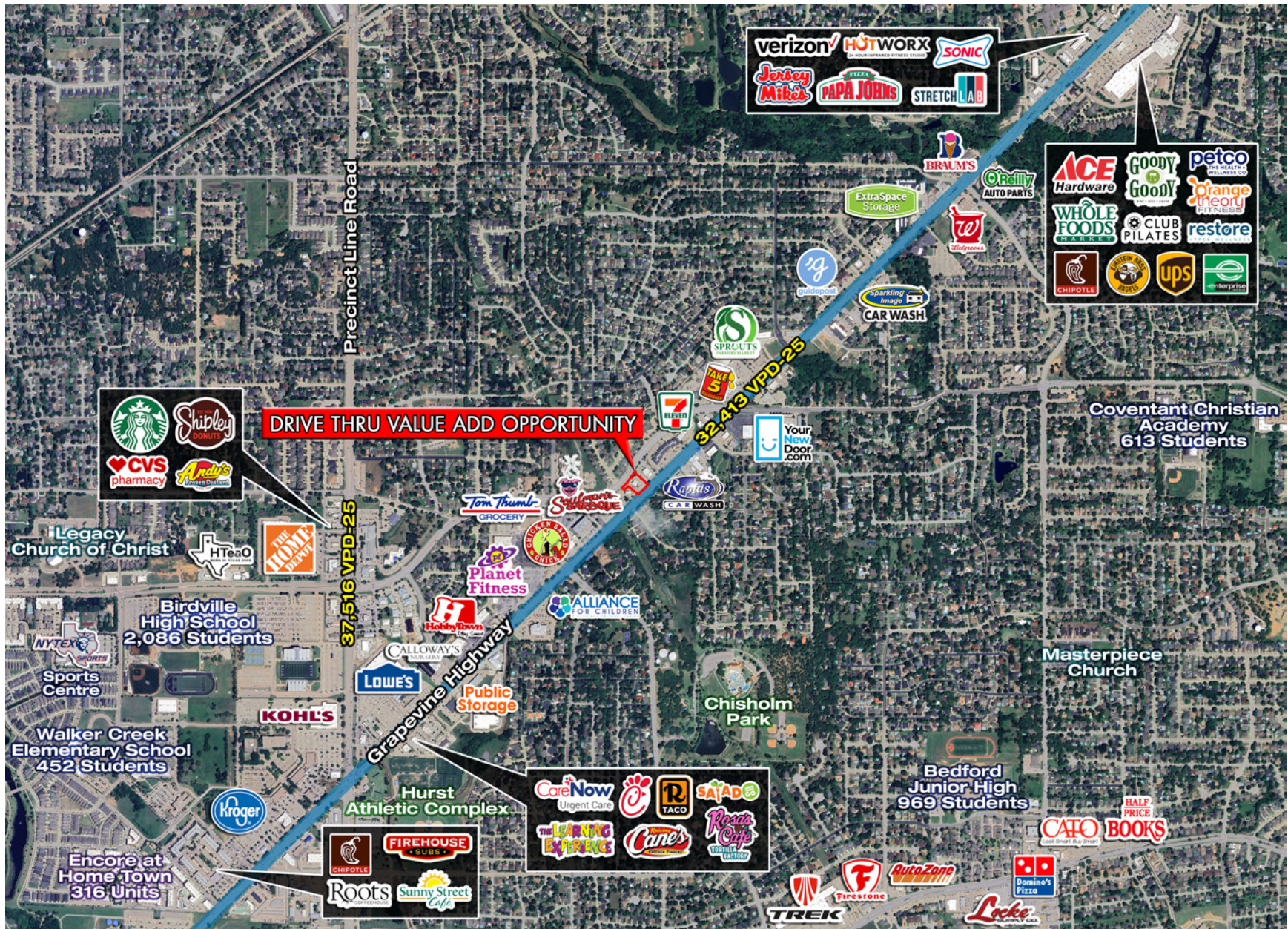


# PROPERTY OVERVIEW



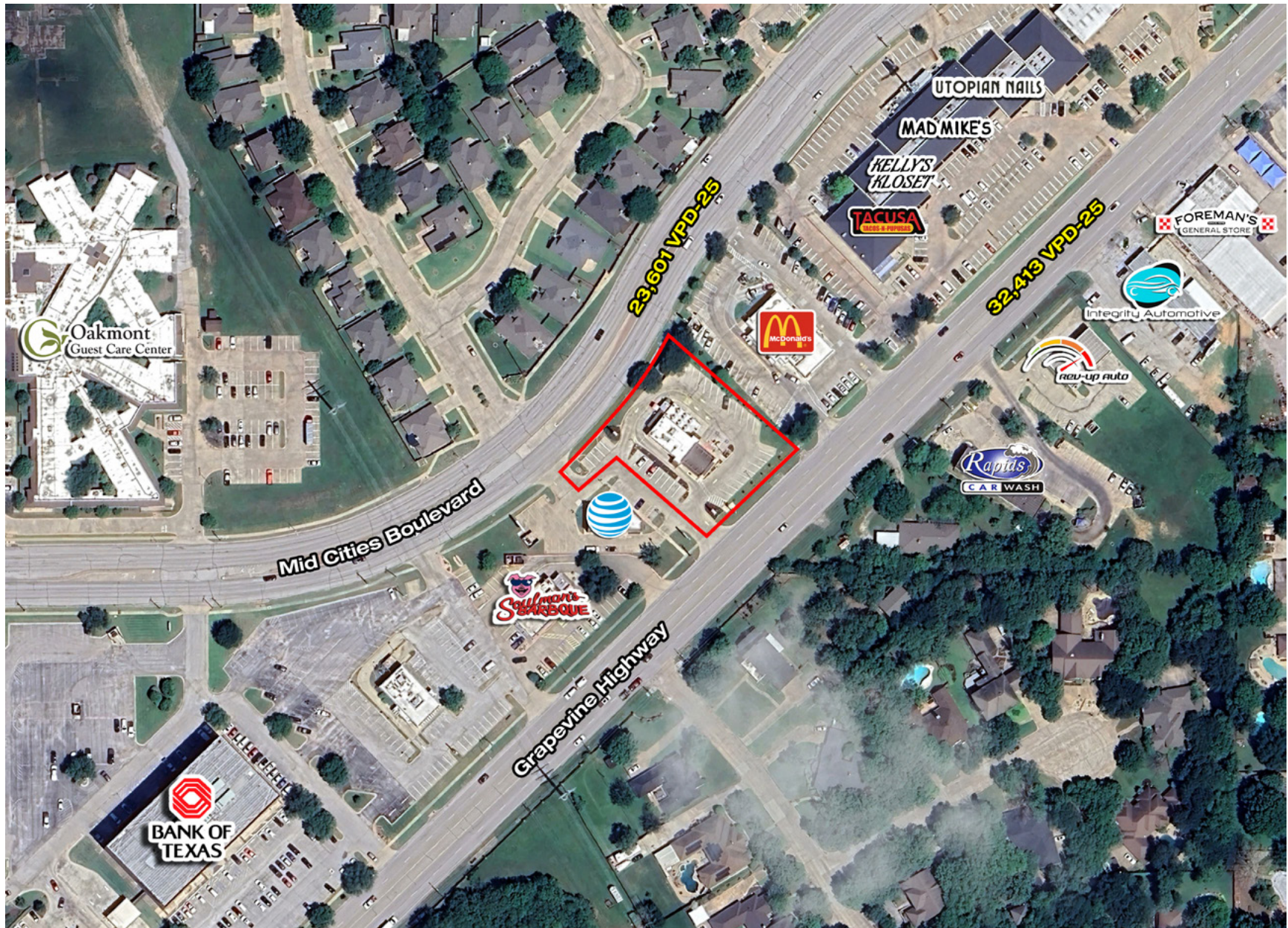
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PROPERTY OVERVIEW



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# PROPERTY OVERVIEW



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PROPERTY OVERVIEW

INTERIOR PHOTOS



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Mid Cities Boulevard

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Grapevine Highway

# DALLAS/ FORT WORTH AREA OVERVIEW

DALLAS, TX



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The Dallas/Fort Worth MSA has a population base in excess of 6,700,000 residents and is the largest MSA in the South and fourth in the nation. Also known as “DFW” and “the Metroplex”, the MSA is located in the plains of North Texas and encompasses 12 counties. As the nation’s fastest growing metropolitan area, DFW has led population growth over the last decade, adding 1,300,000 people, or a 25% increase. It is projected that by year 2030, the DFW population will increase by an additional 37% to over 9,200,000 people. The Dallas/Fort Worth area is 9,286 square miles making it larger in area than the states of Rhode Island and Connecticut combined. Dallas is the largest city in the MSA with a population over 1,300,000 residents. Suburban areas surround the MSA, most heavily to the north, with Arlington, Grand Prairie and Irving separating Dallas and Fort Worth by approximately 35 miles. Interstates 20, 30, 35 and 45 are its major arteries connecting it to all regions of the country. Superior growth along these routes has pushed the boundaries of the Dallas/Fort Worth MSA statistical area and allowed the metro area to be the preeminent distribution hub for the region. The region’s transportation network continues to evolve to meet the needs of a growing populace. Metro-area civic leaders are taking proactive steps to improve mobility. Additional tollway miles are planned, including the Trinity Parkway

in Dallas and the extension of the Airport Freeway in Tarrant County. Public transportation is gaining more popularity. DART is the fifth-largest light rail in the country. The DART light rail system is expected to extend further into suburban Dallas, and Collin and Tarrant counties. The business community has easy connections to major commercial centers around the globe via Dallas-Fort Worth International Airport, home to American Airlines, and Dallas Love Field, home to Southwest Airlines. Additionally, there are 13 smaller airports in the Metroplex and nine railroads. DFW is one of the few metro areas in the nation to host teams in all four major sports leagues. It is home to 14 four-year colleges and 15 two-year institutions. DFW continually ranks high as an affordable metro area, especially when compared to other large MSAs, with a cost of living index of 94.7. DFW has the 4th largest number of corporate headquarters in the nation and is home to 18 Fortune 500 companies, including 4 Global 500 companies, and 40 Fortune 1000 companies. The 18 Fortune 500 companies collectively brought in more than \$813 billion last year. DFW has capitalized on its central U.S. location, unparalleled transportation network, operating and living costs well below the national average, pro-business government, critical mass of existing corporate headquarters and offices, and favorable year-round climate.

**TRADE AREA OVERVIEW**  
**DEMOGRAPHICS**

Variable	1 mile	3 miles	5 miles
2025 Total Population	9,337	98,312	281,081
2030 Total Population (Esri)	9,100	98,300	280,276
2010 Total Population (U.S. Census)	9,137	90,515	254,214
2000 Total Population (U.S. Census)	9,309	85,257	229,975
2000-2020 Population: Compound Annual Growth Rate (U.S. Census)	0.16%	0.71%	0.98%
2024-2029 Population: Compound Annual Growth Rate (Esri)	-0.51%	0.00%	-0.06%
2025 Total Daytime Population (Esri)	11,575	102,743	266,956
2025 Median Age (Esri)	48.8	42.8	40.8
2025 Total Households (Esri)	3,644	39,958	109,735
2030 Total Households (Esri)	3,617	40,618	111,228
2010 Total Households (U.S. Census)	3,453	36,292	97,727
2000 Total Households (U.S. Census)	3,261	32,641	85,647
2024-2029 Families: Compound Annual Growth Rate (Esri)	-0.30%	0.15%	0.10%
2025 Average Household Income (Esri)	\$150,186	\$139,264	\$142,478
2025 Median Household Income (Esri)	\$115,453	\$98,872	\$100,390
2025 Per Capita Income (Esri)	\$60,256	\$56,458	\$55,546
2025 Population Age 25+: Less than 9th Grade (Esri) (%)	1%	2%	2%
2025 Population Age 25+: 9-12th Grade/No Diploma (Esri) (%)	2%	3%	3%
2025 Population Age 25+: High School Diploma (Esri) (%)	10%	16%	16%
2025 Population Age 25+: Some College/No Degree (Esri) (%)	20%	21%	19%
2025 Population Age 25+: Associate's Degree (Esri) (%)	11%	9%	9%
2025 Population Age 25+: Bachelor's Degree (Esri) (%)	37%	31%	31%
2025 Population Age 25+: Graduate/Professional Degree (Esri) (%)	16%	15%	16%
2025 Total (SIC01-99) Businesses	593	5,060	11,075
2025 Total (SIC01-99) Employees	5,523	44,758	104,055

# TRADE AREA OVERVIEW

## 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.

**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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 informational 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.

SHOP Investment Sales, LLC	9003219		214-960-4545
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Thomas Tucker	543816	ttucker@shopcompanies.com	214-960-2887
Designated Broker of Firm	License No.	Email	Phone
Harry Hardin	794620	hhardin@shopcompanies.com	972-685-1421
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Regulated by the Texas Real Estate Commission

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