

2250 POOL RD

Grapevine, TX 76051



OFFICE BUILDING

FOR LEASE

LeAnn Brown

Managing Partner / Broker

O: 817.849.8282 x104

C: 817.313.3107

labrown@silveroakcre.com

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com

2250 POOL RD

OFFICE BUILDING FOR LEASE

Grapevine, TX 76051



OFFERING SUMMARY

Lease Rate:	\$19.00 SF/yr (NNN)
Building Size:	8,013 SF
Available SF:	2,289 to 4,939 SF
Lot Size:	0.59 AC
Number of Units Available:	2
Year Built/Renovated:	2005/2021
Zoning:	Community Commercial - CC
Parking Ratio:	4.4/1000

PROPERTY OVERVIEW

Discover an exceptional leasing opportunity at 2250 Pool Rd, Grapevine, TX. This versatile property offers a prime location and a spacious, well-designed interior, ideal for a wide range of businesses. With ample parking and convenient access, it suits both employees and clients alike. The meticulously maintained exterior and contemporary architecture make a striking first impression. Inside, the flexible floor plan and modern amenities are ready to accommodate your unique needs. Whether for office, or medical use, this property provides an outstanding canvas for your business.

PROPERTY HIGHLIGHTS

- Prime location in Grapevine, TX
- Spacious and well-designed interiors
- Ample parking - 4.4/1000
- Meticulously maintained exterior and interiors
- Modern architecture for a professional image
- Modern amenities for convenience and comfort
- Ready for office, or medical use
- **Call today for a showing!**

LeAnn Brown

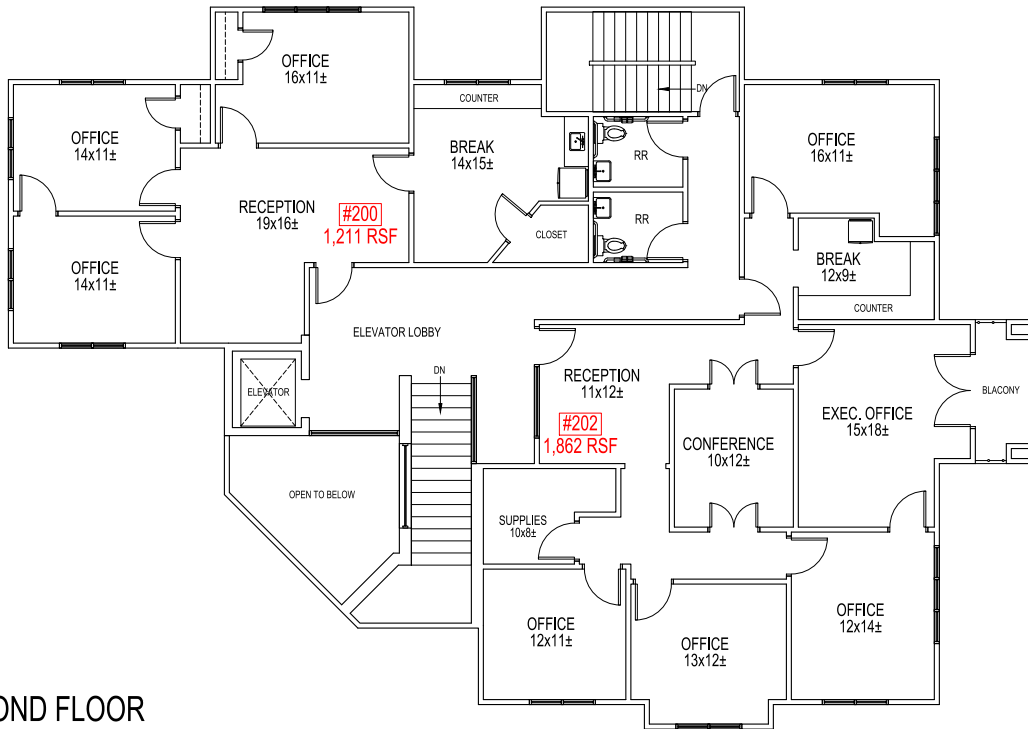
Managing Partner / Broker
O: 817.849.8282 x104
C: 817.313.3107
labrown@silveroakcre.com

Russ Webb

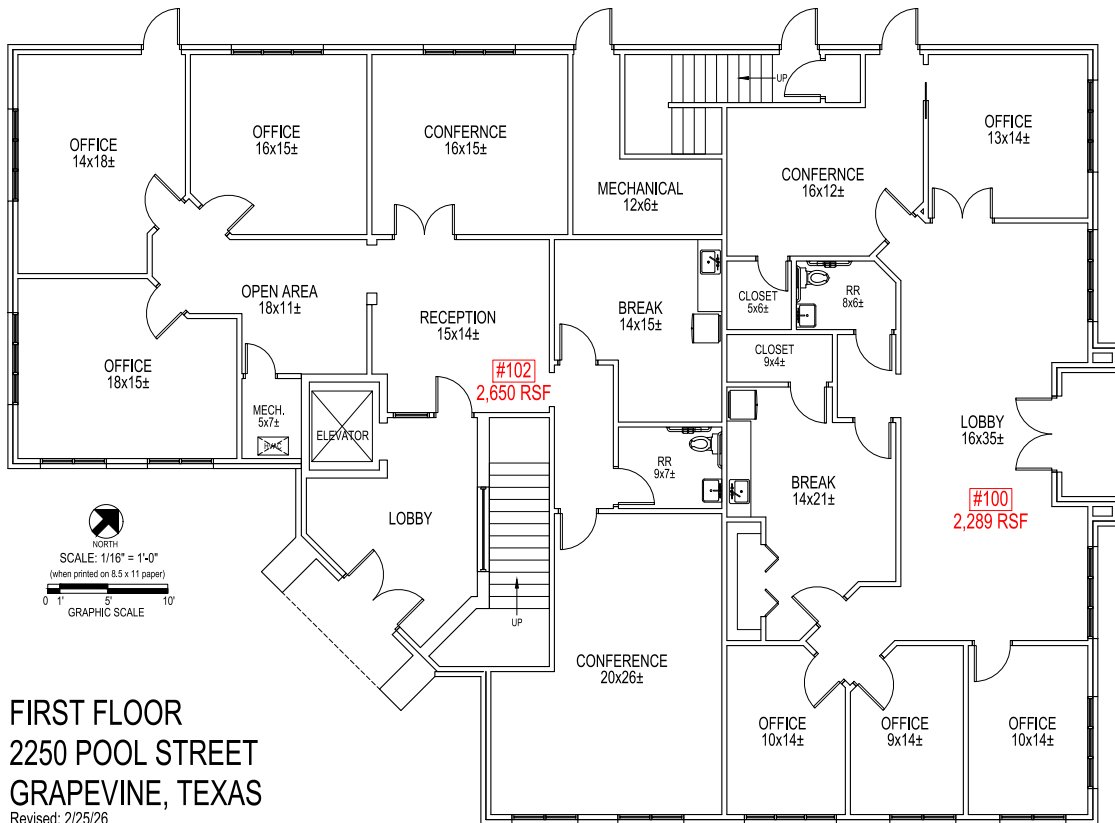
Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com



**Suites
#200 &
#202
Currently
leased**



SECOND FLOOR



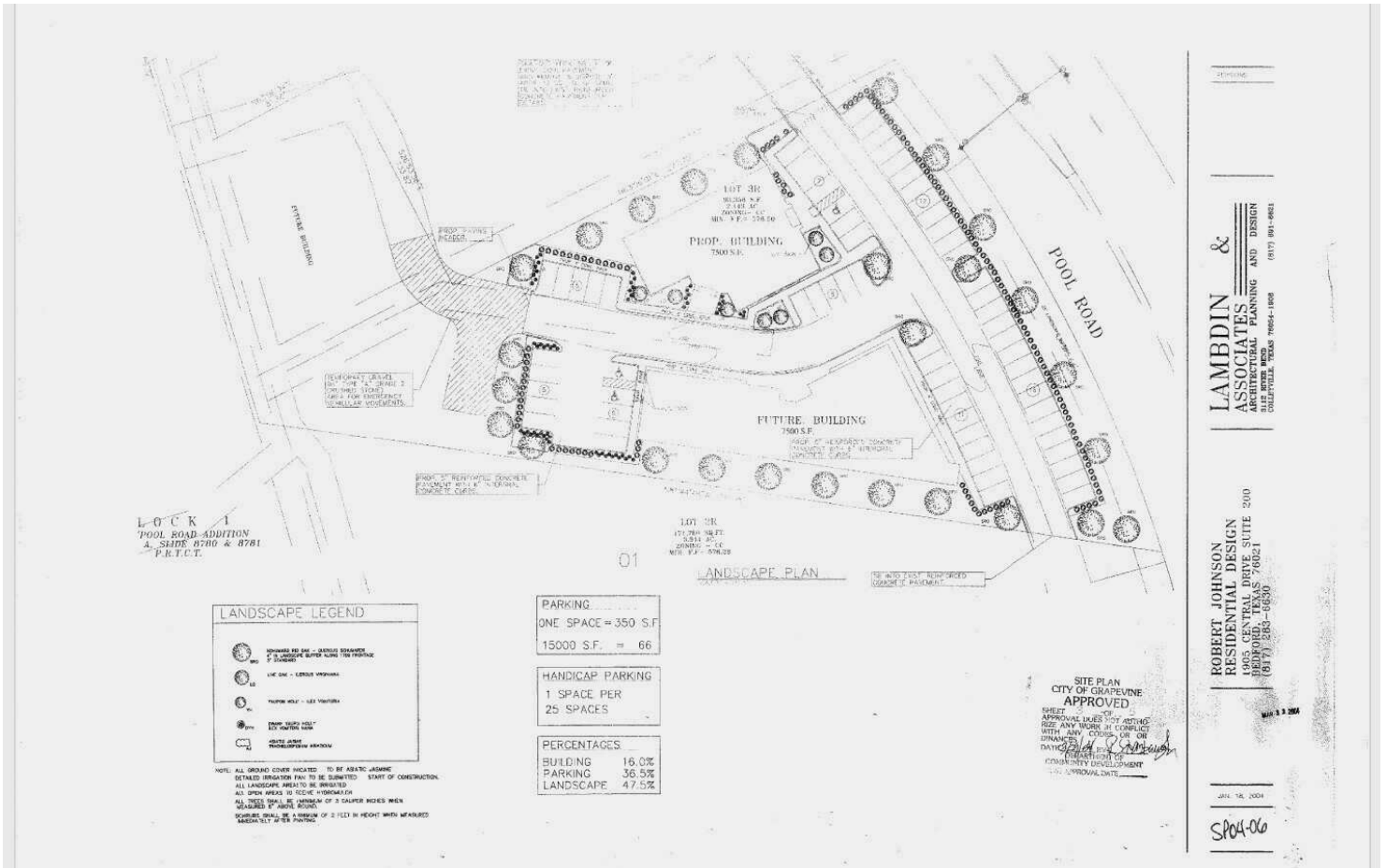
FIRST FLOOR
2250 POOL STREET
GRAPEVINE, TEXAS
Revised: 2/25/26

Available Now - First floor suites may be combined

2250 POOL RD

OFFICE BUILDING FOR LEASE

Grapevine, TX 76051



LeAnn Brown
Managing Partner / Broker
O: 817.849.8282 x104
C: 817.313.3107
labrown@silveroakcre.com

Russ Webb
Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com



2250 POOL RD

OFFICE BUILDING FOR LEASE

Grapevine, TX 76051



LeAnn Brown

Managing Partner / Broker
O: 817.849.8282 x104
C: 817.313.3107
labrown@silveroakcre.com

Russ Webb

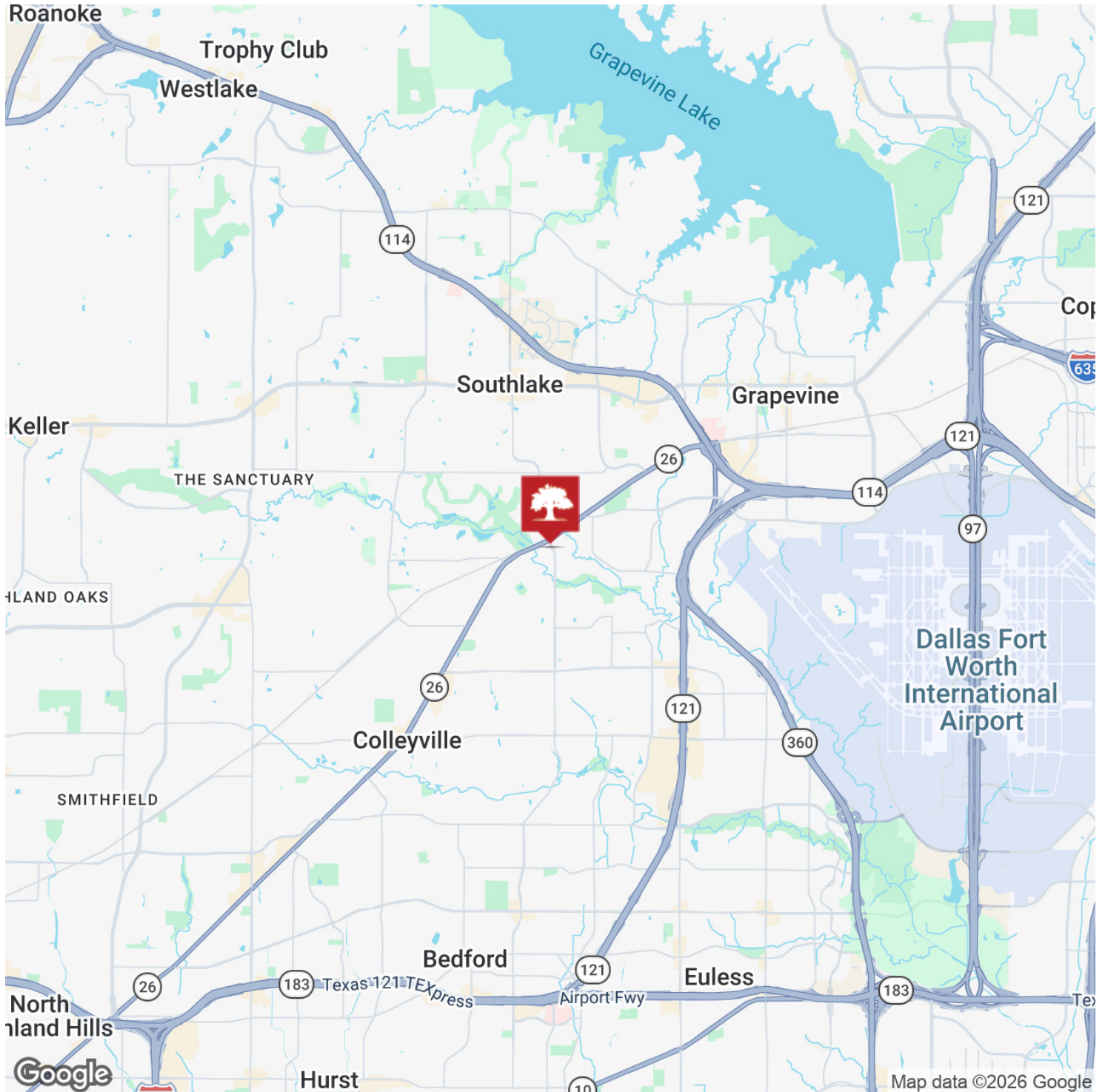
Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com



2250 POOL RD

OFFICE BUILDING FOR LEASE

Grapevine, TX 76051



LeAnn Brown

Managing Partner / Broker
O: 817.849.8282 x104
C: 817.313.3107
labrown@silveroakcre.com

Russ Webb

Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com

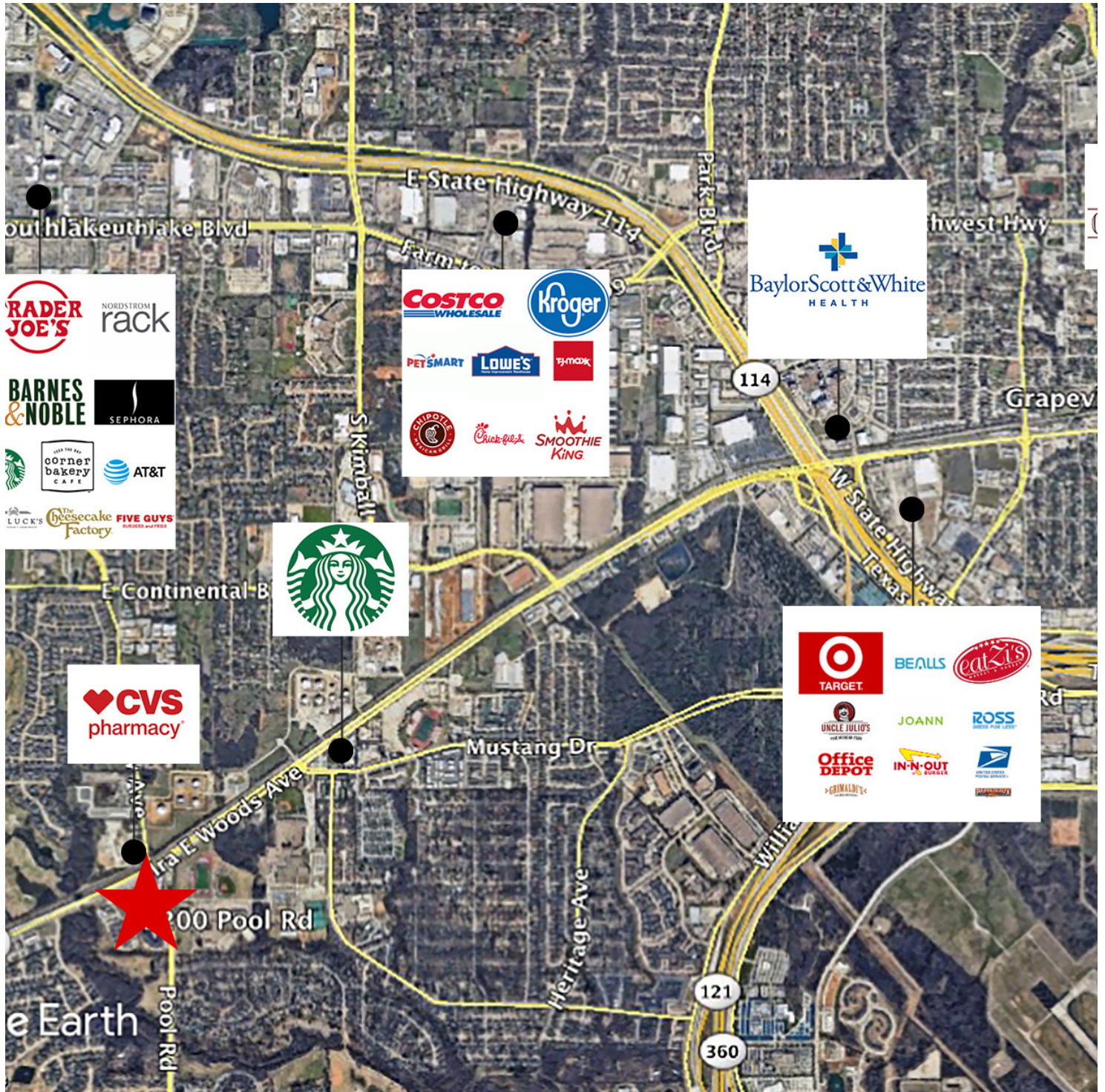


2250 POOL RD

OFFICE BUILDING FOR LEASE

Grapevine, TX 76051

Retailer Map



LeAnn Brown

Managing Partner / Broker
O: 817.849.8282 x104
C: 817.313.3107
labrown@silveroakcre.com

Russ Webb

Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com

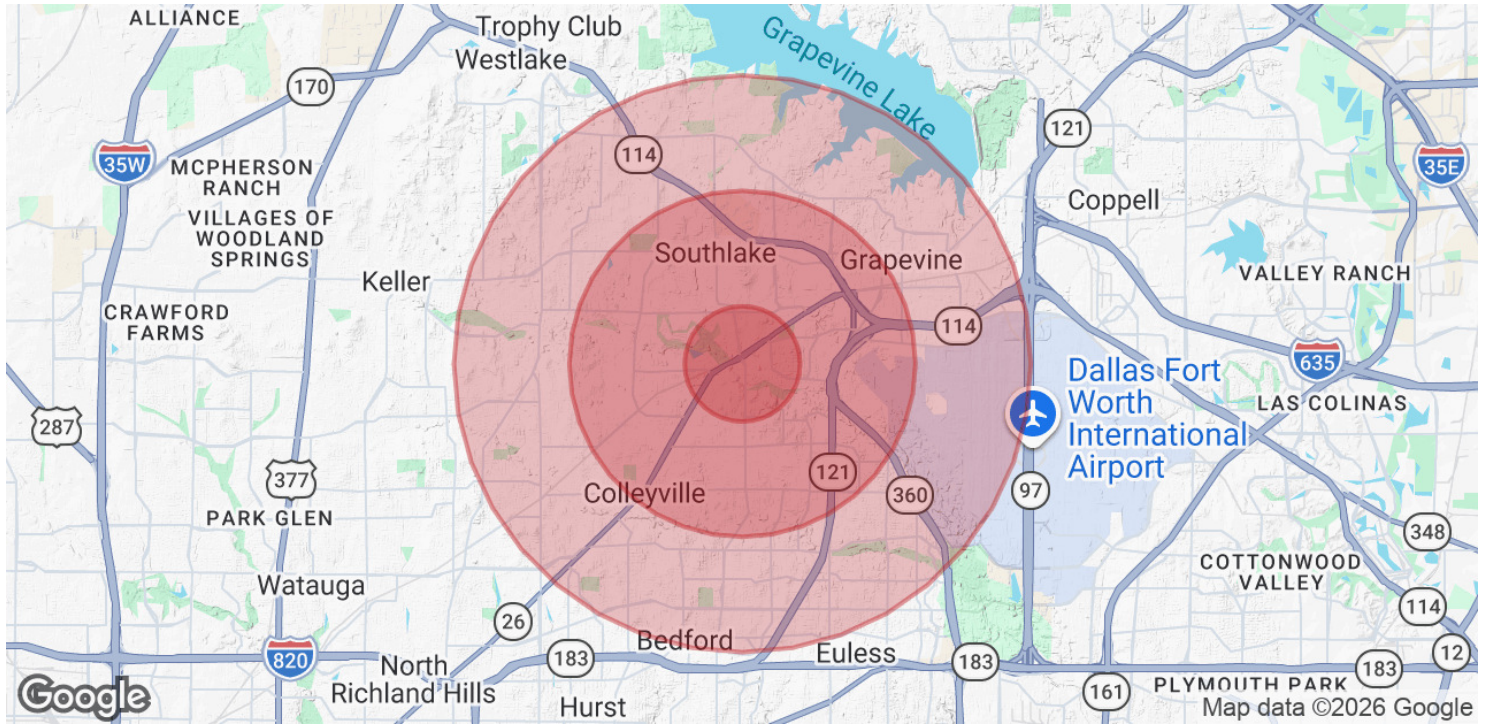


SILVER OAK
COMMERCIAL REALTY

2250 POOL RD

OFFICE BUILDING FOR LEASE

Grapevine, TX 76051



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,366	60,162	168,339
Average Age	41	41	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,939	21,554	63,018
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$187,811	\$223,463	\$192,661
Average House Value	\$680,401	\$744,589	\$659,779

Demographics data derived from AlphaMap

LeAnn Brown

Managing Partner / Broker
 O: 817.849.8282 x104
 C: 817.313.3107
 labrown@silveroakcre.com

Russ Webb

Managing Partner / CCIM / Broker
 O: 817.849.8282 x106
 C: 817.233.7100
 rwebb@silveroakcre.com





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Silver Oak Commercial Realty, LLC **9000679** **info@silveroakcre.com** **817-849-8282**

Name of Sponsoring Broker (Licensed Individual or Business Entity) License No. Email Phone

James Leatherwood 0493949 jleatherwood@silveroakcre.com 817-849-8282

Name of Designated Broker of Licensed Business Entity, if applicable License No. Email Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable License No. Email Phone

LeAnn Brown 409352 labrown@silveroakcre.com 817-849-8282

Name of Sales Agent/Associate License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials

Date