

FOR SALE | LEASE

NWC OF NORTHWEST HWY AND BOYD DR IN GRAPEVINE



VISION

COMMERCIAL REAL ESTATE

OFFICE SITES
FOR SALE OR
BTS

RETAIL COMING
SOON
SITE #1

SITE #2



RETAIL | OFFICE | LAND

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INFO@VISIONCOMMERCIAL.COM



PRICE | CONTACT BROKER

PROPERTY AREA | VARIOUS

PROPERTY HIGHLIGHTS

- Site #1: Hard Corner Retail Strip and Office Sites Coming Soon. Approx 8,000 SF.
- Site #2: Shovel Ready pad site already approved for Drive Through.

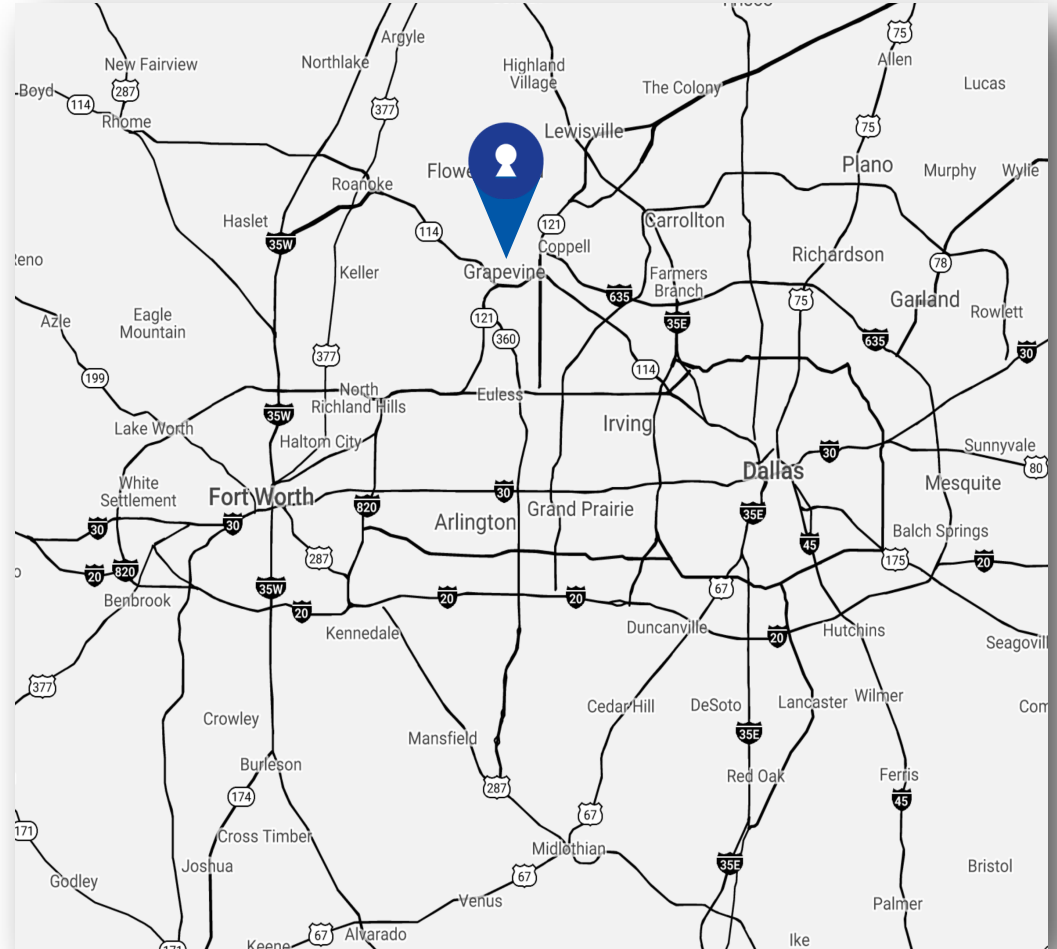
DEMOGRAPHICS

| | 1 MILE | 2 MILE | 3 MILE | 5 MILE |
|--------------------|----------|-----------|----------|-----------|
| POPULATION | 8,071 | 19,802 | 34,477 | 115,528 |
| DAYTIME POPULATION | 17,193 | 44,242 | 81,843 | 208,676 |
| AVG HH INCOME | \$97,090 | \$101,428 | \$99,726 | \$133,491 |

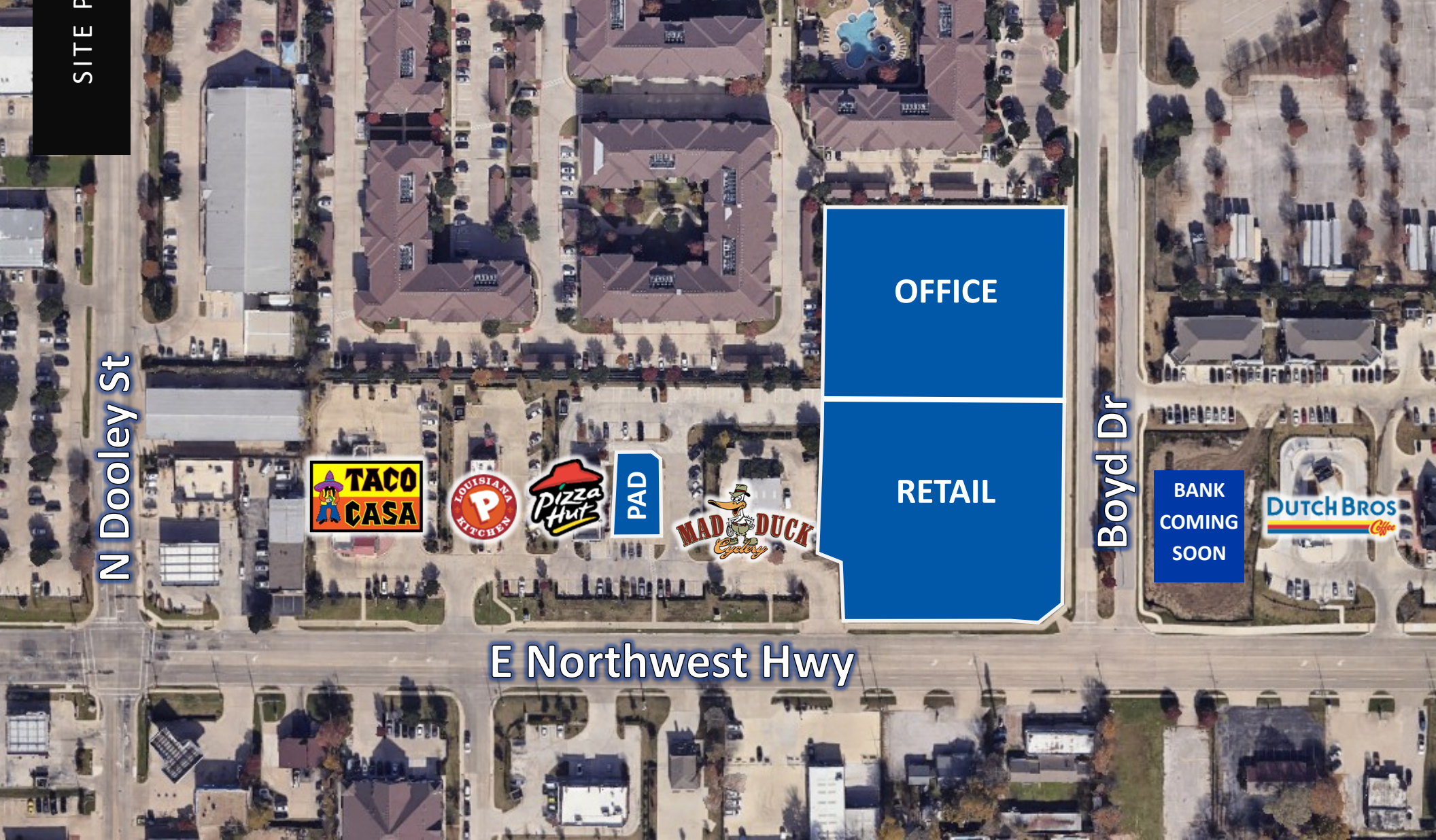
*STDB.com 2025

TRAFFIC COUNT

42,276 VPD at Northwest Hwy & Boyd Dr







N Dooley St

Boyd Dr

E Northwest Hwy

OFFICE

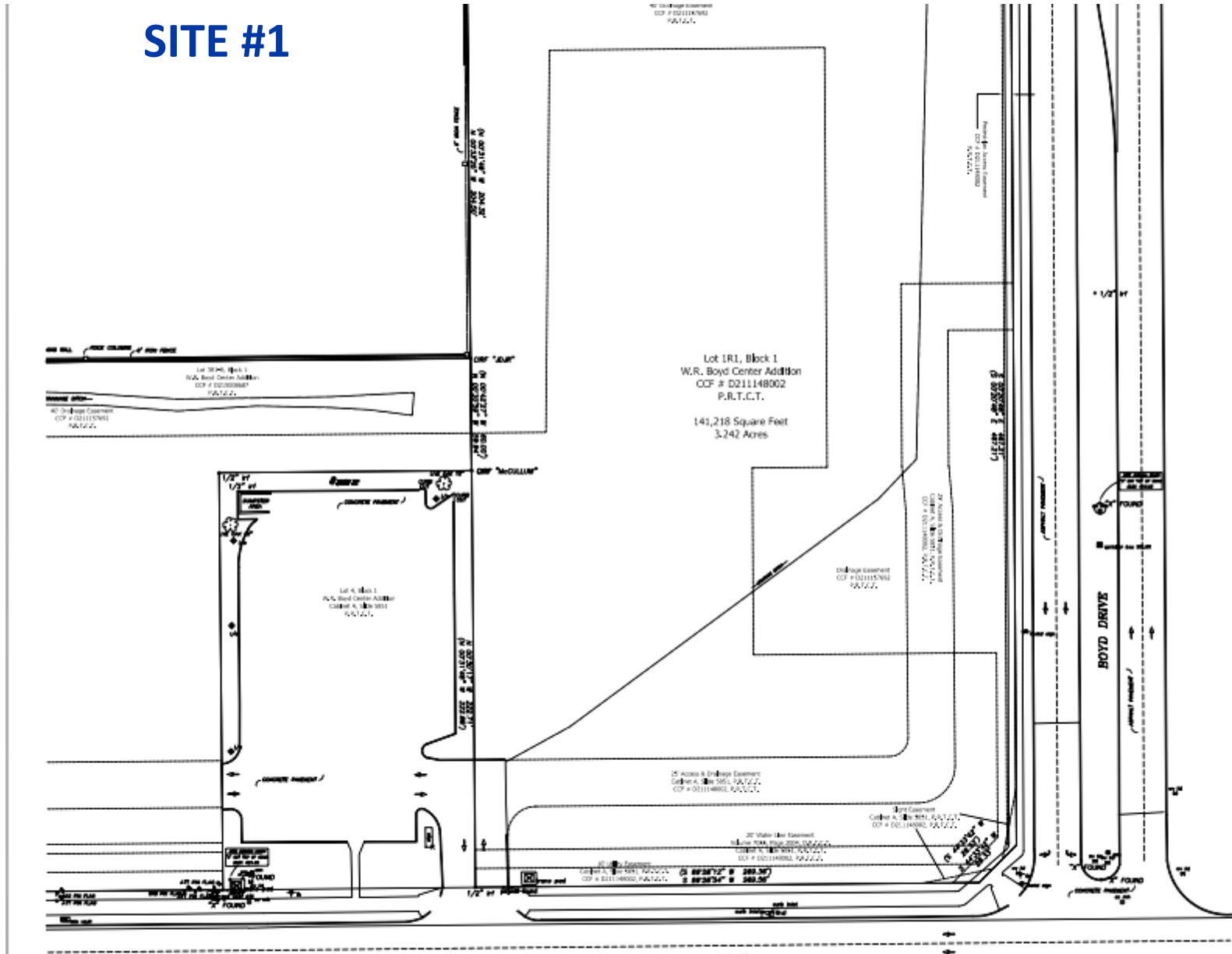
RETAIL



BANK
COMING
SOON

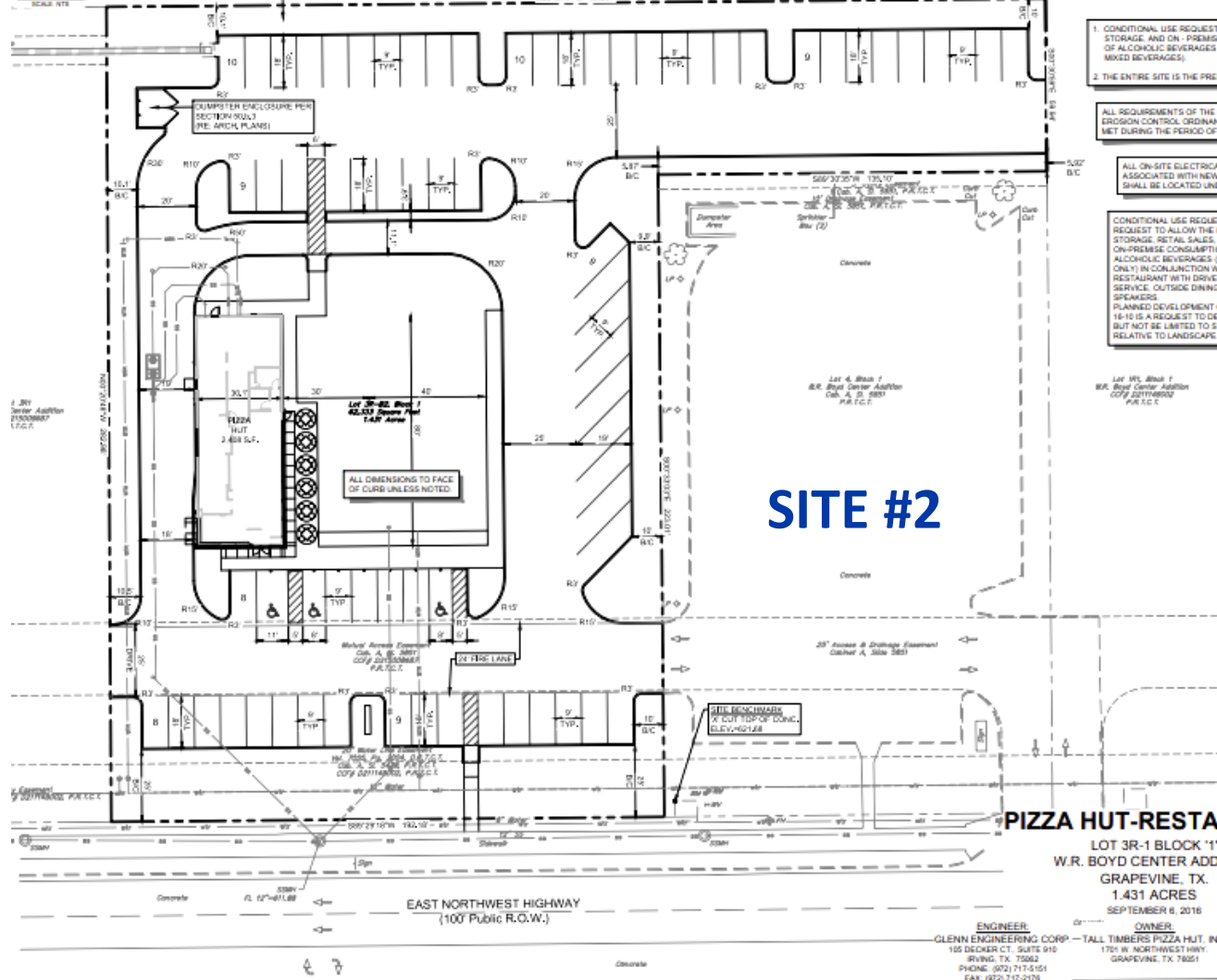


SITE #1





VICINITY MAP
SCALE: NTS



| SUMMARY TABLE | |
|--------------------------------|-------------------|
| TOTAL HEIGHT IN STORES | 1 STORY |
| TOTAL HEIGHT IN FEET | 12R 4' |
| TOTAL BUILDING SQUARE FOOTAGE | 2,438 S.F. 3.9% |
| TOTAL LOT AREA | 62,330 S.F. |
| FLOOR AREA RATIO | 0.04 |
| TOTAL IMPERVIOUS AREA | 36,128 S.F. 57.9% |
| TOTAL OPEN SPACE | 23,848 S.F. 37.8% |
| TOTAL BUILDING AND PAVED AREAS | 36,948 S.F. 59.1% |
| DRAINAGE REQUIRED | 30 |
| DRAINAGE PROVIDED | 12 INCL. SDC |

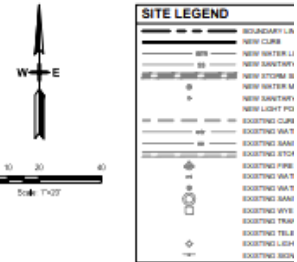
- CONDITIONAL USE REQUEST FOR THE SALE, STORAGE, AND ON- PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER, WINE & MIXED BEVERAGES).
- THE ENTIRE SITE IS THE PREMISE.

ALL REQUIREMENTS OF THE GRAPEVINE SOIL EROSION CONTROL ORDINANCE SHALL BE MET DURING THE PERIOD OF CONSTRUCTION.

ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.

CONDITIONAL USE REQUEST CU-16-25 IS A REQUEST TO ALLOW THE POSSESSION, STORAGE, RETAIL SALES, AND ON-PREMISE CONSUMPTION OF ALCOHOLIC BEVERAGES (BEER AND WINE ONLY) IN CONJUNCTION WITH A RESTAURANT WITH DRIVE-THROUGH SERVICE, OUTSIDE DINING, AND OUTDOOR SEATING. PLANNED DEVELOPMENT OVERLAY PD 16-10 IS A REQUEST TO DEVIATE FROM BUT NOT BE LIMITED TO STANDARDS RELATIVE TO LANDSCAPE.

- GENERAL SITE NOTES**
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FURNISH HIS CONTRACT DOCUMENTS AND SPECIFICATIONS. THE PLANS INCLUDE ALL SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS IN ACCORDANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO GRAPEVINE SPECIFICATIONS, STANDARDS, AND ORDINANCES.
 - IF UNRESOLVED PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION OF THIS PROJECT, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND NOTIFY IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - TRINCH SAFETY DESIGN SHALL BE THE RESPONSIBILITY OF THE UTILITY DEPARTMENT. CONTRACTOR SHALL SUBMIT DESIGN TO GRAPEVINE ENGINEERING DEPARTMENT FOR REVIEW AND APPROVAL.
 - STREPPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LINES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNS SHALL BE IN ACCORDANCE WITH GRAPEVINE REQUIREMENTS. TYP.
 - THE SANITATION CONTAINER SCREENING WALLS SHALL BE THE SAME COLOR AND FINISH AS THE EXTERIOR WALLS OF THE NEW BUILDING, INCLUDING A LINE PAINTED SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE IN ACCORDANCE WITH GRADING DESIGN SPECIFICATIONS SUBJECT TO REVIEW AND APPROVAL BY THE CITY PLANNER.
 - THE NEW LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE CITY OF GRAPEVINE LIGHTING ORDINANCES AS SPECIFIED BY ORDINANCE 16-10.
 - THE SITE SHALL CONFORM TO GRAPEVINE STORE WATER MANAGEMENT ORDINANCES.
 - ANY PERMITS OBTAINED DURING CONSTRUCTION SHALL BE REPLACED BY PERMITS OR EXISTING CONDITIONS.
 - MECHANICAL, HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL PROPERTIES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT OF WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.



SITE #2

PIZZA HUT-RESTAURANT
 LOT 3R-1 BLOCK '1'
 W.R. BOYD CENTER ADDITION
 GRAPEVINE, TX.
 1.431 ACRES
 SEPTEMBER 8, 2018

ENGINEER: GLENN ENGINEERING CORP. 155 DECKER CT. SUITE 915 IRVING, TX. 75062 PHONE: (972) 717-5151 FAX: (972) 717-2176

OWNER: TALL TIMBERS PIZZA HUT, INC. 1701 W. NORTHWEST HWY GRAPEVINE, TX. 76061

ARCHITECT: LINEAR ARCHITECTURE 8851 CYPRESS WATERS BLVD., SUITE 130 DALLAS, TX. 75243 PHONE: (972) 929-9236 FAX: (972) 929-9361

CASE NAME: PIZZA HUT
 CASE NUMBER: CU-16-25 & PD 16-1
 LOCATION: 701 E. NORTHWEST GRAPEVINE, TX. 7
 LOT 3R-1-B2, BLOCK 1, W.R. BOYD CE

MAYOR: _____ SEC: _____

DATE: _____

PLANNING AND ZONING COM: _____

CHAIRMAN: _____

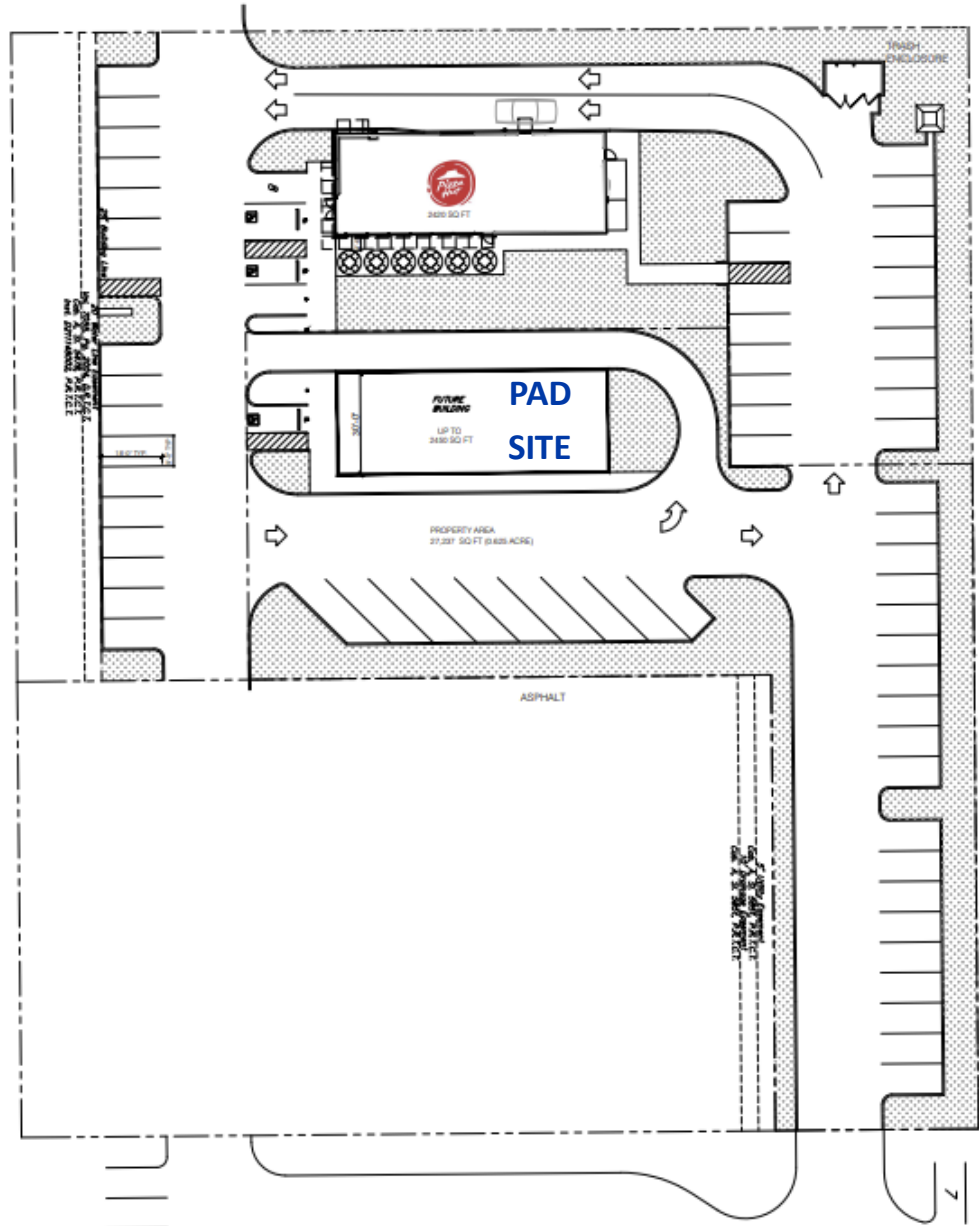
DATE: _____

SHEET: 1 OF 5

APPROVAL DOES NOT AUTHO WORK IN CONFLICT WITH ANY ORDINANCES

DEPARTMENT OF DEVELOPMENT

The data contained herein, including all retail maps, site plans, floorplans, and surveys, were obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in property boundary, price and or terms, or removal from the market without notice.



Site #2

Pad site already approved for Drive Thru up to 2,400 SF Bldg.

Come join Taco Casa, Popeye's and Pizza Hut at this very popular restaurant destination.



COMMERCE

250+ Major Companies & Headquarters
70+ announced in 2020 & 2021 to Expand or Relocate to DFW



#1 in the country for 3-year job growth (185,600 jobs)
#1 in the country for job recovery to pre-pandemic high (3,951,900 jobs)
BLS, Dec. 2021

4 Global 500 Companies
Fortune, 2021
9 World's Most Admired Companies
Fortune, 2022
22 Fortune 500 Companies



DFW AREA GROWTH

50% LOWER COST OF LIVING
With a lower cost of living than the top three U.S. Metros.

+7.2% EMPLOYMENT GROWTH
With a year over year gain of 277,600 jobs as of July 2022

+328
people per day (2020)



1,302,041
added in 2010-2020

7,694,138
TOTAL POPULATION

11,200,000
Population by 2045

4TH LARGEST METRO IN U.S. OVER 200 CITIES

3 Commercial AIRPORTS

- DFW International
- Dallas Love Field
- Alliance

Travel anywhere in Continental U.S. in **4 hours**

Access nearly **60** international destinations

HIGHER EDUCATION

Three Research 1 Universities



Carnegie Classification of Institutions of Higher Education R-1: Doctoral Universities

30 Higher Education Institutions
15 Major Universities Including:



HEALTH CARE

138 HOSPITALS & FACILITIES with Acute Care
32 MAJOR HOSPITALS
23 HEALTHCARE SYSTEMS

INFORMATION ON BROKERAGE SERVICES



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 on 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 on 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 on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on 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 on. 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 on 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.

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 on 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 on 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.

| | | | |
|-----------------------------|-------------|---------------------------|--------------|
| Vision Commercial RE DFW LC | 9006752 | info@visioncommercial.com | 817.803.3287 |
| Broker Firm Name | License No. | Email | Phone |
| Trenton Price | 0652029 | info@visioncommercial.com | 817.803.3287 |
| Designated Broker of Firm | License No. | Email | Phone |

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025

