



OFFICE BUILDING FOR LEASE

1940 Enchanted Way
Grapevine, TX 76051

PRICING
CALL BROKER

AVAILABLE:
2,000 - 23,000 sf

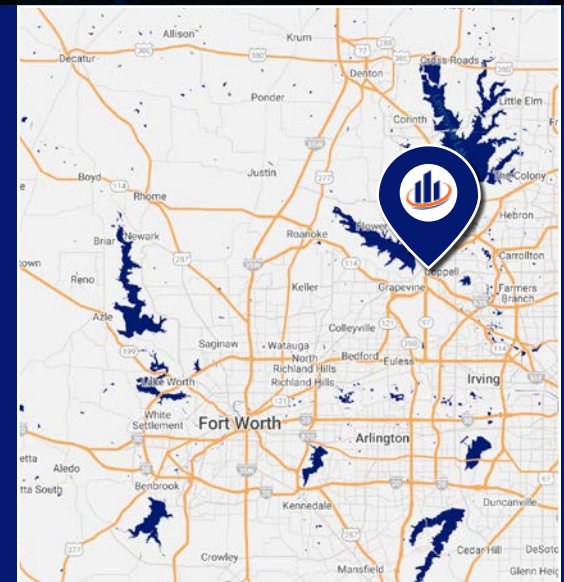
SVN Trinity Advisors is excited to offer a highly coveted opportunity for lease in the Coppell & Freeport office submarket. This 2-story office building boasts 26,062 square feet of office space with flexible floor plans to accommodate your needs. Additionally, you'll enjoy ample parking for your workforce and guests. Contact us today to take advantage of this exceptional opportunity.

FEATURES

Building SF: 26,062 SF
Available SF: 2,000 - 23,000 SF
Zoning: Office

HIGHLIGHTS

- » Available suites are in white-box condition
- » Smart Key access system
- » Signage opportunity
- » Walk in ready corporate offices available



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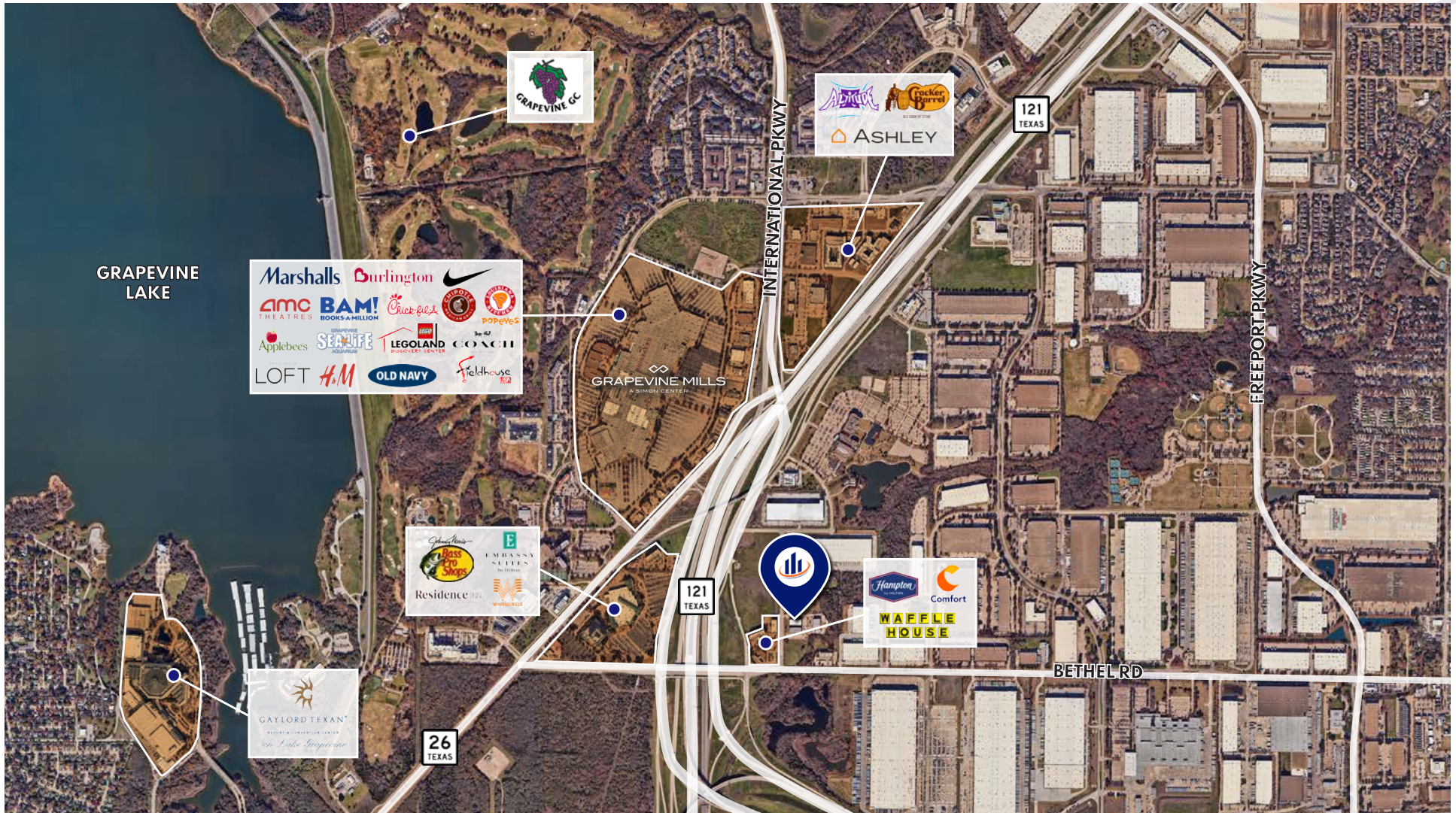


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1940 Enchanted Way is a well-positioned office building in Grapevine, TX, offering excellent access to Highway 121 and proximity to DFW International Airport (4 minutes away). Surrounded by thriving businesses, it provides a strong opportunity for office space in a rapidly growing commercial area.

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	2024 Summary			2029 Summary		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Population	1,008	36,115	175,601	1,032	37,475	175,674
Households	597	14,938	68,498	620	15,754	69,497
Families	187	8,718	44,473	188	8,923	44,385
Average Household Size	1.69	2.41	2.56	1.66	2.38	2.52
Owner Occupied Housing Units	8	6,574	35,016	8	6,682	35,728
Renter Occupied Housing Units	589	8,364	33,482	612	9,072	33,769
Median Age	31.9	36.6	37.1	33.9	37.8	38.2
Median Household Income	\$92,934	\$112,775	\$112,849	\$102,223	\$122,352	\$125,186
Average Household Income	\$100,546	\$152,461	\$153,246	\$112,029	\$169,104	\$171,429



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:
 - 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 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.

DFW Trinity Advisors, LLC <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	9004520 <small>License No.</small>	sfithian@visionsrealty.com <small>Email</small>	817-288-5525 <small>Phone</small>
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Matt Matthews <small>Sales Agent/Associate's Name</small>	667871 <small>License No.</small>	matt.matthews@svn.com <small>Email</small>	972-765-0886 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date