

2563
SW GRAPEVINE PKWY
GRAPEVINE, TX



FULLY LEASED INVESTMENT OPPORTUNITY

SINGLE-TENANT OFFICE BUILDING | LEASED TO US HEALTH ADVISORS

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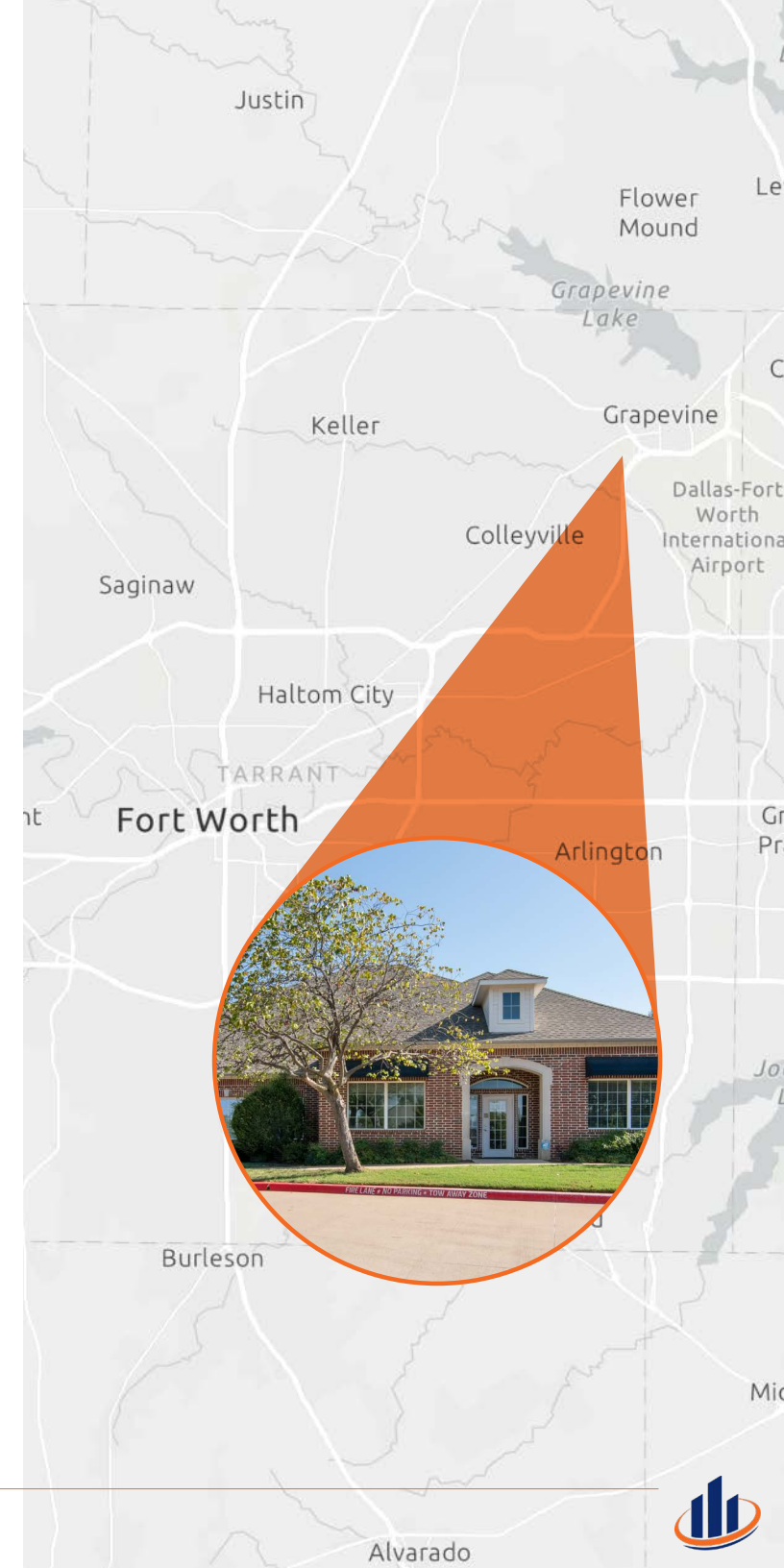


01

PROPERTY SUMMARY

OFFERING SUMMARY

| | |
|-----------------------------|-----------|
| Net Operating Income | \$169,000 |
| Occupancy | 100% |
| Year Built | 2006 |
| Gross Leasable Area | 7,300 SF |
| Lot Size | 1.10 AC |
| Parking Spaces | 30 |



PROPERTY HIGHLIGHTS

 HWY 121 | 135,840 VPD

 SW GRAPEVINE PKWY

 MUSTANG DR



- » **High-Visibility Corridor Location:** Positioned along SW Grapevine Parkway, a well-traveled commercial corridor serving the heart of Grapevine, offering strong frontage and consistent daily traffic within a highly active retail and office submarket.
- » **100% Leased to Credit Tenant:** Fully occupied by USHEALTH Advisors headquarters, with a recent lease renewal extending through September 2030, providing long-term income stability and reduced rollover risk.
- » **Stable Cash Flow Investment:** The property generates approximately \$169,000 in NOI, delivering consistent in-place income with strong fundamentals in a proven DFW submarket.
- » **Institutional-Quality Asset:** Constructed in 2006, this 7,300 SF single-story office building features a well-maintained brick exterior, updated interior finishes, and professional design suitable for a variety of office users.
- » **Attractive Outdoor Amenity:** A shared common area with a wooden pergola enhances tenant experience and provides a unique, campus-style environment uncommon for similar office assets.
- » **Premier DFW Location:** Located in the center of the Dallas-Fort Worth Metroplex with immediate access to major highways and just minutes from Dallas/Fort Worth International Airport, supporting regional connectivity and long-term tenant demand.
- » **Functional Layout & Accessibility:** Single-story configuration with efficient layout and ample parking allows for ease of access, operational flexibility, and long-term usability for office or service-oriented tenants.

TENANT MIX



ABOUT THE TENANT

| | |
|-------------------------|---------------|
| Occupancy % | 100% |
| Building SF | 7,300 |
| Lease Execution | Oct 1, 2025 |
| Lease Expiration | Sept 30, 2030 |

USHEALTH Advisors is a wholly-owned national sales and distribution subsidiary of USHEALTH Group, Inc. The company sells individual health insurance plans and supplementary products underwritten by The Freedom Life Insurance Company of America, a wholly-owned insurance subsidiary of USHEALTH Group, Inc. The company is focused on serving individuals, families, the self-employed and small business owners.

Specialties include: Health Coverage, Innovative Fixed Indemnity Health Plans, Critical Illness Coverage, Accident Coverage, Life Insurance, Dental Insurance, Guarantee Issue Plans, health insurance agent, and Health Insurance Agent Recruiting.





FIRE LANE * NO PARKING * TOW AWAY ZONE

02

FINANCIAL SUMMARY

INCOME & EXPENSES



LANDLORD RESPONSIBILITIES

| | |
|-----------------------|---|
| Landscaping | \$818.00/month - \$9,816.00/year |
| Trash | \$145.73/month - \$1,748.76/year |
| Water | \$2,259.56 trailing 12 months |
| Insurance | \$7,522.00/ April '24 - May '25 |
| 2024 Taxes | \$29,388.08 (taxes should be close to this in '25) |
| Total Expenses | \$50,734.40 |

RENT ROLL

| Period | Monthly Base Rent |
|--------------------------------------|--------------------------|
| October 1, 2025 - September 30, 2026 | \$18,446.60 |
| October 1, 2026 - September 30, 2027 | \$19,000.00 |
| October 1, 2027 - September 30, 2028 | \$19,570.00 |
| October 1, 2028 - September 30, 2029 | \$20,157.10 |
| October 1, 2029 - September 30, 2030 | \$20,761.81 |





03

LOCATION OVERVIEW

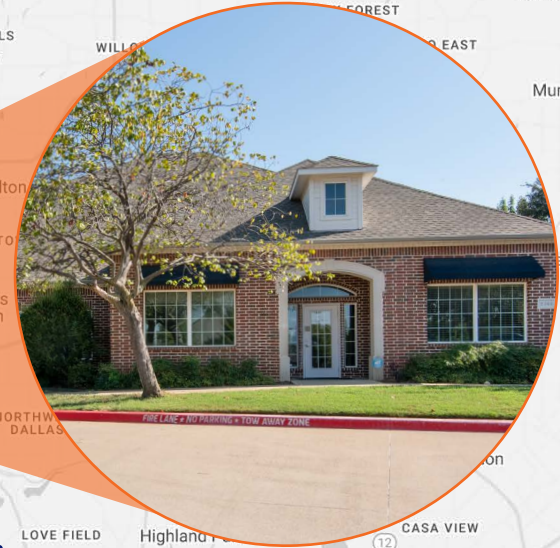
AREA MAP



PROXIMITY MAP

22 Miles | Fort Worth

23 Miles | Dallas



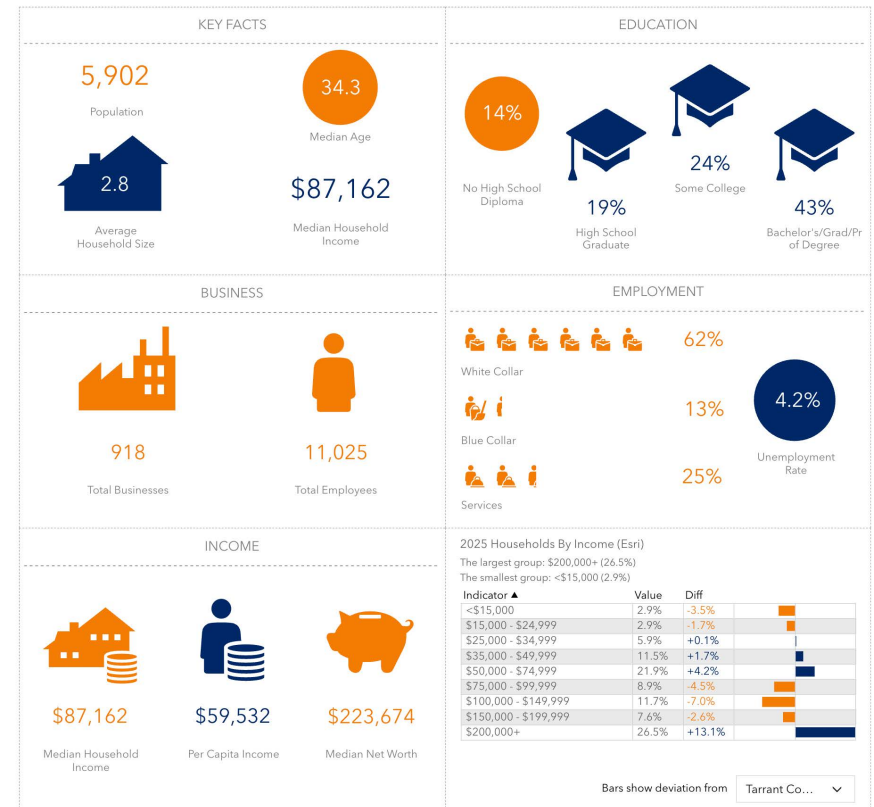
2563 SW Grapevine Parkway is strategically positioned along one of Grapevine's primary commercial corridors, serving a dense and highly desirable trade area within the Dallas-Fort Worth Metroplex. Surrounded by established residential neighborhoods, national retailers, hospitality destinations, and a strong base of office and service users, the property benefits from consistent daily traffic and year-round consumer activity driven by both local residents and tourism. Its location along SW Grapevine Parkway, with convenient access to SH 121 and SH 114, provides excellent regional connectivity while maintaining a neighborhood-serving presence in one of DFW's most vibrant and economically stable submarkets.



DEMOGRAPHIC DATA

| 2025 Summary | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------------|-----------|-----------|-----------|
| Population | 8,475 | 59,504 | 141,712 |
| Households | 3,465 | 23,290 | 55,701 |
| Families | 2,056 | 16,206 | 38,813 |
| Average HH Size | 2.42 | 2.53 | 2.53 |
| Owner Occupied Housing Units | 1,245 | 14,824 | 36,180 |
| Renter Occupied Housing Units | 2,220 | 8,466 | 19,521 |
| Median Age | 35.2 | 41.5 | 41.8 |
| Median HH Income | \$71,684 | \$127,787 | \$126,980 |
| Average HH Income | \$125,071 | \$195,603 | \$195,327 |
| 2030 Summary | 1 MILE | 3 MILE | 5 MILE |
| Population | 8,156 | 58,562 | 139,756 |
| Households | 3,410 | 23,372 | 55,923 |
| Families | 2,003 | 16,137 | 38,665 |
| Average HH Size | 2.36 | 2.49 | 2.49 |
| Owner Occupied Housing Units | 1,295 | 15,233 | 36,937 |
| Renter Occupied Housing Units | 2,115 | 8,138 | 18,986 |
| Median Age | 36.2 | 42.5 | 42.6 |
| Median HH Income | \$77,101 | \$146,292 | \$142,571 |
| Average HH Income | \$141,692 | \$212,684 | \$211,116 |

1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Avle. The vintage of the data is 2021, 2026.

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GRAPEVINE TEXAS

A THRIVING ECONOMIC BASE

Grapevine boasts a diverse and resilient economy supported by logistics, manufacturing, hospitality, retail, and professional services. Its position as home to DFW International Airport — one of the busiest airports in the world — makes it a premier hub for both domestic and international commerce. Major employers, from corporate headquarters to distribution centers, contribute to a stable job market and sustained business growth. The city's pro-business environment, paired with strong municipal investment in infrastructure, ensures continued economic vitality.

STRATEGIC CONNECTIVITY

Situated at the crossroads of Highways 114, 121, and 26, Grapevine provides seamless access to the Dallas–Fort Worth Metroplex. Businesses benefit from immediate proximity to DFW International Airport, as well as quick connections to downtown Dallas, Fort Worth, and surrounding high-growth cities like Southlake, Irving, and Arlington. This central positioning attracts a steady flow of customers, workforce talent, and business opportunities.

QUALITY OF LIFE DRIVES GROWTH

Grapevine is known for its vibrant cultural scene, historic downtown, award-winning wineries, and year-round events that draw millions of visitors annually. Its highly regarded schools, abundant parks, and strong community engagement make it an attractive place for both businesses and residents. The blend of lifestyle appeal and economic opportunity continues to fuel population growth and real estate demand, positioning Grapevine as one of the most desirable markets in North Texas.



LOCKHEED MARTIN CORP.
18,700 EMPLOYEES



DALLAS FORT WORTH
INTERNATIONAL
AIRPORT
14,000 EMPLOYEES



GENERAL MOTORS
ARLINGTON ASSEMBLY
PLANT
10,512 EMPLOYEES



NAVAL AIR STATION
JOINT RESERVE
10,500 EMPLOYEES

TARRANT COUNTY TOP EMPLOYERS



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All SVN offices are independently owned and operated.



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 | 9004520 | sfithian@visionsrealty.com | 817-288-5525 |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date