



FOR LEASE

1040 TEXAN TRAIL

Grapevine, Texas 76051



MedCore

MedCorePartners.com

214.443.8300

PROPERTY OVERVIEW

ABOUT THE PROPERTY

1040 Texan Trail is an 8,114 square foot general/medical office condominium ideally located in the heart of Grapevine, Texas. This well-positioned property offers excellent accessibility and visibility, making it a prime choice for professional or medical users.

This property presents an outstanding opportunity for general office or medical users seeking a functional, well-located space to establish or grow their business or practice. Its strategic location in Grapevine provides convenient access for both clients and employees.

PROPERTY FEATURES

- 4,055 SF Available in Suite 200
- Move-In Ready General Office/Medical Space
- Direct Access to Highway 26
- Minutes from State Highway 114
- Building Signage Available for Tenant Exposure



BUILDING SIZE

7,949 SF



AVAILABLE SF

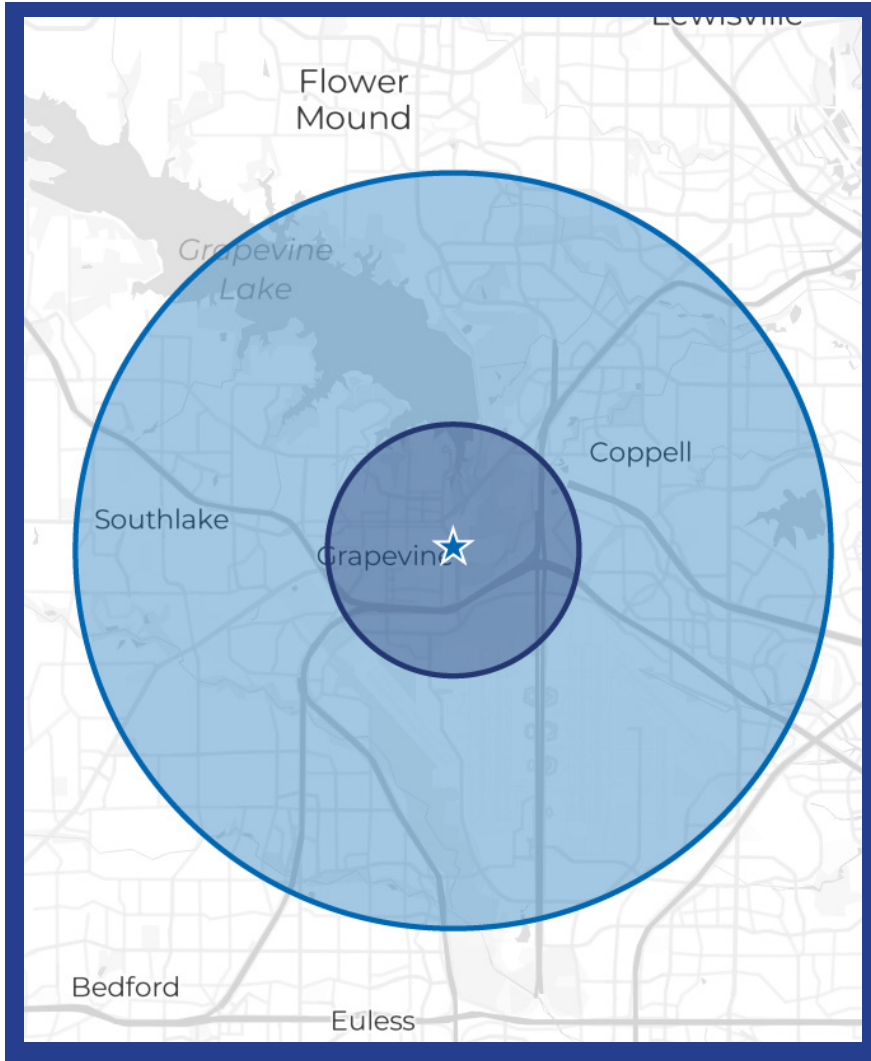
4,055 SF



SUITE AVAILABLE

#200

DEMOGRAPHICS

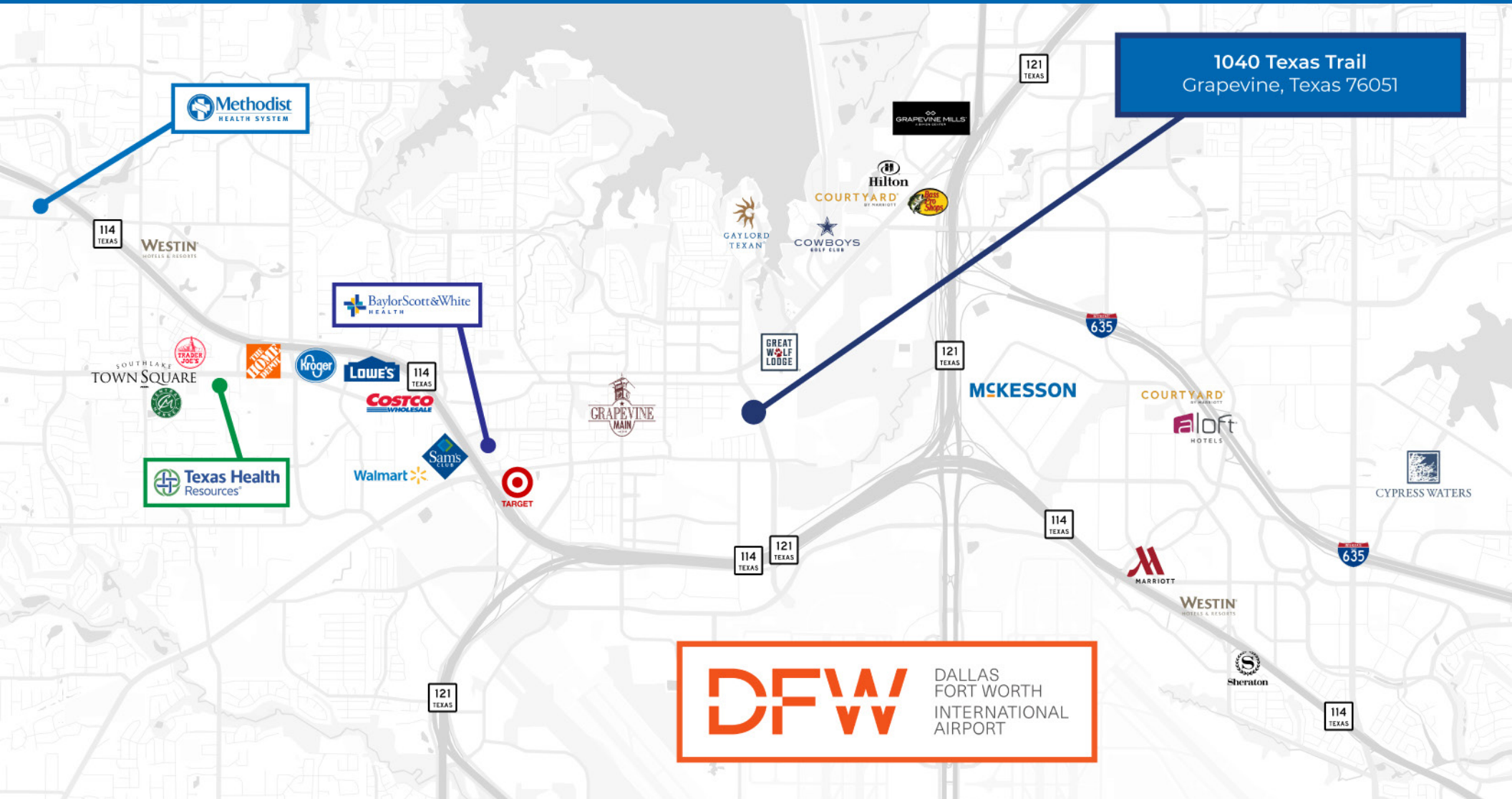


POPULATION

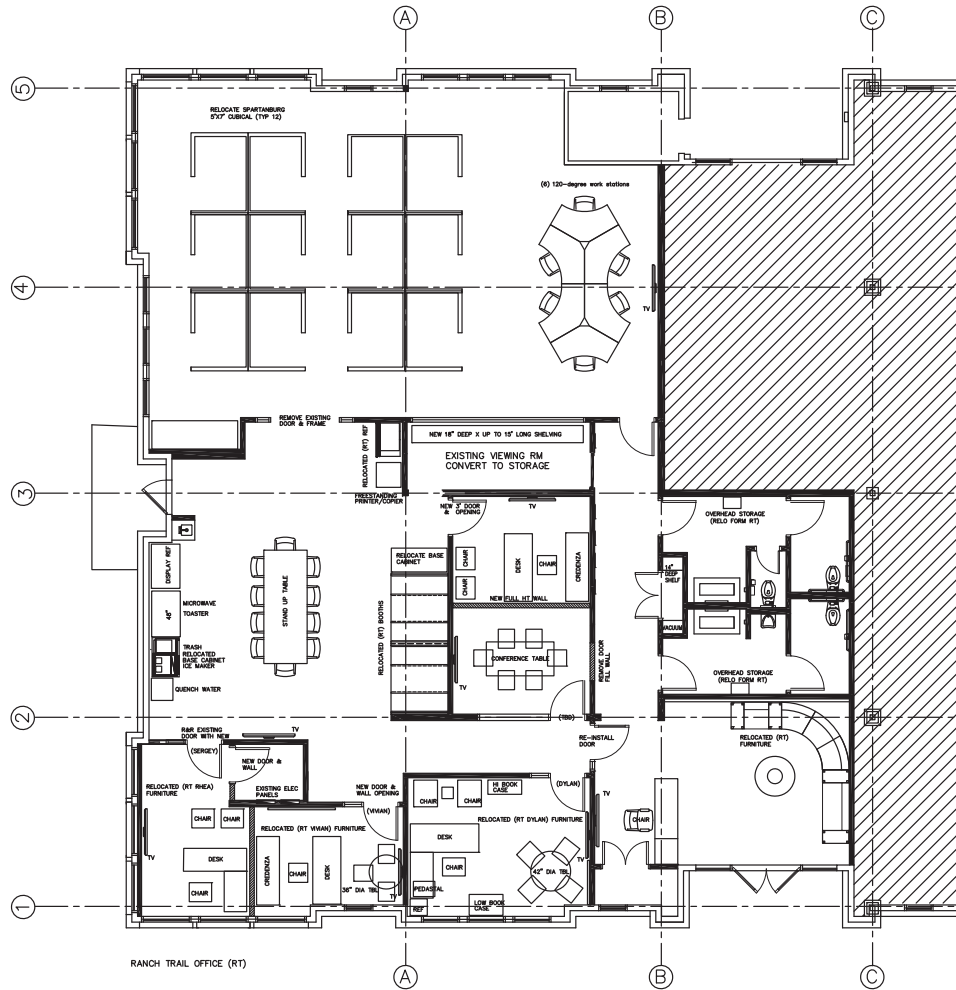
	3 MI	5 MI
Population	27,788	119,425
Households	12,932	46,941
Average Age	38.4	39.3
Median Household Income	\$95,531	\$127,029
Population Growth (2026 - 2031)*	+0.65%	+1.33%
Household Growth (2026 - 2031)*	+3.35%	+3.54%

**Projected Growth as of 2026*

PROPERTY MAP



FLOOR PLAN



TK2 OFFICE RE-OPENING
PLAN (rev 2) 5/16/25



CONTACT FOR MORE INFORMATION



Michael Collins

Managing Director of Brokerage

mcollins@medcorepartners.com | 214.244.2278



MedCore

12377 Merit Drive, Suite 500

Dallas, Texas 75251

MedCorePartners.com

214.443.8300

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.

REAL ESTATE BROKERAGE SERVICE:

- **REALTOR®:** A member of the National Association of Realtors, including any participating real estate companies or divisions.
- **REALTOR ASSOCIATE:** A real estate professional who is not a member of the National Association of Realtors.
- **REALTOR LICENSEE:** A real estate professional who is not a member of the National Association of Realtors.
- **REALTOR LICENSEE WITH AFFILIATION:** A real estate professional who is not a member of the National Association of Realtors.
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Business Practice	REALTOR	REALTOR ASSOCIATE	REALTOR LICENSEE WITH AFFILIATION	REALTOR LICENSEE WITHOUT AFFILIATION
Representing a client in a real estate transaction	Yes	Yes	Yes	Yes
Representing a client in a real estate transaction	Yes	Yes	Yes	Yes
Representing a client in a real estate transaction	Yes	Yes	Yes	Yes
Representing a client in a real estate transaction	Yes	Yes	Yes	Yes
Representing a client in a real estate transaction	Yes	Yes	Yes	Yes

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