

FOR SALE

309 N MAIN STREET
309 N Main St Grapevine, TX 76051



OFFERING SUMMARY

Sale Price:	\$765,000
Lot Size:	14,959 SF
Zoning:	CN
Utilities	City

PROPERTY OVERVIEW

Nestled in the heart of vibrant Grapevine, this exceptional lot offers an unbeatable combination of location and convenience. Situated downtown just one block from charming Historic Main Street, the property provides effortless access to Grapevine's renowned shopping, dining, local wineries, and entertainment. Top-rated schools, scenic parks, and Grapevine Lake are also just minutes away. Grapevine is a true commuter's paradise, centrally located within the Dallas-Fort Worth metroplex. With immediate access to major highways and proximity to DFW International Airport, connectivity is second to none. Downtown Grapevine also serves as a hub for the TexRail commuter train, offering a direct seven-minute ride to DFW Airport and convenient access to Fort Worth and surrounding cities. This accessibility makes the property ideal for both commercial and potential residential development, with strong upside for future growth. The 14,923-square-foot lot is currently zoned commercial, with the possibility of residential use pending approval from the City of Grapevine's Planning and Zoning Commission. There is also potential to subdivide the lot into two residential parcels, creating a rare opportunity to build a custom dream home, or homes, in one of Grapevine's most desirable locations. Enjoy the charm of local wineries, the beauty of Grapevine Lake, and the rich history that make this city truly unique. With limited available land in Downtown Grapevine, this offering represents a compelling opportunity for investors or owners seeking flexibility, location, and upside in a proven market.

Mark Wykes
(972) 896-0054
TX #0758527



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HIGHLIGHTS

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SALE PRICE

\$765,000

LOCATION INFORMATION

Building Name	309 N Main Street
Street Address	309 N Main St
City, State, Zip	Grapevine, TX 76051
County	Tarrant
Cross-Streets	Main Street and Banyan Drive
Nearest Highway	Highway 121 and 114
Nearest Airport	DFW International Airport

BUILDING INFORMATION

Building Size	0 SF
Best Use	Commercial or possibly Residential (1 or 2 Lots) with City approval
Number of Lots	1

PROPERTY INFORMATION

Property Type	Commercial or Possible Residential
Property Subtype	Other
Zoning	CN
Lot Size	14,959 SF
APN #	00623466
Corner Property	Yes
MLS #	21166514
Power	Yes

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes

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LOCATION

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LOCATION DESCRIPTION

Located in the vibrant city of Grapevine, Main Street Land offers a coveted locale in the heart of this thriving community. Just moments away, historic downtown Grapevine invites exploration with its charming shops, renowned restaurants, and cultural attractions. The area's dynamic business environment and strong community spirit make it an appealing investment or owner/user destination. Nearby points of interest include Grapevine Lake, providing a scenic backdrop for outdoor activities, as well as the Grapevine Vintage Railroad and the Grapevine Mills shopping center, adding to the area's allure. This prime location promises a blend of opportunities and a rich tapestry of amenities.

LOCATION DETAILS

County	Tarrant
Cross Streets	Main Street and Banyan Drive
Nearest Highway	Highway 121 and 114
Nearest Airport	DFW International Airport

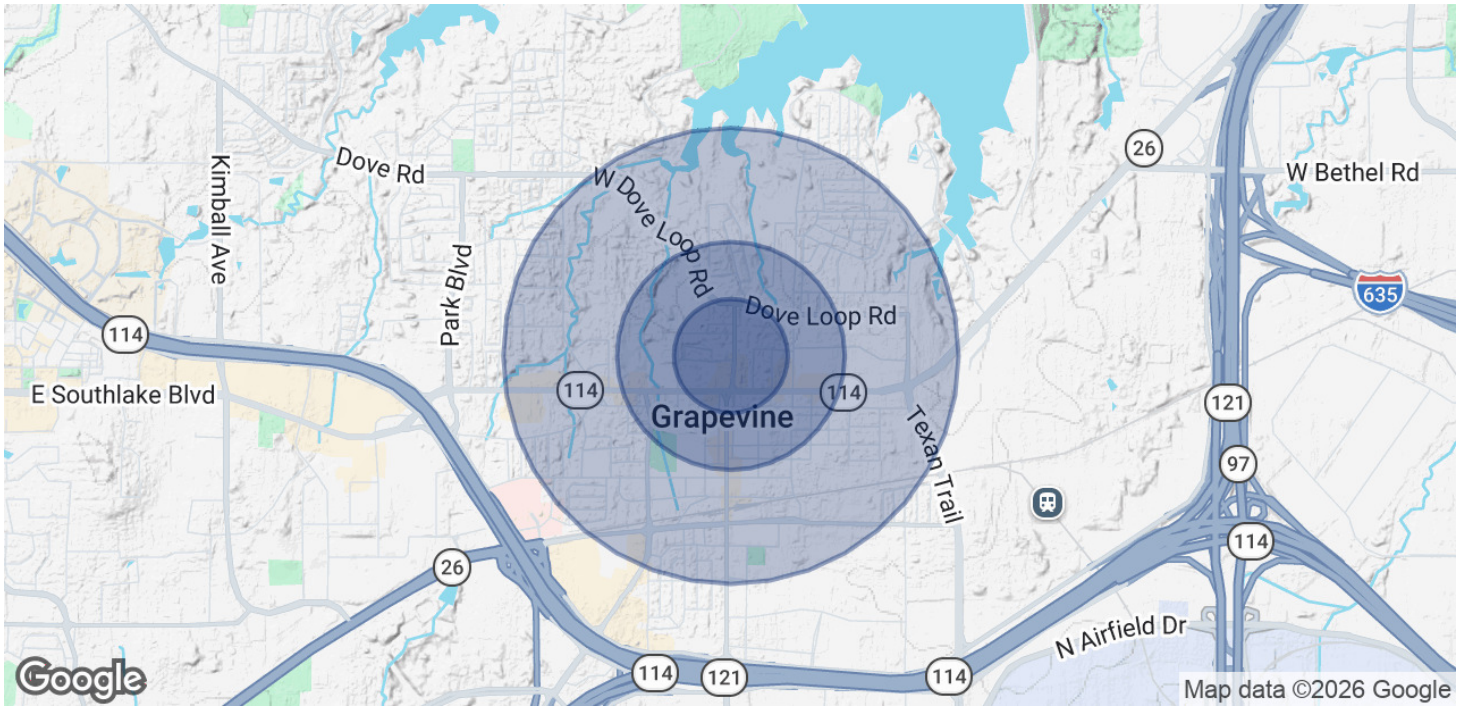
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DEMOGRAPHICS

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	535	2,143	7,220
Average Age	48.7	46.7	45.7
Average Age (Male)	56	49.6	46.5
Average Age (Female)	43.1	44.7	45.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	230	1,050	3,437
# of Persons per HH	2.3	2	2.1
Average HH Income	\$125,808	\$121,192	\$126,697
Average House Value	\$434,796	\$402,389	\$388,380

2023 American Community Survey (ACS)

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

Coldwell Banker Commercial Realty	-	-	555.555.5555
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	-	-	-
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
Mark Wykes	TX #0758527	mark.wykes@cbrealty.com	(972) 896-0054
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date