



## THE SHOPS AT VINEYARD VILLAGE

2800 State Highway 121  
Eules, Texas 76039

FOR LEASE  
1,352 - 20,018 SF

**NAI** Robert Lynn / Retail

# AMENITIES + MAP + DEMOGRAPHICS



## 2800 State Highway 121

- Suite 500: 20,018 SF  
Former Rally House

## 2750 State Highway 121

- Suite 200: 1,352 SF  
Partial Shell



Ideally Located in the Heart of the Grapevine/Colleyville/Euless Retail Corridor



Exceptional Frontage to Highly Trafficked State Highway 121 & Glade Dr



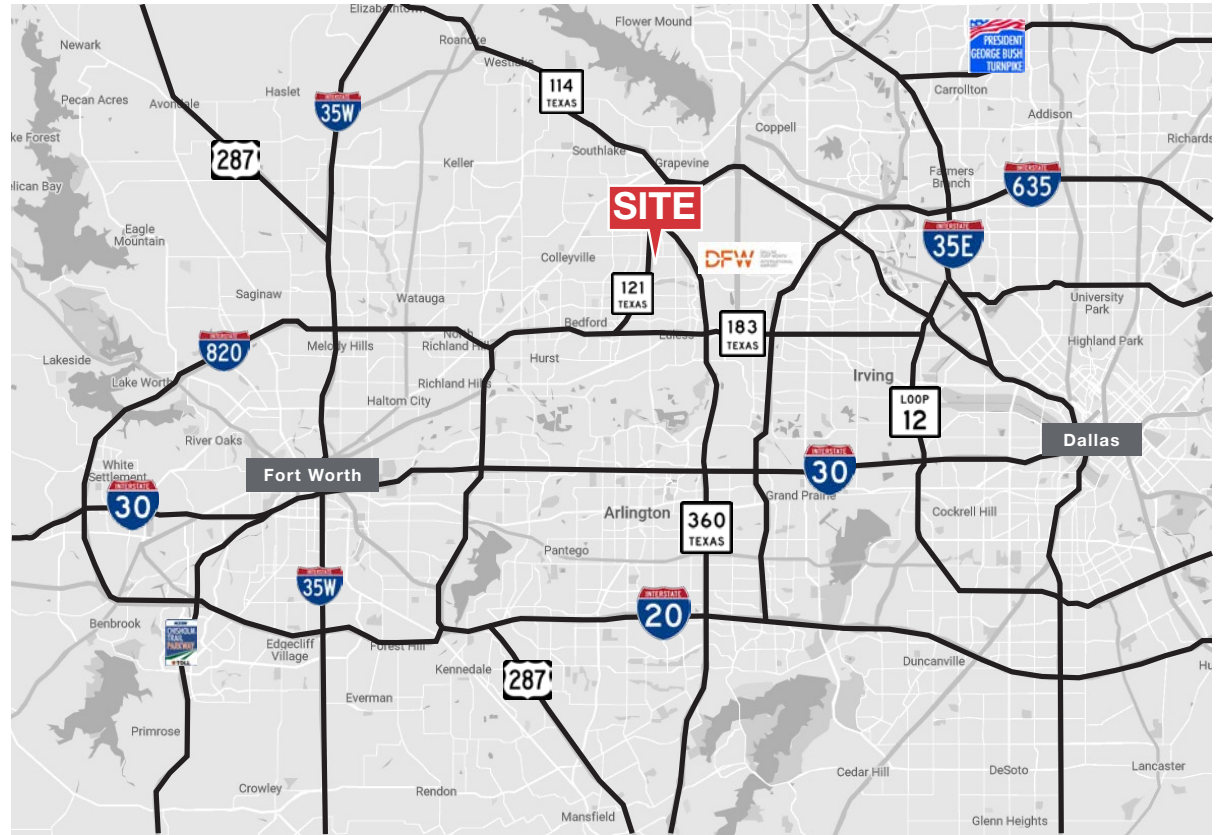
Affluent Area with \$100k+ Average Household Incomes



Dedicated Exit Ramp from Highway and Several Points of Ingress/Egress



Asking Rates: Call Broker



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,109	91,413	205,793
TOTAL HOUSEHOLDS	5,602	37,140	83,577
AVERAGE HOUSEHOLD SIZE	2.5	2.4	2.4
AVERAGE HOUSEHOLD INCOME	\$144,072	\$128,226	\$122,450



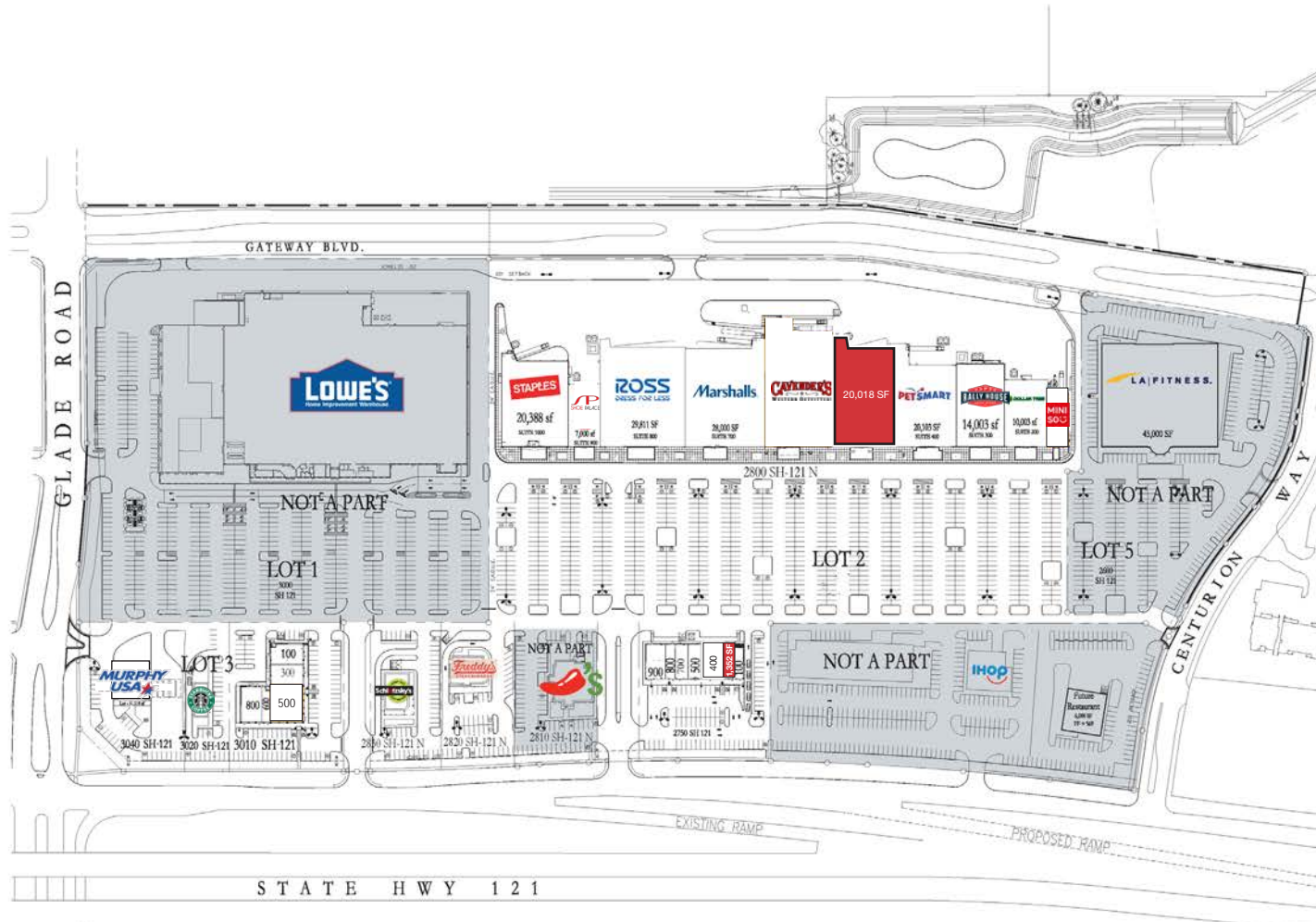
GLADE RD

**21,933 VPD**

HWY 121

**131,439 VPD**

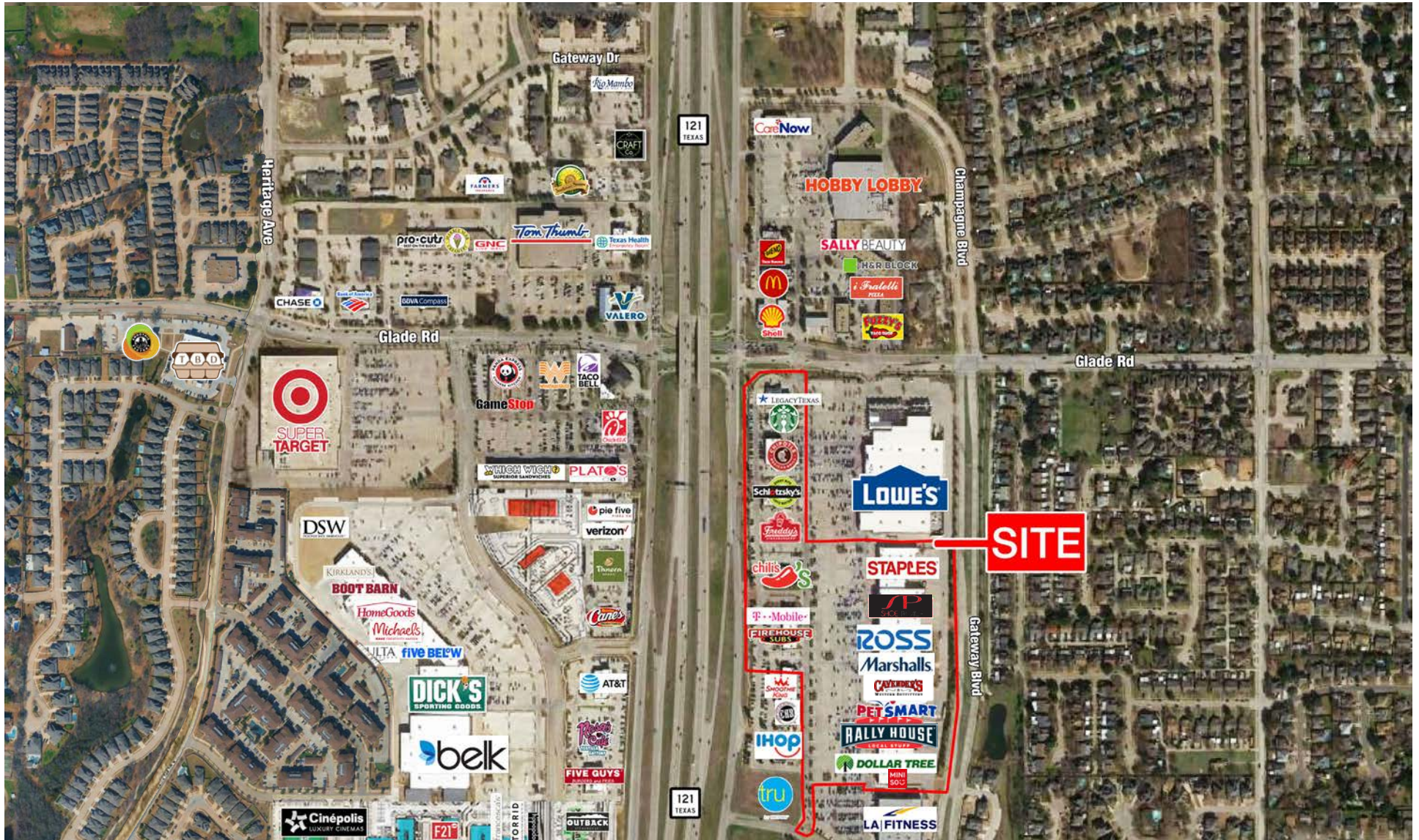
Source: CoStar 2025

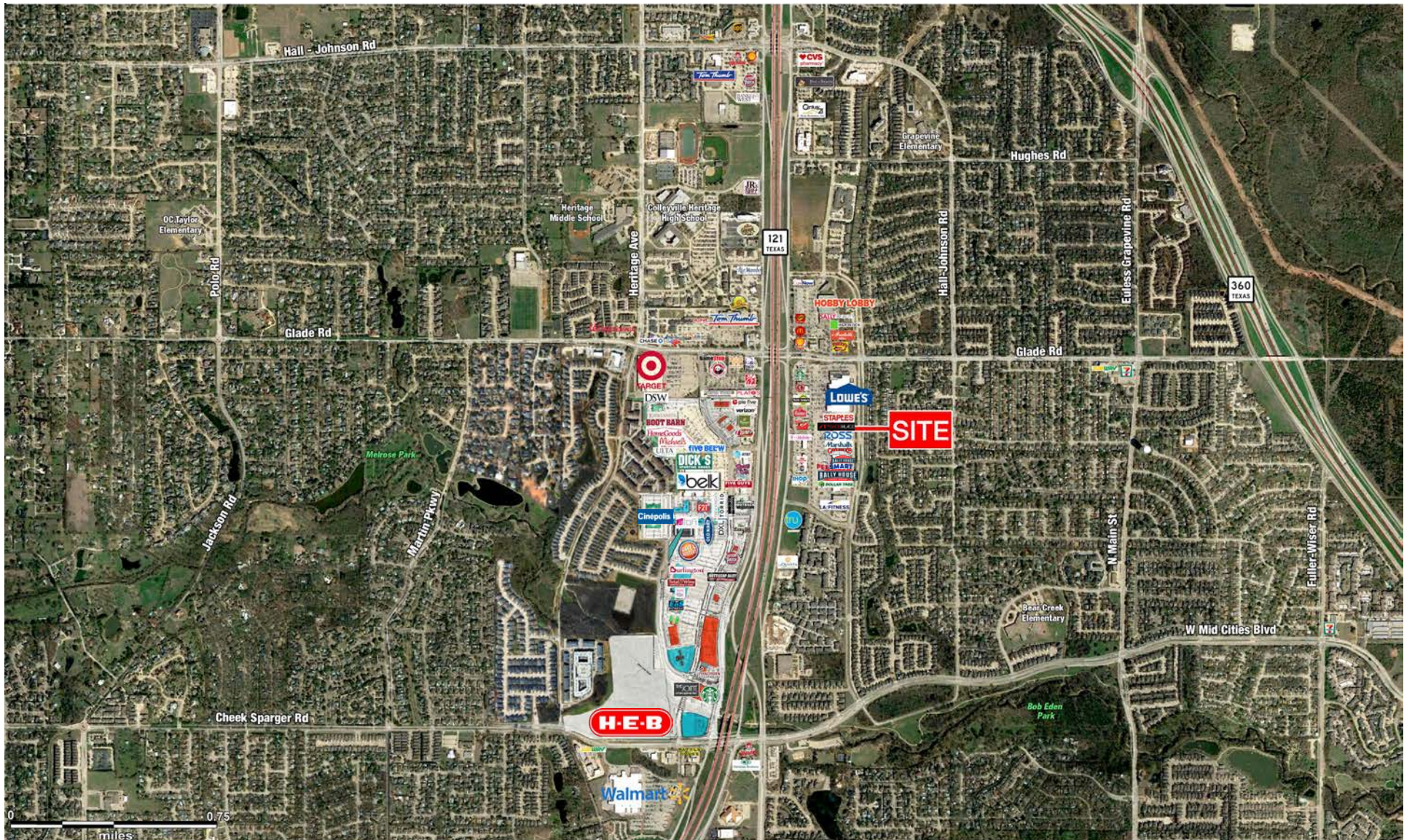


Available

### Current Tenants

<b>2800 SH-121</b>		
100	Miniso	4,002 sf
200	Dollar Tree	10,003 sf
300	Rally House	14,003 sf
400	PetSmart	20,103 sf
500	<b>Available</b>	<b>20,018 sf</b>
600	Cavenders	20,072 sf
700	Marshalls	28,000 sf
800	Ross	29,811 sf
900	Shoe Palace	7,000 sf
1000	Staples	20,388 sf
<b>3040 SH-121</b>		
	Murphy Oil USA	4,338 sf
<b>3020 SH-121</b>		
	Starbucks	1,727 sf
<b>3010 SH-121</b>		
100	Upscale Spa & Nails	2,500 sf
300	Ideal Dental	2,421 sf
500	Royal Regal	1,352 sf
600	Sports Clips	1,111 sf
800	Chipotle	2,850 sf
<b>2830 SH-121</b>		
14	Schlotzky's	2,839 sf
<b>2820 SH-121</b>		
15	Freddy's Frozen Custard	3,242 sf
<b>2750 SH-121</b>		
100	Smoothie King	1,204 sf
200	<b>Available</b>	<b>1,352 sf</b>
400	Glo Tanning	2,500 sf
500	Firehouse Subs	1,685 sf
700	Bamboo House	1,580 sf
800	Baskin Robbins	1,212 sf
900	T-Mobile	2,500 sf







**AGENTS**

**Bobby Montgomery**

817.872.3908

BMONTGOMERY@NAIRL.COM

**Jon McDaniel**

817.872.3902

JMCDANIEL@NAIRL.COM



**NA** Robert Lynn

201 S. Adams Street  
Fort Worth, Texas 76104  
817.885.8333 | [nairl.com](http://nairl.com)

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**FOR LEASE 1,352 - 20,018 SF**



# 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 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. **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.

**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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Jon T. McDaniel	552186	jmcdaniel@nairl.com	817-885-8333
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Bobby Montgomery	629233	bmontgomery@nairl.com	817-885-8333
Sales Agent/Associate's Name	License No.	Email	Phone