

Space for Lease



Office/ Retail Space - For Lease
 2011 W. Northwest Highway
 Grapevine, TX 76051



Property Information:

Suite #: 100
 Sq Ft: 1,536
 Rent /
 NNN: Please Call For Pricing
 Available: April 2018

- ◆ Tom Thumb Anchored
- ◆ Convenient to Hwy 114, Hwy 121, & 360
- ◆ Perfect Location in Grapevine with easy access to major thoroughfares.
- ◆ Located Close to Baylor Hospital, minutes from DFW Airport.
- ◆ Close to numerous restaurants, retail, banks, and convenience.

Traffic Count: (2013)

NW Blvd - 18386 VPD
 Park Blvd to Dove Loop

 Park Rd - 14098 VPD
 SH 114 to Dove Rd.

Demographics: (2017)

	<u>3 mile</u>	<u>5 mile</u>
Population	48,189	112,636
Avg HH Income:	\$143,947	\$171,400

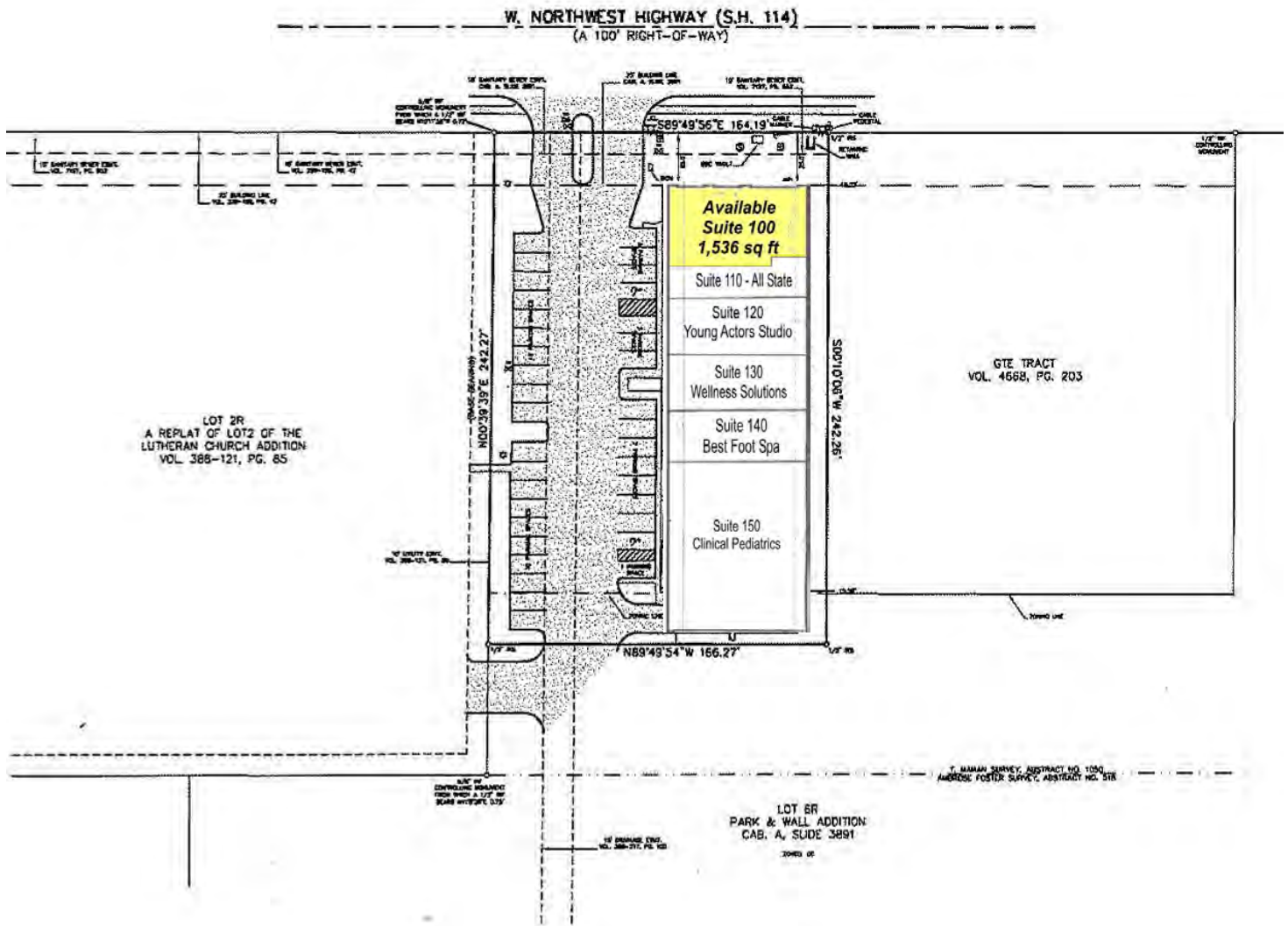
For more information, please contact:
www.makens.com

Jim Makens
 817-540-3229
jm@makens.com

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**Park West
Site Plan**



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EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	6,946	26,743	52,129
Population (4/1/2000)	7,931	42,106	90,139
Population (4/1/2010)	7,886	43,001	99,780
Population (1/1/2017)	8,850	48,189	112,636
Population (1/1/2022)	9,262	50,432	117,896
Percent Growth (2017/2010)	12.22	12.06	12.88
Percent Forecast (2022/2017)	4.66	4.65	4.67

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	2,857	10,368	18,857
Households (4/1/2000)	3,152	15,976	31,589
Households (4/1/2010)	3,247	16,202	36,291
Households (1/1/2017)	3,619	18,038	40,695
Households (1/1/2022)	3,770	18,781	42,375
Percent Growth (2017/2010)	11.46	11.33	12.14
Percent Forecast (2022/2017)	4.17	4.12	4.13

GENERAL POPULATION CHARACTERISTICS			
Median Age	39.7	38.4	39.8
Male	4,325	24,099	55,974
Female	4,525	24,090	56,662
Density	4,158.50	1,326.00	1,564.10
Urban	8,850	48,189	112,534
Rural	0	0	102

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2017)	3,619	18,038	40,695
Families	2,281	12,801	30,821
Non-Family Households	1,338	5,237	9,874
Average Size of Household	2.41	2.66	2.76
Median Age of Householder	50.5	49.8	50.3
Median Value Owner Occupied (\$)	185,522	260,955	315,737
Median Rent (\$)	943	865	938
Median Vehicles Per Household	2.2	2.3	2.5

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	3,763	18,880	42,260
Housing, Owner Occupied	1,988	11,460	29,408
Housing, Renter Occupied	1,631	6,578	11,287
Housing, Vacant	144	842	1,565

POPULATION BY RACE

White Alone	7,581	39,382	93,448
Black Alone	224	1,643	3,664
Asian Alone	286	2,063	7,878
American Indian and Alaska Native Alone	79	310	614
Other Race Alone	448	3,557	4,226
Two or More Races	232	1,234	2,806

POPULATION BY ETHNICITY

Hispanic	1,627	9,067	13,671
White Non-Hispanic	6,497	34,431	84,895

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	379,647,839	2,612,304,289	6,991,131,997
Total Household Income (\$)	376,542,942	2,596,511,972	6,975,133,825
Median Household Income (\$)	86,386	99,218	133,446
Average Household Income (\$)	104,046	143,947	171,400
Per Capita Income (\$)	42,898	54,210	62,068

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	88,911	731,438	5,600,728
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	247,634.60	1,358,062.60	3,415,778.00
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	7,973	42,004	74,717
Establishments, Total (by Place of Work)	394	2,179	4,398

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	130	134	135
EASI Total Crime Index (US Avg=100; A=High)	74	53	32
EASI Weather Index (US Avg=100)	149	149	151

BLOCK GROUP COUNT

	5	25	54
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Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2015 unless otherwise stated.



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:
 - 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.

The Makens Company	513206		817-540-3229
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Makens	350242	jm@makens.com	817-540-3229
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date