

FOR LEASE OFFICE BUILDING



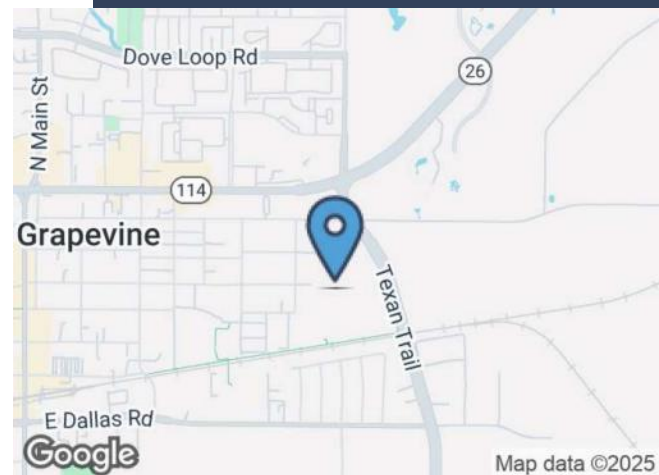
1026 TEXAN TRL, GRAPEVINE, TX 76051



PROPERTY HIGHLIGHTS

- ± 1,200 SF
- Professional Office Space
- 2nd Generation
- Move-In Ready
- Access to SH 114 & I-635
- Minutes to DFW Int'l Airport
- Across from Great Wolf Lodge
- Located on Texan Trail & Wall Street

LEASE RATE \$23.00 SF/YR | NNN



CONTACT INFORMATION

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Champions DFW Commercial Realty

880 S Village Center Dr., Suite 200, Southlake, TX 76092

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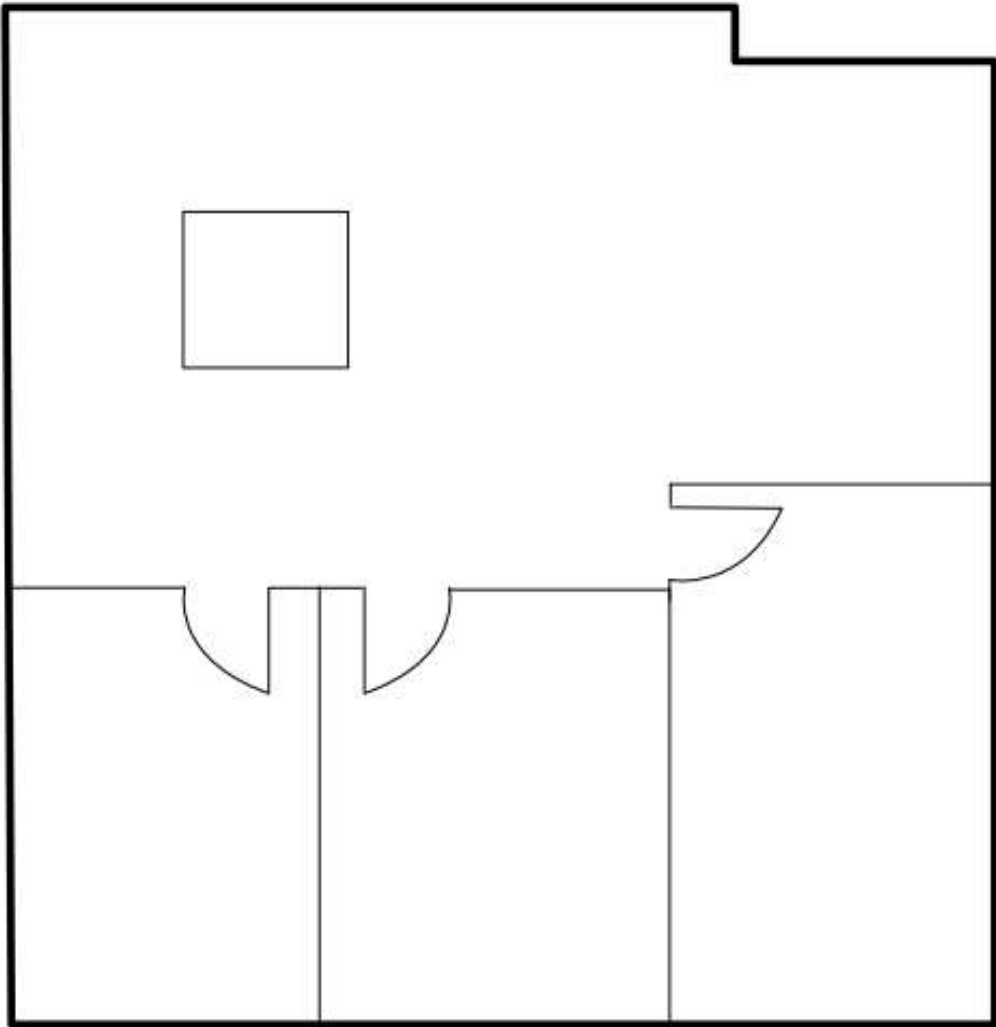
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FLOOR PLAN - SUITE 201



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LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	\$23.00 SF + \$7

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 201	Available	1,200 SF	\$23/SF Base + \$7 NNN	\$23.00 SF/yr	-

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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AERIAL RETAILER MAP



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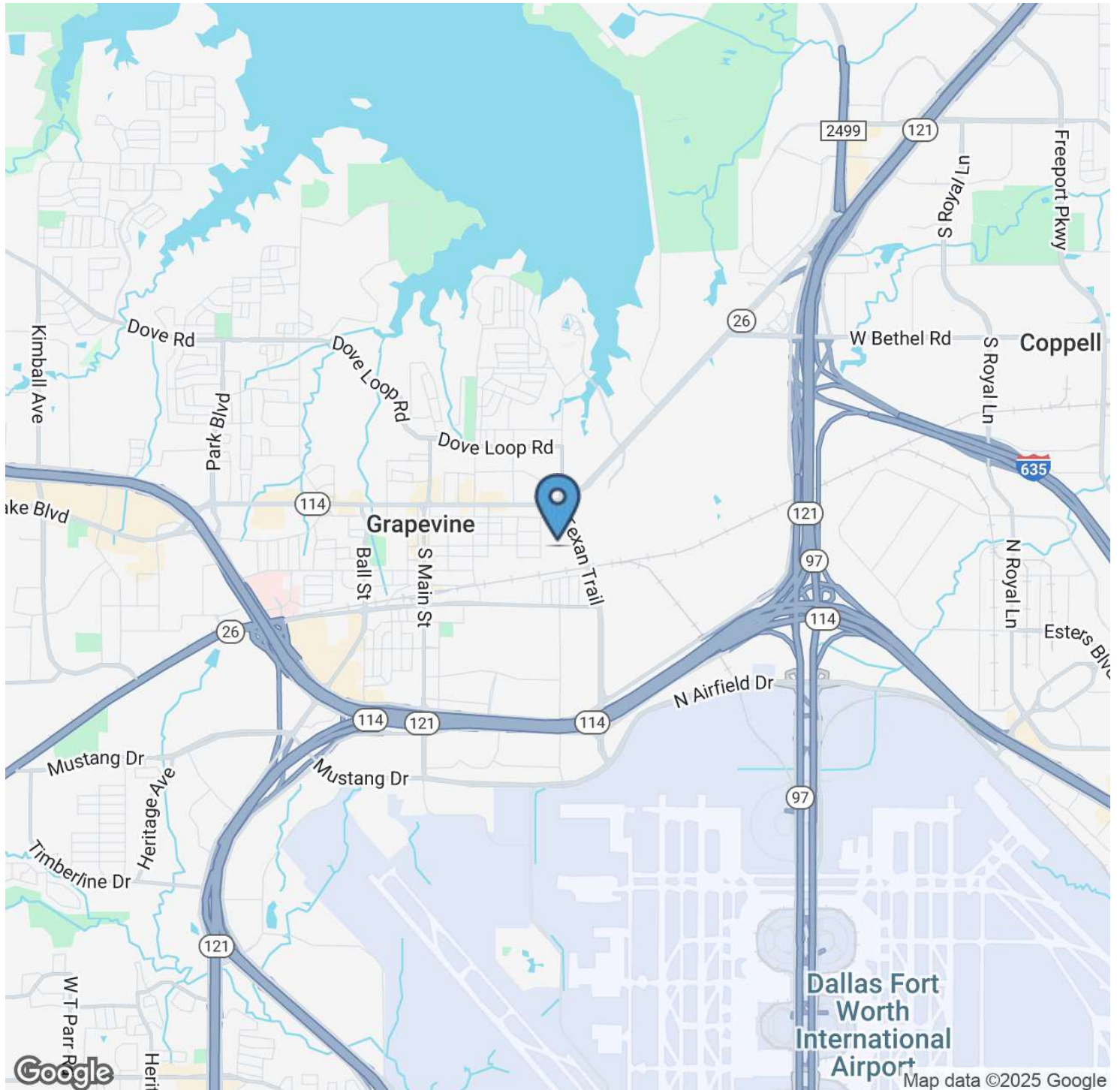
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LOCATION MAP



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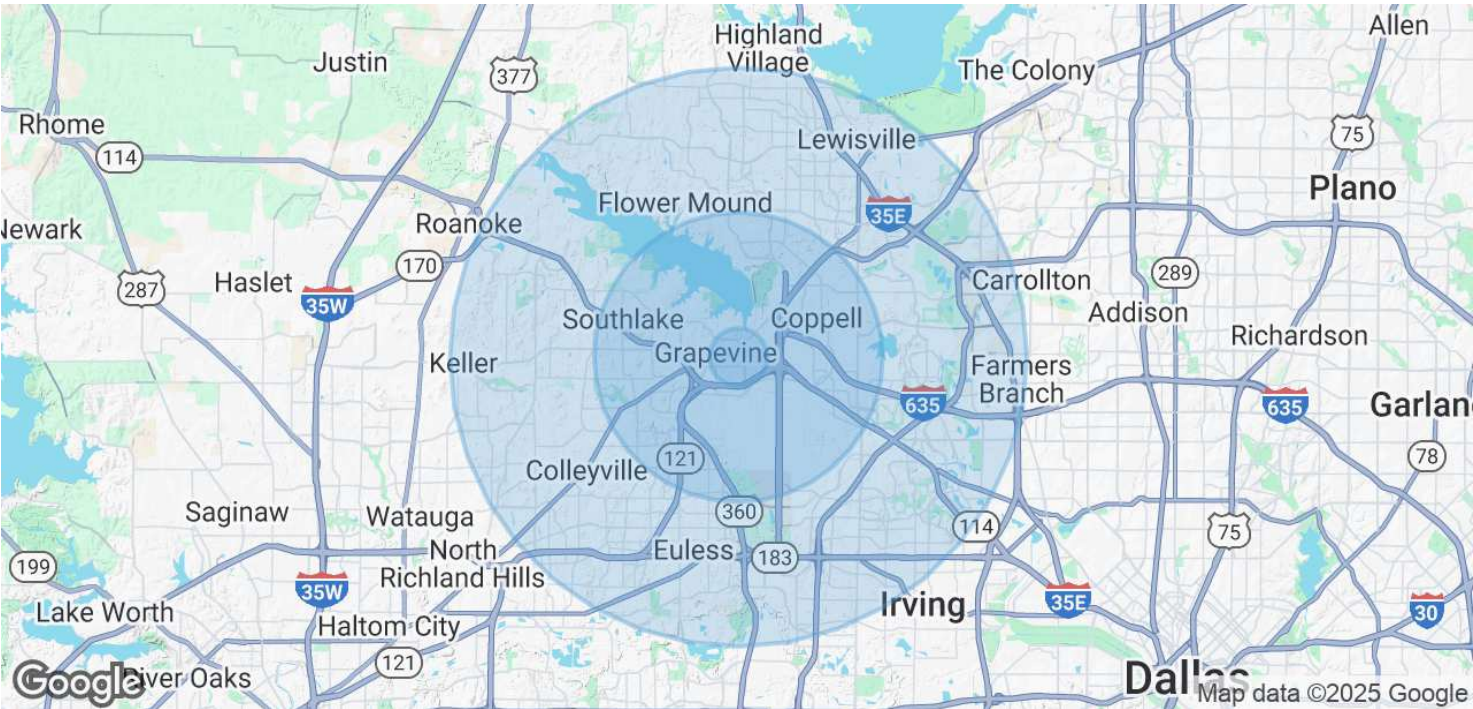
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,839	115,576	772,710
Average Age	38.5	39.7	37.8
Average Age (Male)	36.6	38.9	36.5
Average Age (Female)	39.0	40.3	38.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,049	44,455	303,926
# of Persons per HH	1.9	2.6	2.5
Average HH Income	\$87,965	\$141,692	\$112,685
Average House Value	\$95,515	\$353,896	\$285,093

2020 American Community Survey (ACS)

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BROKER CONTACTS



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