

FOR SALE  
OR LEASE



# GRAPEVINE MILLS MALL OUTPARCEL

## 121 FRONTAGE RD @ GRAPEVINE MILLS TRAIL

GRAPEVINE, TEXAS

# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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## OVERVIEW

- 6,600 SF Freestanding Building for Sale or Lease
- Former FedEx Office
- Hard corner location with excellent visibility and easy access
- Located in front of the Grapevine Mills Mall, North Texas' largest shopping center destination, with more than 180 stores including Sea Life Aquarium, LEGOLAND Discovery, Peppa Pig World of Play, Fieldhouse and many more.
- Across from Bass Bro Shops
- Call for Pricing

## TRAFFIC COUNTS

SH 121:124,793 VPD | Hwy 26: 29,483 VPD (TXDOT 2019)  
FM 2499/Grapevine Mills Pkwy: 69,463 VPD (TXDOT 2019)

## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2020 Population	3,513	40,704	175,911
5 Yr. Proj. Growth	26.15%	14.6%	10.2%
Daytime Pop.	6,306	57,902	210,921
Avg HH Income	\$83,609	\$127,690	\$122,985



























