

# AVAILABLE



**DFW** DALLAS FORT WORTH INTERNATIONAL AIRPORT

121 TOLL

26 TEXAS

**GRAPEVINE MILLS**  
A SIMON CENTER

FARM 2499 ROAD

108,995 VPD ('20)

**3.67 Acre Hotel/Restaurant Pad Available For Sale or Lease**



**1.23 Acre Pad Site Available (divisible) For Sale or Lease**

45,005 VPD ('20)

121 TOLL

**Future FLOOR & DECOR**



The Leather Sofa Co.

**MATTRESS FIRM**



# DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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## GRAPEVINE MILLS PERIPHERAL PAD SITES NWQ OF SH-121 & FM 2499, GRAPEVINE, TX

4403 North Central Expressway #200 Dallas Texas 75205  
[duwestrealty.com](http://duwestrealty.com)

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VICTORY REAL ESTATE GROUP



# GRAPEVINE MILLS PAD SITES | 3200 Grapevine Mills Pkwy, Grapevine, TX 76051

## OVERVIEW

- Join Floor & Decor!
- 1.23 AC Pad Site Available for Sale or Lease (divisible)
- 3.67 AC Hotel/Restaurant Site for Sale or Lease
- Adjacent retailers include Fuzzy's Taco Shop, Cracker Barrel, FedEx Office, Mattress Firm, and The Leather Sofa Co.
- Excellent visibility from Highway 121
- Access to site from SH-121 Service Rd, FM 2499/ Grapevine Mills Pkwy, and Stars & Stripes Way
- Across from Grapevine Mills Mall with ±13 million visitors annually
- Call for Info & Price

## TRAFFIC COUNTS

Highway 121: 108,995 VPD (TXDOT 2020)  
 FM 2499: 45,005 VPD (TXDOT 2020)

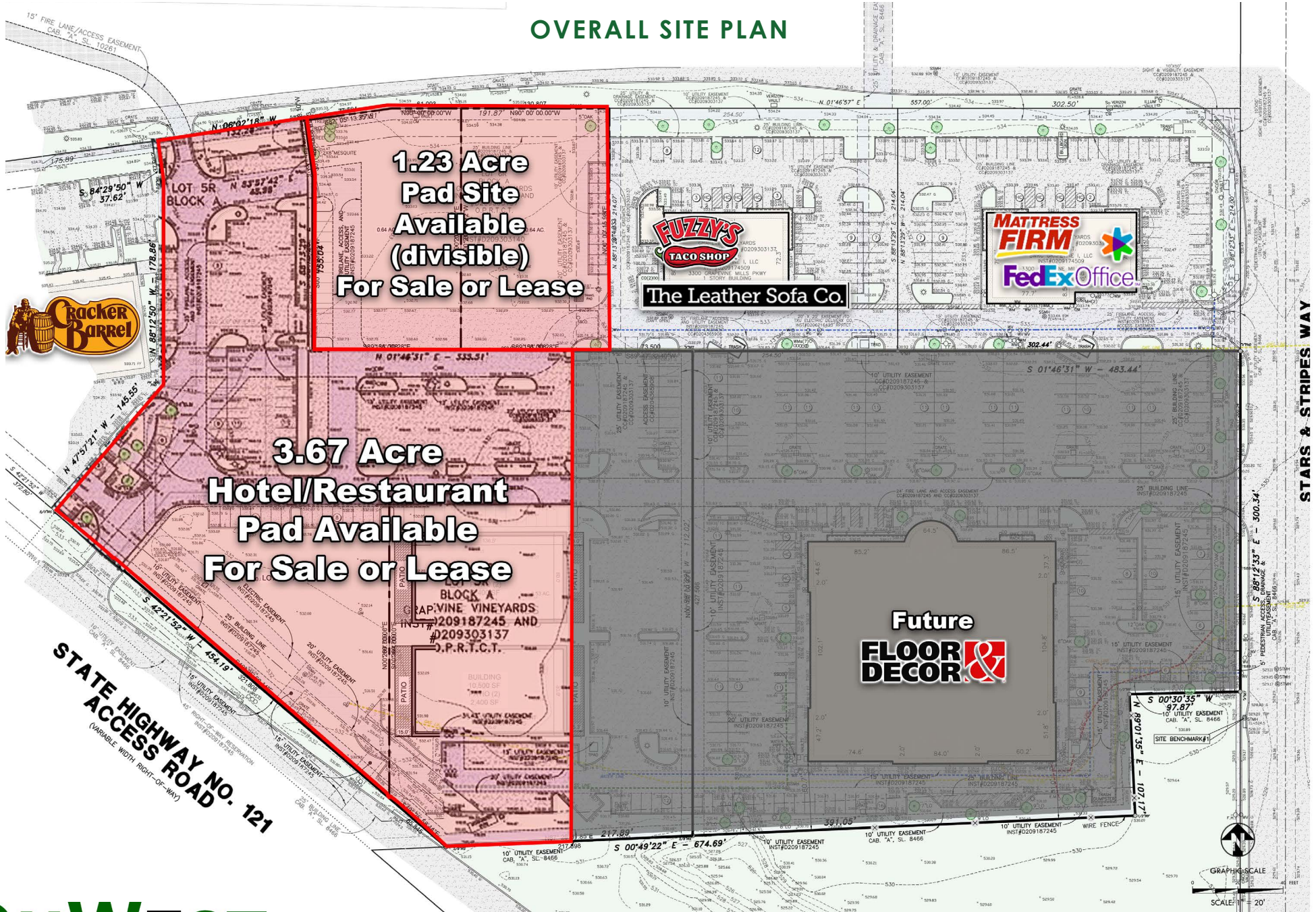
## DEMOGRAPHICS

	1-mile	3-mile	5-mile
2021 Population	1,871	46,757	194,915
2026 Projected Pop.	2,345	53,669	213,850
Daytime Pop.	5,637	62,710	235,678
Avg HH Income	\$84,773	\$141,486	\$123,253





OVERALL SITE PLAN







Ashley  
HOMESTORE

Stars and Stripes Way

MATTRESS  
FIRM

FedEx Office

The Leather Sofa Co.

FUZZY'S  
TACO SHOP

At Lease  
FLOOR  
DECOR &

121  
TEXAS

108,995 VPD ('20)

121  
TEXAS

FAIRFIELD  
INN & SUITES  
Marriott

**1.23 Acre Pad Site  
Available (divisible)  
For Sale or Lease**

**3.67 Acre  
Hotel/Restaurant  
Pad Available  
For Sale or Lease**



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