

The Shops at Grapevine Mills Crossing

RETAIL SPACE FOR LEASE

The Shops at Grapevine Mills Crossing retail is a thoughtfully designed retail space arranged to bring together the community through with integrated small park areas, loungeable patios and breathable greenspace. With 422 Multi-family units across the street, there is a customer-base within walking distance.





SITE LOCATION

MERCEDES BENZ HQ

TST IMPRESO

SMS INFOCOMM

KUBOTA HQ

SALT LICK BBQ

FUTURE WATER PARK/RESPORT

NORTH LAKE COLLEGE NORTH CAMPUS

GRAPEVINE MILLS MALL

SEA LIFE AQUARIUM

LEGOLAND

AMC THEATER

FELLOWSHIP CHURCH

THE CONTAINER STORE HQ

HILTON DFW LAKES EXECUTIVE CONFERENCE CENTER

BASS PRO SHOPS

AMAZON FULLFILLMENT CENTER

GAYLORD TEXAN

EMBASSY SUITES

ULINE SHIPPING HQ

PARADISE SPRINGS AQUATIC PARK

COWBOYS GOLF CLUB

GREAT WOLF LODGE

GRAPEVINE LAKE

HWY 121

HWY 121

HWY 121

OVERVIEW



Available
Spring 2020
8,160 SF (Divisible)
6,000 SF (Divisible)

Future Phases
11,200 SF
7,700 SF
3,000 SF
2,346 SF (Build to Suit)

*SF Available Spring 2020 & for Future Phases is demisable.

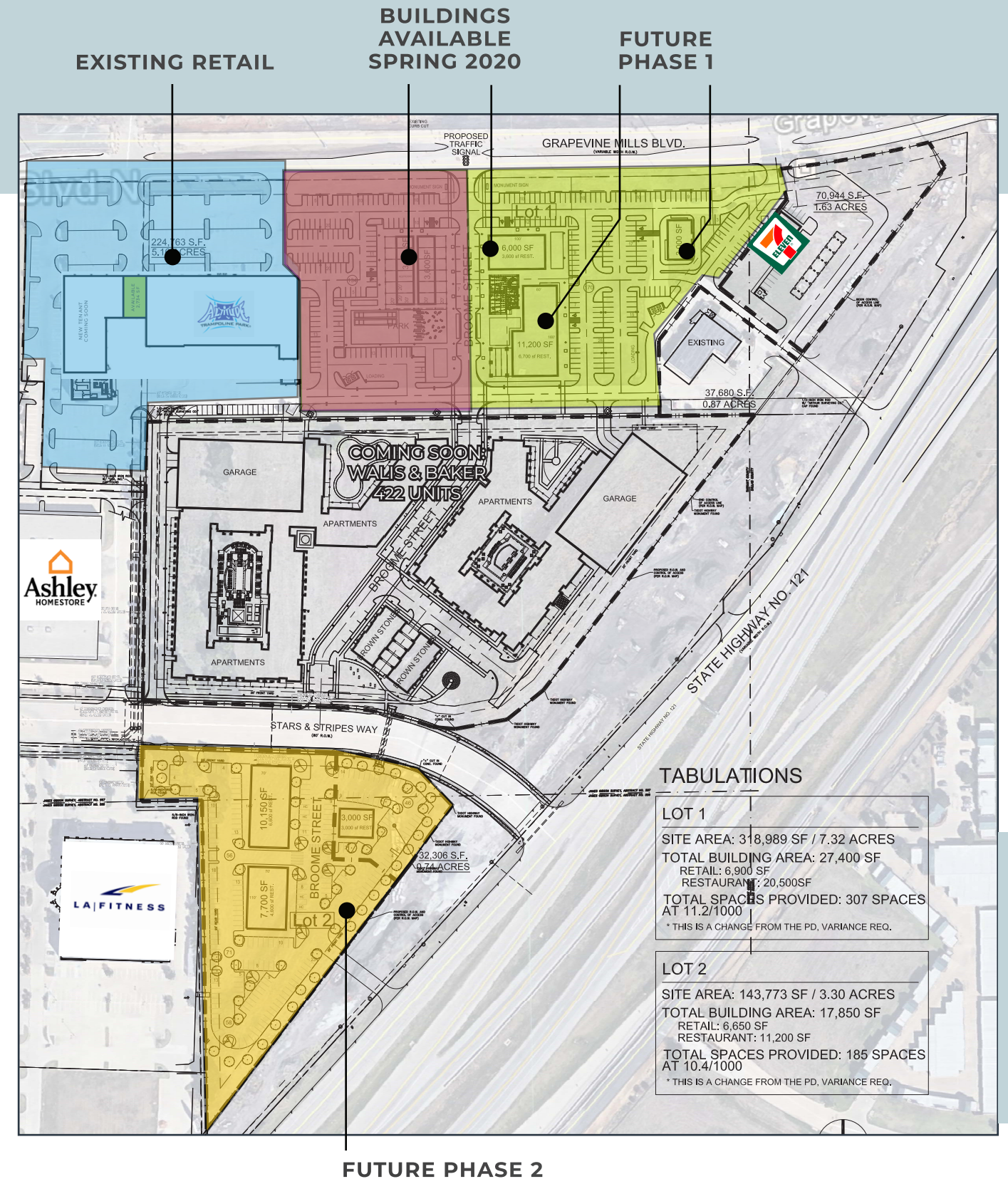
PROJECT DESCRIPTION

- More than 200,000 cars pass site each day
- **Co-tenants :**
 - Altitude Trampoline Park: 10,000 visitors per month.
 - Corky's: New entertainment concept from the founder of Main Event.
 - TX Black Belt Academy
- Adjacent to Grapevine Mills Mall, with over 13,300,000 visitors per year, Bass Pro Shops, with over 2,100,000 visitors per year, LA Fitness, NTB, La-Z-Boy and Ashley Furniture. Near Great Wolf Lodge, The Gaylord Texan and Hilton Lakes Executive Conference Center.
- Easy access to Coppell, Colleyville and Flower Mound via expanded SH 121 and FM 2499

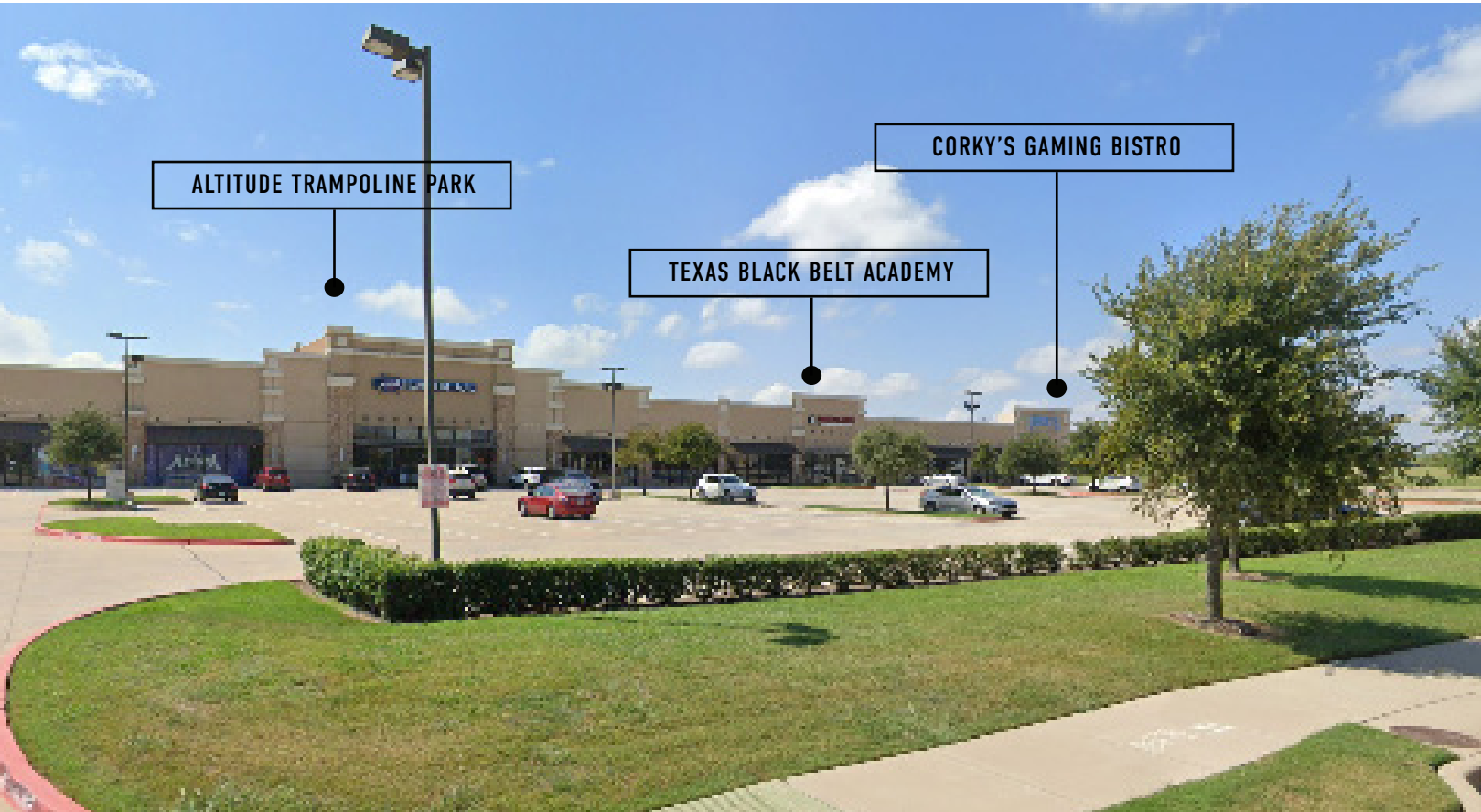
LOOKING FORWARD

- Space is adjacent to city-owned, 185-acre master-planned development, bringing significant retail and commercial presence to the area including Salt Lick BBQ and a water park which will have 420 guest suites and create approximately 1,000 jobs.
- Increase in nearby corporate relocations like Kubota Tractors (350 employees) creates an attractive, vibrant quality to the southern SH 121 corridor.

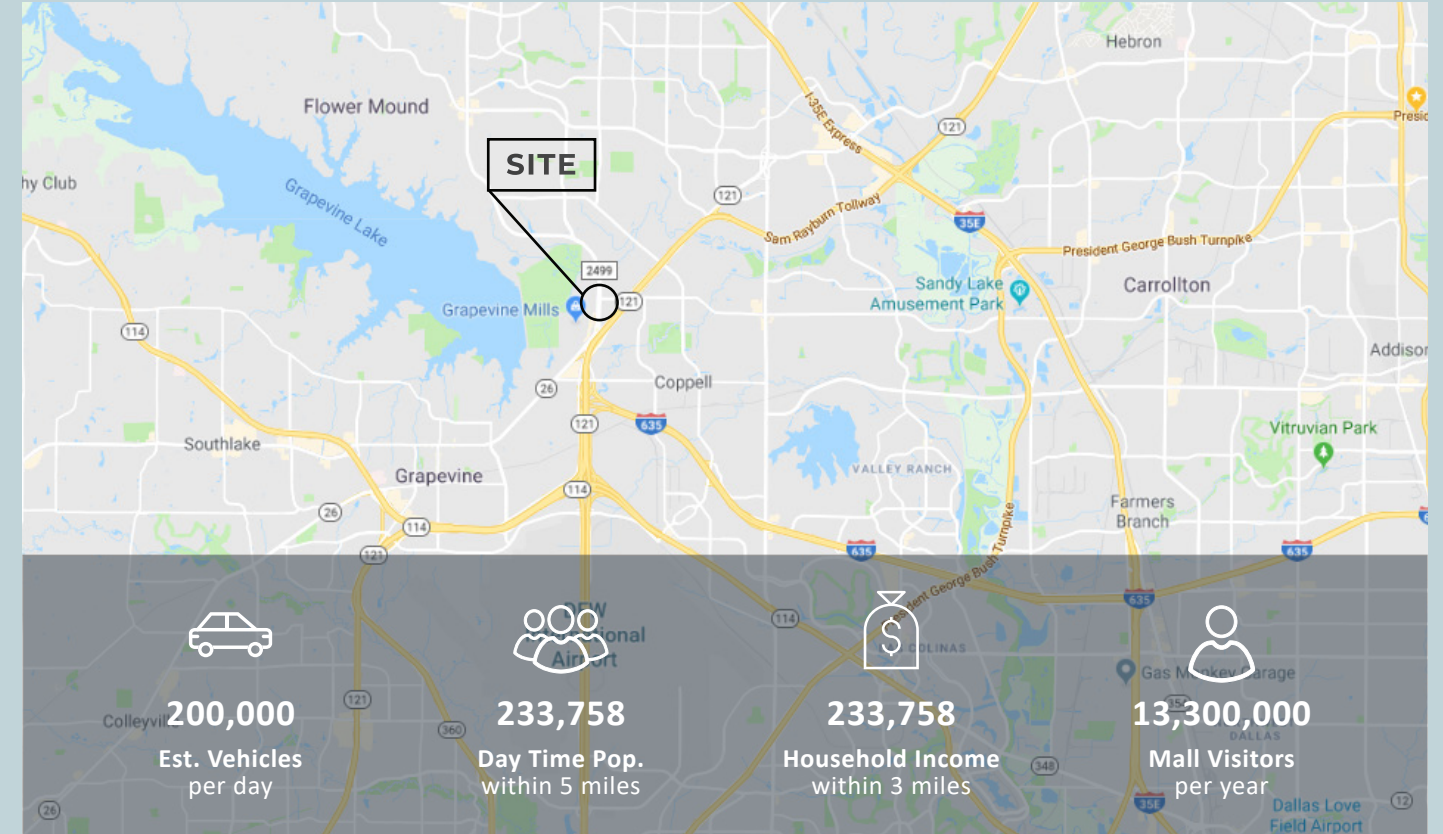
SITE MAP



EXISTING RETAIL



SITE LOCATION



4.3 ★★★★★ 545 Google reviews

Altitude Trampoline Park is one of my kids favorite places. We frequent the venue at least twice a week and hosted multiple birthday parties at this location.



4.6 ★★★★★ 427 Google reviews

My wife and I went with another couple on a Saturday for axe throwing. It was a great time. We even came back Sunday and did an escape room. Corky's is highly recommended.



5.0 ★★★★★ 19 Google reviews

I recommend this place to EVERYONE! The school was nice and clean. All the staff/instructors are super nice and friendly. Location is super convenient.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2019 Population	4,061	43,449	191,711
Est. 2024 Population	4,457	55,779	212,756
Avg HH Income	\$80,946	\$134,408	\$114,344

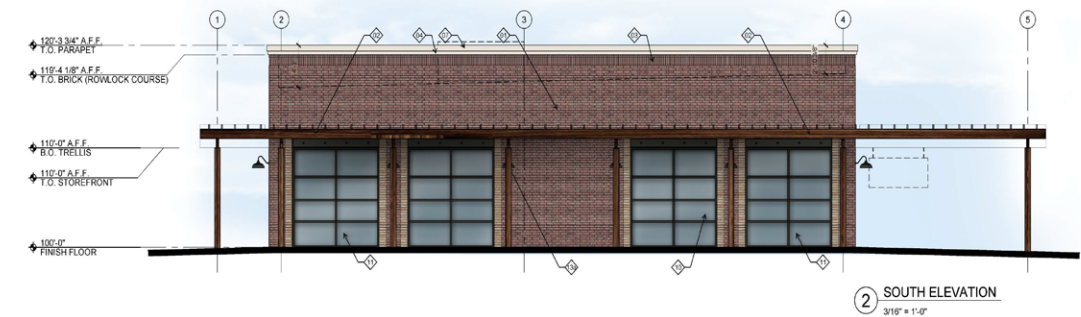
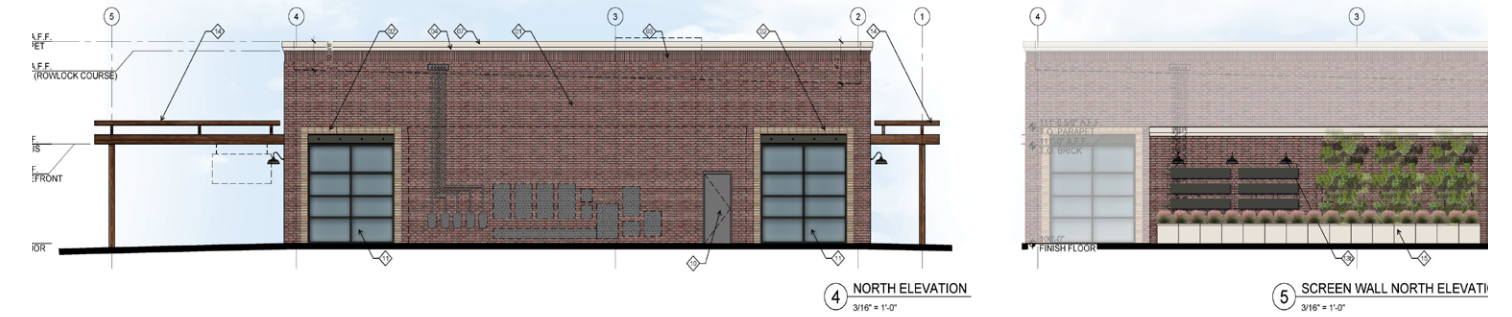
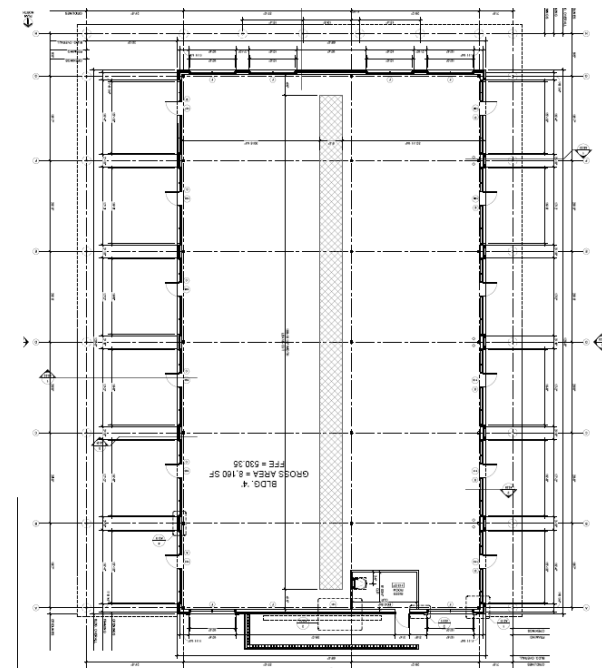


TRAFFIC COUNTS

SH 121	116,242 VPD
Grapevine Mills Pkwy	52,455 VPD
FM 2499	51,535 VPD
Grapevine Mills Blvd	8,250 VPD

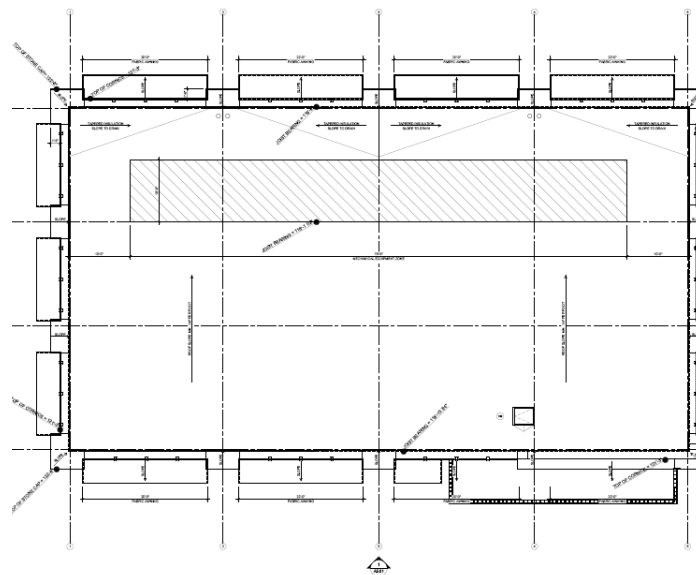
ELEVATIONS

8,160 SF



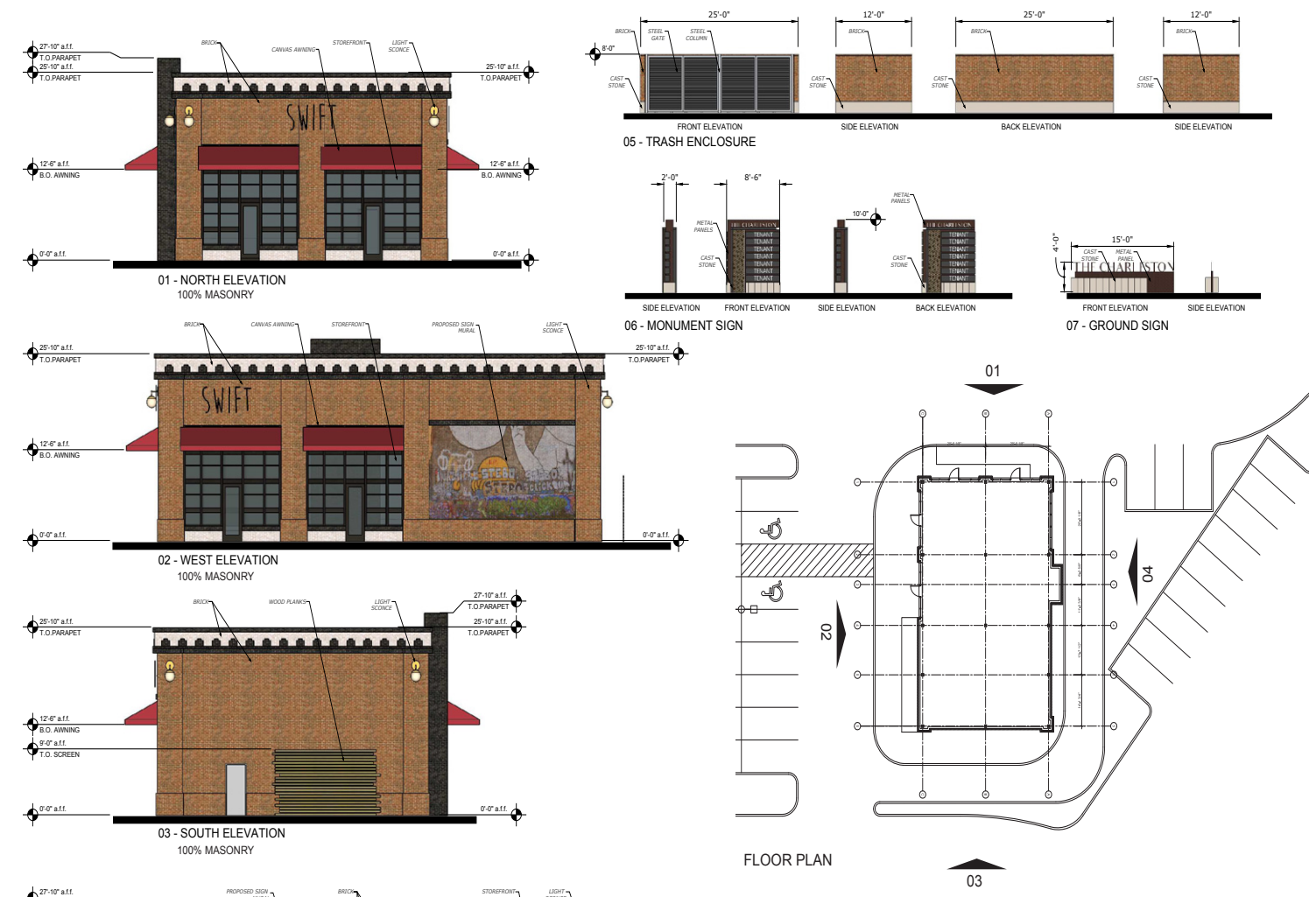
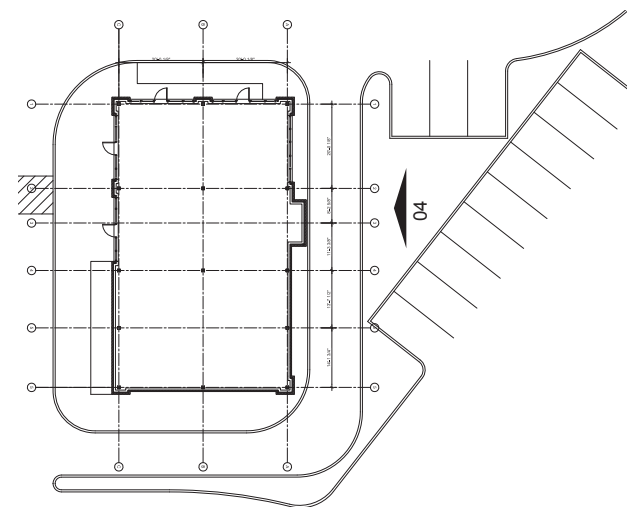
ELEVATIONS

6,000 SF



ELEVATIONS

2,346 SF - Build to Suit



CASE NAME:
CASE NUMBER:
ADDRESS/LEGAL:

SITE PLAN
CITY OF GRAPEVINE
APPROVED

SHEET 12 OF 33

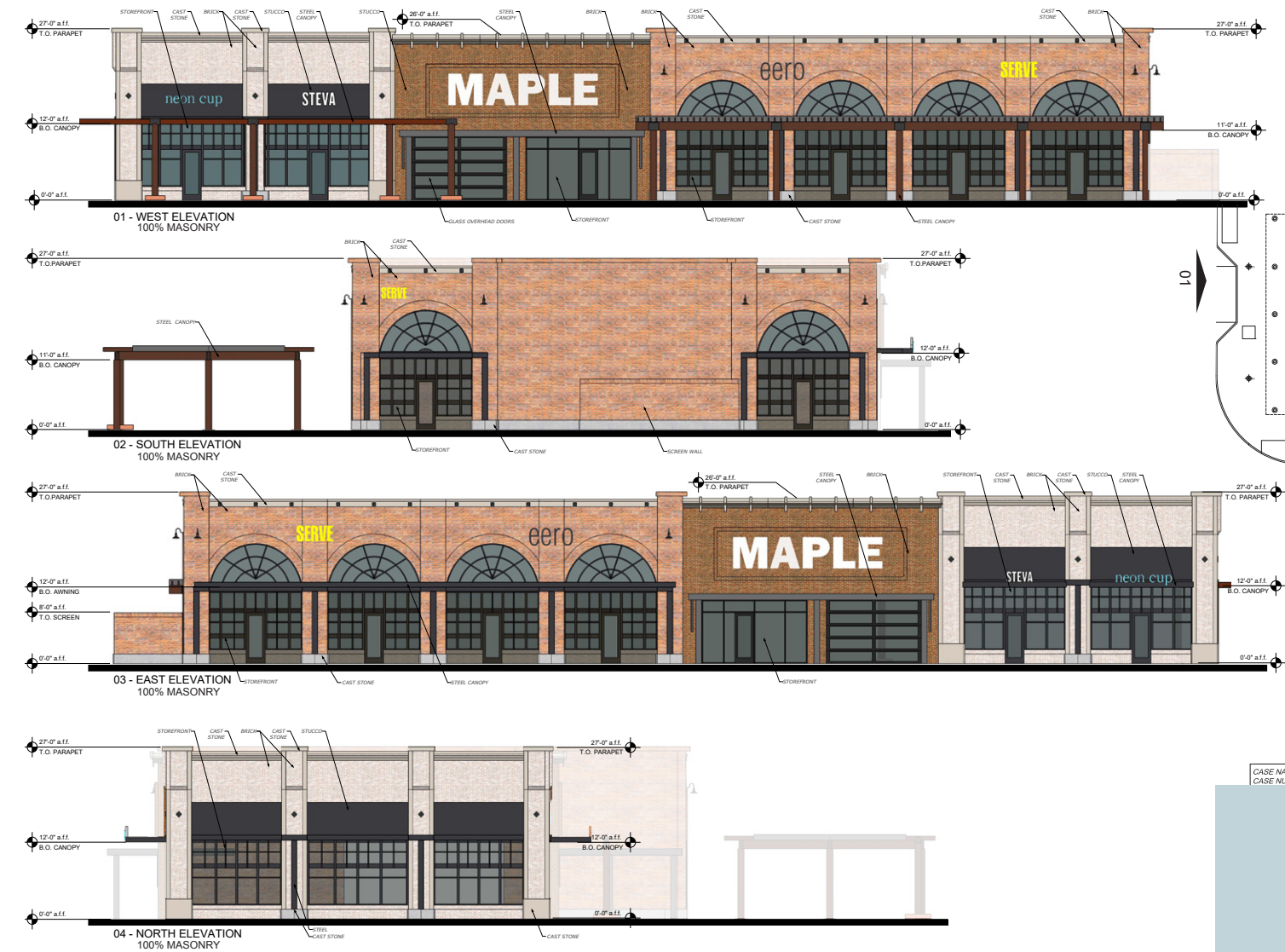
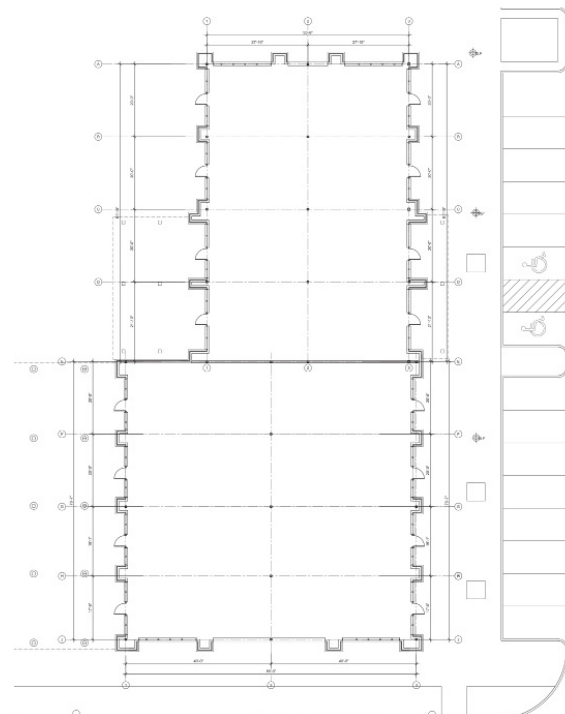
APPROVAL DOES NOT AULT,
WORK IN CONFLICT WITH
OR ORDINANCES.

DEPARTMENT OF DEVEL
SERVICES

APPROVED BY: _____
PLANN

ELEVATIONS

11,200 SF (Future)



CASE NAME:
CASE NUMBER



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