

Active DFW Airport Location Destination Festivals Regional Fashion 200,000 VPD Altitude History

GRAPEVINE MILLS CROSSING

Gaylord Texan Retail Tourism SH 121 Sophisticated Charm Family Friendly Access Shopping Selection LEGOLAND Grapefest Amenities Grapevine Mills Mall

GRAPEVINE
MILLS CROSSING



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AVAILABLE

3510 Grapevine Mills Pkwy - 1,200-11,369 SF

RATE

\$18.00-22.00/SF + NNN

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Population	3,427	39,186	181,638
Est. 2020 Population	3,769	43,187	202,066
Average HH Income	\$58,951	\$94,091	\$76,538

TRAFFIC COUNTS

SH 121	107,919 VPD
Grapevine Mills Pkwy	48,753 VPD
FM 2499	51,535 VPD
Grapevine Mills Blvd	8,250 VPD

PROJECT DESCRIPTION

- More than 200,000 cars pass site each day
- Five-minute drive from DFW International Airport
- Adjacent to Grapevine Mills Mall, with over 13,300,000 visitors per year, Bass Pro Shops, with over 2,100,000 visitors per year, and Great Wolf Lodge
- Co-tenants include: LA Fitness, NTB, La-Z-Boy and Ashley Furniture
- 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.
- Increase in nearby corporate relocations like Kubota Tractors (350 employees) creates an attractive, vibrant quality to the southern SH 121 corridor.

CONTACT

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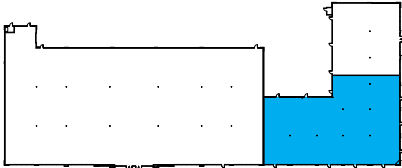
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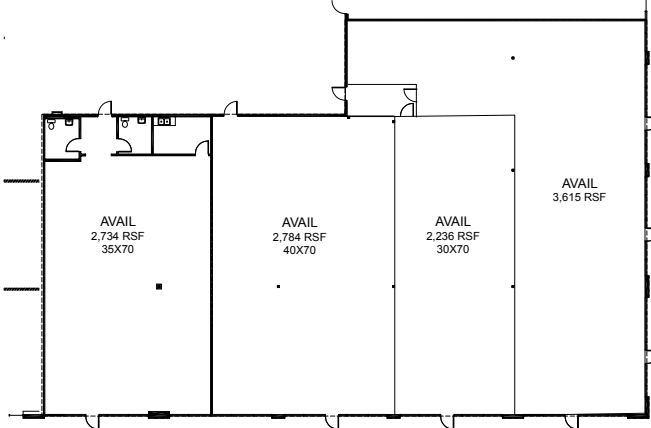
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11,369 RSF

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KEY PLAN

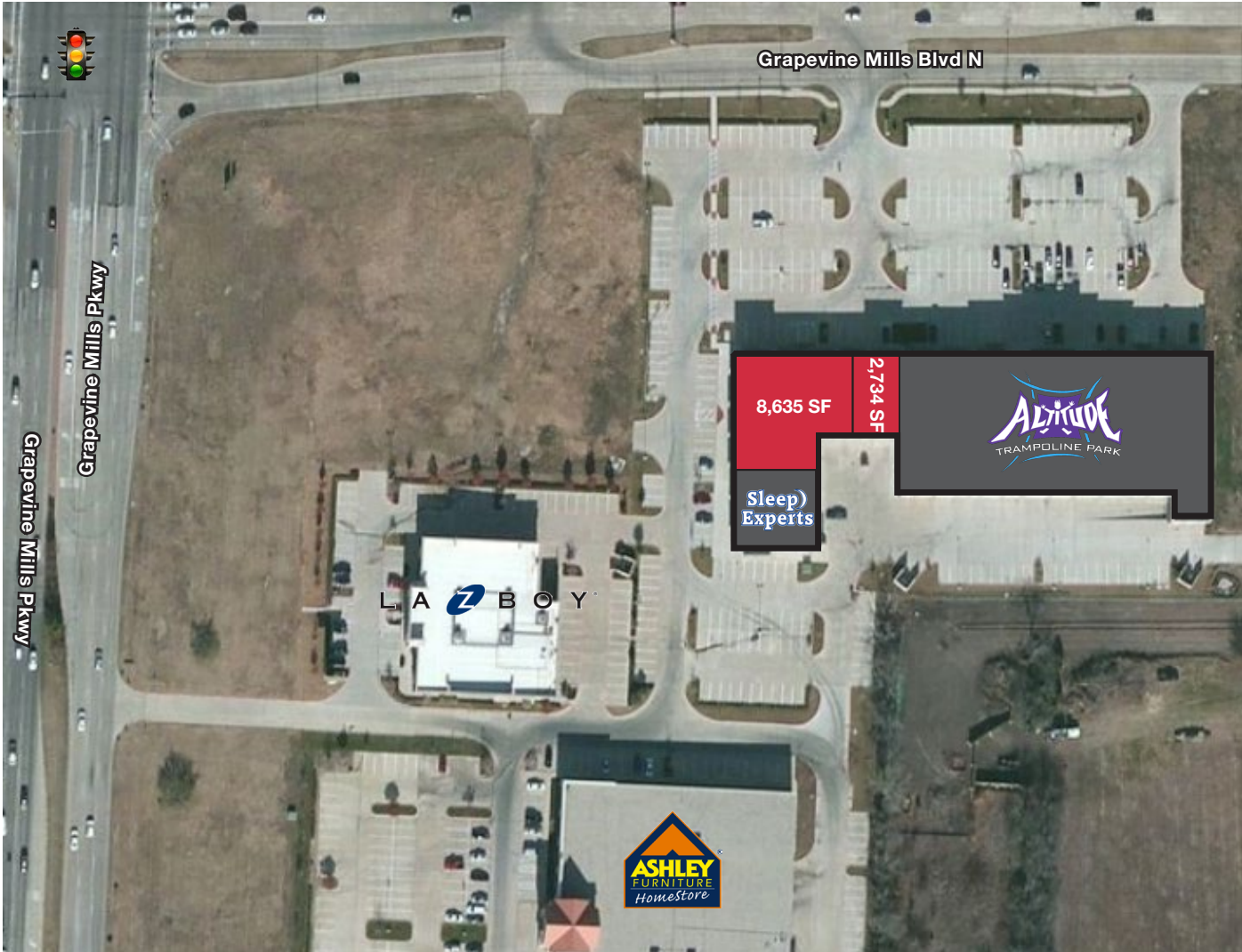


AVAIL
2,734 RSF
35X70

AVAIL
2,784 RSF
40X70

AVAIL
2,236 RSF
30X70

AVAIL
3,615 RSF



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