



INTERACTIVE BROCHURE

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

# END CAP FOR LEASE

2655 E GRAPEVINE MILLS CIRCLE | GRAPEVINE, TX 76051

**SPACE AVAILABLE**





# PROPERTY OVERVIEW

- ±3,300 SF End Cap (Shell) Space available next to newly constructed Denny's
- This property is located in one of the densest retail corridors in Grapevine and out parceled to Grapevine Mills Mall with other national retailers including Cracker Barrel, Chick-Fil-A, Chipotle, Rooms To Go, Discount Tire, Applebee's, and many more
- Extremely dense demographics with a population of over 115,328 and an average household income of \$158,952 within a 5-mile radius
- The property sees over 116,000 vehicles per day with great access off Highway 121



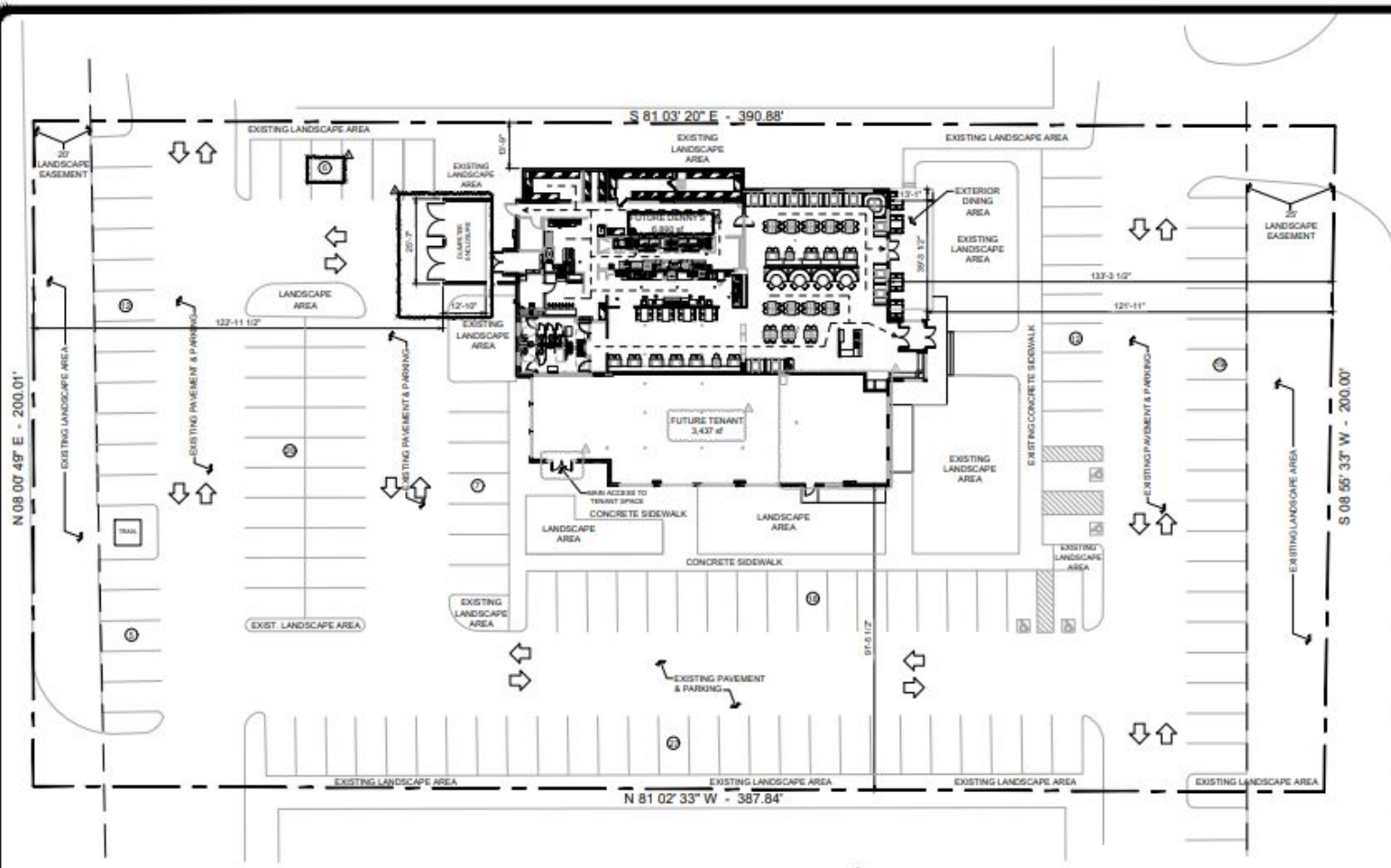
**AVAILABLE**

- **±3,300 SF AVAILABLE**
  - **END CAP (SHELL) SPACE**
  - **HWY 121: ±116,300 VPD**

## PROPERTY DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	4,650	180,601	787,491
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	2,334	67,471	295,293
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$85,509	\$125,352	\$121,092
AGE	1-MILE	3-MILE	5-MILE
Average Age	37	38	38

# SITE PLAN



**OCCUPANT LOAD**

DRINK: 1,284 @ 7'10" x 9'1" occupant  
 COUNTER: 201 @ 1'6" x 20" occupant  
 TOILET ROOM: 425 @ 4'0" x 8'0" occupant  
 STORAGE: 1,280 @ 7'0" x 8'0" occupant  
**TOTAL OCCUPANCY LOAD: 188 occupants**

**PROVIDED PARKING**

RESTAURANT SPACE: 1 FOR 3 PERSONS (MAX OCCUPANT LOAD)  
 RESTAURANT SPACE: 1 FOR 3 PERSONS  
 OUTDOOR DINING: 1 FOR 3 PERSONS  
 RESTAURANT SPACE: 1 FOR 3 PERSONS  
 RESTAURANT SPACE: 1 FOR 3 PERSONS

**HOURS OF OPERATION:**

MONDAY	OPEN 24 HRS
TUESDAY	OPEN 24 HRS
WEDNESDAY	OPEN 24 HRS
THURSDAY	OPEN 24 HRS
FRIDAY	OPEN 24 HRS
SATURDAY	OPEN 24 HRS
SUNDAY	OPEN 24 HRS

EXISTING MECHANICAL EQUIPMENT BEING SCREENED FROM PUBLIC VIEW.  
 EXISTING EQUIPMENT SCREEN TO REMAIN

**NOTE:**  
 EXIT ENTRY AND OTHER PUBLIC CONVENIENCE SIGNS MUST MEET THE FOLLOWING REQUIREMENTS:  
 1. THE MINIMUM HEIGHT OF THE SIGN SHALL BE FORTY-TWO (42) INCHES.  
 2. A COMPANY LOGO OR NAME SHALL NOT BE USED TO IDENTIFY THE SIGN.  
 3. DIRECTIONAL SIGNS, I.E. EXIT, ETC.  
 4. THE SIGN SHALL HAVE AN ARROW INDICATING THE DIRECTION OF TRAVEL.  
 5. THE SIGN SHALL BE FIVE (5) SQUARE FEET

**SITE DATA:**  
 TOTAL SITE AREA= 77,763 SF (100%)  
 TOTAL IMPAVED AREA= 36,848 SF (47%)  
 TOTAL LANDSCAPE AREA= 40,915 SF (53%)

01 DIMENSIONAL CONTROL SITE PLAN  
 1/8" = 1'-0"



02 EXTERIOR DINING CHAIR & TABLE  
 6/16"

DATE	11/15/2023
BY	DAVID W. GIBSON
SCALE	AS SHOWN
PROJECT NO.	23010001
SHEET NO.	2 OF 5
DRAWN BY	DAVID W. GIBSON
CHECKED BY	DAVID W. GIBSON
DATE	11/15/2023



DENNY'S HERITAGE 2.0  
 2655 E Grapevine Mills Ct.  
 Grapevine, TX 76051  
 Dimensional Control Site Plan  
**A0.0**  
 SHEET NO. 2 OF 5



# PROPERTY PHOTOS





# PROPERTY PHOTOS CONT.





# INTERIOR PHOTOS





# SITE PLAN OVERLAY





# SURROUNDING TENANTS





# SURROUNDING AREA





# END CAP FOR LEASE

2655 E GRAPEVINE MILLS CIRCLE | GRAPEVINE, TX 76051

## EXCLUSIVELY LEASED BY

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### BROKER OF RECORD

PATRICK GRAHAM

License No. 9005919 (TX)

#### CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Leasing Package contains select information pertaining to the business and affairs located at **2655 E Grapevine Mills Circle | Grapevine, tx 76051** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.





## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date