

FOR LEASE

3500 William D Tate

3500 William D Tate Ave | Grapevine, TX 76051



SPACE AVAILABLE

2,665 - 16,923 SF
(16,923 SF Contiguous)

PRICING INFORMATION

\$19.00 psf
+ Base Year Expenses

LOCATION

SEC Highway 121 &
Western Oaks Dr

AREA AMENITIES



- Central Location in Dallas - Fort Worth Metroplex
- Located 6 Minutes from DFW International Airport Terminals
- Prominent Address on State Highway in Grapevine
- 5.1/1,000 SF Parking Ratio
- Modern-Style Office Building
- Features Courtyard, Floor to Ceiling Windows, Professional Landscaping, Suites Separately Metered with 24 Hour Access
- Excellent Demographics & Amenities Rich Area Including Restaurants, Hotels, Retail, Banking, Schools, Churches, Fitness Activities

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	10 MILE
Population	10,090	67,743	184,756	854,531
Employees	6,001	40,121	116,439	427,534
Population w/ Bachelor Degree	32.8%	32.2%	31.7%	29.0%
Average Household Income	\$130,304	\$135,429	\$124,626	\$108,526
Median Home Value	\$332,618	\$321,029	\$304,018	\$272,164
2019-24 Projected Pop. Growth	6.09%	8.10%	7.43%	6.95%
Traffic Count	143,307 VPD @ State Hwy 121			

*CoStar 2019



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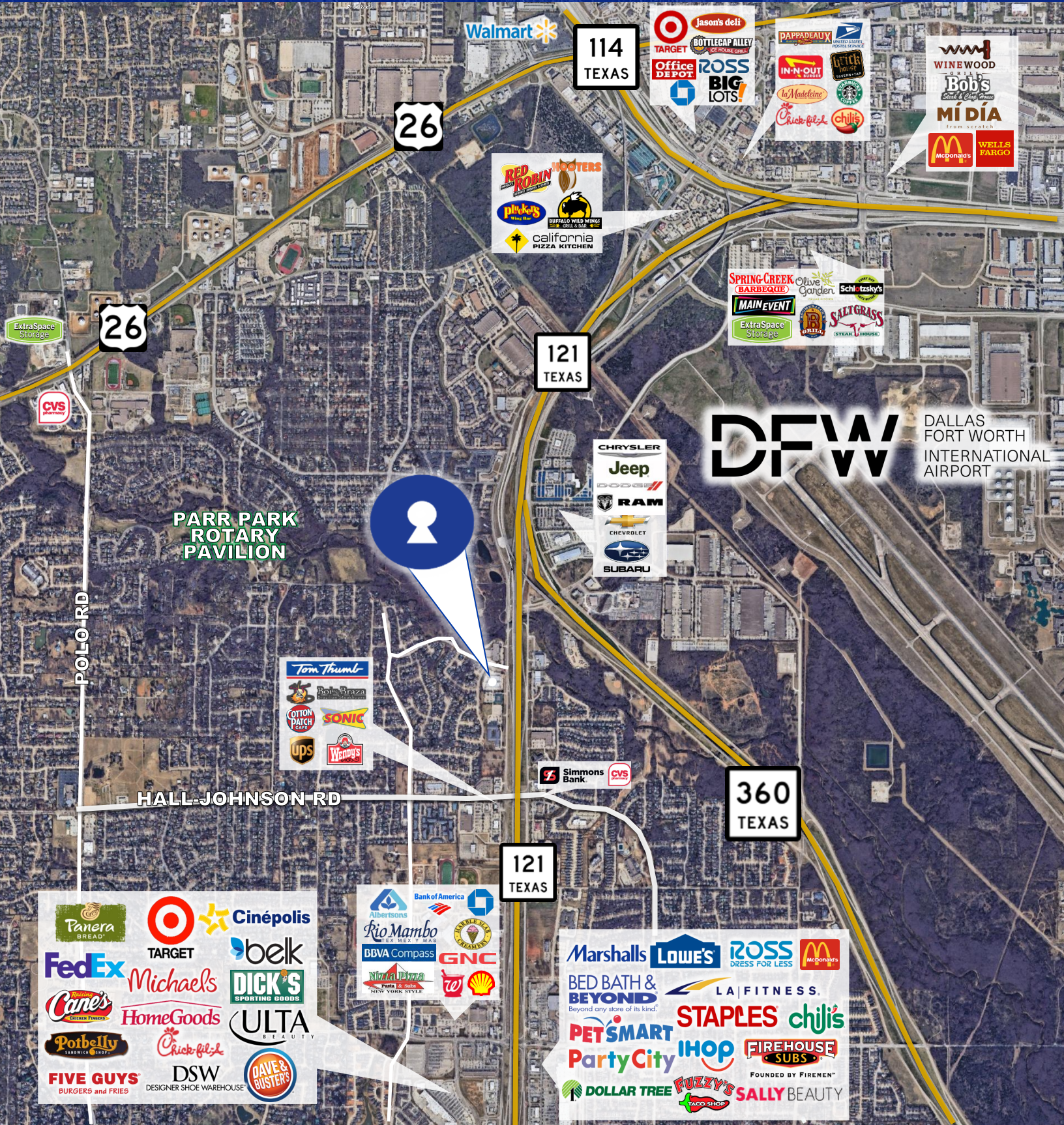
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**PARR PARK
ROTARY
PAVILION**

DFW DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

Panera BREAD **Target** **Cinépolis**
FedEx **Michaels** **belk**
Cane's **HomeGoods** **DICK'S SPORTING GOODS**
Portbelly **Chick-fil-A** **ULTA BEAUTY**
FIVE GUYS **DSW** **DAVE & BUSTERS**

Bank of America **Albertsons** **Rio Mambo** **BBVA Compass** **GNC**
Wendy's **Shell**

Marshall's **LOWE'S** **ROSS** **McDonald's**
BED BATH & BEYOND **LA FITNESS**
PET SMART **Party City** **IHOP** **FIREHOUSE SUBS**
DOLLAR TREE **FUZZY'S** **SALLY BEAUTY**



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ATW
Airport of
the Year
Recognition



ABOUT DFW AIRPORT



Like a City - DFW has its own

- Zip code
- City designation
- Police
- Fire and Emergency Medical Departments

DFW COVERS
MORE THAN

26.9
SQ. MILES



Larger than Manhattan

YEAR OPENED:
1974

45 Years of connecting
the world to
Dallas Fort Worth

FIRST
Carbon Neutral
Airport in North
America, largest in
the world

4th IN GLOBAL
FLIGHTS

664K

FY 18 TOTAL OPERATIONS

15th IN GLOBAL
PASSENGERS

73M

FY 19 TOTAL PASSENGERS

TOTAL CARGO

911,500
U.S. TONS

SKYLINK

People mover trains have over
42 million fleet miles



equivalent to

8m LAPS

AROUND THE AIRPORT

180,000 TONS



of material
have been
recycled or



diverted
from
landfills

DESTINATIONS AND THE AIRLINES THAT GET YOU THERE



67
INTERNATIONAL
DESTINATIONS

192

DOMESTIC
DESTINATIONS



Every major city in the
continental United States
can be accessed within

FOUR
HOURS

23 PASSENGER
AIRLINES

DOMESTIC: **10**
FOREIGN FLAG: **13**

23 CARGO
AIRLINES

TERMINAL INFRASTRUCTURE



- A** Domestic Service
26 Gates, 17M+ Passengers
- B** Domestic Service
42 Gates, 9M+ Passengers
- C** Domestic Service
28 Gates, 18M+ Passengers
- D** International and Domestic Service
26 Gates, 10M+ Passengers
- E** Domestic Service
42 Gates, 9M+ Passengers

7 TOTAL RUNWAYS

164 GATES

ECONOMIC IMPACT

\$37B

ANNUALLY IN NORTH TEXAS

FULL-TIME JOBS SUPPORTED:

228,000

PAYROLL SUPPORTED:

\$12.5 billion



DFW AIRPORT BOARD EMPLOYEES

ON-AIRPORT
EMPLOYEES **APPROXIMATELY**
60,000



DFW



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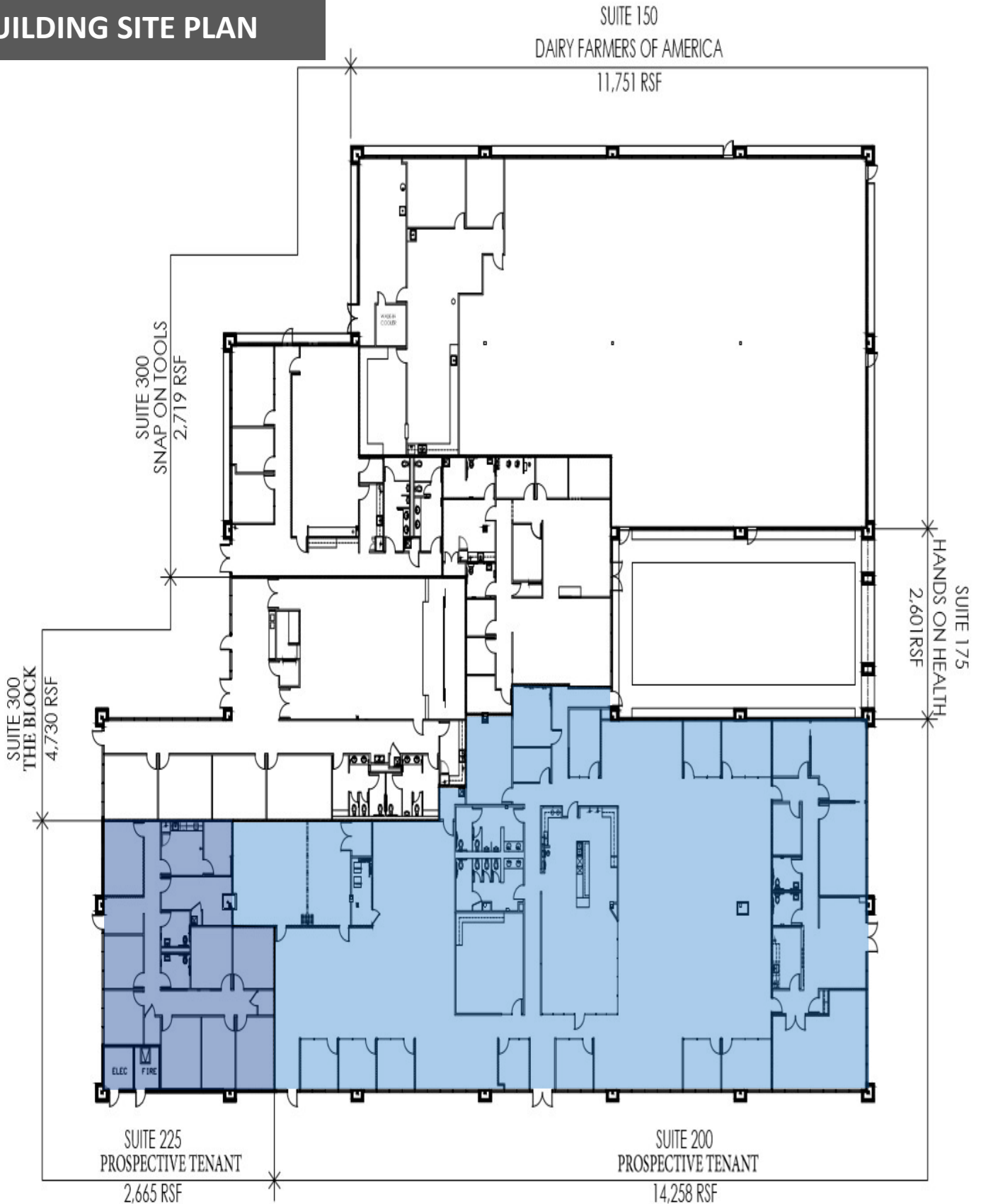
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BUILDING SITE PLAN



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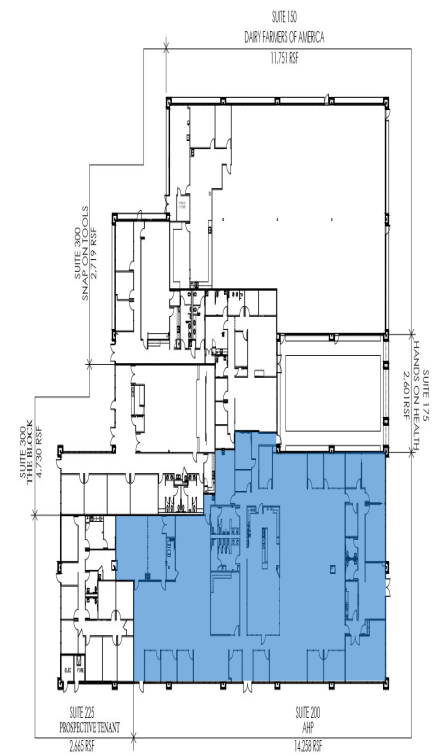
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FLOOR PLAN | SUITE 200

SUITE 200
14,258 SF



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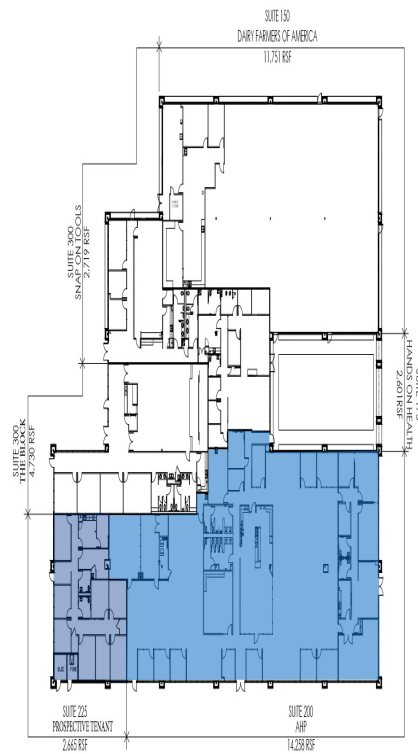


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FLOOR PLAN | SUITE 200 & 225 | 16,923 SF



**SUITE 200
14,258 SF**



**SUITE 225
2,665 SF**



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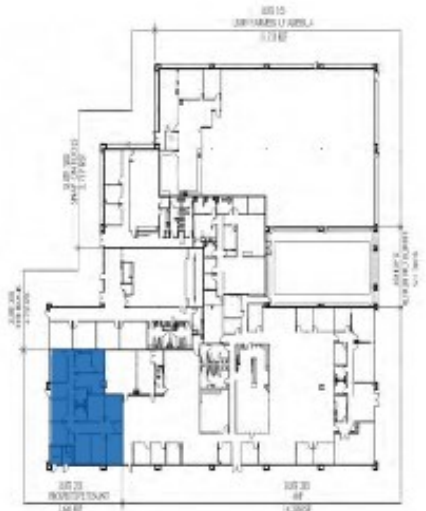
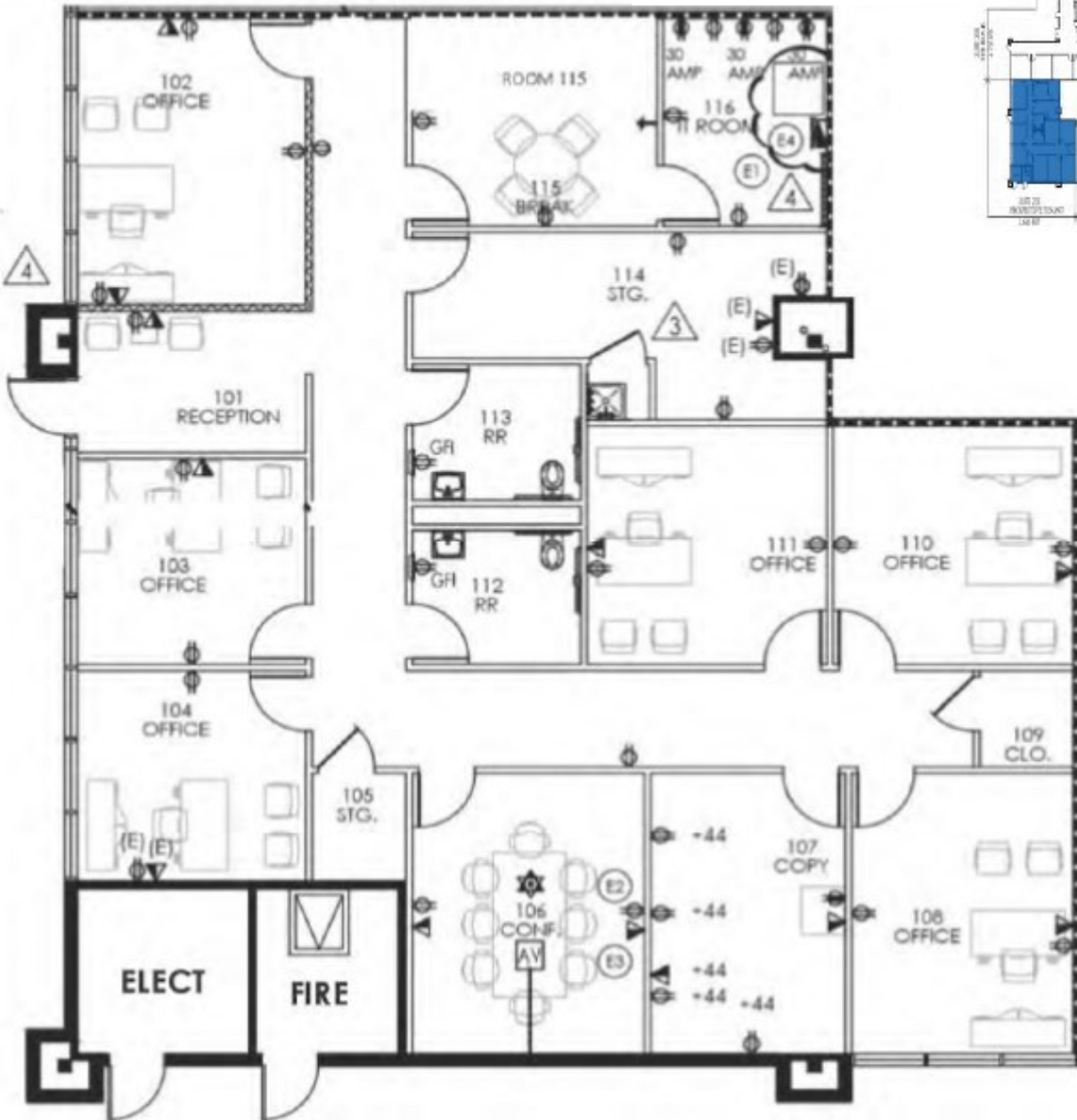
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FLOOR PLAN | SUITE 225

SUITE 225
2,665 SF



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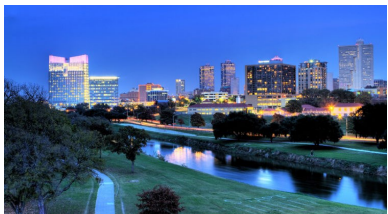
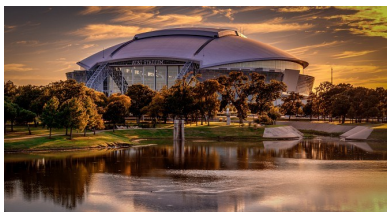
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Dallas/Fort Worth Market Overview



Population and employment growth is driving demand for new space. The region has added **133,000 residents over the past 12 months**, gaining more people than any other metropolitan area in the country. The same can almost be said for employment: Over the past 12 months, the region has added **90,000 new jobs**, only second to the NYC metropolitan area. The region's competitive cost of living, accessibility, and highly educated workforce have made it a hotbed for corporate relocations and expansions. Uber has announced that it will open an office of at least 3,000 employees in Deep Ellum, and it plans to turn Dallas into its largest hub outside of its San Francisco headquarters. Joining Toyota, Samsung, and McKesson, which have all recently found a home in Dallas-Fort Worth, many more have announced plans or are looking to expand. **The Texas economy is expected to outperform the United States in the near and long term.**

Strong economic underpinnings have fostered a healthy office market. Annually, the market has absorbed 6.1 million SF, just below the historical average. Construction activity remains robust, with 6.8 million SF delivered and around 8.6 million SF currently under construction. Even with the building, **vacancies should remain stable due** to a significant portion of new space

being preleased. Several large build-to-suits accounted for the lion's share of positive absorption, including American Airlines moving into its new 1.7-million-SF headquarters in Fort Worth and Charles Schwab moving into its 580,000-SF Westlake Campus. Rent growth is steady at 2.5%, with many of the premier submarkets ranging from 3%-5% as tenants continue to clamor for new space in their flight to quality.

Nationally, the U.S. economy has entered its longest expansion on record. Mixed economic signals and continued grumblings of a global economic slowdown are themes shaping 2019; economic growth is projected to decelerate in the next few years. At the same time, real estate fundamentals are increasingly divergent, with uneven growth across sectors and regions as some investors are becoming increasingly selective this far into the cycle. With pricing in core coastal markets rising over the past few years, many institutional investors have turned to less expensive secondary markets in search of better yields. As a result, investment has continued to flow to Dallas-Fort Worth: Come for growth and stay for the return. The market has experienced \$2.1 billion in sales over the past 12 months, tracking the same as this time last year.

SOURCE: CoStar 2019



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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.

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.

Vision Commercial RE DFW LLC

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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