

FOR LEASE

VISION OFFICE PARK

1340 S Main St | Grapevine, TX 76051



VISION
COMMERCIAL REAL ESTATE



[Randy Scott | Roger Smeltzer](#)

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VISIONCOMMERCIAL.COM

INFO@VISIONCOMMERCIAL.COM

[Recently Reduced Rental Rate](#)

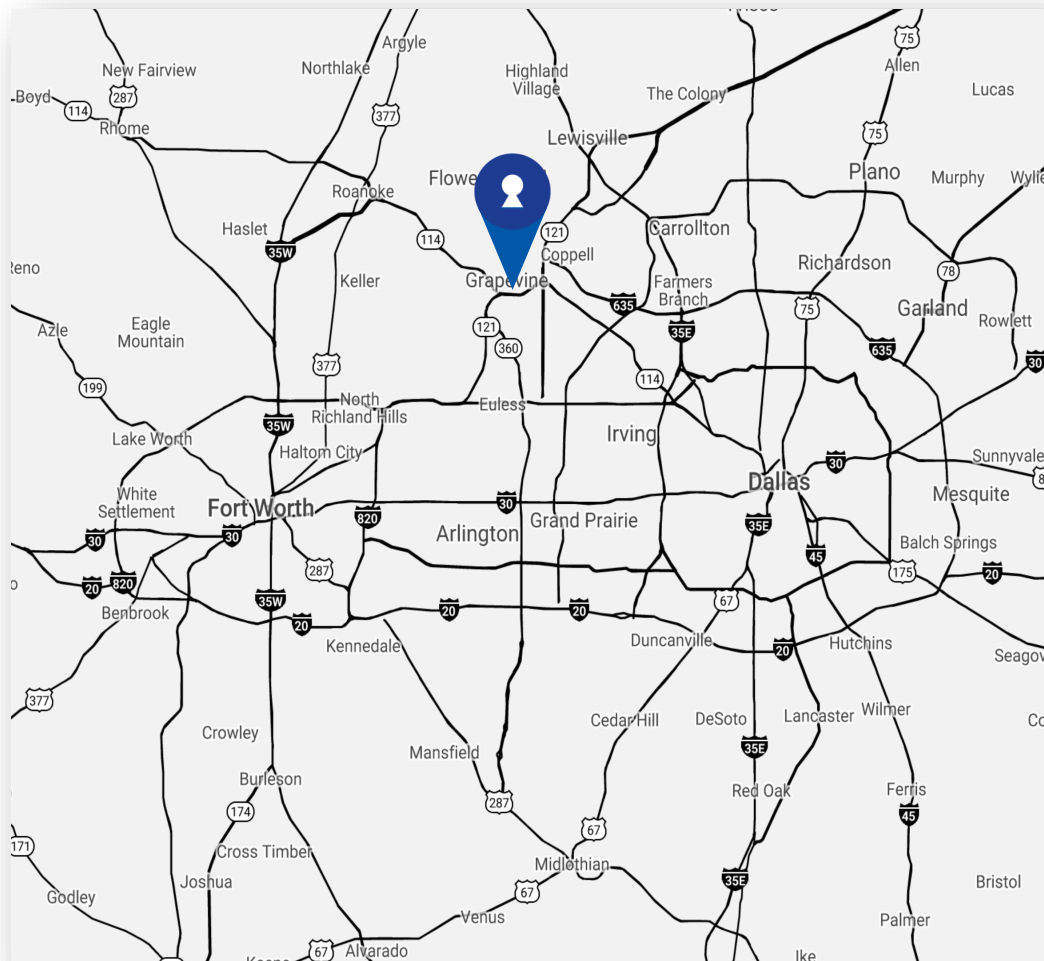
PRICE | \$16.00 to \$18.00 PSF + NNN (\$8.31) + Electricity at \$1.02/SF AVAILABLE AREA | 772—4,833 SF

- 👁 Minutes away from Highways 121, 114, 635 and 360
- 👁 5 minutes away from DFW International Airport and just a few blocks from the new Grapevine TEXRail and Hotel Vin
- 👁 Beautiful office building located along Main Street near downtown Grapevine
- 👁 One-tenth mile north of Highway 114, close proximity to numerous restaurants

	1 MILE	2 MILE	3 MILE	5 MILE
POPULATION	4,124	20,267	47,453	122,177
EMPLOYEES	16,138	33,235	57,881	118,669
AVG HH INCOME	\$98,859	\$100,787	\$121,008	\$143,779
POPULATION GROWTH	1.71%	1.33%	1.35%	1.44%

TRAFFIC COUNT

23,640 VPD at S Main St and Hanover Dr



Dining within WALKING distance

Bob's
Steak & Chop House

WINEWOOD
GRILL

MÍ DÍA
from scratch

oishii
SUSHI & PAN-ASIAN CUISINE

McDonald's



S Main St

LONE STAR
CAFE

WELLS
FARGO

Portillo's

Son of a Butcher
SLIDER BAR

P.F. CHANG'S
CHINA BISTRO

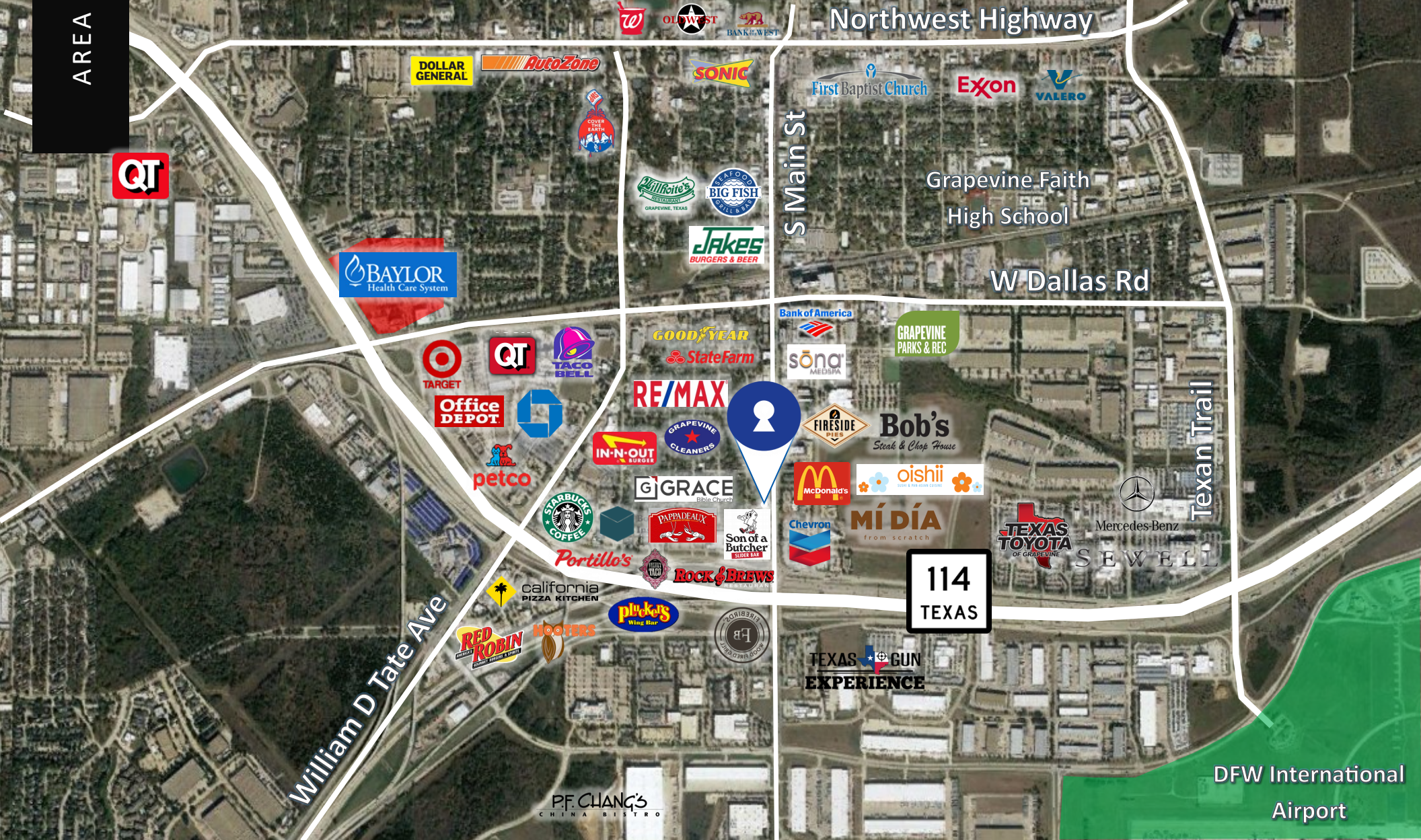
PAPPADEAUX

VELVET TACO

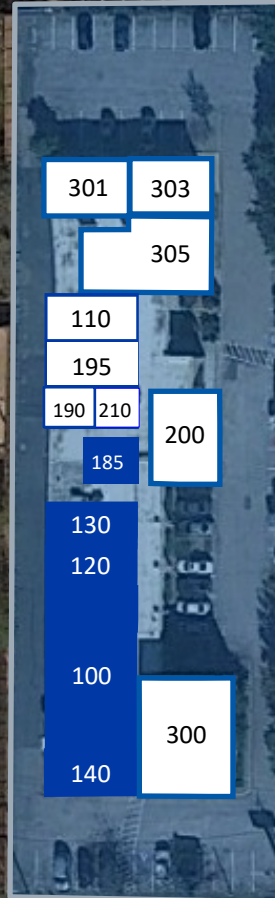
FIREBIRDS
WOOD FIRED GRILL
FB

ROCK & BREWS
RESTAURANT

114
TEXAS



SUITE	TENANT	SF	MONTHLY GROSS Including Electricity
100 –140	Available	811-4,833	\$1,847.05— \$11,007.16
110	Home Healthcare	Leased	
185	Available	772	\$1,629.56
190	Roofing Company	Leased	-
195	Hearing Center	Leased	-
200	Allstate	Leased	-
210	Acupuncture Clinic	Leased	-
300	RE Development Co.	Leased	-
301	Vision Commercial	Leased	-
303	Vision Commercial	Leased	-
305	Vision Commercial	Leased	-

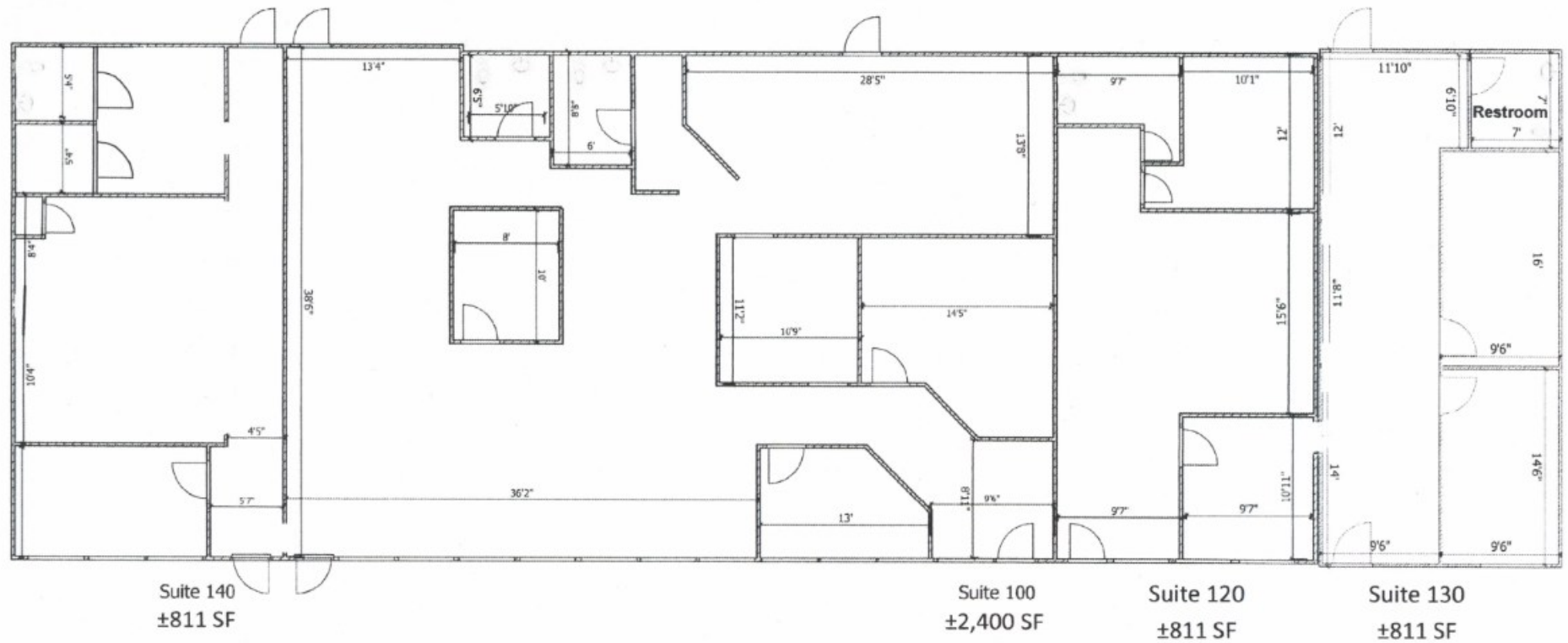


S Main St

Bob's
Steak & Chop House
ESTABLISHED 1993

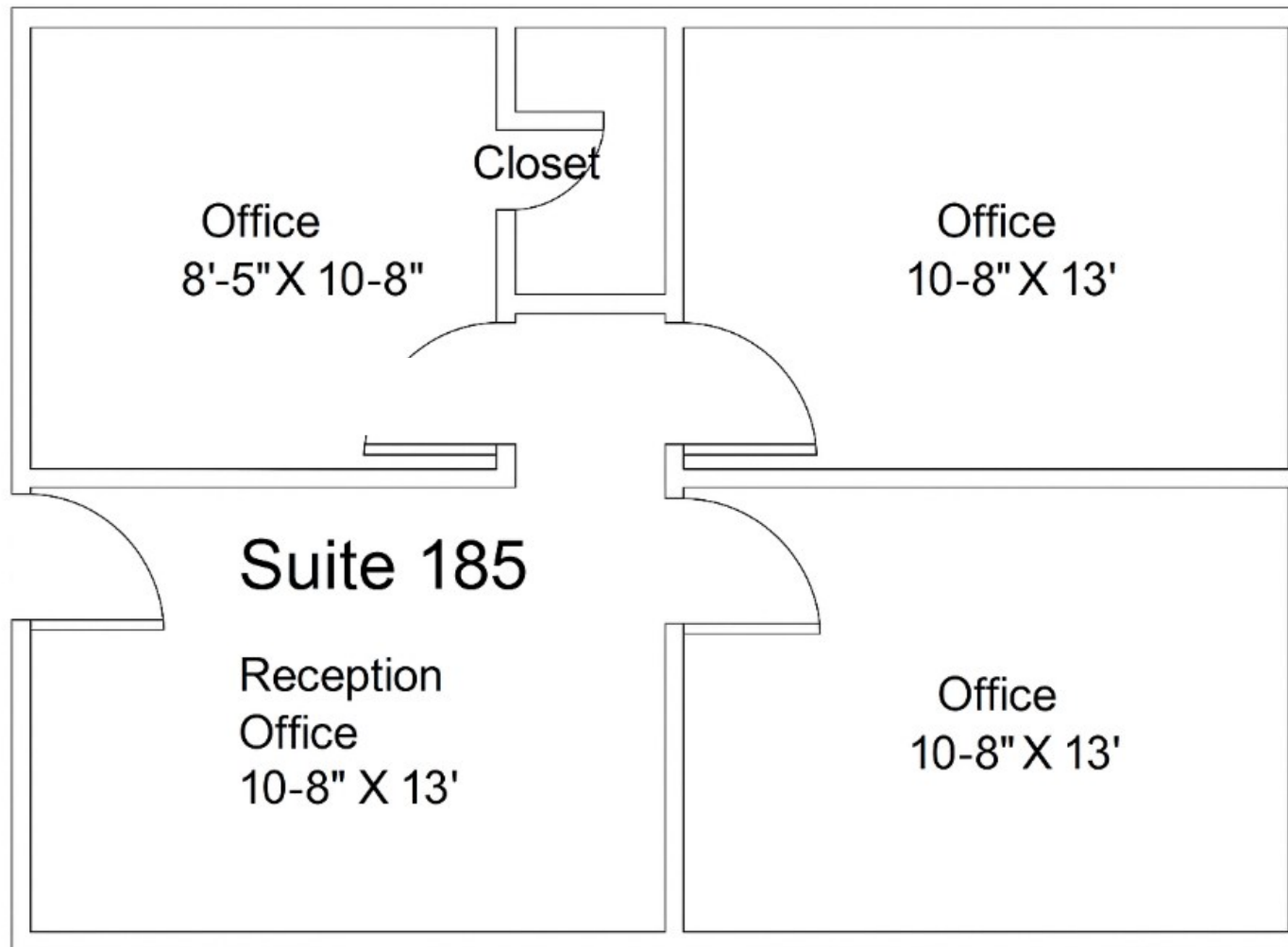
MÍ DÍA
from scratch

Suites 100-140 can be combined in sf variations of 811, 1622, 3211, and 4022 sf.



Suite 185

772 SF









INFORMATION ON BROKERAGE SERVICES



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 on 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 on known by the agent, including information on disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation on agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information on about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 on. 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 on 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 on 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 on 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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Designated Broker of Firm	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

2-10-2025

