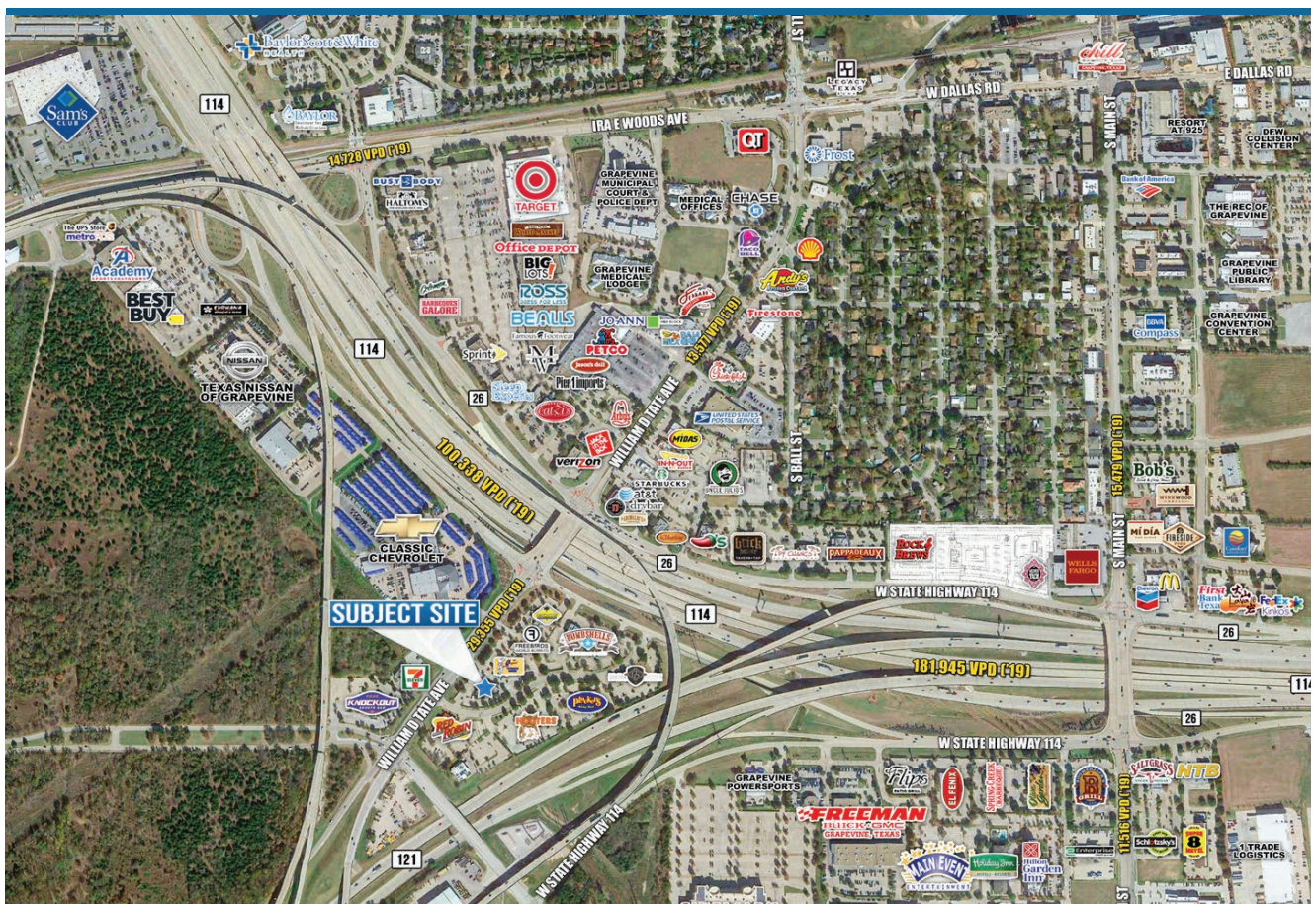


2ND GENERATION RESTAURANT AVAILABLE

Grapevine, TX

**** DO NOT DISTURB – OPERATING BUSINESS ****



LOCATION:

1525 William D Tate Ave
Grapevine, TX 76051

PROPERTY HIGHLIGHTS:

- **Building Size:** +/- 6,148 SF
- **Lot Size:** +/- 51,619 SF
- Rare second-generation restaurant opportunity coming available in extremely strong restaurant corridor boasting high sales volumes (available upon request)
- Almost 250' of excellent frontage on William D. Tate with existing monument and pylon signage
- Ample parking (82 spaces)
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,269	47,660	128,150
Daytime Population	12,133	73,004	172,948
Avg. HH Income	\$107,447	\$130,193	\$145,827

TRAFFIC COUNTS:

State Hwy 114:	181,945 VPD (2019)
William D Tate Ave:	13,577 VPD (2019)
Main St:	15,479 VPD (2019)

CONTACT

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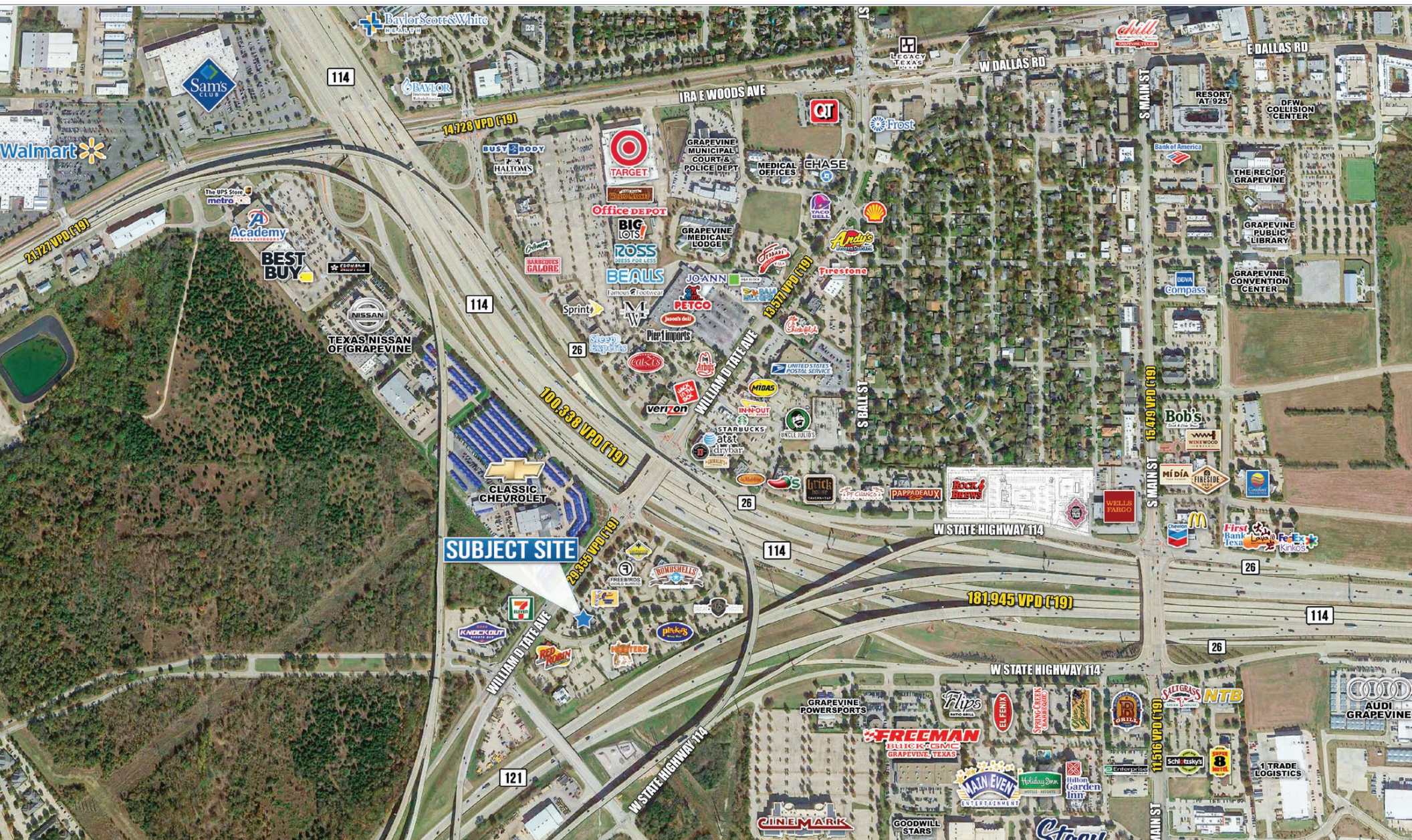
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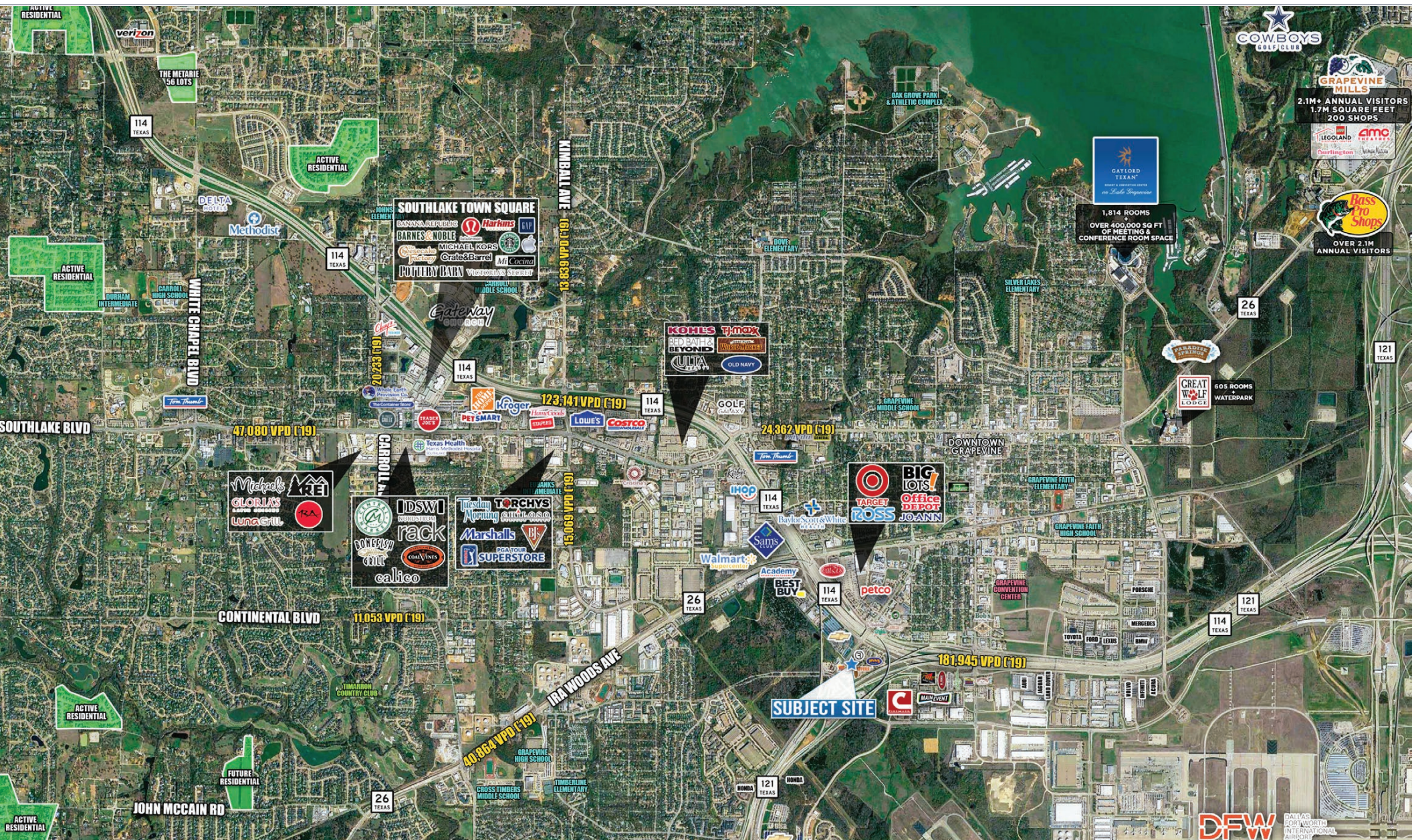
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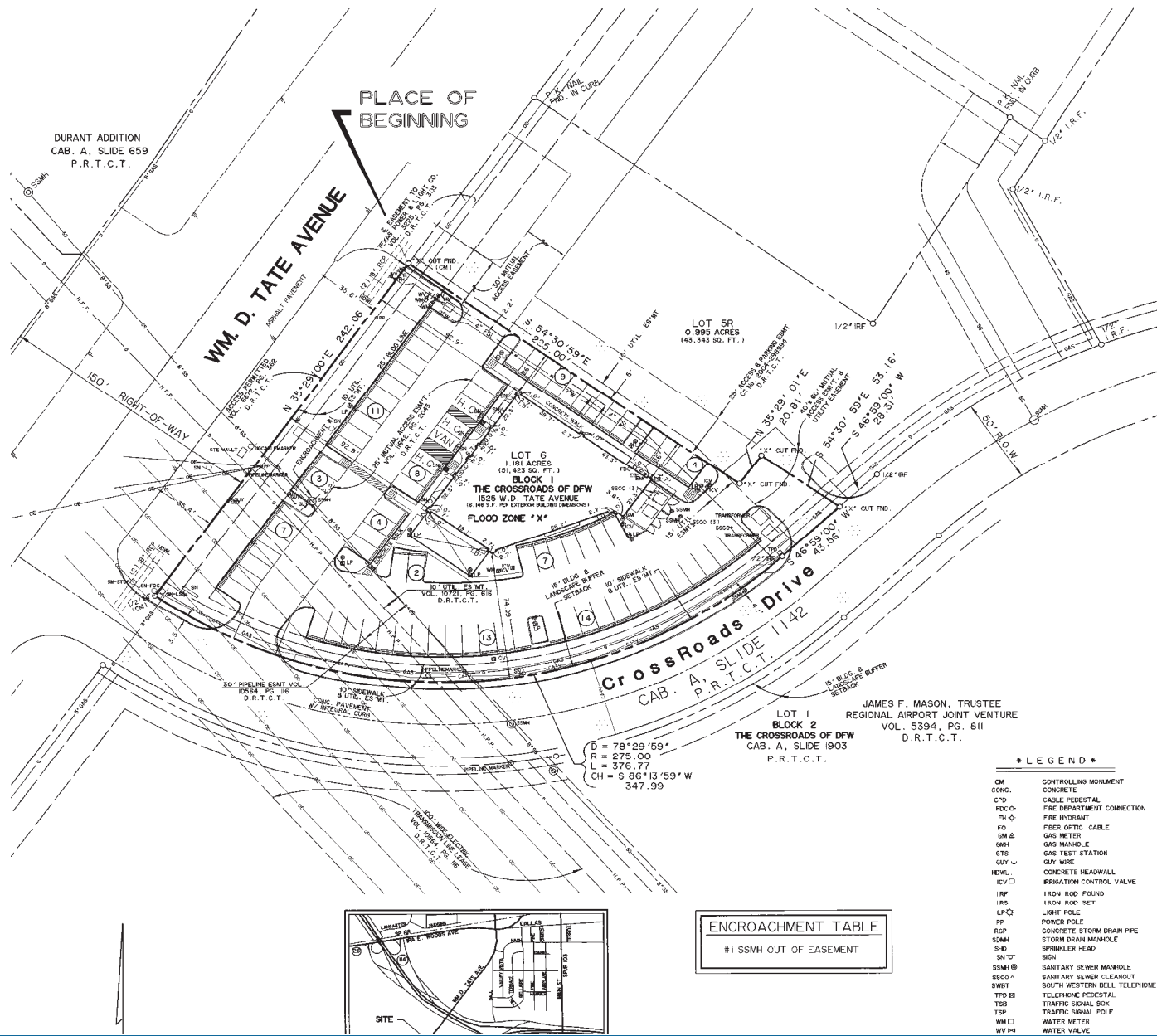
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BEING A TRACT OF LAND LOCATED IN THE J. H. FAY SURVEY, ABSTRACT No. 530, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 6, BLOCK 1, THE CROSSROADS OF DFW, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN CABINET A, SLIDE 4981, OF THE PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT FOUND IN THE SOUTHEAST RIGHT-OF-WAY LINE OF WILLIAM D. TATE AVENUE (150' R.O.W.), BEING THE NORTHWEST CORNER OF LOT 5R OF SAID CROSSROADS PLAT AND BEING THE NORTHEAST CORNER OF SAID LOT 6,
 THENCE ALONG THE NORTHEAST LINE OF SAID LOT 6 AND THE SOUTHWEST LINE OF SAID LOT 6R AS FOLLOWS:
 S 54°30'59" E, 225.00 FEET TO AN X-CUT FOUND,
 N 35°29'01" E, 20.81 FEET TO AN X-CUT FOUND,
 S 54°30'59" E, 53.16 FEET TO AN X-CUT FOUND, BEING IN THE NORTH RIGHT-OF-WAY LINE OF CROSSROADS DRIVE (50' R.O.W.),
 THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CROSSROADS DRIVE AS FOLLOWS:
 S 46°59'00" W, 43.56 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET,
 ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 78°29'59", A CHORD BEARING S 86°13'59" W, 347.59 FEET, AN ARC LENGTH OF 376.77 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" BEING AT THE INTERSECTION WITH THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WILLIAM D. TATE AVENUE,
 THENCE N 35°29'00" E ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID WILLIAM D. TATE, 242.06 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.161 ACRES (51,423 SQUARE FEET) OF LAND.

TRACT 2
 EASEMENT ESTATE CREATED IN ACCESS AND PARKING EASEMENT AGREEMENT RECORDED UNDER COUNTY CLERK'S FILE NO. D204298944, DFFD RECORDS, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 LOT 5R, BLOCK 1, THE CROSSROADS OF DFW, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 4981, PLAT RECORDS, TARRANT COUNTY, TEXAS.

TRACT 3
 EASEMENT (THE "TRACT 1" WESTERN EASEMENT AREA) AS CREATED IN MUTUAL ACCESS EASEMENT AGREEMENT RECORDED IN VOLUME 11642, PAGE 2045, DEED RECORDS, TARRANT COUNTY, TEXAS, BEING A PORTION OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 LOT 4R, BLOCK 1, THE CROSSROADS OF DFW, AN ADDITION TO THE CITY OF GRAPEVINE, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, PAGE 4981, PLAT RECORDS, TARRANT COUNTY, TEXAS.

NOTES
 1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), COMMUNITY PANEL NO. 48430C0115 K, MAP REVISED SEPTEMBER 25, 2009, NO PORTION OF THIS PROPERTY LIES WITHIN A "SPECIAL FLOOD HAZARD AREA (SFHA) INUNDATED BY 100-YEAR FLOOD" ZONE AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- THE ABOVE REFERENCED "FIRM" MAP IS FOR USE IN ADMINISTERING THE "NFIP"; IT DOES NOT NECESSARILY SHOW ALL ARE SUBJECT TO FLOODING, PARTICULARLY FROM LOCAL SOURCES OF SMALL SIZE, WHICH COULD BE FLOODED BY SEVERE, CONCENTRATED RAINFALL COUPLED WITH INADEQUATE LOCAL DRAINAGE SYSTEMS. THERE MAY BE OTHER STREAMS, CREEKS, LK AREAS, DRAINAGE SYSTEMS OR OTHER SURFACE OR SUBSURFACE CONDITIONS EXISTING ON OR NEAR THE SUBJECT PROPERTY WHICH ARE NOT STUDIED OR ADDRESSED AS PART OF THE "NFIP".
- ALL BEARINGS CORRELATED TO THE NORTH-WEST LINE OF LOT 6, BLOCK 1, CROSSROADS OF DFW, AS RECORDED IN CABINET A, SLIDE 4981, P.R.T.C.T. (N 35°29'00"E)
- PROPERTY IS SUBJECT TO ORDINANCE RECORDED IN VOL. 7349, PG. 1106, D.R.T.C.T.
- PROPERTY IS SUBJECT TO AGREEMENT RECORDED IN VOL. 10564, PG. 116, D.R.T.C.T., AND AS SHOWN ON PLAT RECORDED CABINET A, SLIDE 4981, P.R.T.C.T.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF CURRENT COPY OF COMMITMENT FOR TITLE INSURANCE PREPARED BY HEXTAR-FAIR TITLE COMPANY, OF NO. R810606902, EFFECTIVE DATE MAY 6, 2010.
- ALL EASEMENTS ARE PER PLAT RECORDED IN CABINET A, SLIDE 4981, P.R.T.C.T., UNLESS OTHERWISE SHOWN.

THE FOLLOWING TERMS AND CONDITIONS AFFECT THE SUBJECT PROPERTY:
 TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN ACCESS AND PARKING EASEMENT AGREEMENT BY AND BETWEEN CROSSROADS TATE, LTD. AND TIMELESS RESTAURANTS, INC., DATED JUNE 16, 2004, FILED SEPTEMBER 23, 2004, RECORDED UNDER CLERK'S FILE NO. D204298994 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN MUTUAL ACCESS EASEMENT AGREEMENT BY AND BETWEEN JAMES F. MASON, TRUSTEE AND CALIFORNIA PIZZA KITCHEN, INC., DATED JUNE 14, 1994, FILED JULY 6, 1994, RECORDED IN VOLUME 11642, PAGE 2045 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

INTEREST IN OIL, GAS AND OTHER MINERALS, AS MENTIONED IN INSTRUMENTS RECORDED IN D208230549, VOLUME 1860, PAGE 298, AND VOLUME 2282, PAGE 216, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

SURVEYOR'S STATEMENT
 I GREGG MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY TO HEXTAR-FAIR TITLE COMPANY, LAWYER TITLE INSURANCE CORPORATION, WILLIAMS ANDERSON LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, CENTRIC CAPITAL PARTNER INC., A TEXAS CORPORATION, AND BWW GRAPEVINE LP, A TEXAS LIMITED PARTNERSHIP, THAT THIS SURVEY REPRESENTS A TRUE AND CORRECT SURVEY MADE BY ME ON THE 18TH DAY OF MAY, 2010, OF THE PROPERTY DESCRIBED IN THE "FIELD NOTES" HERE

THE UNDERSIGNED FURTHER HEREBY CERTIFIES TO HEXTAR-FAIR TITLE COMPANY, LAWYERS TITLE INSURANCE CORPORATION, WILLIAMS ANDERSON LLP, A TEXAS LIMITED LIABILITY PARTNERSHIP, CENTRIC CAPITAL PARTNERS, INC., A TEXAS CORPORATION, AND BWW GRAPEVINE LP, A TEXAS LIMITED PARTNERSHIP AS OF THE 18TH DAY OF MAY, 2010, THAT THE FOREGOING SURVEY CORRECTLY SHOWS (I) THE LOCATION OF ALL VISIBLE BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABE PREMISES, AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON EASEMENTS OR ON ADJOINING PREMISES, EASEMENTS, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS, AND NO ENCROACHMENTS ON SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES; (II) THE COURSES AND MEASURED DISTANCES OF THE EXISTING PROPERTY LINES OF THE PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING THE SAID PREMISES; (III) THE LOCATION A NUMBER OF PARKING SPACES AND THE TOTAL SQUARE FOOT AREA OF THE SAID PREMISES AND ANY EASEMENTS LOCATED ON OR AFFECTING THE SAID PREMISES; (IV) THE DIMENSIONS OF ALL VISIBLE IMPROVEMENTS ON THE SAID PREMISES AT GROUND SURFACE LEVEL AND THE DISTANCE THEREFROM TO THE NEAREST FACING EXTERIOR PROPERTY LINES OF THE SAID PREMISES; AND (V) THE SCALE, THE NORTH DIRECTION, THE BASIS OF BEARINGS, THE BEGINNING POINT, THE DISTANCE TO THE NEAREST INTERSECTING STREET AND POINT OF REFERENCE FROM WHICH THE PREMISES ARE MEASURED, THE WIDTH OF THE STREET OR STREET OR WHICH THE PREMISES ABUT, THE LOT AND BLOCK NUMBER SHOWN ON THE FILED MAP TO WHICH REFERENCE IS MADE IN THE FIELD NOTES THE PREMISES, EXCEPT AS SHOWN, THERE ARE NO PLATTED BUILDING SET-BACK LINES. THE UNDERSIGNED FURTHER CERTIFIES TO THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA AND NSPS IN 2005, A INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 8, 9, 10, 11(A), 13 AND 14, ALL INCLUSIVE, OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT, IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF TEXA THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

CONTACT

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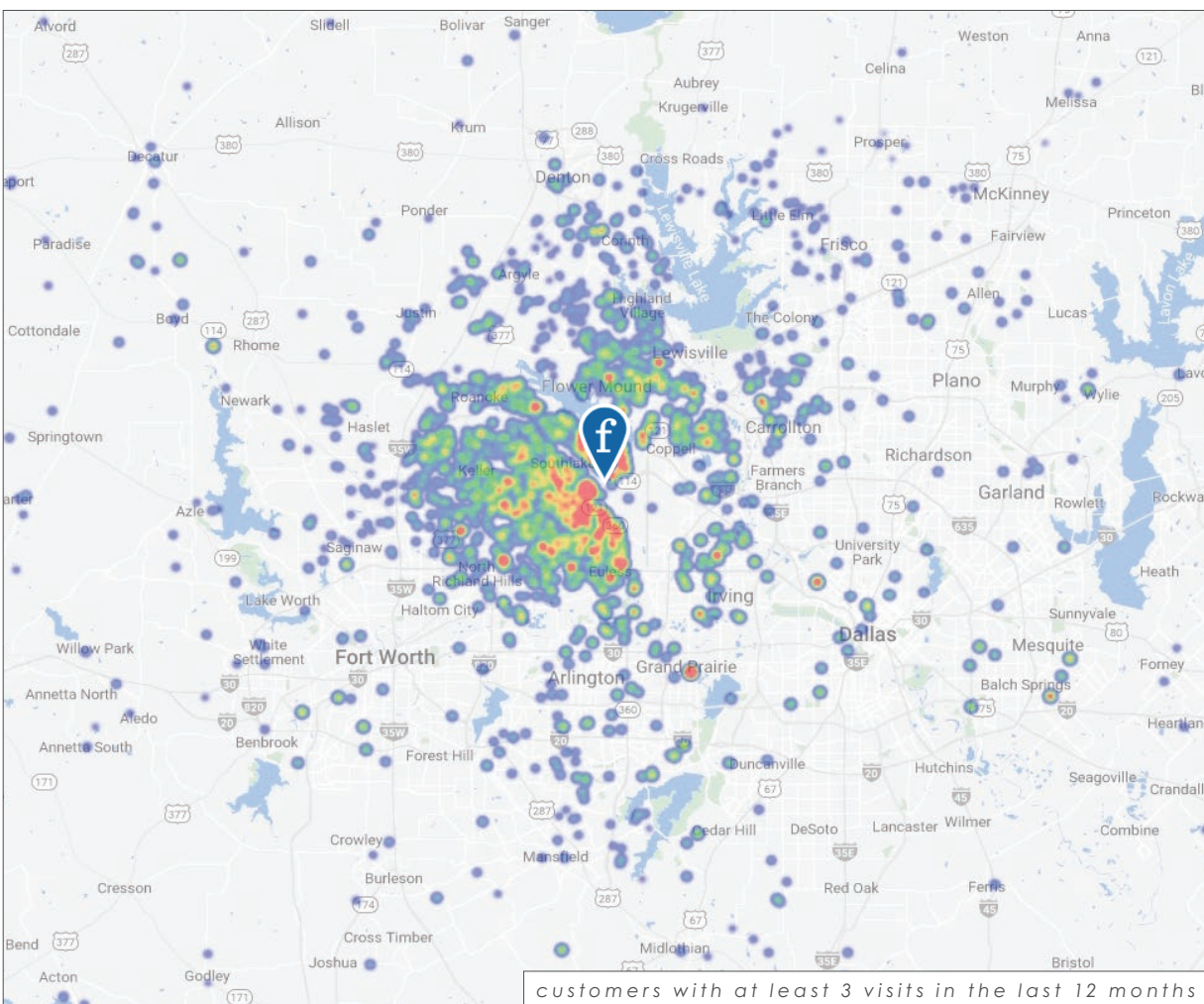
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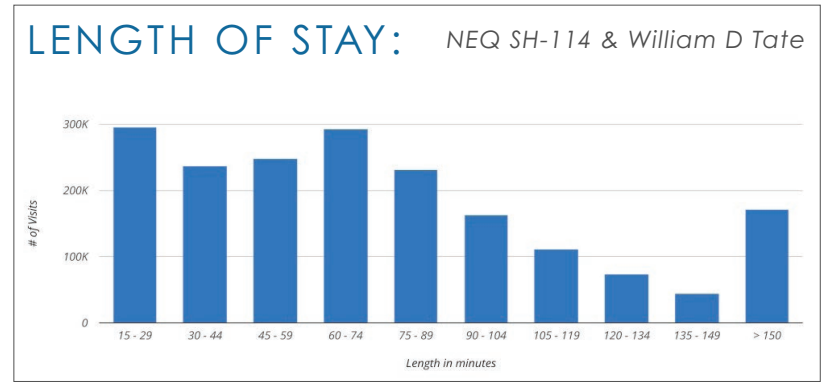
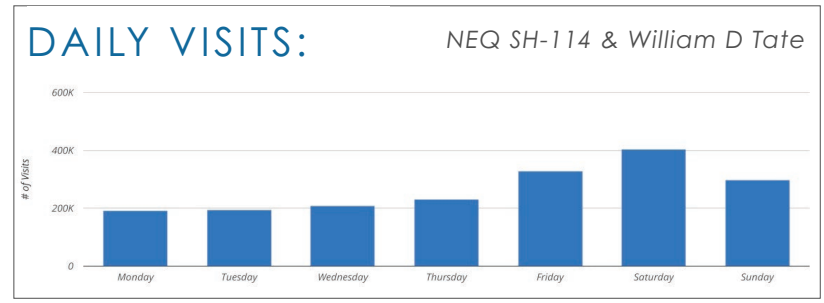
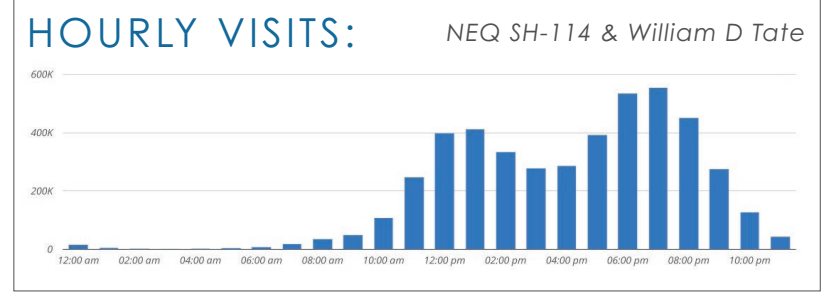


NEQ RESTAURANT/RETAIL FOOT TRAFFIC (12 mos: Oct 2020 to Oct 2021)

	est. # of Customers	est. # of visits
NEQ SH-114 & William D Tate:	933,500 customers	1.86M visits

NEQ RESTAURANT & RETAIL:

Pappadeaux, Brick House Tavern, PF Chang's, Chili's, La Madeleine, Grimaldi's, AT&T, Jimmy John's, Starbucks, Uncle Julio's and In-N-Out



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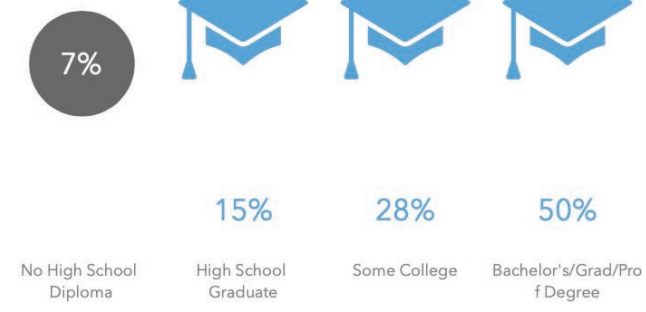
DEMOGRAPHIC SUMMARY

Ring of 3 miles

KEY FACTS



EDUCATION



This infographic contains data provided by Esri. The vintage of the data is 2020, 2025.

Tapestry Segments

Professional Pride 4,057 households	22.2% of Households	▼
Bright Young Professionals 3,169 households	17.4% of Households	▼
Enterprising Professionals 2,441 households	13.4% of Households	▼

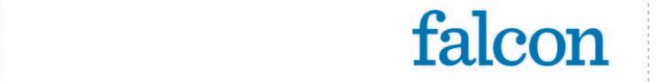
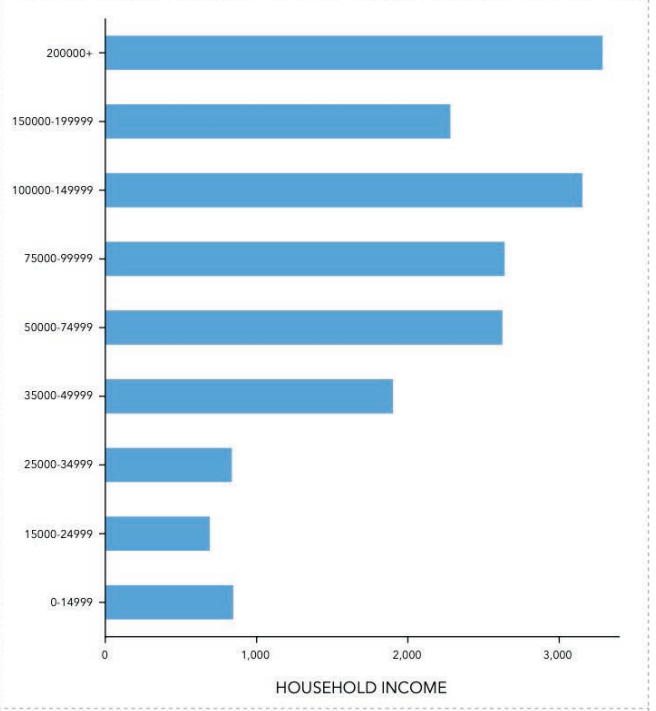
ANNUAL HOUSEHOLD SPENDING



BUSINESS



INCOME



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INFORMATION ABOUT BROKERAGE SERVICES

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** is 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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed Business Name

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thughes@falconcompanies.com
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Phone

Timothy Hughes
Designated Broker of Firm

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Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date