



Sale and Sublease Opportunity

2401 Mustang Drive
Grapevine, TX 76051

± 5,120 SF Available on 1.70 Acres

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Property Overview

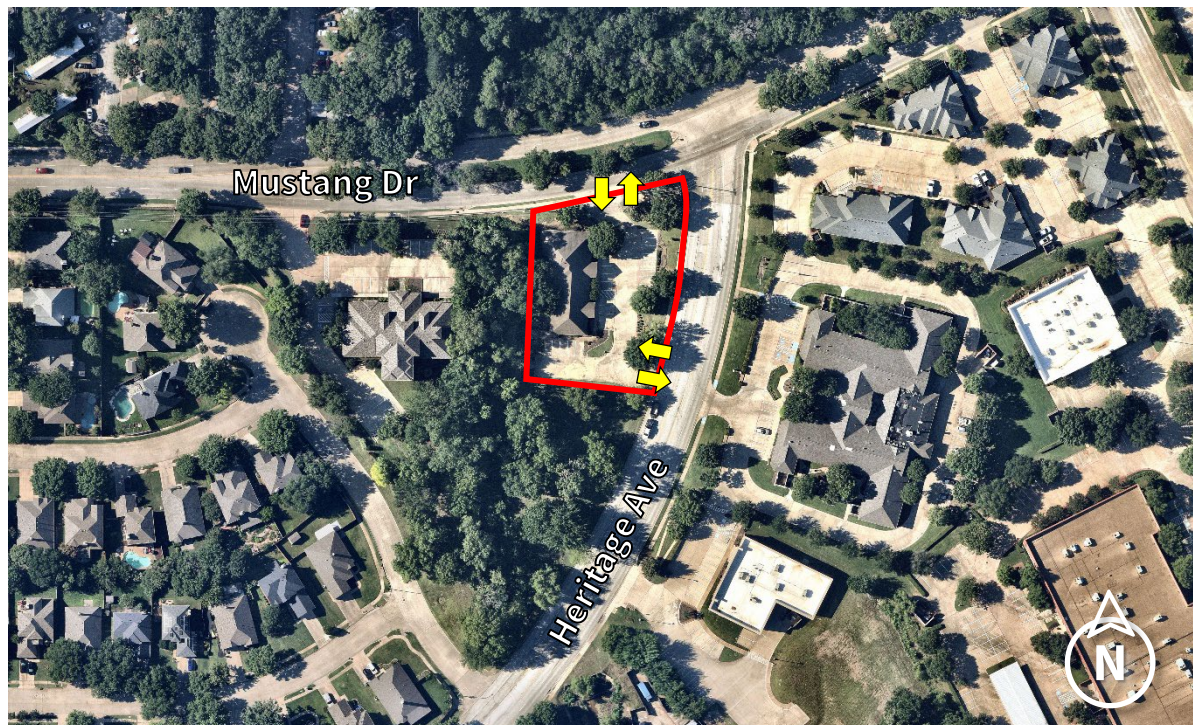


Property Description

- ±5,120 SF Available on 1.70 acres
- 2nd Gen Medical Office Space
- Single tenant freestanding building
- Accessible from SH 117 and SH 121
- 21 parking spaces

Current Term Expires: June 25, 2027

Call broker for pricing.



Opportunity Highlights



Estimated Population

1-miles	3-miles	5-miles
8,145	57,039	158,554



Number of Households

1-miles	3-miles	5-miles
2,799	20,681	59,768



Average Household Income

1-miles	3-miles	5-miles
\$167,937	\$211,769	\$184,858



Median Age

1-miles	3-miles	5-miles
36.9	42.2	42.7



Area Traffic Counts

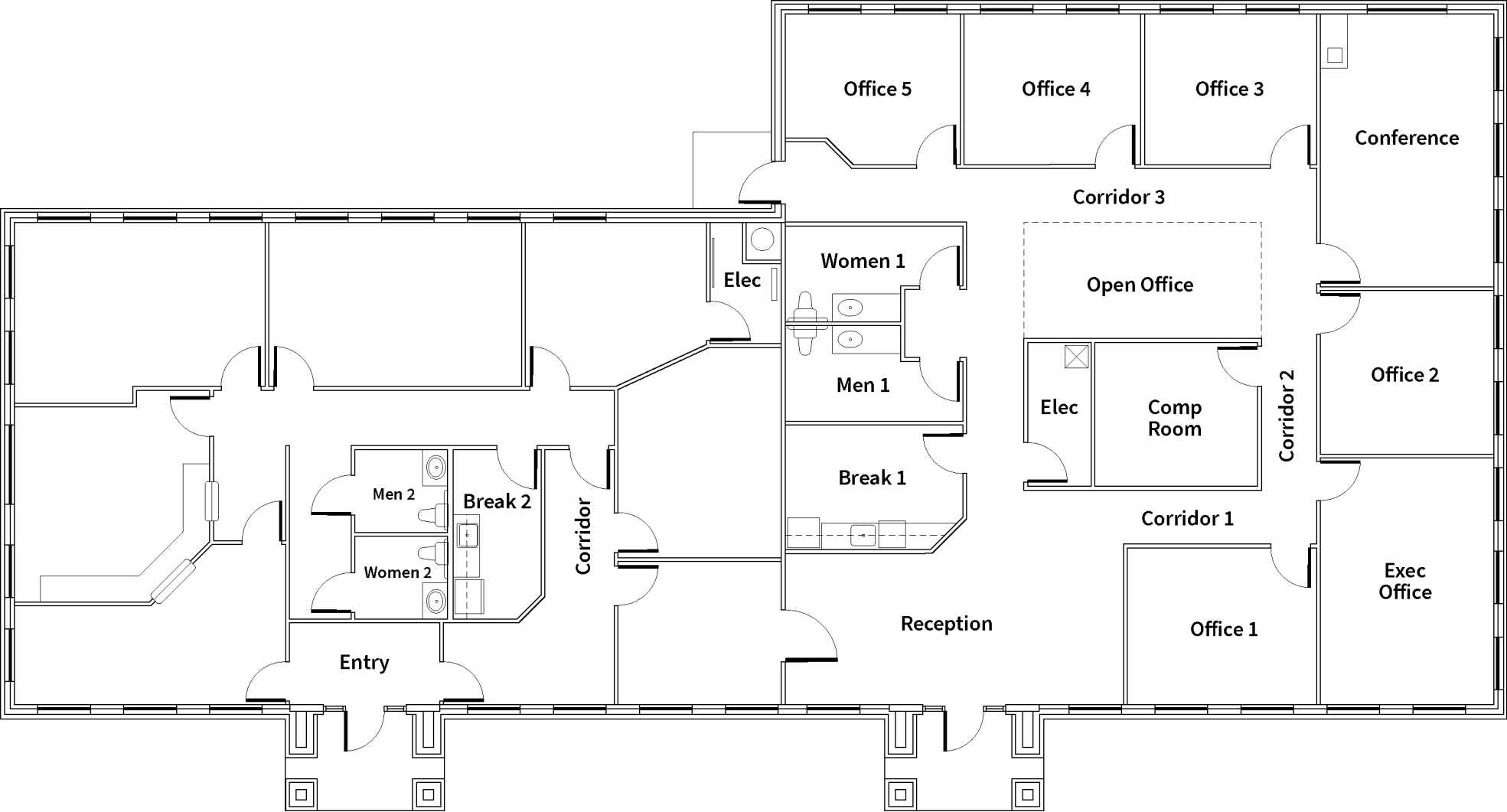
11,722 VPD
Mustang Drive, at Heritage Ave

40,864 VPD
Highway 26, at Mustang Drive

Trade Area Aerial



Floorplan



Contact

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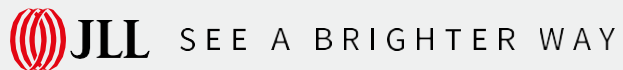
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