

Wm. Deacon Co., Inc.
Realtors

LISTING SUMMARY
COMMERCIAL CORNER TRACT OF LAND
GRAPEVINE, TEXAS

Size: Approximately 4.1628 acres.
Tract can be enlarged and the configuration can be changed by simultaneously acquiring the contiguous 5.59 acre parcel on the west, which is also listed by WM. Deacon Co., Inc.

Tract Configuration: Triangle (Same depth off of Glade Road as contiguous listing)

Location: “Going-home” NW Corner of Glade Road & SH 360

Utilities: 12” water is available. 8” sanitary requires a short off-site cost.

Frontage: Approximately 306.26’ on Glade Road and approximately 1022.1’ on the access road of SH 360.

Visibility: SH 360 and Glade Road.

Zoning: Planned Commerce Development (PCD)

Potential Uses: Pad Site for branch bank, fast food, or C-Store, plus other retail and office.

Topography: Relatively level draining to the north.

Access: Potential drive-in drive-out from SH 360 access road and from Glade Road.

School District: Grapevine-Colleyville Independent School District

Price Per Sq. Ft.: \$11.00 PSF. Approximately \$2.0 Million cash.

Visit www.wmdeaconco.com Comprehensive Listing; Commercial Corner Tract of Land, 4.16 acres, NW SH 360 & Glade Road, Grapevine, Texas – View Individual Property Overview PDF for details and exhibits.

The Subject can also be purchased in combination with a contiguous listing. To view this alternative, select Comprehensive Listing on the website, select Mixed Use/Commercial – 2 Tracts of Land, 9.7497 acres, NW SH 360 & Glade Road, Grapevine, Texas - View Property Overview PDF for details and exhibits on the combined listings.

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