

*Joe Foster Company*

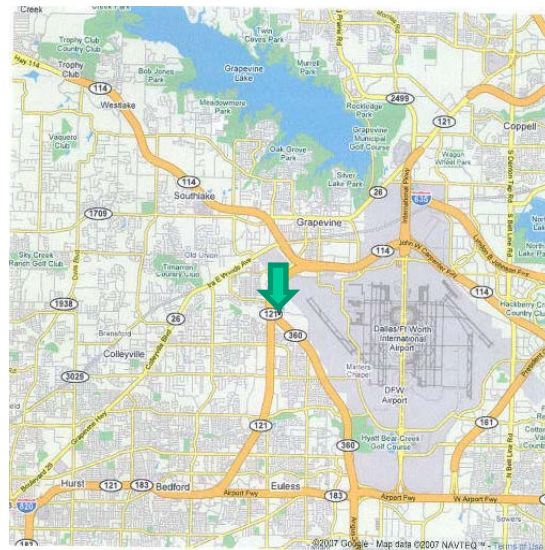
19.4 Acres  
Zoned PID and C-C  
\$13.50/SF

## Intersection of SH 121 and SH 360 in Grapevine



- Traffic Counts SH 121 Approx. 71,750 (2004)
- Prime SH 360/SH 121 Frontage
- SH 360 Frontage Zone PID
- Stone Myers Parkway Frontage Zoned CC
- Ideal for Car Dealership
- Ideal for Large Box Users
- Sewer & Water in Stone Myers Parkway

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Creative Real Estate Solutions

19.4 Acres  
Zoned PID and C-C  
\$13.50/SF

## NEQ of Stone Myers Parkway & Westport Parkway, Grapevine

The Tracts fronting on north bound SH 360 Frontage Road are zoned PID (Planned Industrial District) and the Tracts fronting on Stone Myers Parkway are zoned C-C (Community Commercial District).

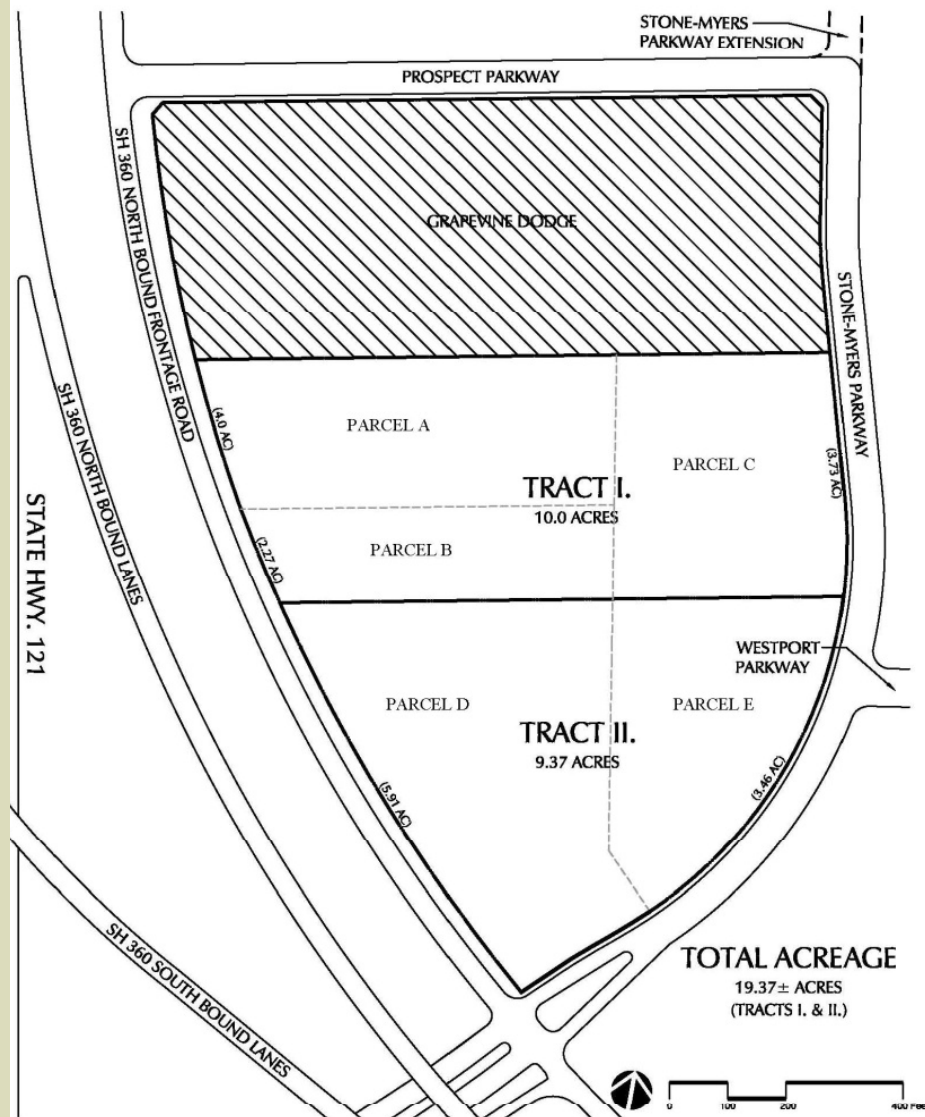
In early 2009, Grapevine plans to begin construction of the extension of Stone Myers Parkway from Prospect Parkway north to Mustang Blvd. The City of Grapevine anticipates it will take approximately 12 months to complete. Water will also be extended north from Prospect to Mustang during the construction process.

The City of Grapevine also plans to improve Euless-Main from SH360 north to its intersection with Westport Blvd., approximately one-half mile east of the Tracts.

### Demographics:

Population: 1 Mile = 6,881  
3 Miles = 54,823  
5 Miles = 153,894

Income: 1 Mile = \$112,895  
3 Miles = \$115,074  
5 Miles = \$104,623



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