

DOWNTOWN DALLAS

STREAM

S. ROYAL LN.

I-635

W. BETHEL RD.

ENCHANTED WAY

1940 Enchanted Way
Grapevine, TX 76051

Investor or Owner-User Opportunity | 61% Occupied | 26,062 SF
Below Replacement Cost | Highly Accessible Location

CONFIDENTIALITY STATEMENT & DISCLAIMER

The information contained in this package is furnished solely for the purpose of review by a prospective purchaser of 1940 Enchanted Way (the "Property") in Grapevine, Texas, and is not to be used for any other purpose or made available to any other person without the express written consent of Stream Realty Partners, L.P., Property Owner or any of their respective affiliates ("Stream"). The information contained in this package is from sources deemed reliable, but is not guaranteed by Stream or Owner in any way and is subject to change in price, corrections, errors and omissions, prior sale, or withdrawal without notice.

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INVESTMENT SALES TEAM

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PROPERTY DESCRIPTION

Address:	1940 Enchanted Way Grapevine, TX 76051
Year Built:	2007
Net Rentable Area:	26,062 SF
Land Area:	1.52 Acres
Occupancy:	61% (2 Tenants, 2 Vacancies)
Parking Spaces:	88 (3.38/1,000)
Zoning:	C-C "Community Commercial District"

FINANCIAL SUMMARY

Asking Price:	\$5,600,000
Asking Price (pSF):	\$214.87
Est. Year 1 NOI:	\$270,000
Potential NOI:	\$450,000
Offering Process:	Owner will respond to LOIs as received

EXECUTIVE SUMMARY

Stream Realty Partners is pleased to present for sale 1940 Enchanted Way (the "Property"), an 2-story office building comprised of approximately 26,062 square feet situated within the Coppell & Freeport Office Submarket. The property is currently 61% leased to 2 credit worthy tenants with vacancy on the ground floor, which presents an opportunity for an owner-user or investor purchaser.

The offering provides a rare opportunity to own a extremely well located office building in a supply constrained office micro-market at a potentially deep discount to replacement cost. In addition, the near-term rollover of the 1st floor tenant affords an owner-user the ability to occupy 50% of the Property and potentially expand into the 2nd floor within 2.5 years.

INVESTMENT HIGHLIGHTS



Infill Location

Irreplaceable asset in the heart of DFW metro area



Discount to Replacement

Construction costs for replacement would exceed \$375 / SF



Limited CapEx

The asset has been well maintained by the existing owner with very limited capital expenditure needs



Limited Occupancy Costs

The interior of the building contains tenant ready finishes providing expediency of occupancy and mitigating finish out costs



Perfect Owner User Building

The interior finishes, ease of building access, expansion capabilities and central location make this opportunity a great fit for an owner occupant purchaser



Access & Proximity to Thoroughfares

Located less than 1 mile from DFW International Airport, I-635, Hwy 121 & Hwy 114, occupants are afforded ease of access to the majority of the DFW metro area



Building Parking

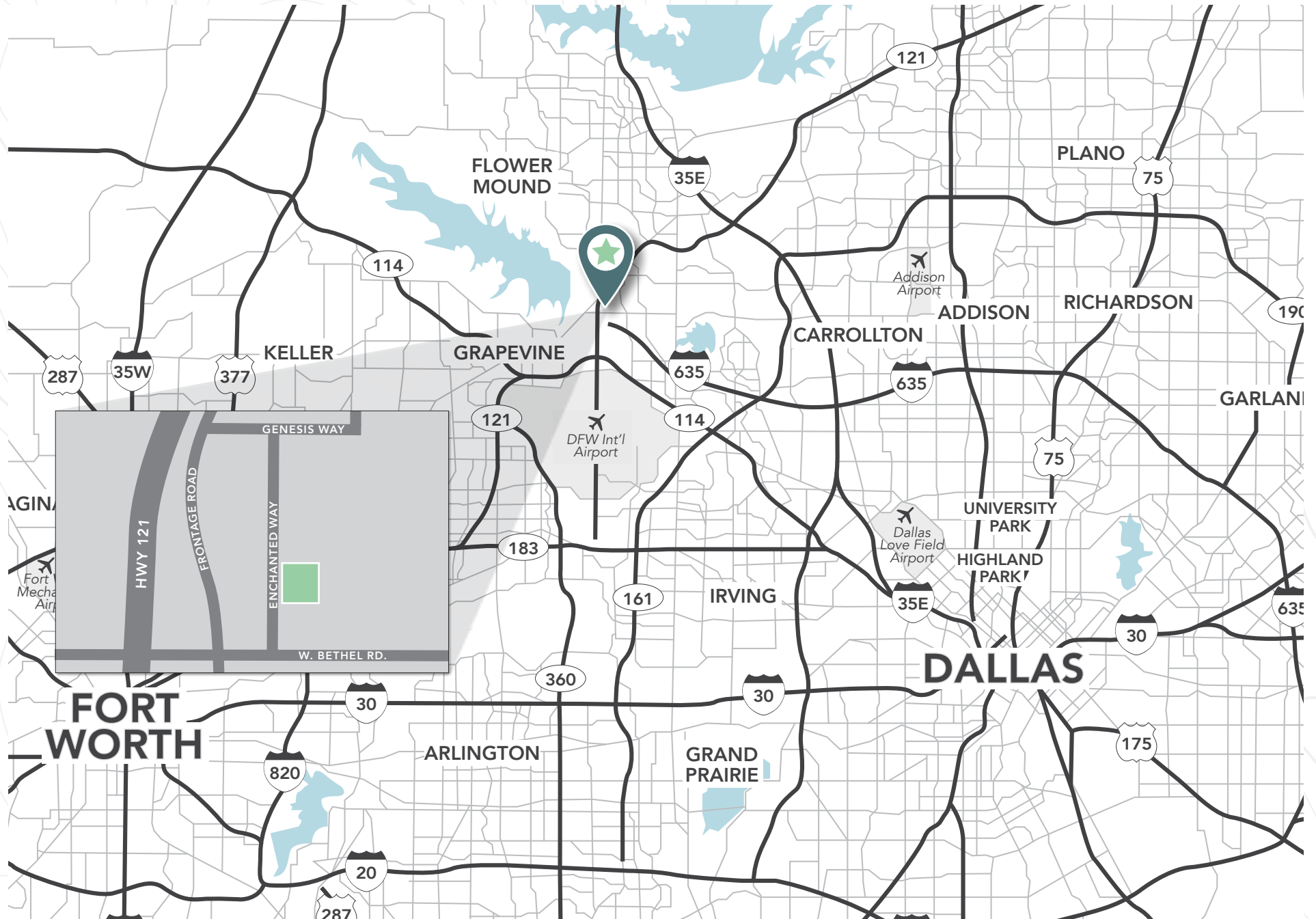
There is more than adequate parking at the building including surface parking that meets and exceeds the municipal requirements for a majority of office uses



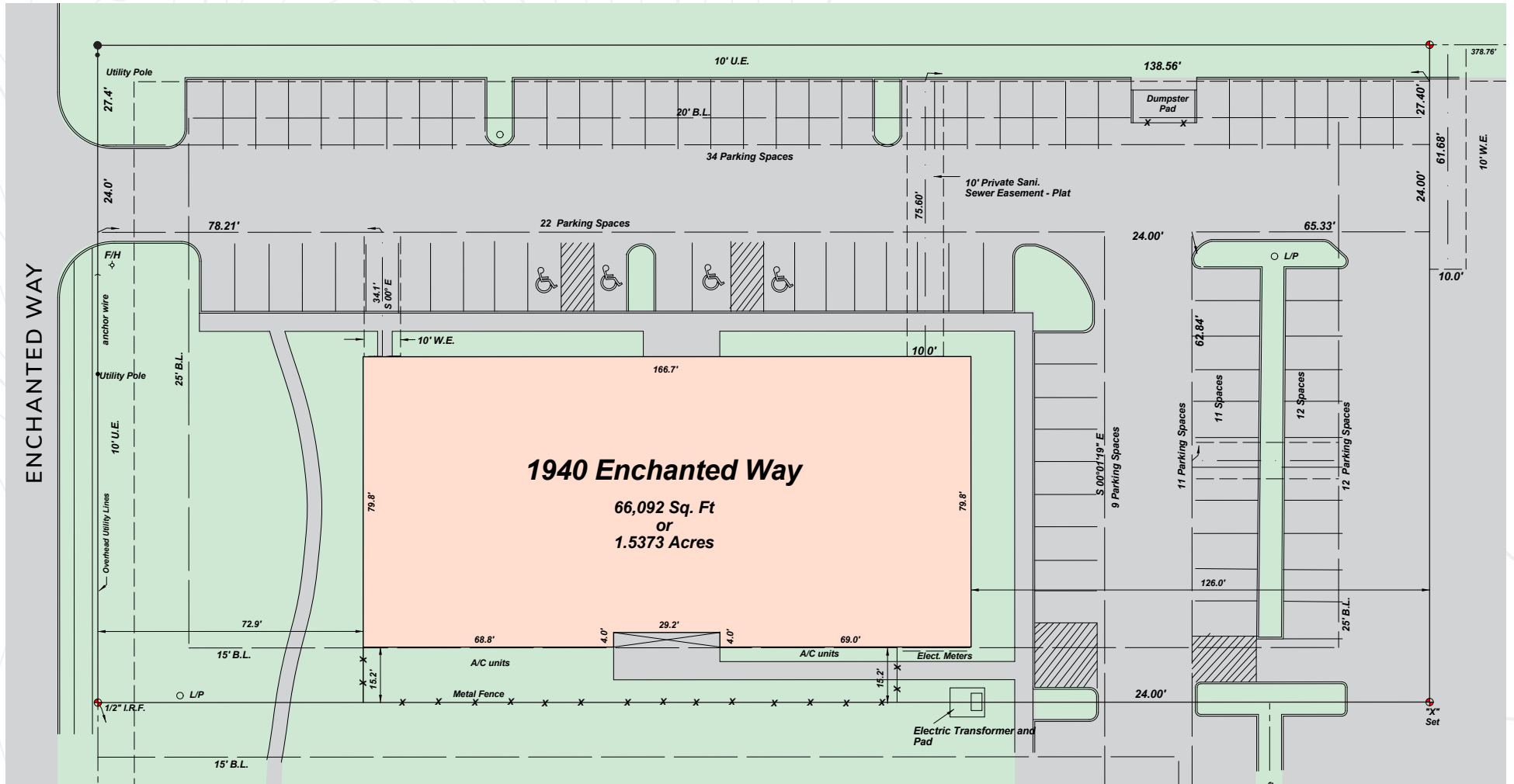
Building Functionality

The current layout of the building would accommodate either an individual user or multiple users given the common areas, internal corridors and restroom placement as well as the stairwell and elevator

LOCATION OVERVIEW



OVERVIEW OF SITE PLAN

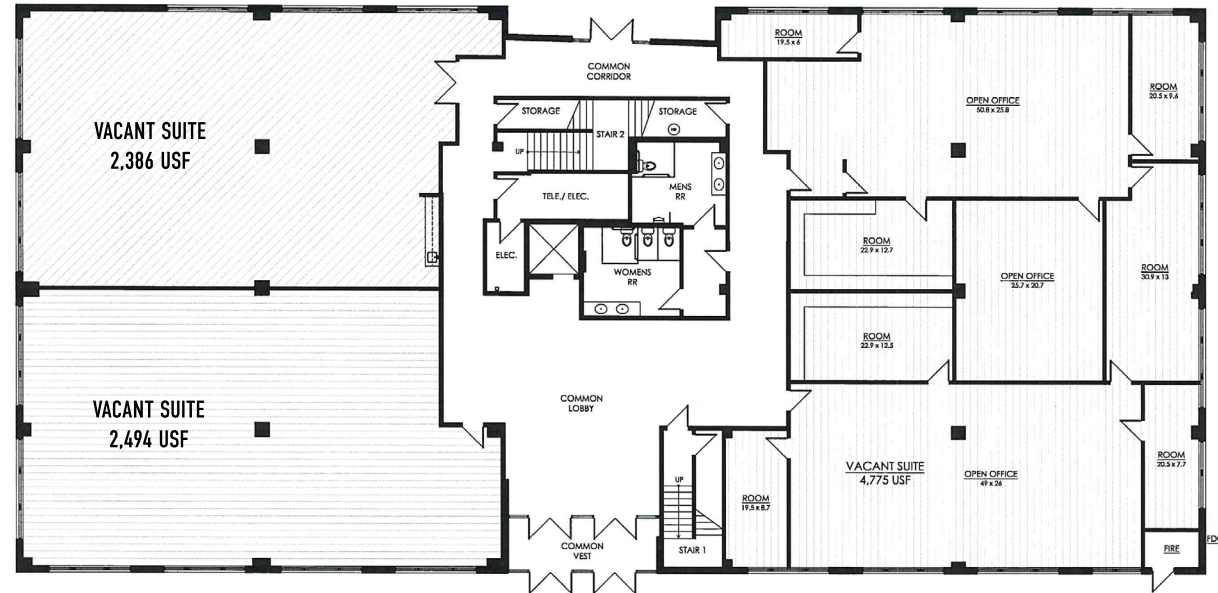


BUILDING PHOTOS

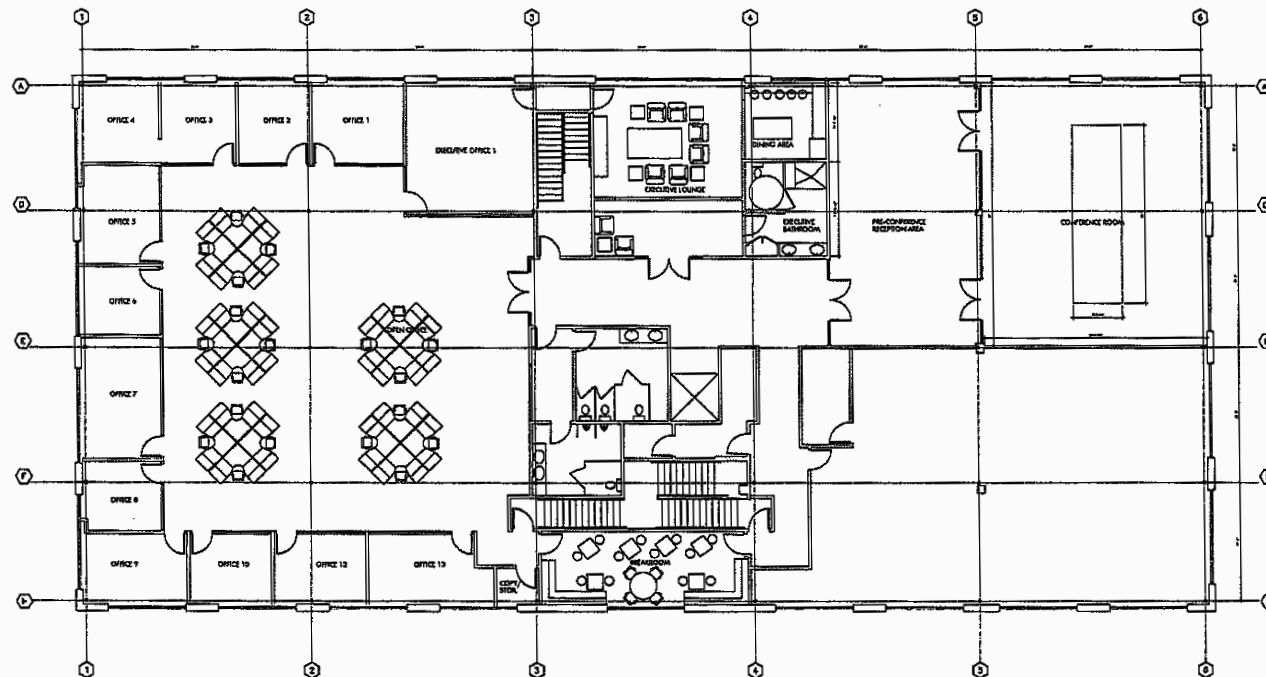


FLOORPLANS

FIRST FLOOR



SECOND FLOOR



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TERMS & CONDITIONS

OFFERING:

Seller is seeking prospective purchase offers for its fee simple interest in 1940 Enchanted Way.

TERMS:

All cash on an as-is, where-is basis.

SUBMIT OFFER TO:

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COMPANY INFORMATION:

Please provide a complete acquisition history/resume.

PROPERTY TOURS:

Please contact the Investment Sales team to schedule a property tour.


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