

TANGER OUTLETS: PADS & SPACE AVAILABLE

Fort Worth, TX



LOCATION:

SWQ of Interstate 35W & Highway 114
Fort Worth, TX 76177

PROPERTY HIGHLIGHTS:

- **Available:**
 - **Pad (OP5):** +/- 0.32 AC
 - **Office:** +/- 4,003 SF
- Frontage along Interstate 35W at the highly trafficked intersection of I-35W & Hwy 114 (approx. 124,000 total vpd) in front of Tanger Outlets (over 2 million annual visitors).
- Located near highly visited Buc-ee's (2nd most visited gas station in Texas, 17th in the nation)
- Contact broker for pricing

AREA RETAILERS:

Tanger Outlets, Texas Motor Speedway, Buc-ee's, Twin Peaks, Chick-Fil-A. New retail coming soon includes Ross, Ulta, Marshalls, Petco, and more...

TRAFFIC COUNTS:

Interstate 35-W: 53,300 VPD (2024)
Highway 114: 49,102 VPD (2024)

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------|-----------|-----------|-----------|
| Total Population | 6,293 | 26,198 | 80,685 |
| Daytime Population | 6,113 | 22,874 | 74,871 |
| Avg. HH Income | \$111,771 | \$138,364 | \$147,208 |
| Median HH Income | \$97,058 | \$112,059 | \$111,529 |

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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

The information contained herein is deemed reliable; however, Falcon Realty Advisors makes no warranties, guarantees or representations as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions and price, corrections, errors, and omissions, and/or withdrawal without notice.

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CONTACT

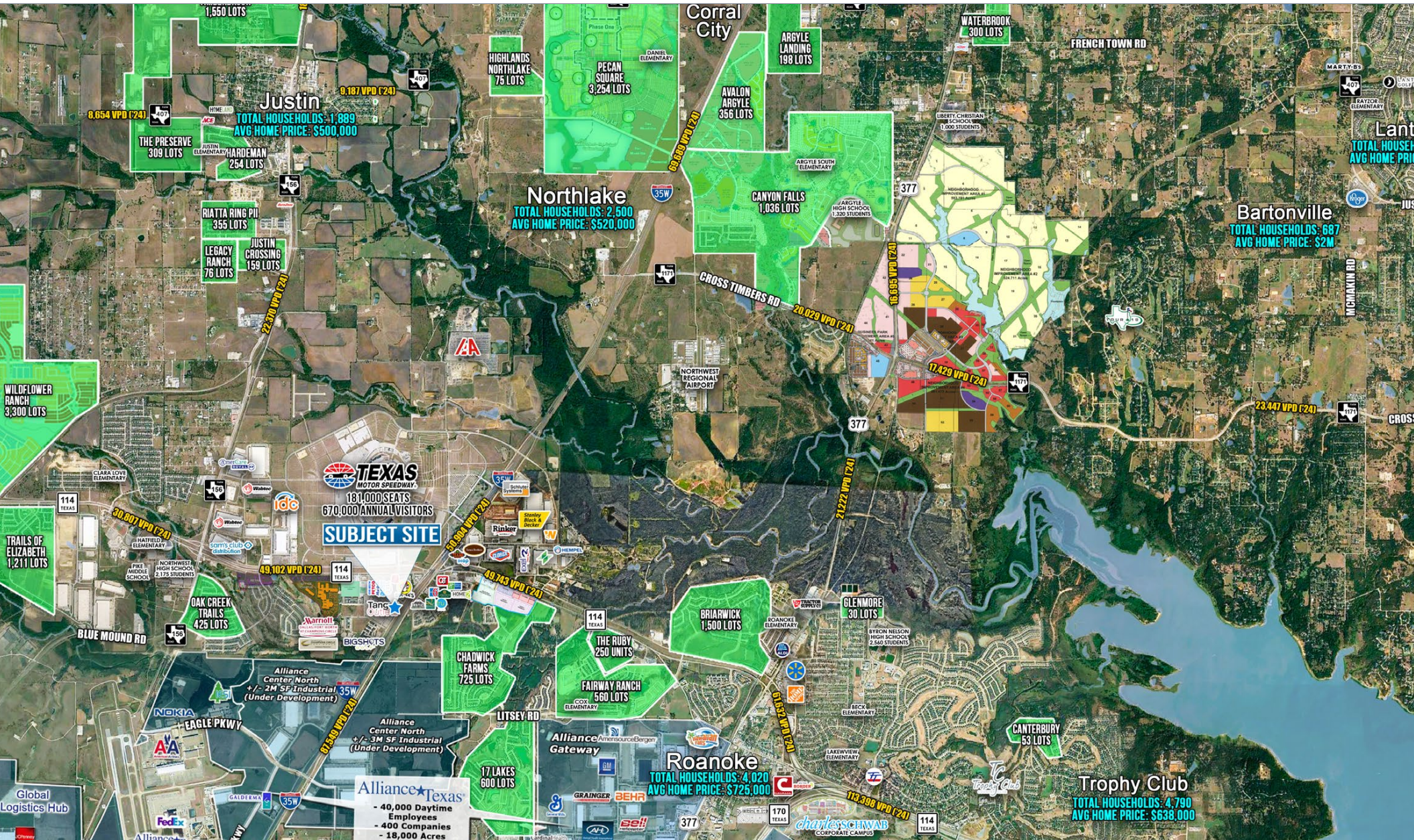
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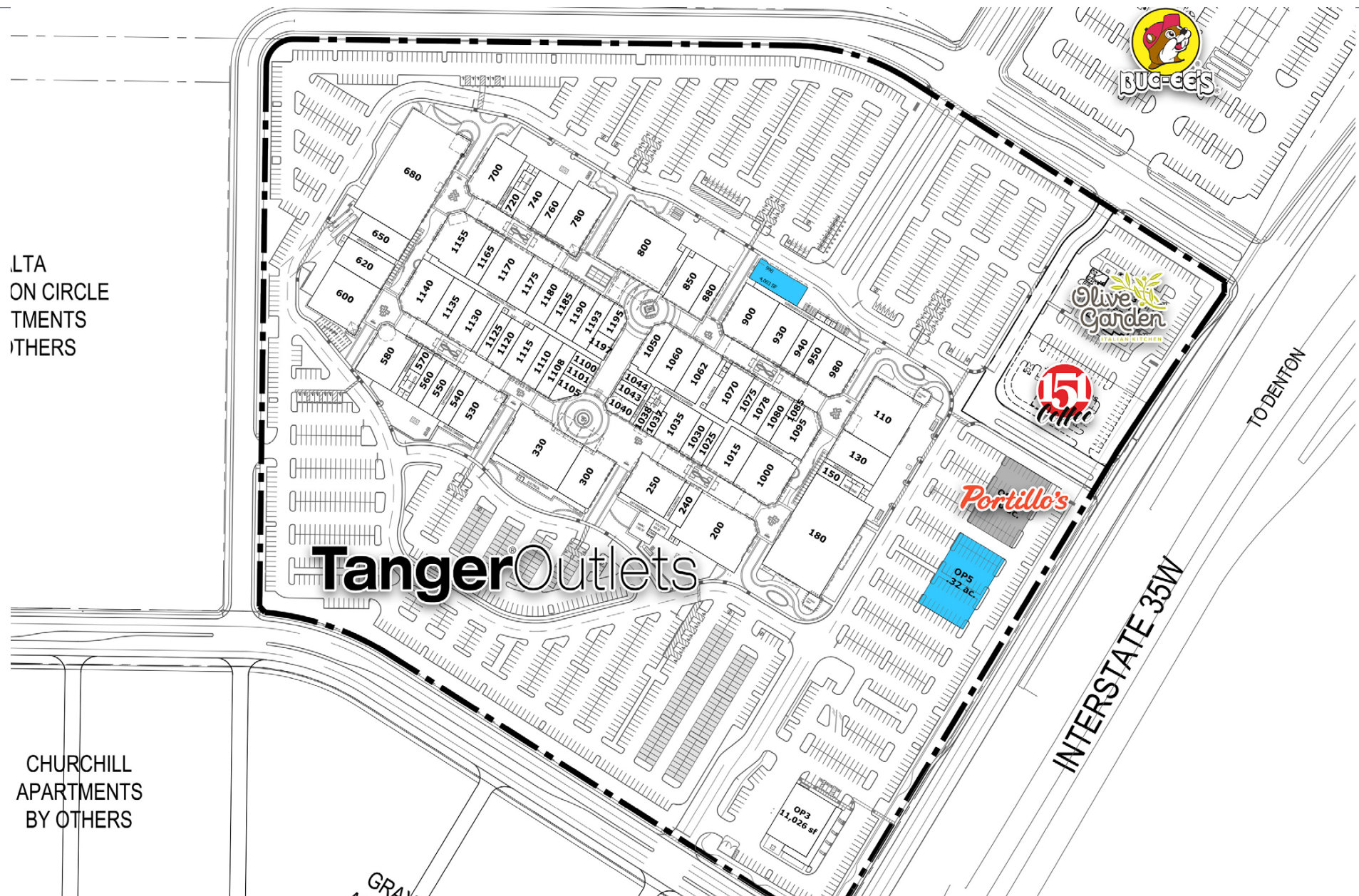
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LTA
ON CIRCLE
TMENTS
OTHERS

CHURCHILL
APARTMENTS
BY OTHERS

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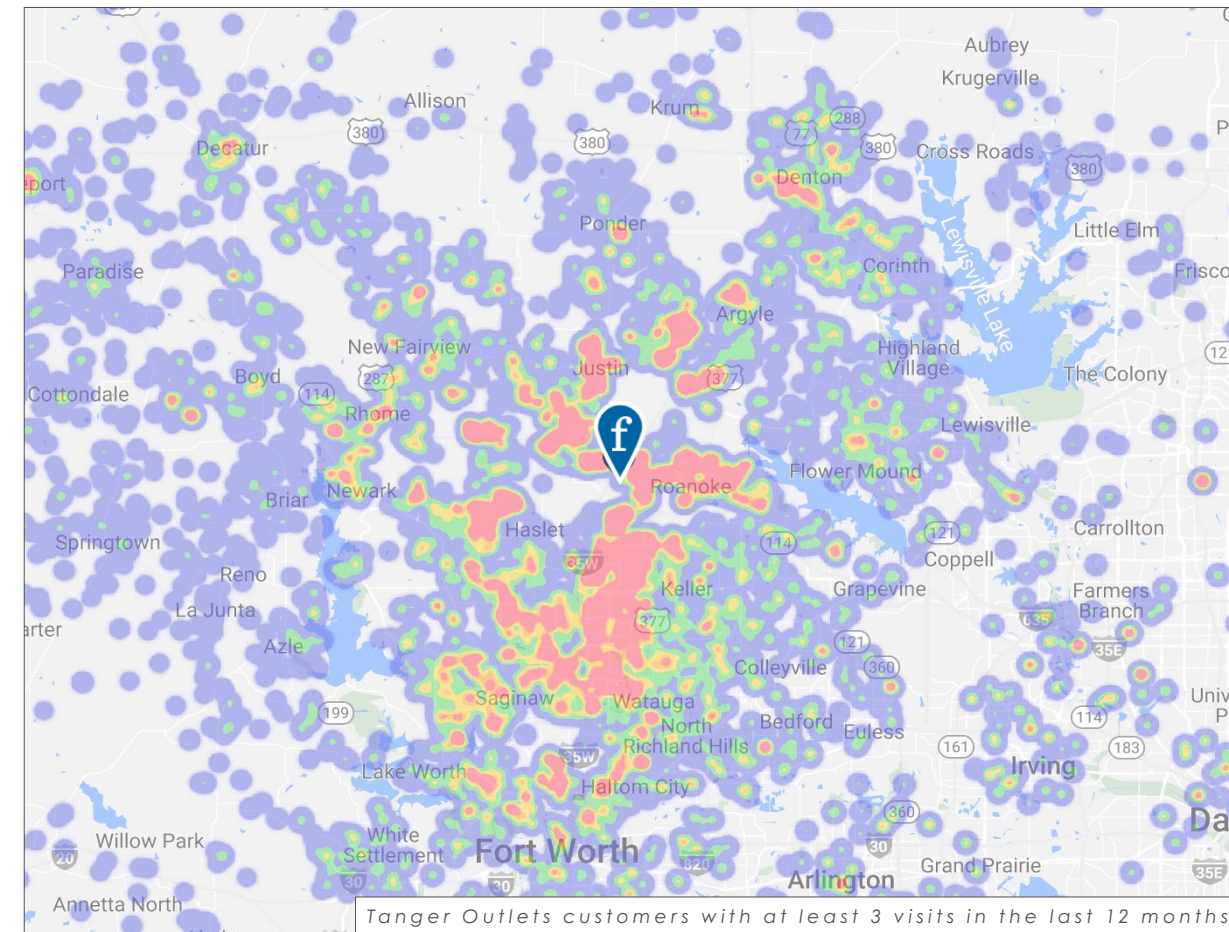
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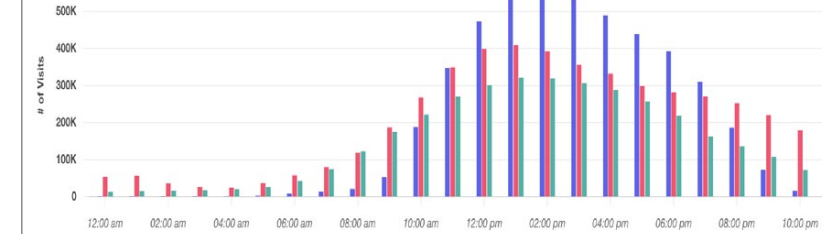
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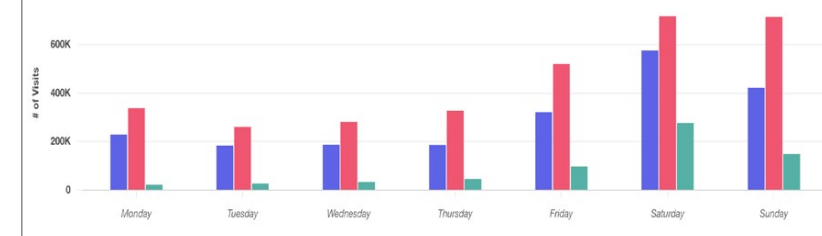
AREA TRAFFIC GENERATORS:

- **TANGER OUTLETS**
- **BUC-EE'S**
- **TEXAS MOTOR SPEEDWAY**

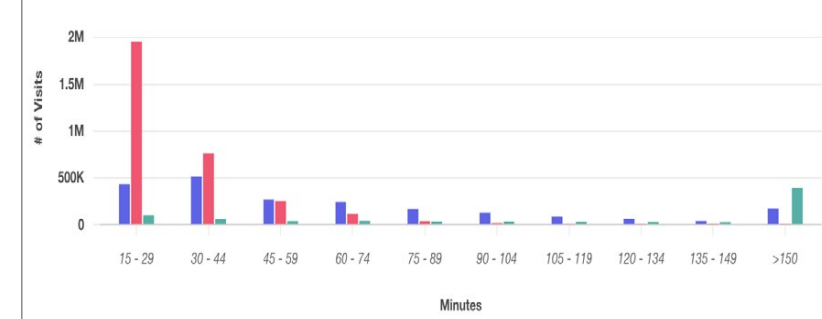
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: Oct 2022 to Oct 2023)

| | est. # of Customers | est. # of visits |
|------------------------------|---------------------|------------------|
| Tanger Outlets: | 1,000,000 customers | 2,100,000 visits |
| Buc-ee's: | 1,900,000 customers | 3,200,000 visits |
| Texas Motor Speedway: | 393.800 customers | 657,000 visits |

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DEMOGRAPHIC SUMMARY

Fort Worth - Tanger Outlets
Ring of 3 miles

KEY FACTS



26,198
Population



22,874
Daytime Population



3.49%
'23-'28 Compound Annual Growth Rate



8,818
Households



\$352,955
Median Home Value



33.1
Median Age

EDUCATION



12%
High School Diploma



20%
Some College



54.05%
Bachelor's Degree or Graduate Degree

INCOME



\$112,059
Median Household Income



\$138,364
Average Household Income



\$46,483
Per Capita Income



\$219,304
Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$119,593
Total Annual Expenditures



\$4,914
2023 Meals at Restaurants



\$8,426
2023 Meals at Home



\$37,676
Retail Goods



\$4,944
Entertainment



\$1,256
Personal Care



\$9,313
Health Care

BUSINESS



479
Total Businesses



7,778
Total Employees



25.27%
Blue Collar Occupation



74.78%
White Collar Occupation

Tapestry segments



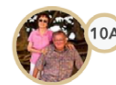
7A Up and Coming Families
8,220 households

93.2%
of Households



4C Middleburg
559 households

6.3%
of Households



10A Southern Satellites
39 households

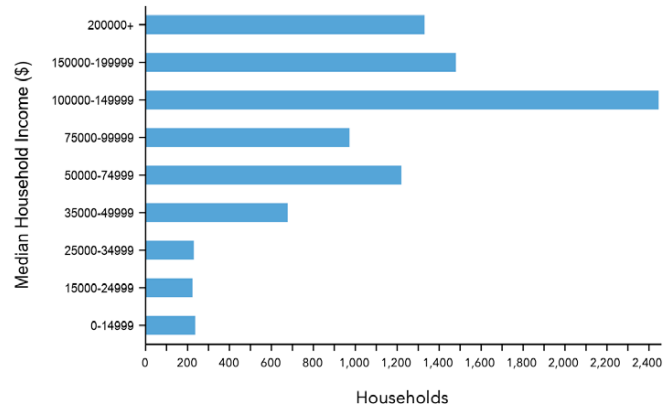
0.4%
of Households

2023 Race and ethnicity (Esri)

The largest group: White Alone (67.14)

The smallest group: Pacific Islander Alone (0.10)

| Indicator ▲ | Value | Diff | |
|-------------------------------------|-------|--------|--|
| White Alone | 67.14 | +17.06 | |
| Black Alone | 8.57 | -6.83 | |
| American Indian/Alaska Native Alone | 0.74 | -0.24 | |
| Asian Alone | 6.31 | -1.35 | |
| Pacific Islander Alone | 0.10 | -0.03 | |
| Other Race | 4.58 | -7.34 | |
| Two or More Races | 12.57 | -1.25 | |
| Hispanic Origin (Any Race) | 17.12 | -11.50 | |



Bars show deviation from 623 (Dallas-Ft. Worth, TX)

This infographic contains data provided by Esri, Esri-Data Axle, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2023, 2028.



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** must be sponsored by 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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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date