

Fort Worth, TX



PROPERTY HIGHLIGHTS:

- 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

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

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SWQ I-35W & HWY 114, Fort Worth, TX 76177



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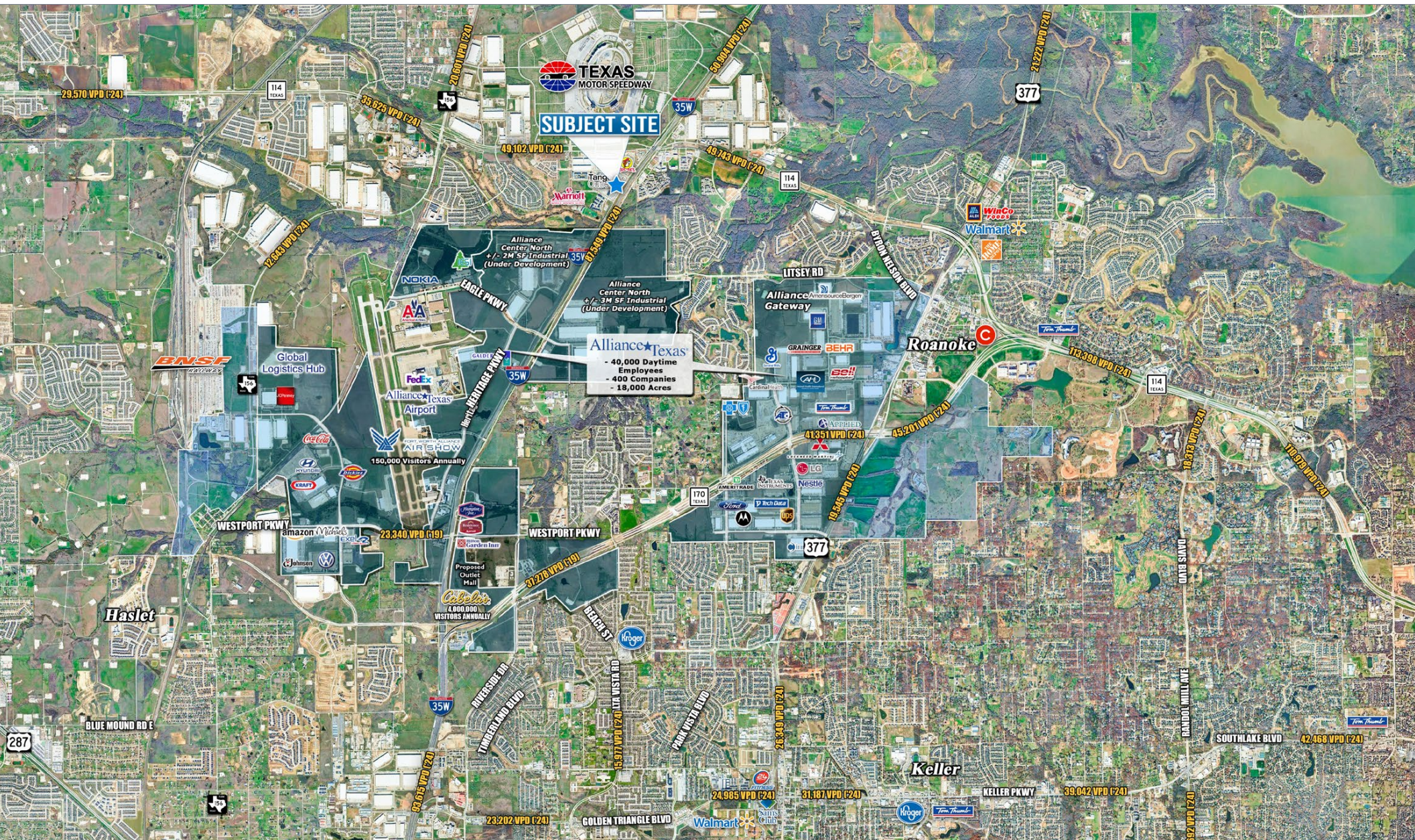
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TANGER OUTLETS: RESTAURANT SPACE AVAILABLE

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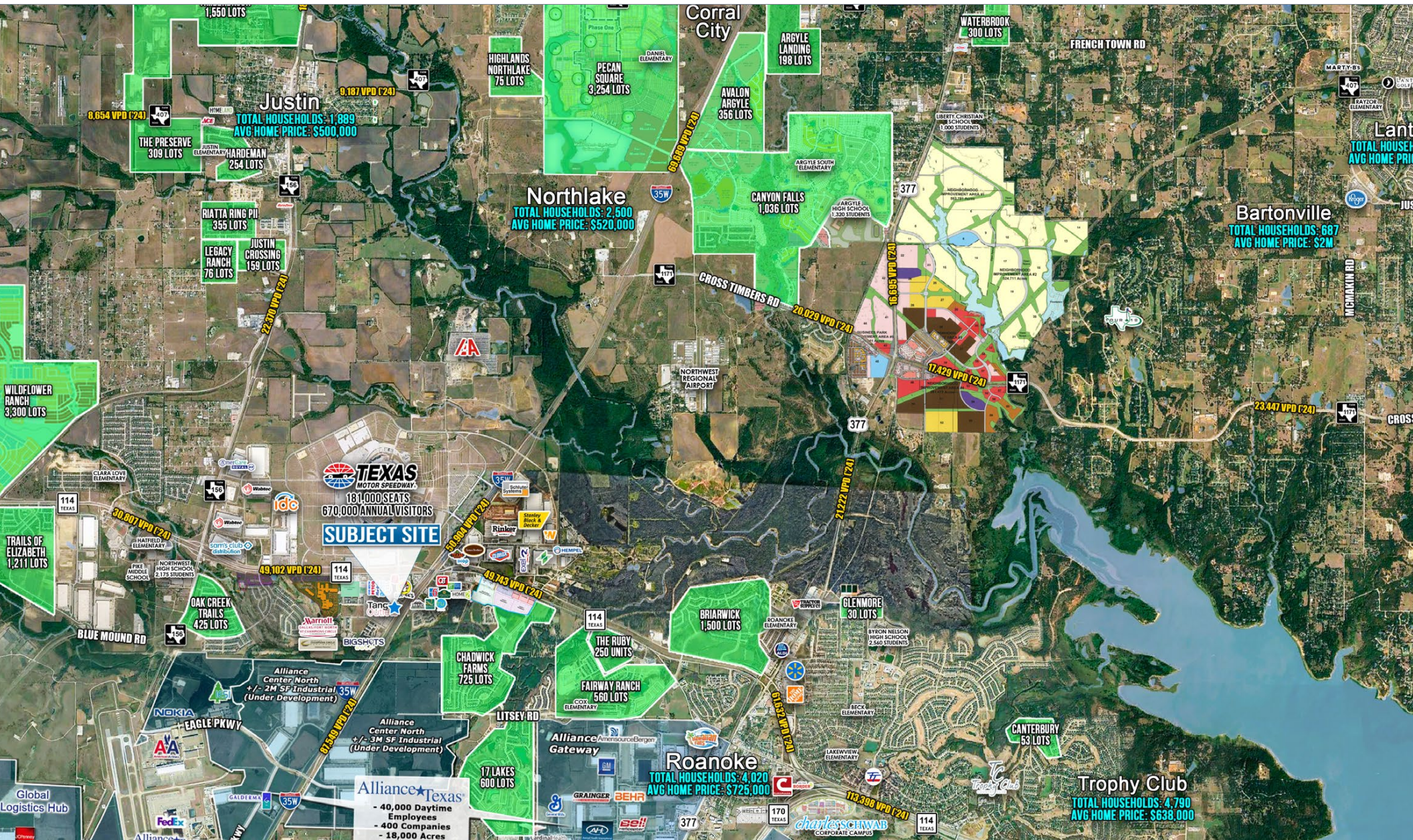
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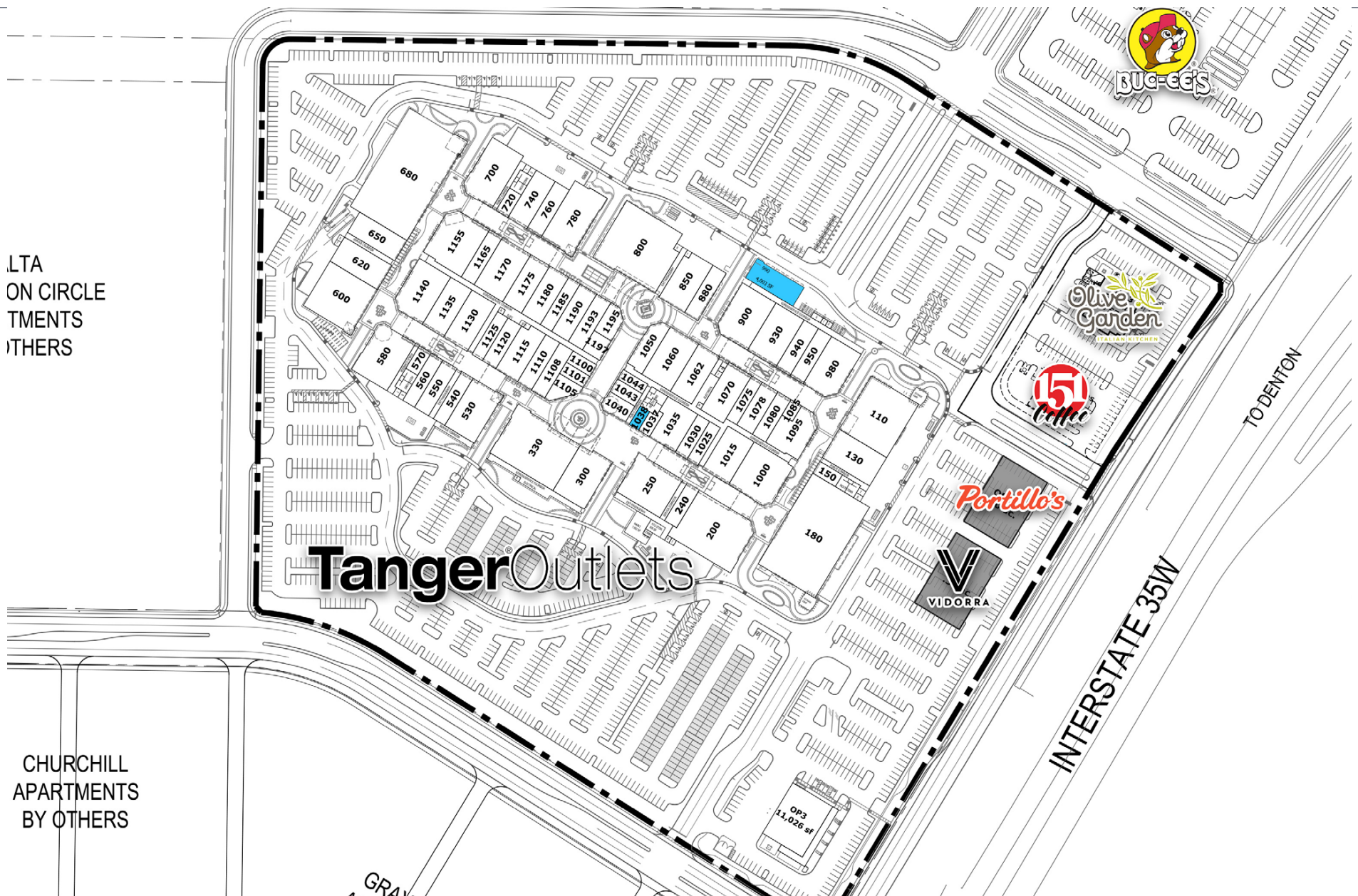
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CHURCHILL
APARTMENTS
BY OTHERS



Tanger® Outlets

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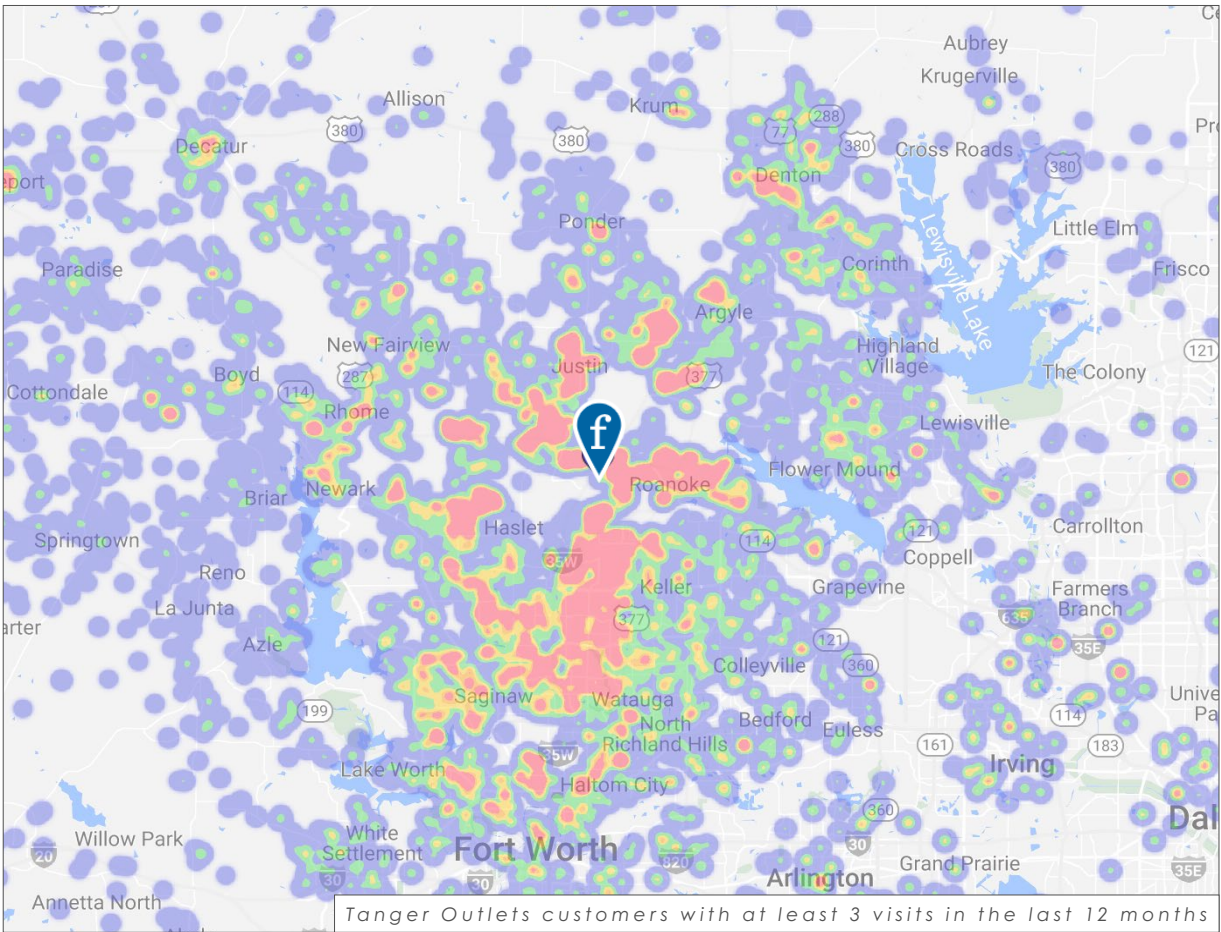
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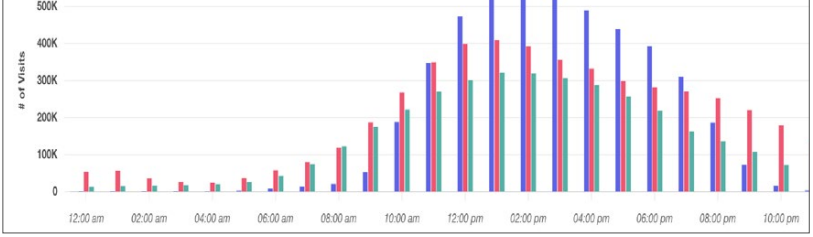
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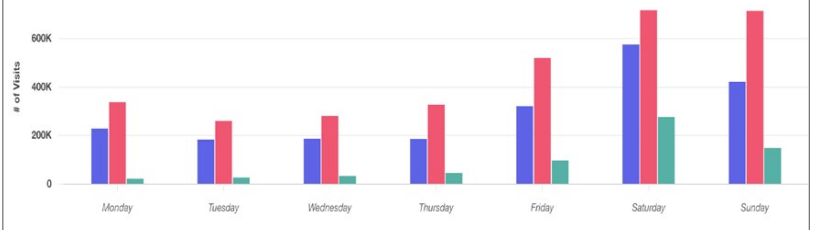
AREA TRAFFIC GENERATORS:

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

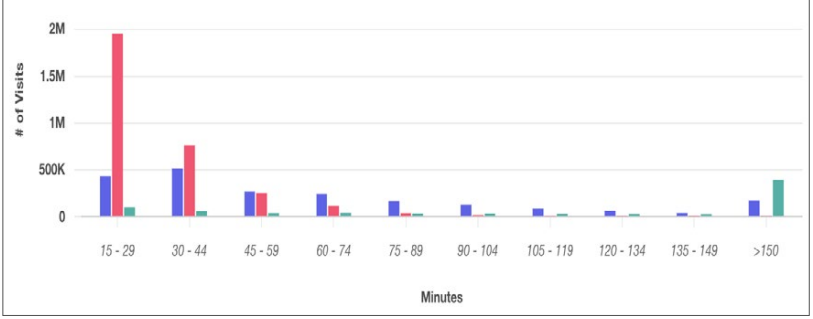
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY:



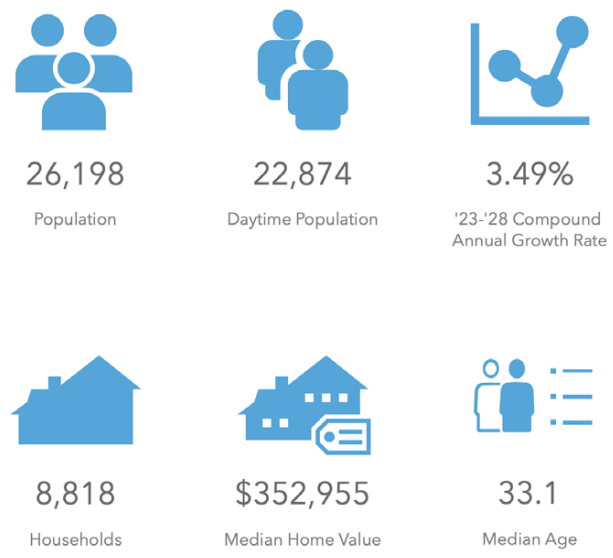
AREA TRAFFIC GENERATOR FOOT TRAFFIC (12 mos: Oct 2022 to Oct 2023)

	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

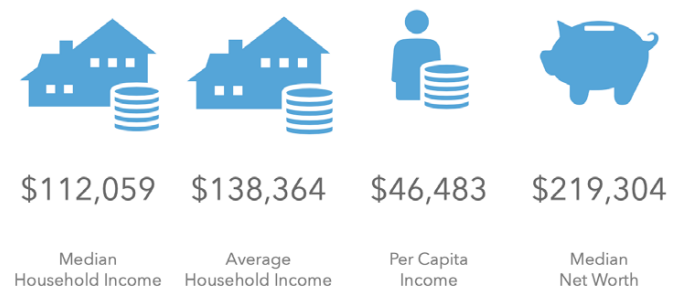
DEMOGRAPHIC SUMMARY

Fort Worth - Tanger Outlets
Ring of 3 miles

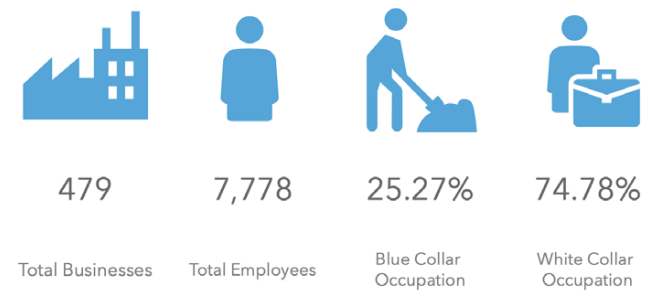
KEY FACTS



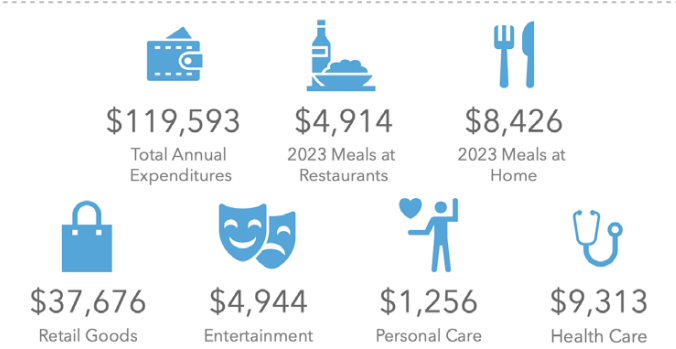
INCOME



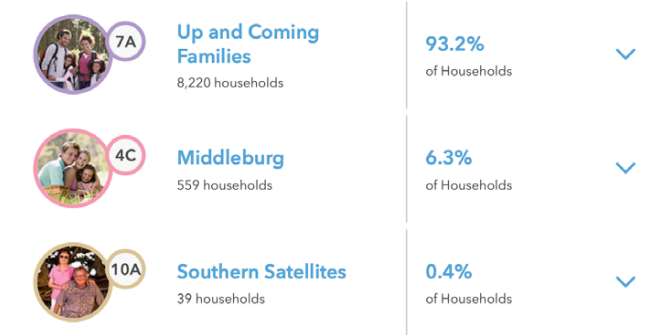
BUSINESS



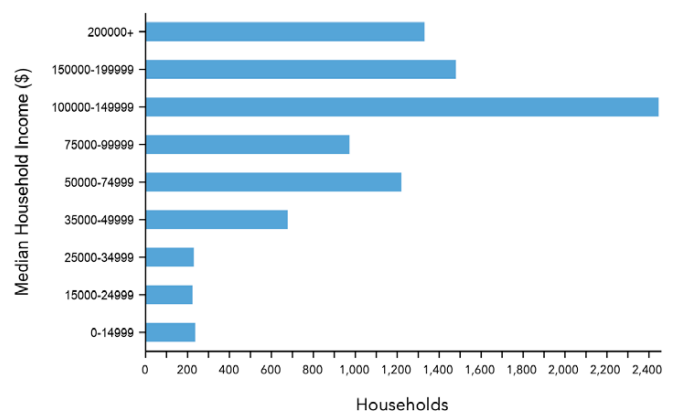
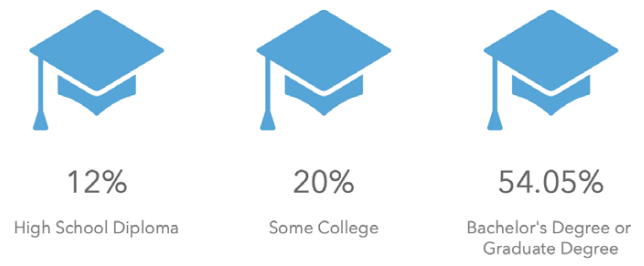
AVERAGE ANNUAL HOUSEHOLD SPENDING



Tapestry segments



EDUCATION



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
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Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date