

PAD SITES/RETAIL SPACE AVAILABLE

Fort Worth, TX



LOCATION:

NEQ North Tarrant Pkwy & SH 287
Fort Worth, TX 76177

PROPERTY HIGHLIGHTS:

- **Available:** +/- 37,431 SF
- New development adjacent to Presidio Towne Crossing (13.2 million visits per place a)
- Nearby retail includes Target, At Home, Old Navy, Petco, HomeGoods, Ross, and more
- Premier intersection in Fort Worth
- Call for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,376	139,876	291,619
Daytime Population	8,257	109,931	239,271
Avg. HH Income	\$110,066	\$127,882	\$127,500

TRAFFIC COUNTS:

SH 287:	63,511 VPD (2023)
North Tarrant Pkwy:	20,604 VPD (2023)

CONTACT: **WALKER HAIRSTON** | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
COOPER MONROE | 501.515.0173 | CMONROE@FALCONCOMPANIES.COM



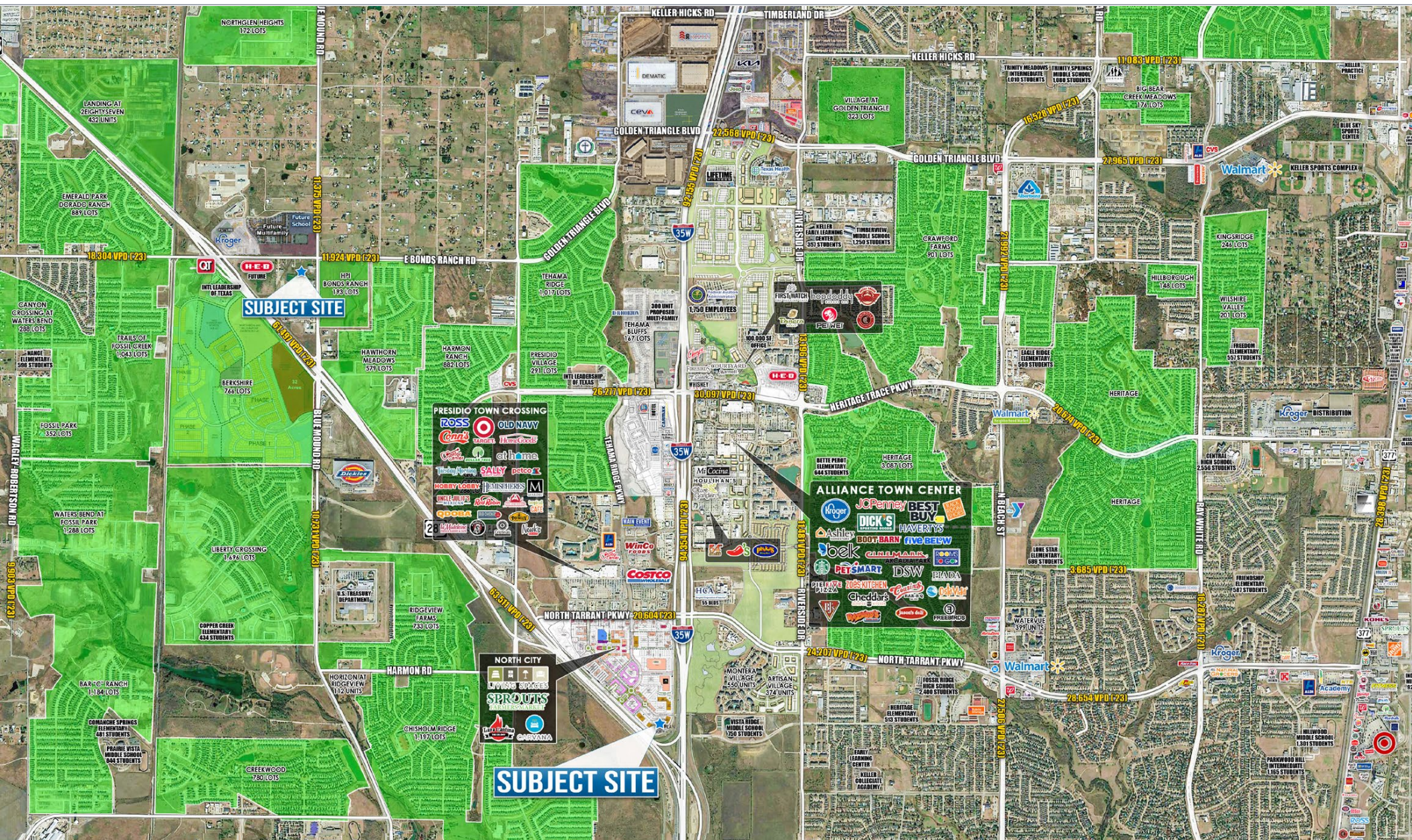
7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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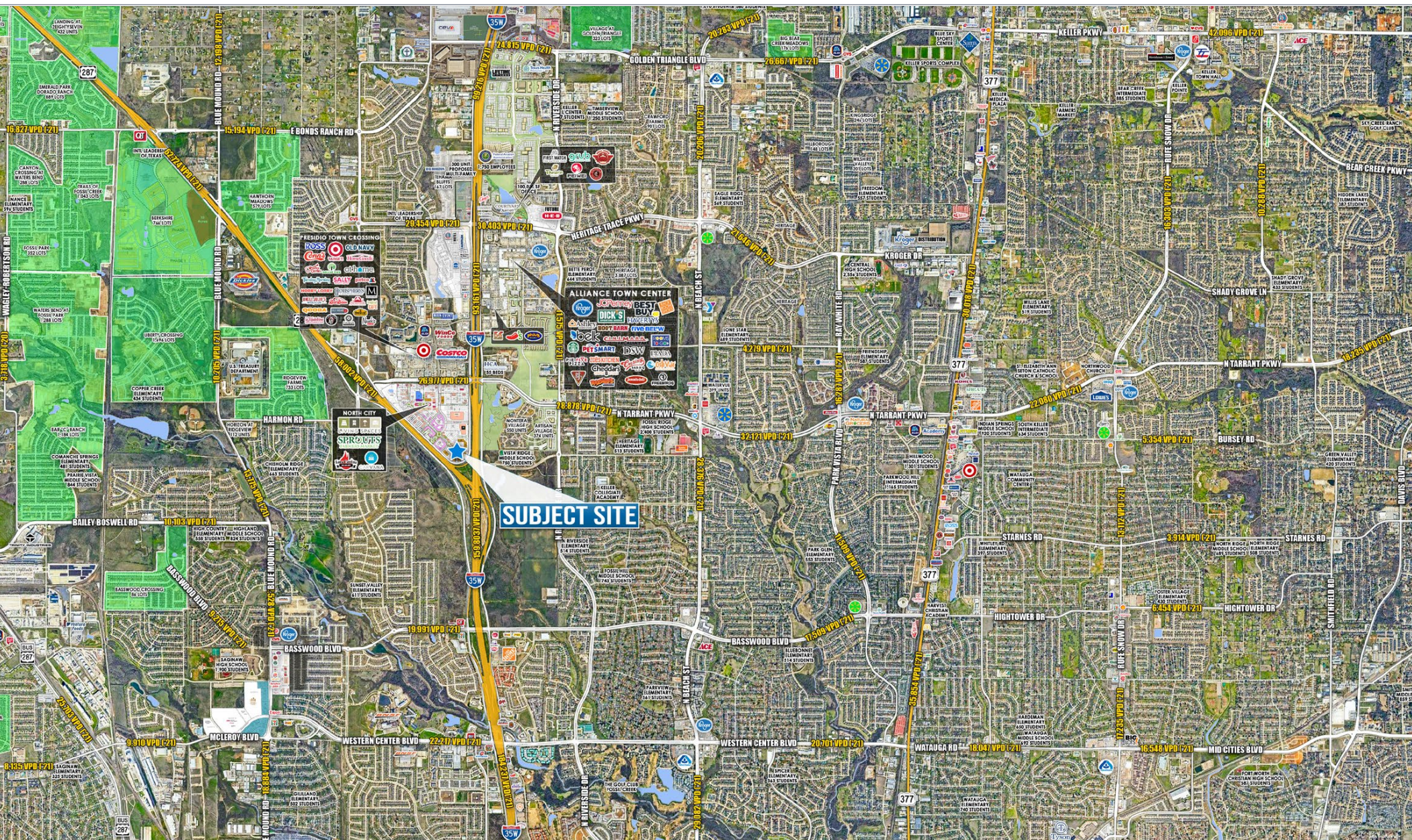
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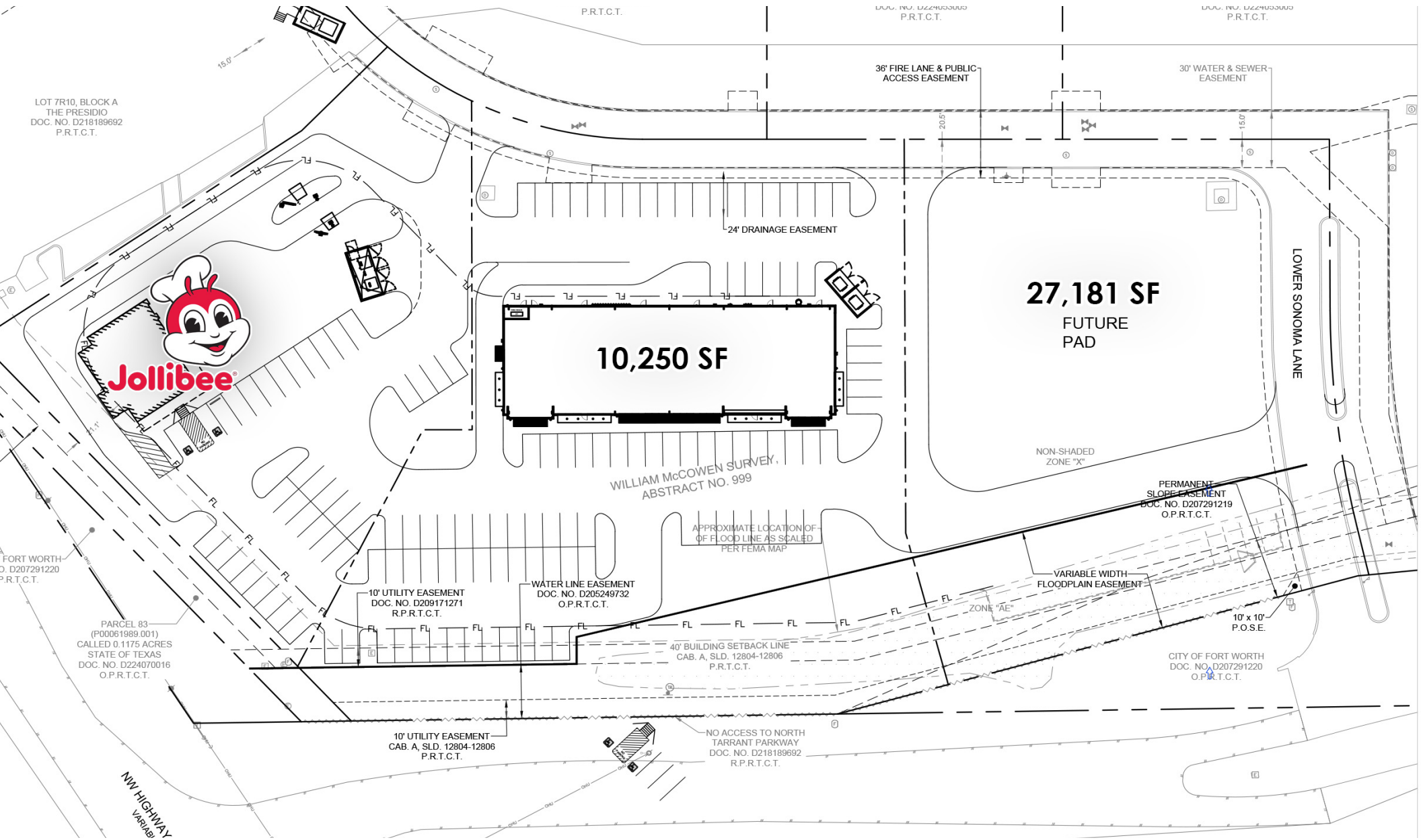


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DEMOGRAPHIC SUMMARY

8400-8500 N City Dr

Ring of 3 miles

KEY FACTS



139,876

Population



107,931

Daytime Population



0.59%

'23-'28 Compound Annual Growth Rate



48,341

Households



\$349,215

Median Home Value



34.6

Median Age

EDUCATION



18%

High School Diploma



21%

Some College



42.48%

Bachelor's Degree or Graduate Degree

INCOME



\$105,899

Median Household Income



\$127,882

Average Household Income



\$44,031

Per Capita Income



\$284,432

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$110,383

Total Annual Expenditures



\$4,647

2023 Meals at Restaurants



\$7,968

2023 Meals at Home



\$35,329

Retail Goods



\$4,441

Entertainment



\$1,179

Personal Care



\$8,160

Health Care

BUSINESS



2,519

Total Businesses



30,200

Total Employees



29.10%

Blue Collar Occupation

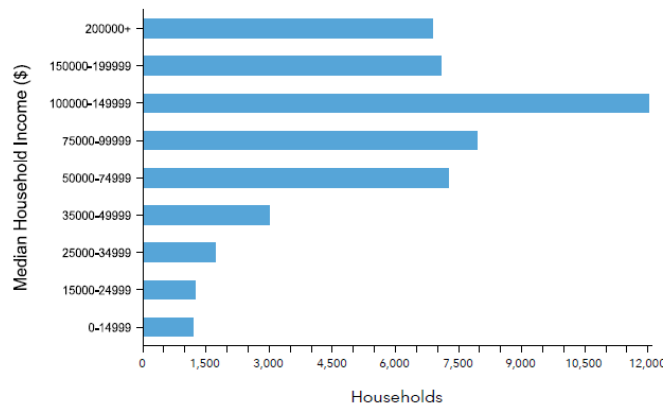


70.89%

White Collar Occupation

Tapestry segments

No segments found



2025 Race and ethnicity (Esri)

The largest group: White Alone (50.20)

The smallest group: Pacific Islander Alone (0.17)

Indicator ▲	Value	Diff
White Alone	50.20	+1.65
Black Alone	13.14	-2.58
American Indian/Alaska Native Alone	0.79	-0.18
Asian Alone	11.86	+3.46
Pacific Islander Alone	0.17	+0.04
Other Race	8.46	-3.61
Two or More Races	15.37	+1.21
Hispanic Origin (Any Race)	26.01	-3.17

Bars show deviation from Dallas-Ft. Worth, TX

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 **SUBAGENT** is 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