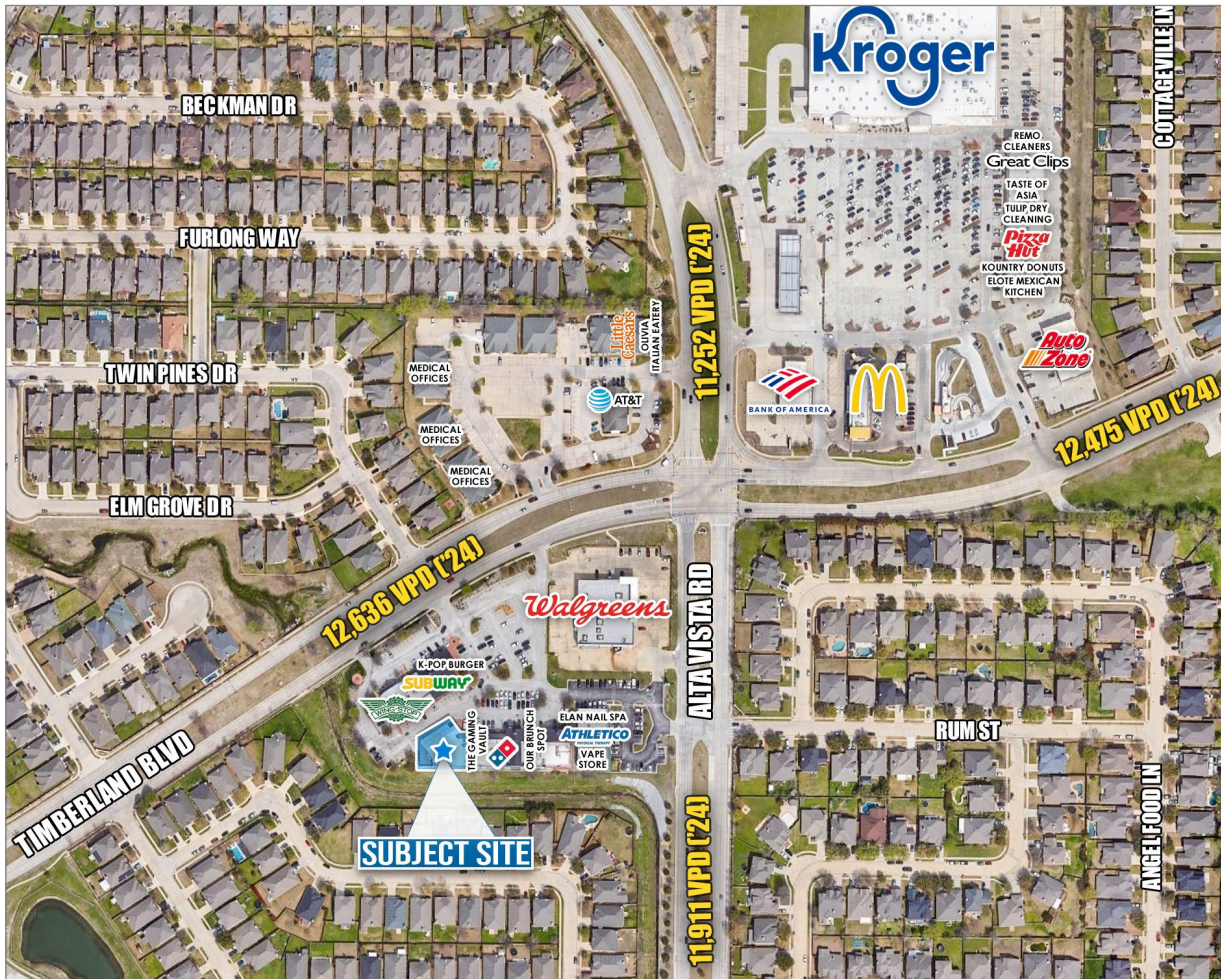


# SECOND-GEN RETAIL AVAILABLE FOR LEASE

Fort Worth, TX



## LOCATION

12412 Timberland Blvd  
Fort Worth, TX 76244

## PROPERTY HIGHLIGHTS:

- **Building Size:** +/- 8,669 SF 2nd Gen
- Retail / Medical / Office Space for Lease
- 2nd Gen Retail space for lease at high-traffic intersection in North Fort Worth
- Currently built out for Office/Medical/Education
- *Intersection anchored by extremely high-traffic Kroger (top 5% in Texas, per Placer AI) and high-performing Walgreen's*
- Contact broker for pricing.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	17,553	80,168	194,310
Daytime Population	11,814	67,900	176,040
Average HH Income	\$149,411	\$157,019	\$158,019

## TRAFFIC COUNTS:

Timberland Blvd	12,636 VPD (2024)
Alta Vista Rd	11,911 VPD (2024)

## CONTACT:

**WALKER HAISTRON** | 214.718.9949 | WALKER@FALCONCOMPANIES.COM

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

**falcon**

FALCONCOMPANIES.COM

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# SECOND-GEN RETAIL AVAILABLE FOR LEASE

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## DEMOGRAPHIC SUMMARY

Woodland Village  
Ring of 3 miles

### KEY FACTS



80,168

Population



67,900

Daytime Population



0.50%

'23-'28 Compound Annual Growth Rate



26,905

Households



\$411,591

Median Home Value



35.5

Median Age

### EDUCATION



15%

High School Diploma



18%

Some College



50.98%

Bachelor's Degree or Graduate Degree

### INCOME



\$126,042

Median Household Income



\$157,019

Average Household Income



\$52,518

Per Capita Income



\$449,994

Median Net Worth

### AVERAGE ANNUAL HOUSEHOLD SPENDING



\$134,063

Total Annual Expenditures



\$5,612

2025 Meals at Restaurants



\$9,547

2025 Meals at Home



\$42,912

Retail Goods



\$5,454

Entertainment



\$1,424

Personal Care



\$9,865

Health Care

### BUSINESS



2,431

Total Businesses



21,852

Total Employees



26.87%

Blue Collar Occupation

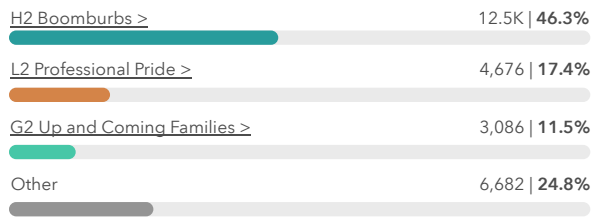


73.14%

White Collar Occupation

## Tapestry

Top 3 segments by household count



[View comparison table](#)

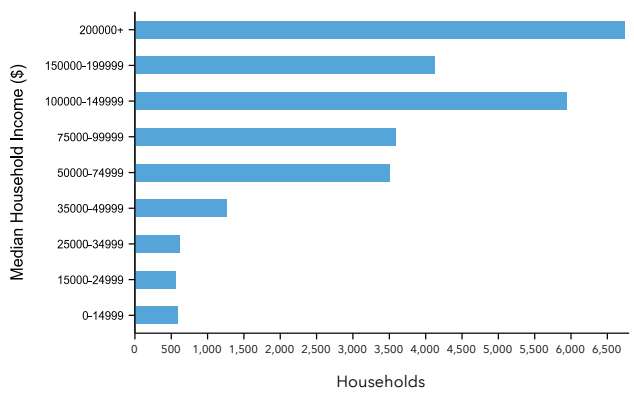
### 2025 Race and ethnicity (Esri)

The largest group: White Alone (60.02)

The smallest group: Pacific Islander Alone (0.15)

Indicator <sup>®</sup>	Value	Diff
White Alone	60.02	+11.47
Black Alone	9.03	-6.69
American Indian/Alaska Native Alone	0.73	-0.24
Asian Alone	8.90	+0.50
Pacific Islander Alone	0.15	+0.02
Other Race	6.15	-5.92
Two or More Races	15.02	+0.86
Hispanic Origin (Any Race)	20.46	-8.72

Bars show deviation from



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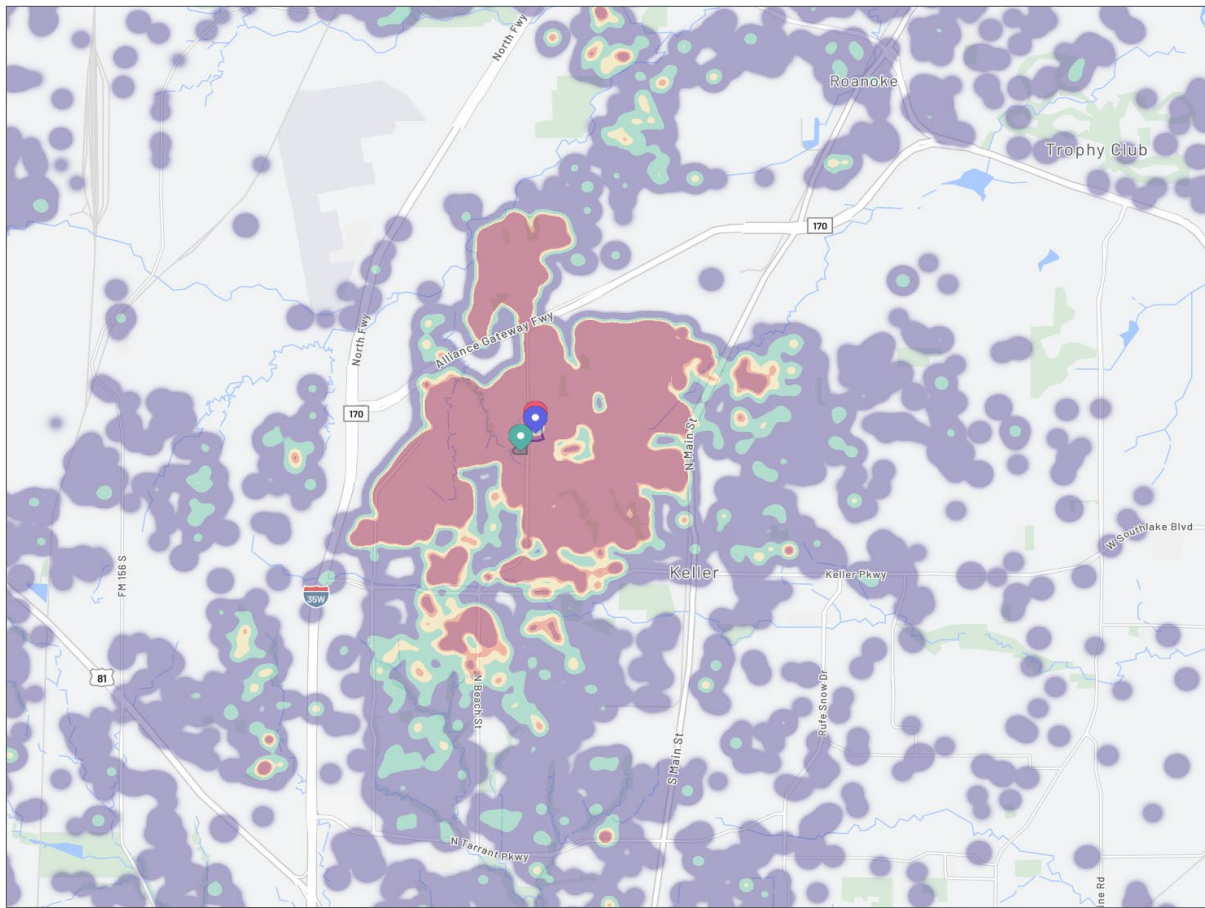


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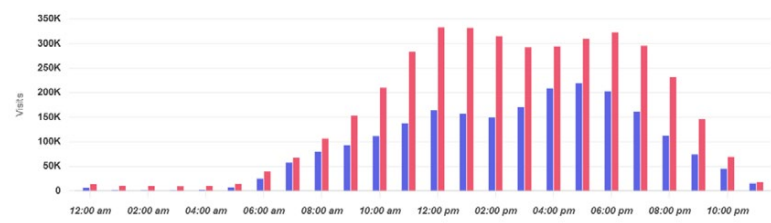


IMMEDIATE AREA FOOT TRAFFIC (12 mos: Mar 2025 to Mar 2026)

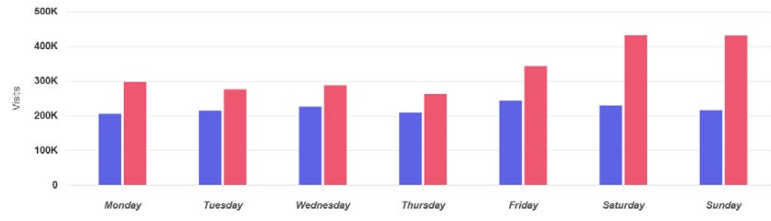
	est. # of Visits	Chain Rank (State)	Chain Rank (State)
<b>Walgreens</b>	324,600	253/600	53/163
<b>Subway</b>	72,000	146/1400	23/302
<b>The UPS Store</b>	68,900	129/414	35/128
<b>Wingstop</b>	41,700	366/443	111/137

	est. # of Customer	est. # of visits
<b>Woodland Village</b>	232,300	1,500,000
<b>Parkside @ Alliance</b>	341,600	1,600,000

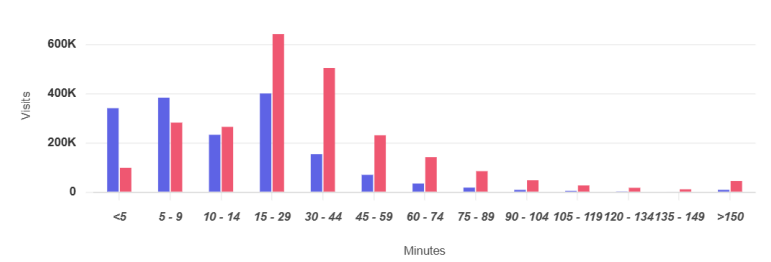
## HOURLY VISITS:



## DAILY VISITS:



## LENGTH OF STAY:



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# 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.

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Business Name

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Sales Agent / Associate's Name

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E-Mail

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Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date