

SHOPS AT HURST

712 PIPELINE ROAD - HURST, TEXAS 76053



PROPERTY OVERVIEW

- » Pad Site & Retail Space Available
- » 2,129 SF Remaining Endcap on Pad
- » 1,400 - 4,958 SF (Divisible) Available
- » Close proximity to Northeast Mall

DAILY TRAFFIC

Precinct Line Road	21,000 VPD
West Pipeline Road	19,000 VPD

DEMOGRAPHIC INFORMATION

3 Mile Radius Population	103,391
3 Mile Avg. HH Income	\$78,827
Estimated Total Households	41,736



RETAILER ANALYSIS



81st percentile of grocery stores in U.S.

*According to traffic data obtained from Placer.ai

AREA RETAILERS

Walmart Neighborhood Market	JoAnn's Fabric & Crafts	Petsmart
Buy Buy Baby	Michael's	Ross
Dollar Tree	Cavender's	Old Navy
DSW	Office Depot	Best Buy
Advanced Autoparts	Party City	T.J. Maxx

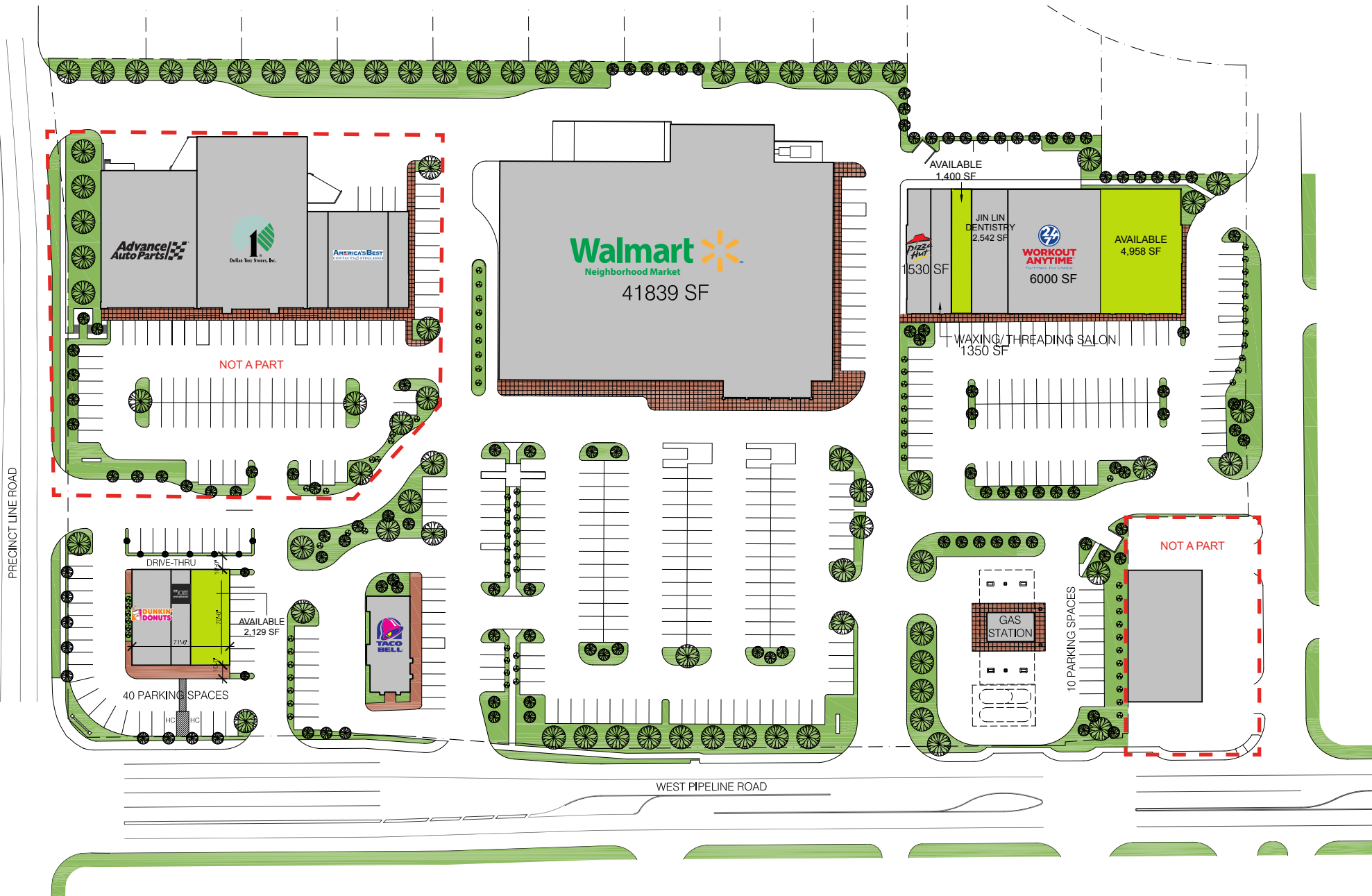


DAVID ADAMS
dadams@woodmont.com
817.377.7772

JAKE MCCOY
jmccoy@woodmont.com
817.377.7731

SHOPS AT HURST

712 PIPELINE ROAD - HURST, TEXAS 76053

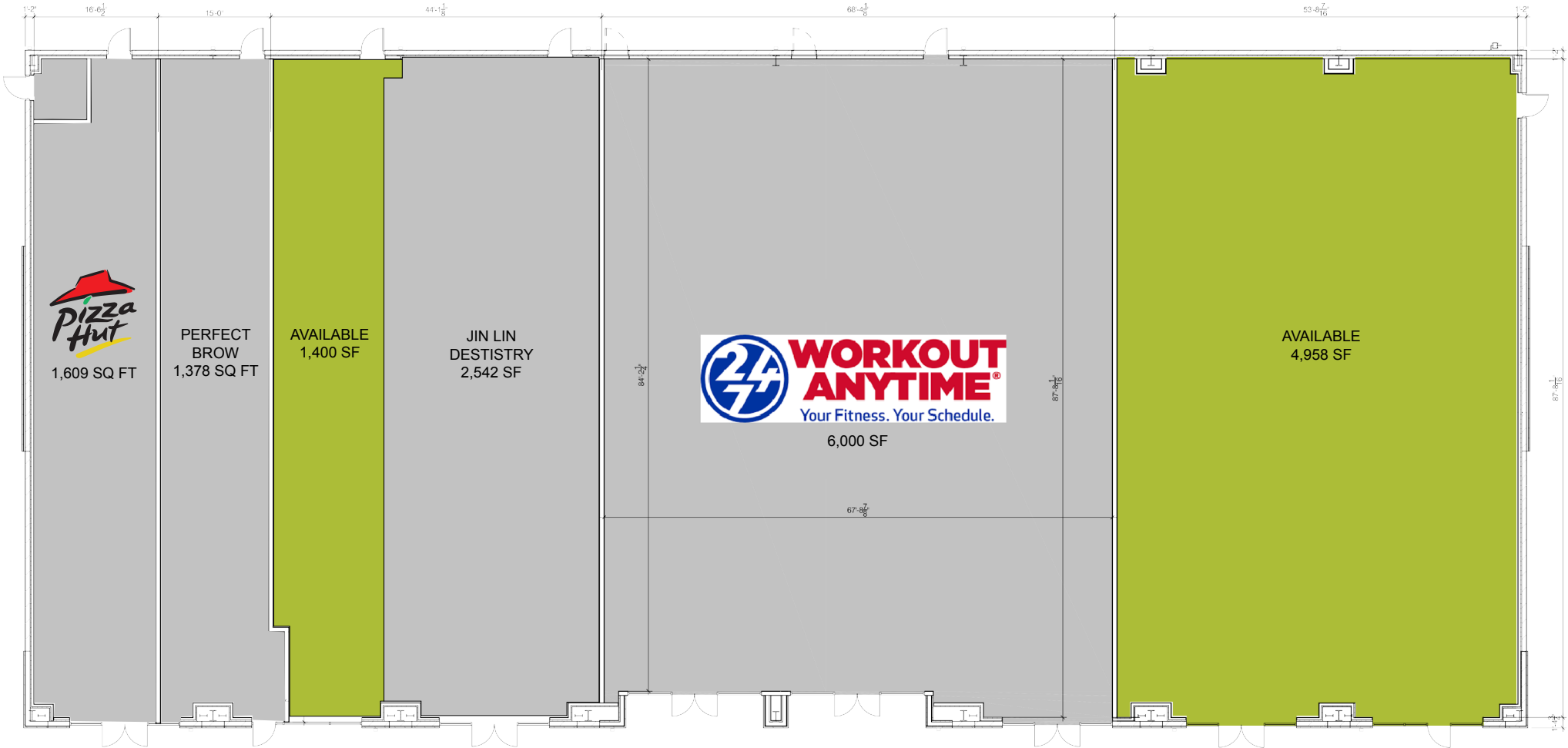


DAVID ADAMS
dadams@woodmont.com
817.377.7772

JAKE MCCOY
jmccoy@woodmont.com
817.377.7731

SHOPS AT HURST

712 PIPELINE ROAD - HURST, TEXAS 76053



1

FLOOR PLAN - BUILDING 3

1/8" = 1'-0"



DAVID ADAMS
dadams@woodmont.com
817.377.7772

JAKE MCCOY
jmccoy@woodmont.com
817.377.7731

SHOPS AT HURST

712 PIPELINE ROAD - HURST, TEXAS 76053



PRECINCT LINE ROAD

Target
Starbucks Coffee
Sonic
America's Drive-In
Walgreens
McDonald's
Miracle-Ear
Armstrong McCall.
HEARING BY LOWELL

NORTHEAST MALL

Sears
Dillard's
Macy's
CINEMARK
The Best Seat in Town
NORDSTROM
BANANA REPUBLIC
EXPRESS
DICK'S SPORTING GOODS
JCP
RESTAURANT
BREWHOUSE
GAP
Foot Lockers

SHOPS AT HURST

Walmart
Save money. Live better.
Dallas Tea Shop, Inc.
Pizza Hut
TACO BELL
Advance Auto Parts

THE SHOPS AT NORTHEAST MALL

BED BATH & BEYOND
at&t
OLD NAVY
dressbarn
DSW
Michaels
five BELOW
BEST BUY
PETSMART
LifeWay
Sprint
DISCOUNT TIRE
MATTRESS FIRM
THE CHILDREN'S PLACE
BARNES & NOBLE
ULTA BEAUTY
TJ-MAXX
DAVID'S BRIDAL
LANE BRYANT

MARKET STREET VILLAGE

M RESORT
Office DEPOT
PARTY CITY
ROSS
DRESS FOR LESS
CAVENDER'S
buy buy BABY



DAVID ADAMS
dadams@woodmont.com
817.377.7772

JAKE MCCOY
jmccoy@woodmont.com
817.377.7731



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

The Woodmont Company	302455	contact@woodmont.com	(817) 732-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Stephen Coslik	237614	scoslik@woodmont.com	(817) 732-4000
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials _____		Date _____	