

FOR LEASE

Southgate Marketplace Outparcel 4

I-35W & Rendon Crowley Rd | Fort Worth, TX



1,867 SF Available \$41.00 SF/yr (NNN) Lease Rate

DESCRIPTION

Join Chipotle, Jersey Mikes and Sport Clips SEQ I-35W and Rendon Crowley Road

- South End Cap
- Tenant Allowance: Negotiable
- NNN: Est. \$7/SF
- Southgate Marketplace is a 75-acre, mixed-use development with a dozen pad sites for restaurant and retail use, along with proposed multifamily, highway commercial and hospitality components.
- This community shopping node includes over 850,000 SF of retail and over 30 restaurants.

NEARBY RETAILERS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,610	55,226	147,215
Households	2,372	18,581	48,463
Median HH Income	\$77,545	\$74,087	\$70,531

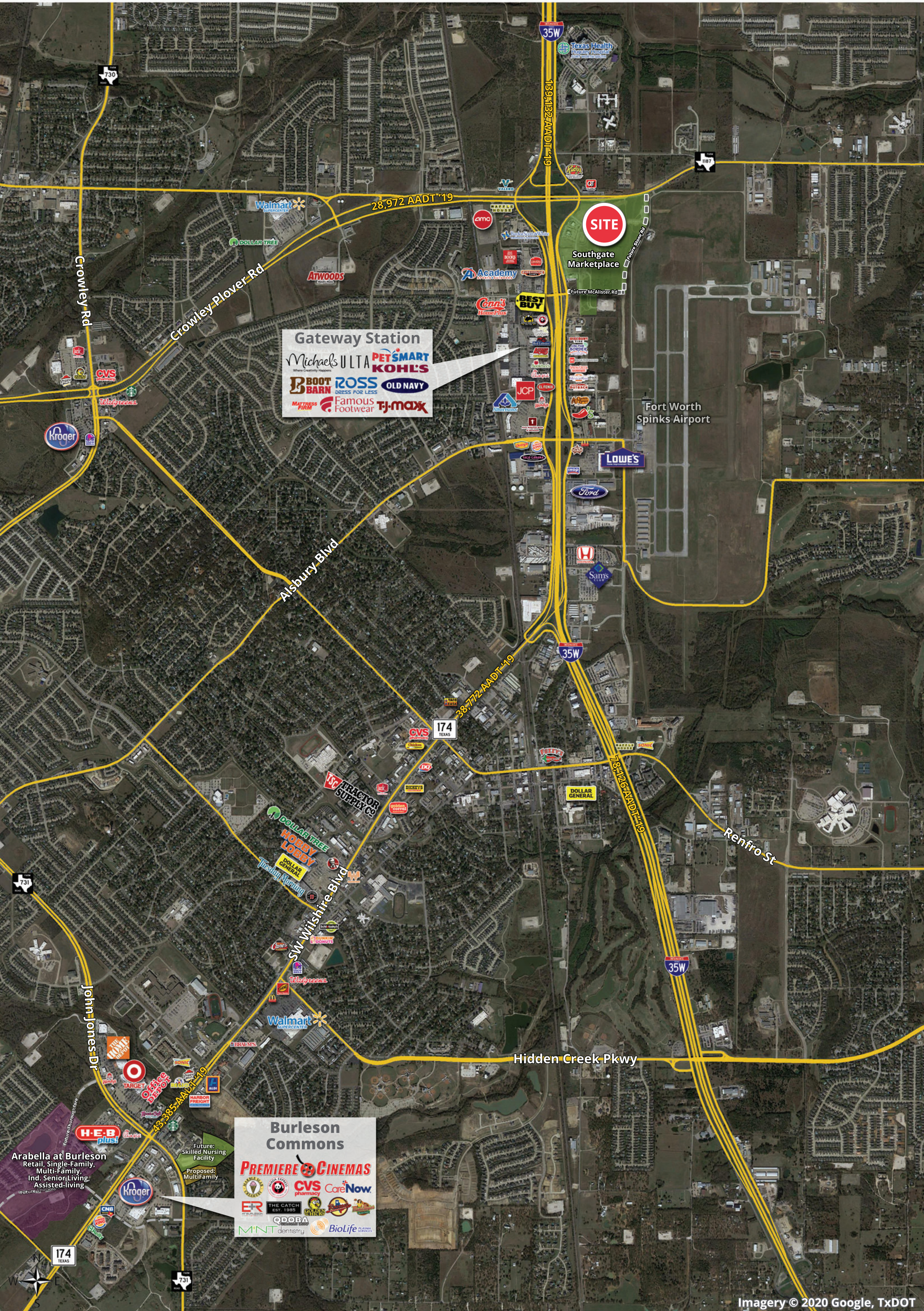
Year: 2020 | Source: Esri



CONTACT

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Gateway Station

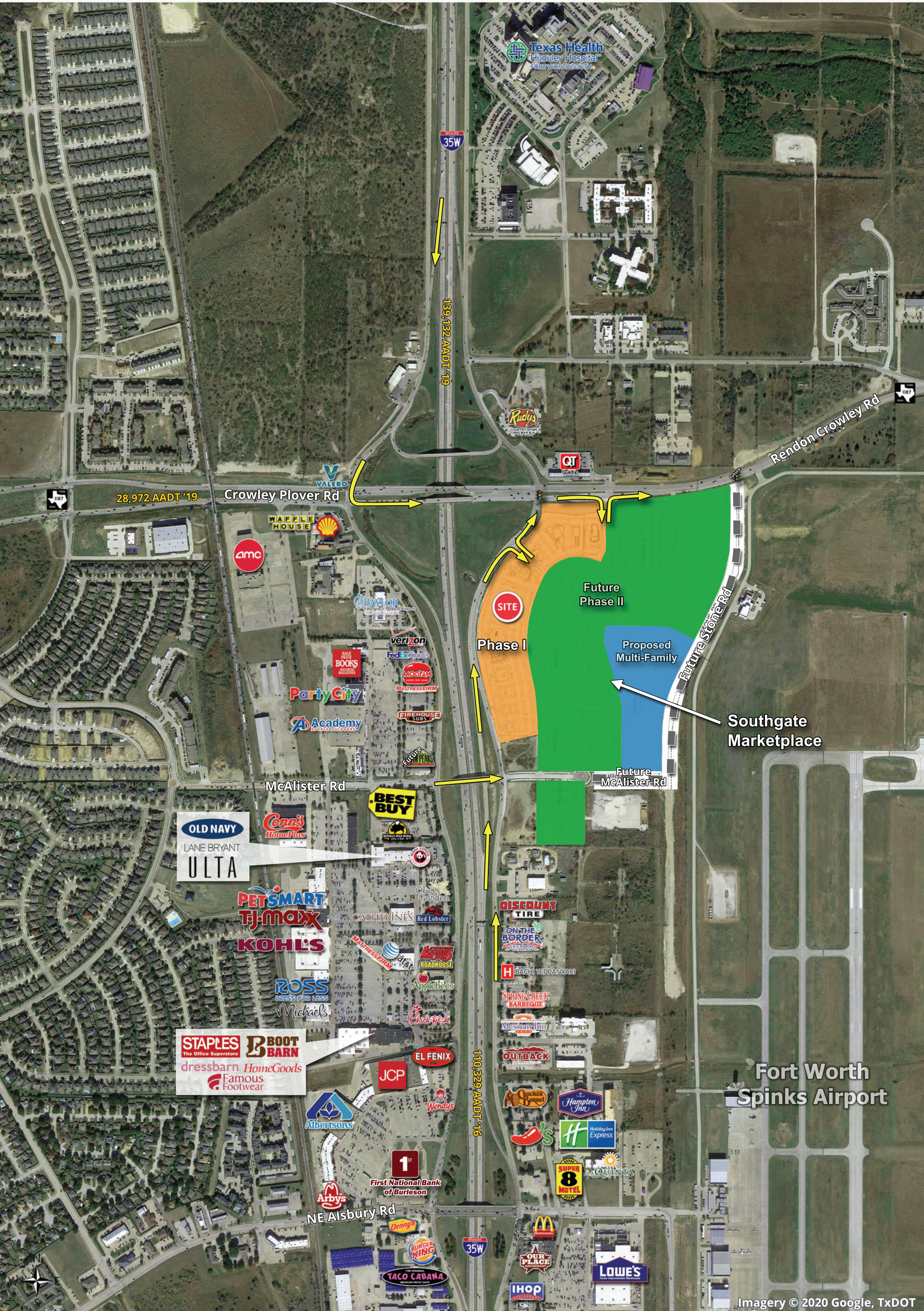
- Michaels
- ULTA
- PETSMART
- KOHL'S
- BOOT BARN
- ROSS DRESS FOR LESS
- OLD NAVY
- MATTRESS FIRM
- Famous Footwear
- TJ-MAXX

Burleson Commons

- PREMIERE CINEMAS
- CVS
- CareNow
- ER
- THE CATCH EST. 1989
- QDOBA
- MINT dentistry
- BioLife

Arabella at Burleson
Retail, Single-Family,
Multi-Family,
Ind. Senior Living,
Assisted-living

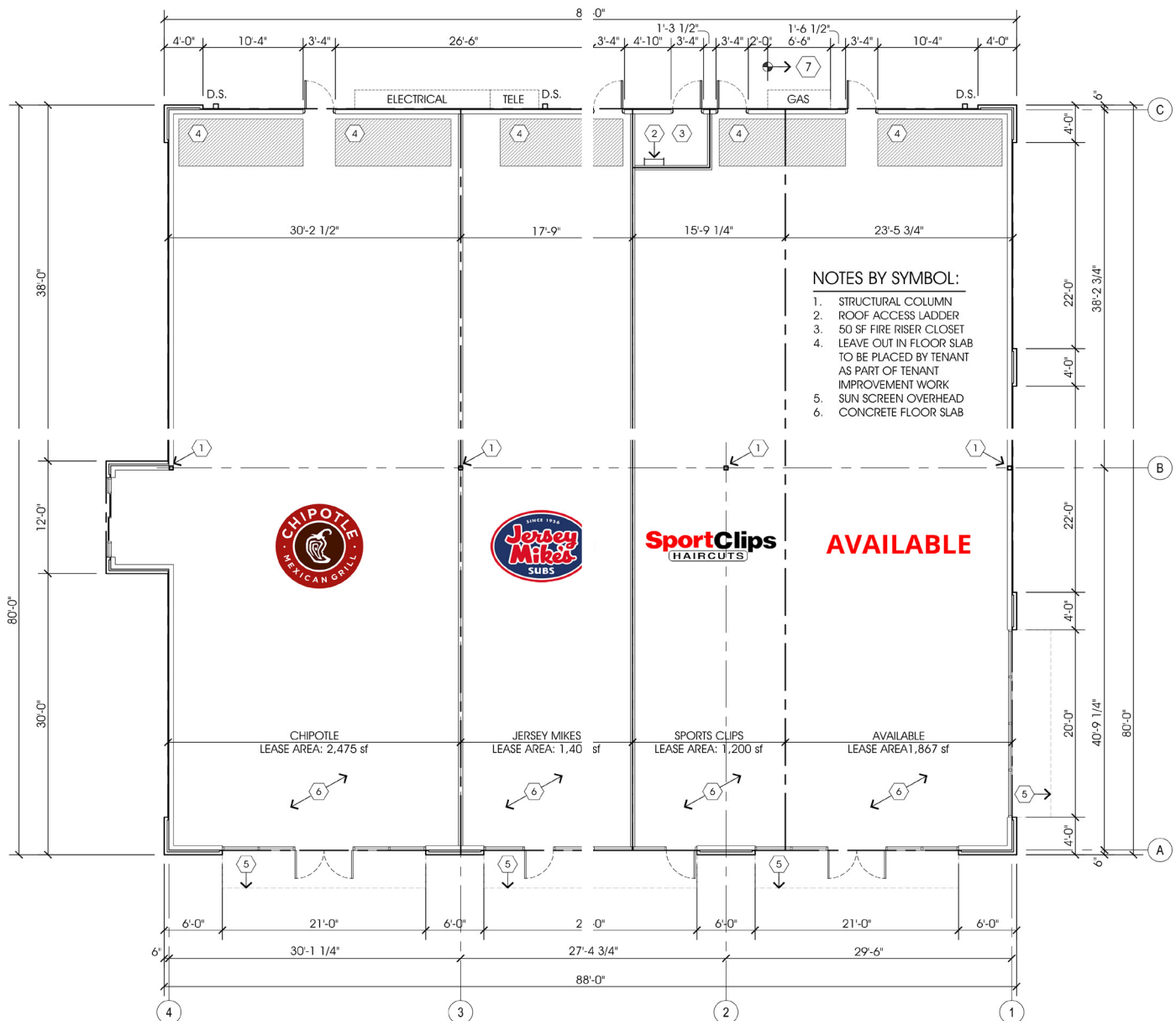
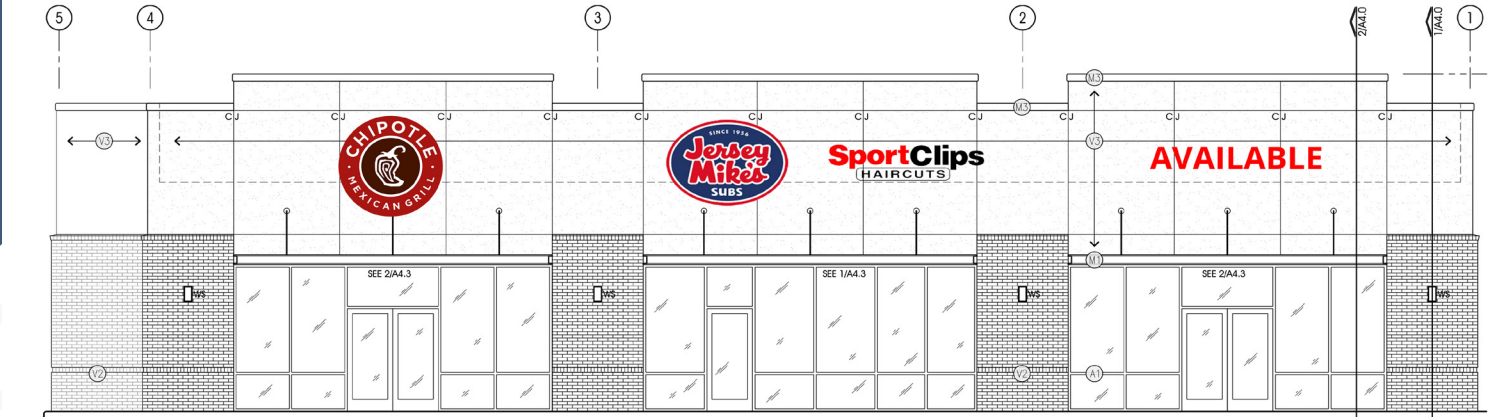
Future:
Skilled Nursing
Facility
Proposed:
Multi-Family



Fort Worth Spinks Airport

Southgate Marketplace Outparcel 4

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LEASE STATUS KEY

- LEASED/OPEN
- IN LEASE / CONTRACT
- FINALIZING LOI
- LOI
- AVAILABLE
- NOT A PART

**Fort Worth
Spinks Airport**

Southgate Marketplace Outparcel 4

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	1 mile	3 miles	5 miles
Population			
2020 Population	7,314	54,017	148,864
2000 Population	1,729	18,972	69,811
2010 Population	4,946	38,624	115,450
2025 Population	8,370	59,817	164,342
2000-2010 Annual Rate	11.08%	7.37%	5.16%
2010-2020 Population: Annual Growth Rate	3.89%	3.33%	2.51%
2020-2025 Population: Annual Growth Rate	2.73%	2.06%	2.00%
2020 Median Age	31.9	33.9	33.7
Households			
2000 Households	602	7,016	24,088
2010 Households	1,576	13,425	38,549
2020 Total Households	2,271	18,181	48,952
2025 Total Households	2,588	20,023	53,749
2000-2010 Annual Rate	10.10%	6.70%	4.81%
2010-2020 Households: Annual Growth Rate	3.63%	3.00%	2.36%
2020-2025 Households: Annual Growth Rate	2.65%	1.95%	1.89%
2020 Average Household Size	3.21	2.96	3.03
Housing Units			
2020 Total Housing Units	2,303	18,514	50,213
2020 Owner Occupied Housing Units	1,810	14,086	37,375
2020 Renter Occupied Housing Units	461	4,095	11,577
2020 Vacant Housing Units	32	333	1,261
Race and Ethnicity			
2020 White Alone	69.2%	70.3%	61.6%
2020 Black Alone	18.3%	16.9%	23.5%
2020 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2020 Asian Alone	2.3%	2.2%	2.7%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Hispanic Origin (Any Race)	19.1%	19.4%	23.6%
Income			
2020 Median Household Income	\$77,468	\$74,171	\$70,173
2020 Average Household Income	\$87,775	\$88,773	\$87,591
2020 Per Capita Income	\$28,598	\$29,722	\$28,851
2020 Population 25+ by Educational Attainment			
Total	4,452	34,073	94,003
High School Graduate	23.4%	25.5%	26.3%
GED/Alternative Credential	3.4%	4.2%	4.7%
Some College, No Degree	28.9%	27.6%	25.6%
Associate Degree	12.8%	10.7%	9.6%
Bachelor's Degree	17.2%	15.8%	16.1%
Graduate/Professional Degree	7.5%	8.6%	7.5%
Data for all businesses in area			
Total Businesses:	294	1,719	3,180
Total Employees:	4,382	17,998	37,603
Total Residential Population:	7,314	54,017	148,864
Employee/Residential Population Ratio:	1:1	0:1	0:1
2020 Total Daytime Population	8,968	51,170	131,177
Workers	4,946	21,918	50,829
Residents	4,022	29,252	80,348

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date