

Coming soon!

1800-3600 sf Retail Space Available in high-traffic Shopping Center.
Plans for fueling station in place.



First retail space available in years at Brookshire's Shopping Center, Springtown, Texas! Nestled within one of the state's thriving residential hubs, this 3,600 square foot, divisible into 1800 sf (approx. 60' x 60') with 2 large bay windows offers a gateway to a vibrant community. With Brookshire's Grocery Company as the anchor, you'll benefit from heavy foot traffic and the trust of loyal customers. Springtown's growing populace, with its affluent and educated demographic, ensures a promising environment for your business to thrive. Don't miss out on the chance to become a cornerstone of this dynamic retail landscape! Note: New plans in place for a gas station on site that is expected to bring in a tremendous amount of new customers.

Note: PLEASE DO NOT DISTURB TENANT.

Size: 1,800-3,600sq ft

Rent: \$1.45 - \$1.95 per square foot / month. (depending on credit and length of Lease).

Estimated Common Area Maintenance (CAM): 39 cents per square foot per month.

Lease: 5-10 years, rent bumps, options to renew.

Population (2023)

2 mi. - 5,361

3 mi. - 11,727

5 mi. - 23,922

Median HHI

2 mi. - \$111,842

3 mi. - \$101,685

5 mi. - \$95,991

Traffic Counts

Hwy 199 Westbound: 11,868 VPD Hwy

199 Eastbound: 12,142 VPD

- 25 Miles from Downtown Fort Worth
- Springtown, TX is located in Parker County
- According to the United States Census Bureau, the county has experienced 11.9% population growth between 2020 and 2022.
- According to the Texas Education Agency (TEA), Springtown ISD (Independent School District) is growing faster than 90% of all other districts in the state of Texas.

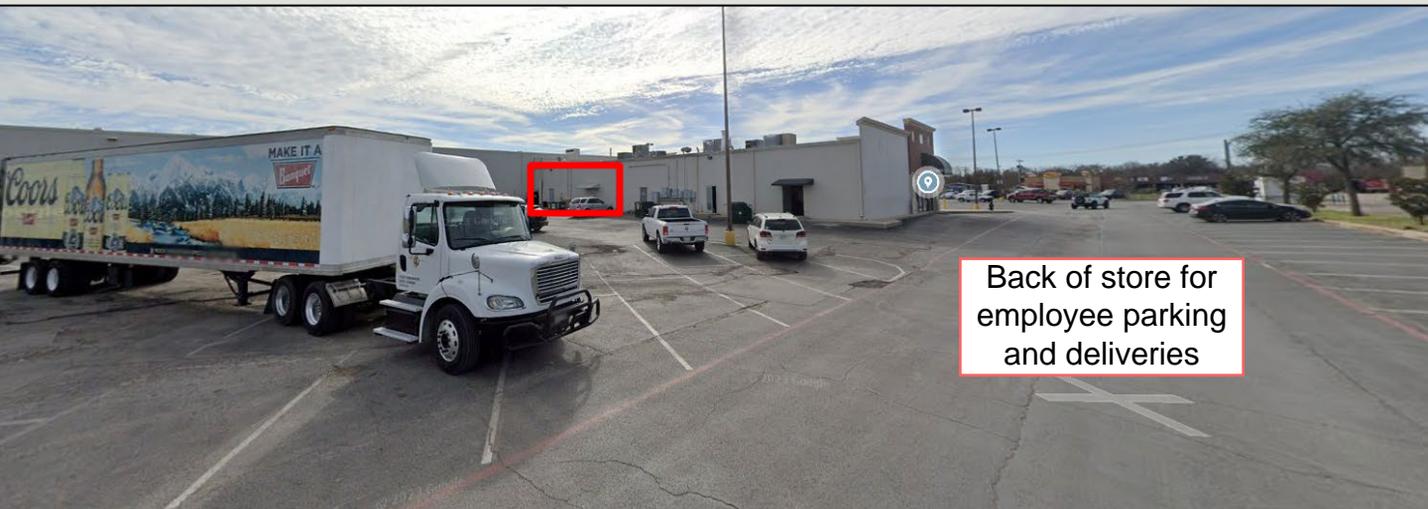
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Aerial



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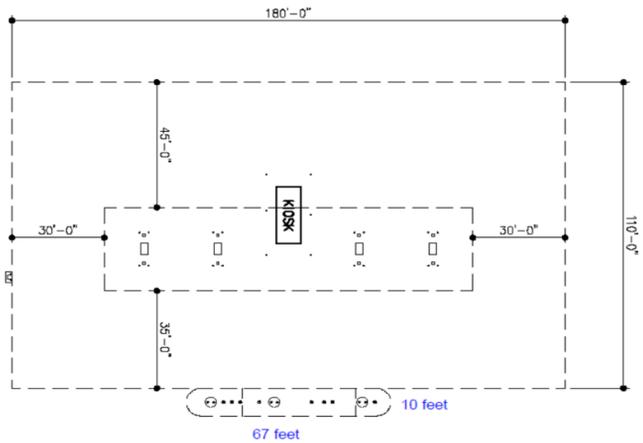
Front & Rear Photos



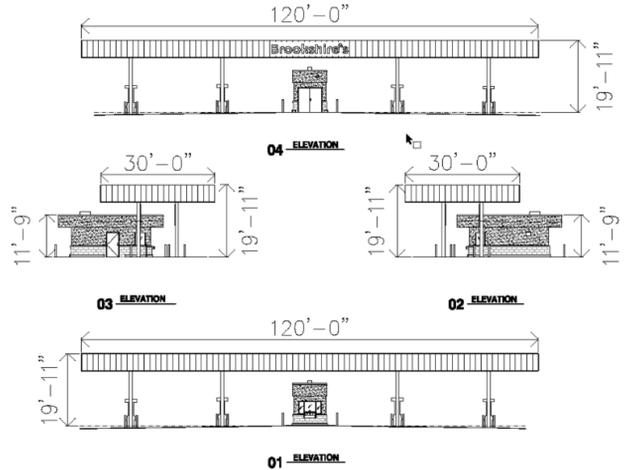
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Plan View



Elevation



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