



NORTH TARRANT MARKETPLACE

1,050-SF to 3,000-SF Spaces Available for Lease in Main Retail Corridor

N. Tarrant Parkway and Precinct Line | North Richland Hills, Texas

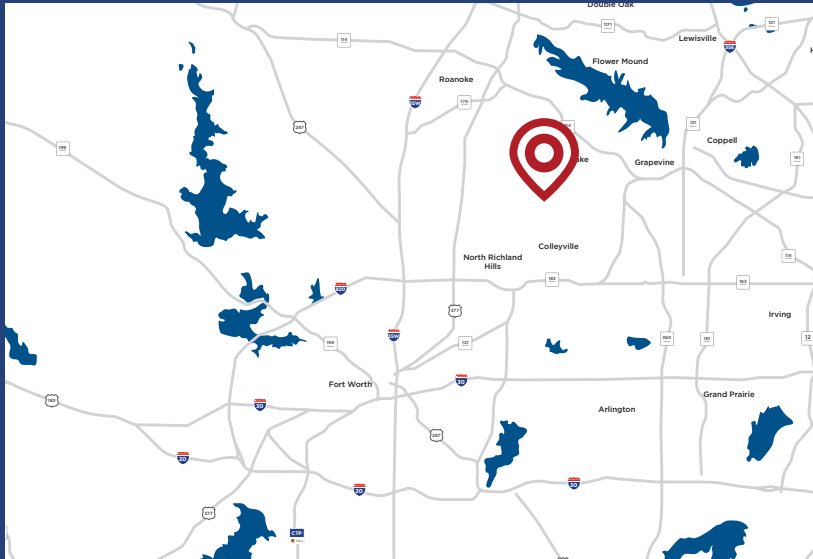
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Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation | Multifamily Development

NORTH TARRANT MARKETPLACE

PROJECT HIGHLIGHTS

NORTH RICHLAND HILLS, TEXAS



5.8%
POPULATION
GROWTH
WITHIN 5 MILES

2020 Census, 2023 Estimates with
Delivery Statistics as of 04/23



\$230K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 1 MILE



252,058
CURRENT
POPULATION
WITHIN 5 MILES



STEADY RESIDENTIAL GROWTH

90,708 TOTAL HOUSEHOLDS | 1,148 FUTURE HOMES

395 ANNUAL STARTS | 444 ANNUAL CLOSINGS

6.23% HOUSEHOLD GROWTH (2020 - 2023)

Source: MetroStudy Estimates as of 1Q 2023 & Regis Estimates as of 1Q 2023

**MAJOR
CENTER
TENANTS**



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PROJECT HIGHLIGHTS



ANCHORED BY A 123,000-SF KROGER MARKETPLACE, THE DEVELOPMENT OFFERS **31,000 SF OF RETAIL SPACE AND 8 PAD SITES**



LOCATED WITHIN THE MAIN RETAIL CORRIDOR FOR THE TRADE AREA, ALONG WITH WALMART, TARGET, AND ROSS



LOYAL CUSTOMER BASE:
19% OF CUSTOMERS VISITED AN AVERAGE OF 10 TIMES ANNUALLY

- PLACER.AI, 4/22 - 3/23



AVAILABLE:
1,050-3,000 SF REMAINING
1 PAD SITE REMAINING



Available For Lease
1,050 SF

Pad Site Available

Multi-Tenant
Retail Building
Available
3,000-SF Space

North Tarrant Marketplace

- Jersey Mike's
- PET SUPPLIES PLUS
- SUPERCUTS
- Starbucks
- amazon hub

- DUNKIN'
- BAZOOKA CHARLIE'S
- crumbl cookies

SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Whataburger	3,196 SF
2	Jersey Mike's Subs	1,400 SF
3	Available For Lease	1,050 SF
4	The Joint	1,050 SF
5	Available For Lease	1,050 SF
6	MOD Pizza	2,450 SF
7	Chick-fil-A	4,965 SF
8	Wendy's	3,202 SF
9	CVS	12,900 SF
10	Available Pad	3,200 SF
11	LA Fitness	37,046 SF
12	Available For Lease	2,849 SF
13	Pinch-A-Penny	1,995 SF

KEY	BUSINESS	LEASE AREAS
14	Banfield Pet Hospital	3,150 SF
15	Kroger Marketplace	123,000 SF
16	Supercuts	1,419 SF
17	Artisan Nail Spa	2,858 SF
18	GNC	1,283 SF
19	Dentist	2,275 SF
20	Green Tea House	2,567 SF
21	Pet Supplies Plus	6,359 SF
22	Valvoline	2,087 SF
23	Bazooka Charlie's Barber Co.	2,450 SF
24	Crumbl Cookies	1,550 SF
25	Available For Lease	3,000 SF
26	Dunkin' Donuts	1,750 SF



AVAILABLE
 LEASED
 IN NEGOTIATION
 NOT A PART

SP.150 | 05.22 | 04.21

DEMOGRAPHICS

2020 Census, 2023 Estimates with Delivery Statistics as of 04/23



POPULATION	1 MILE	3 MILES	5 MILES
Current Households	11,336	27,400	90,708
Current Population	33,184	79,133	252,058
2020 Census Population	33,270	75,474	238,256
Population Growth 2020 to 2023	-0.26%	4.85%	5.79%
2023 Median Age	41.7	42.5	40.1

INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$229,661	\$223,028	\$184,541
Median Household Income	\$178,933	\$171,719	\$136,603
Per Capita Income	\$78,983	\$77,946	\$67,217

RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	76.98%	77.38%	71.00%
Black or African American	4.55%	4.35%	6.84%
Asian or Pacific Islander	7.34%	6.77%	7.10%
Hispanic	11.68%	12.14%	16.79%

CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Household	11.47%	12.92%	18.40%
2 Person Households	36.71%	36.52%	35.16%
3+ Person Households	51.82%	50.56%	46.44%
Owner-Occupied Housing Units	88.72%	87.28%	75.78%
Renter-Occupied Housing Units	11.28%	12.72%	24.22%

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:
 - 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	(281)477-4381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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