



FOR LEASE

The Shops at North East Mall

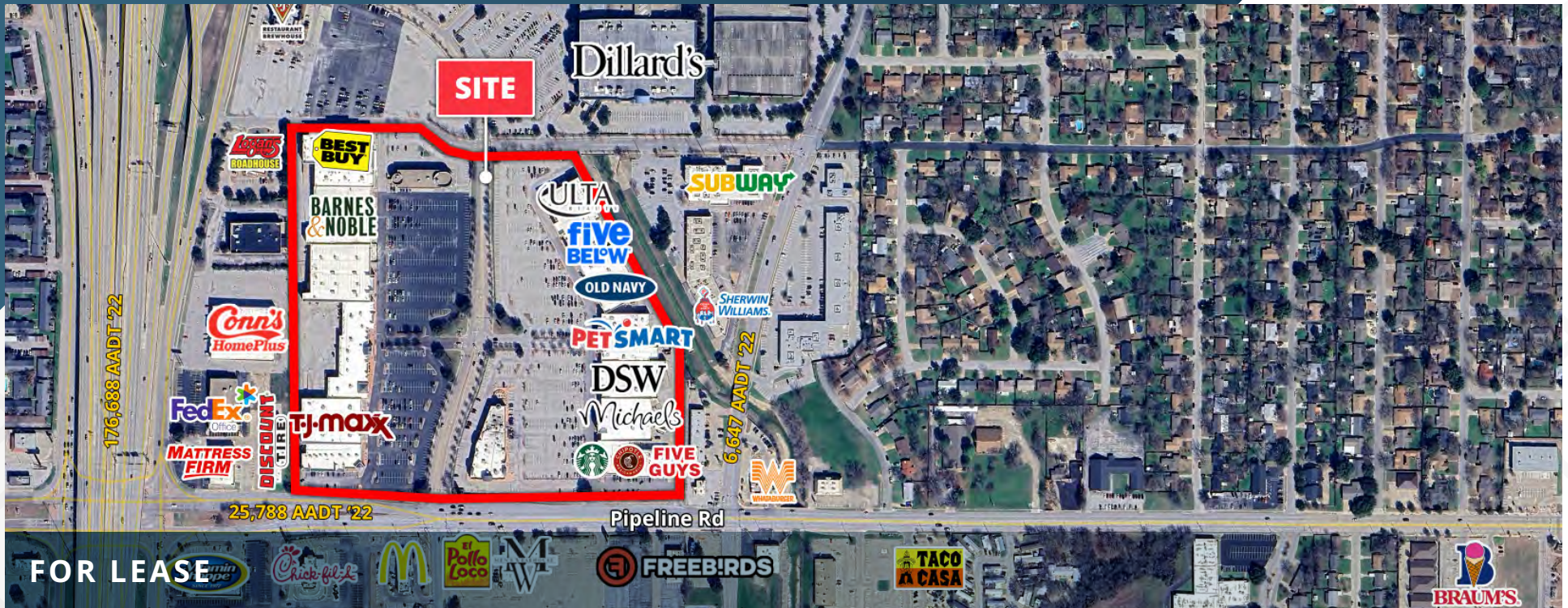
NEQ I-820 & Pipeline Rd | Hurst, TX

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The Shops at North East Mall

NEQ I-820 & Pipeline Rd | Hurst, TX



1,617 - 7,110± SF

Available

Contact
Broker

Rate

ABOUT THE PROPERTY

- Center features a strong anchor line up that includes: Best Buy, Ulta, TJ Maxx, Michaels and Barnes & Noble
- Adjacent to North East Mall
- Located in the primary regional retail node in Hurst, Euless, Bedford (HEB) DFW region
- Strong population density with over 100,000 residents in a three-mile radius
- Excellent incomes, strong housing growth, and large daytime population
- 10 miles northeast from downtown Fort Worth and just minutes away from DFW airport

JOIN THESE RETAILERS

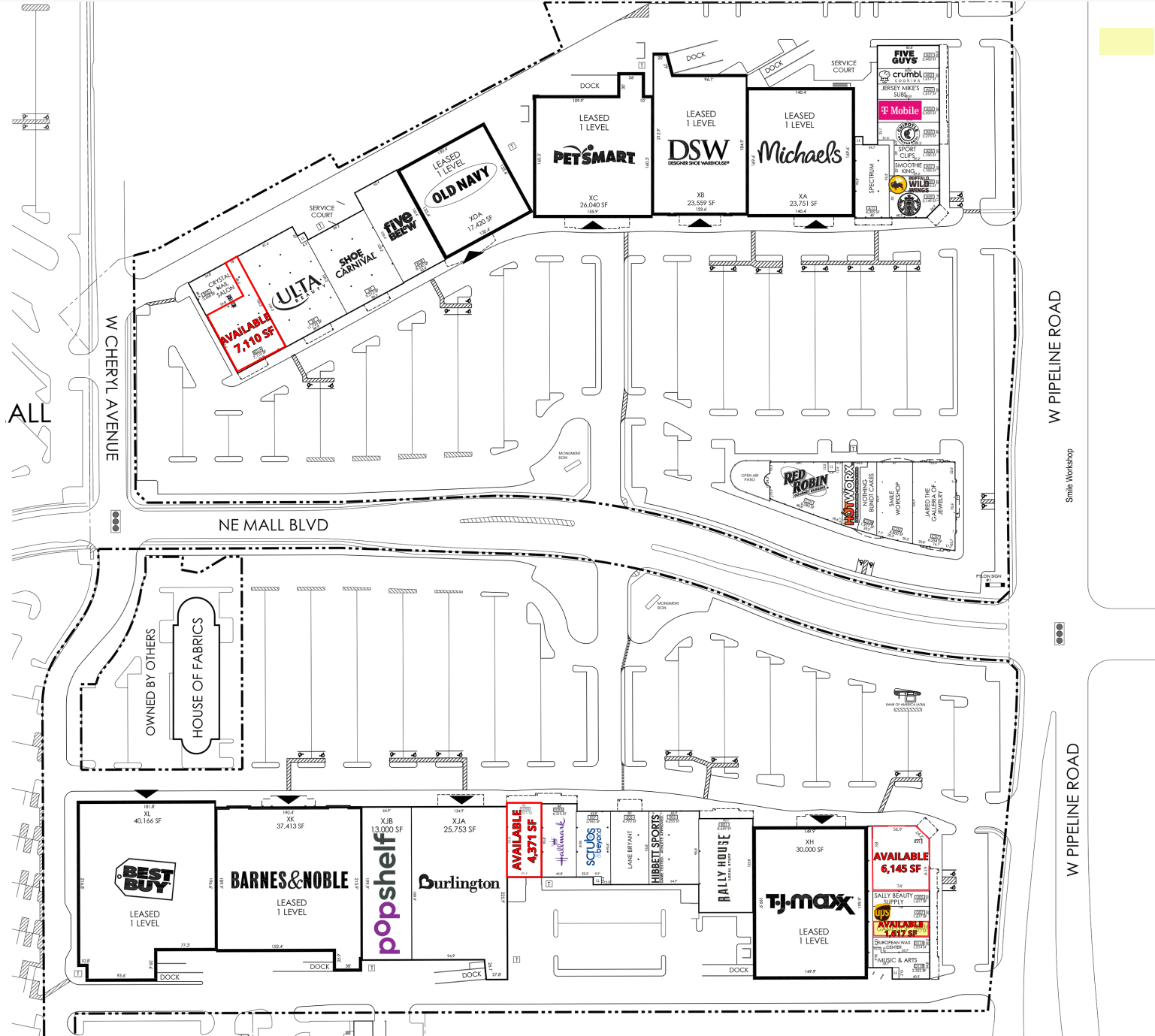


TRAFFIC COUNTS

TX-183	220,404 AADT
I-820	176,688 AADT
Pipeline Rd	25,788 AADT
Year: 2022 Source: TxDOT	

Site Plan

NEQ I-820 & Pipeline Rd | Hurst, TX



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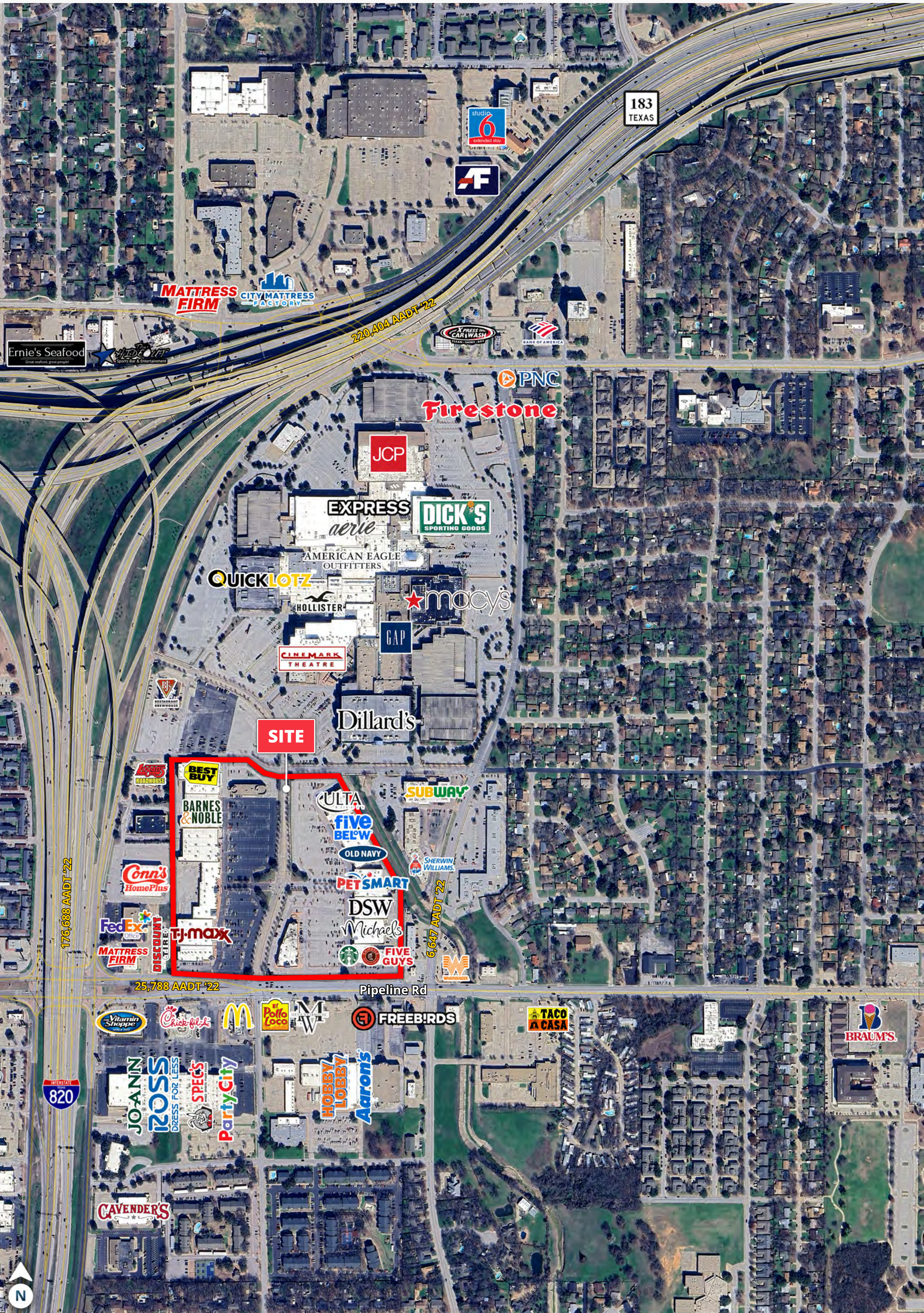
Hurst, TX

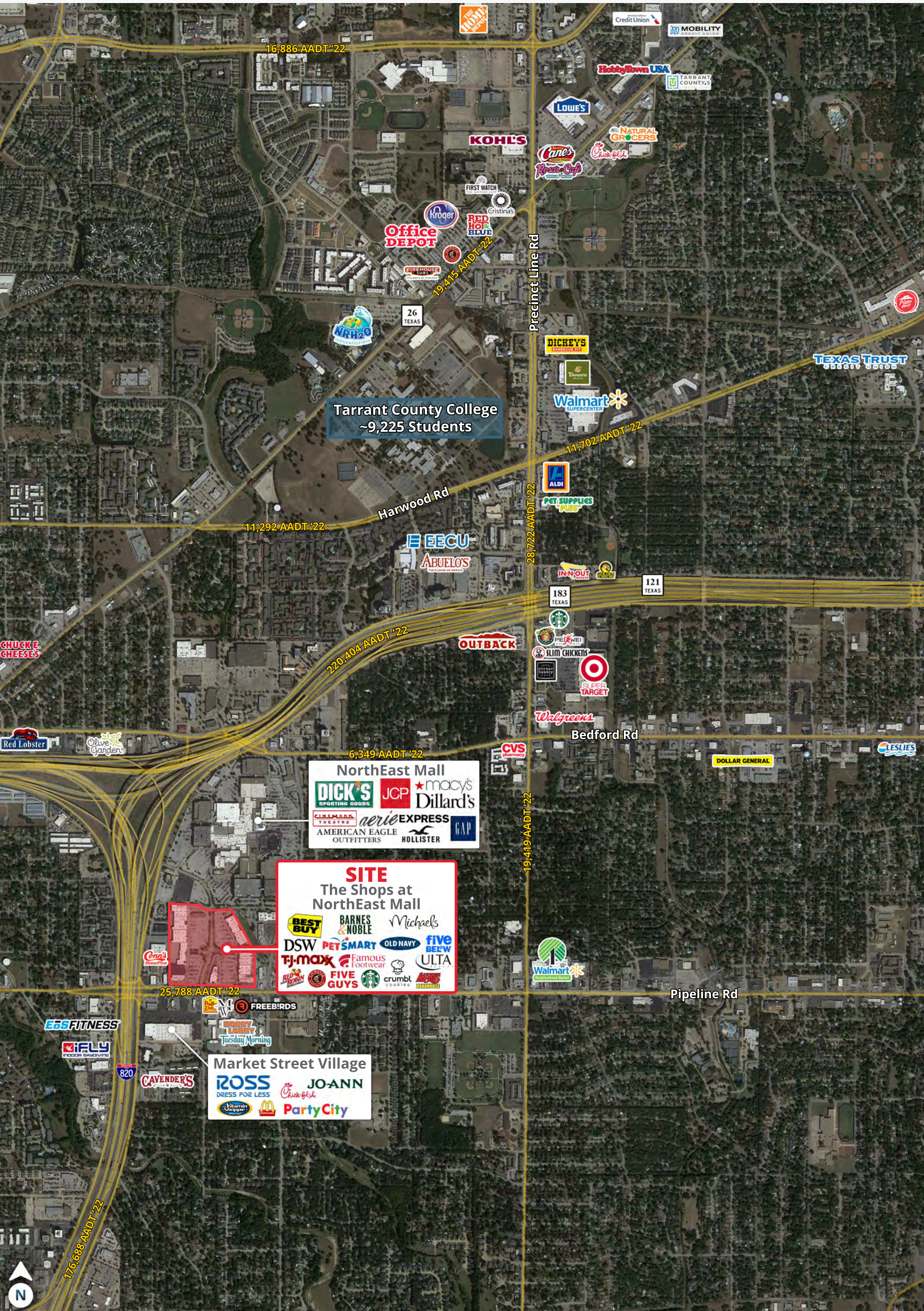


The Shops at North East Mall

Hurst, TX







DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2023 Estimated Population	12,449	100,880	269,249
2028 Projected Population	12,914	101,118	268,574
Projected Annual Growth Rate 2023 to 2028	0.74%	0.05%	-0.05%

Daytime Population

	1 mile	3 miles	5 miles
2023 Daytime Population	18,226	107,390	256,673
Workers	12,615	59,515	127,273
Residents	5,611	47,875	129,400

Income

	1 mile	3 miles	5 miles
2023 Est. Average Household Income	\$79,258	\$94,211	\$95,430
2023 Est. Median Household Income	\$59,008	\$69,167	\$68,569

Households & Growth

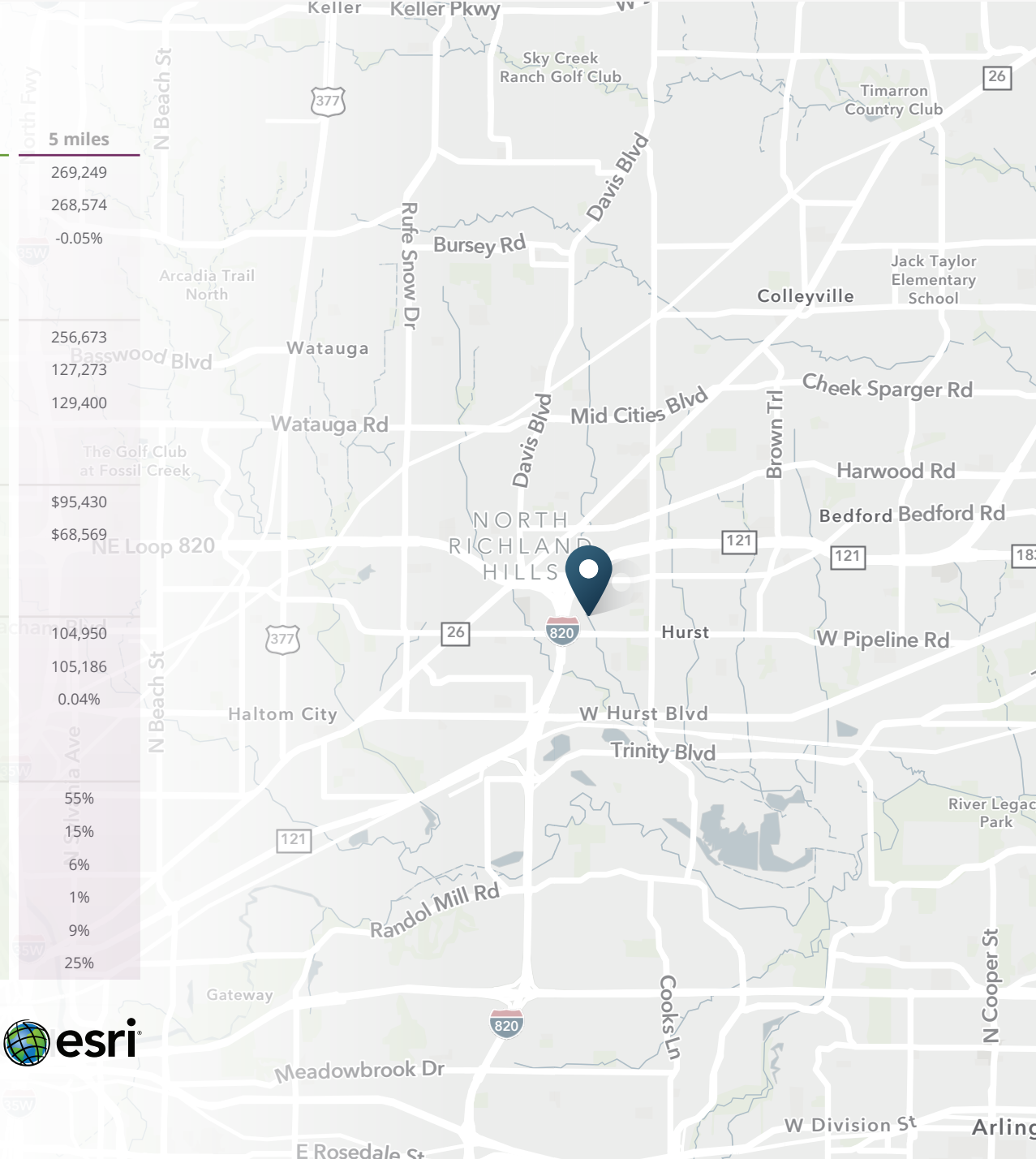
	1 mile	3 miles	5 miles
2023 Estimated Households	5,170	39,181	104,950
2028 Estimated Households	5,409	39,459	105,186
Projected Annual Growth Rate 2023 to 2028	0.91%	0.14%	0.04%

Race & Ethnicity

	1 mile	3 miles	5 miles
2023 Est. White	57%	59%	55%
2023 Est. Black or African American	13%	11%	15%
2023 Est. Asian or Pacific Islander	4%	6%	6%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	9%	9%	9%
2023 Est. Hispanic	27%	25%	25%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE esri



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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