

# NORTH TARRANT MARKETPLACE

2,450-SF 2<sup>nd</sup>-Generation Restaurant

Available for Lease in Kroger-Anchored Center

SWC of North Tarrant Parkway and Precinct Line Road  
North Richland Hills, Texas



ACROSS FROM



Walmart

TARGET



 **NewQuest**

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# Project Highlights



**49K+**  
CORNER VPD  
PRECINCT LINE RD.  
& N. TARRANT PKWY.



**\$249K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILES



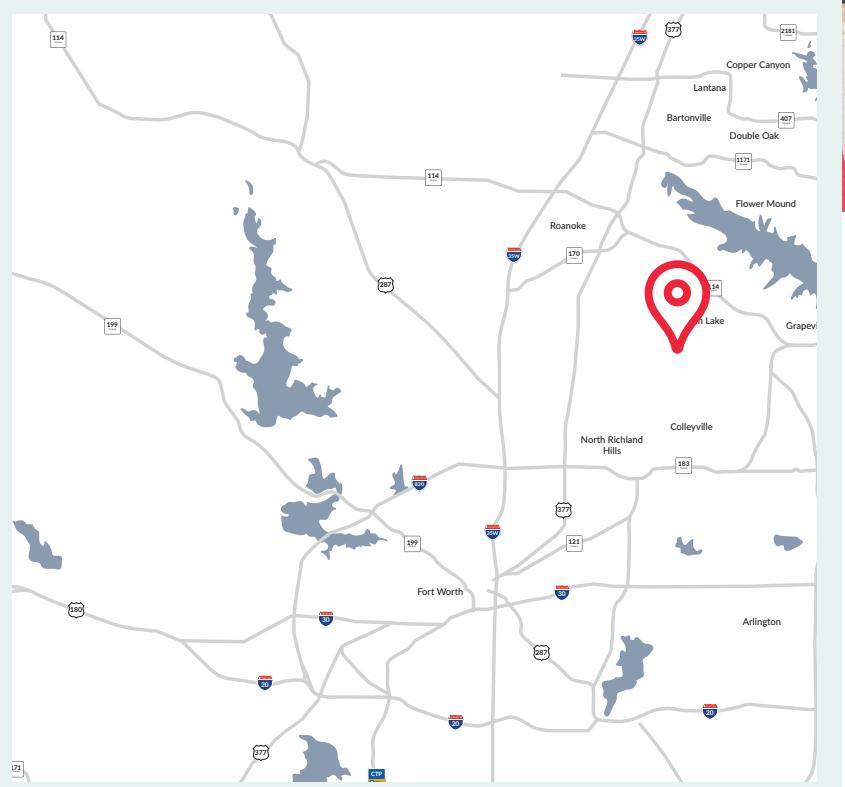
**255K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

## STEADY RESIDENTIAL GROWTH

**\$782,526 AVERAGE HOME SALES PRICE**  
**834 FUTURE HOUSING UNITS & 655 TOTAL HOMES**  
**240 HOME STARTS & 229 HOME CLOSINGS | ANNUAL**

Zonda as of Q4 2024 | 5-Mile Radius



# Project Highlights



ANCHORED BY A 123,000-SF KROGER MARKETPLACE, THE DEVELOPMENT OFFERS 40,000 SF OF RETAIL AND 8 PAD SITES



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

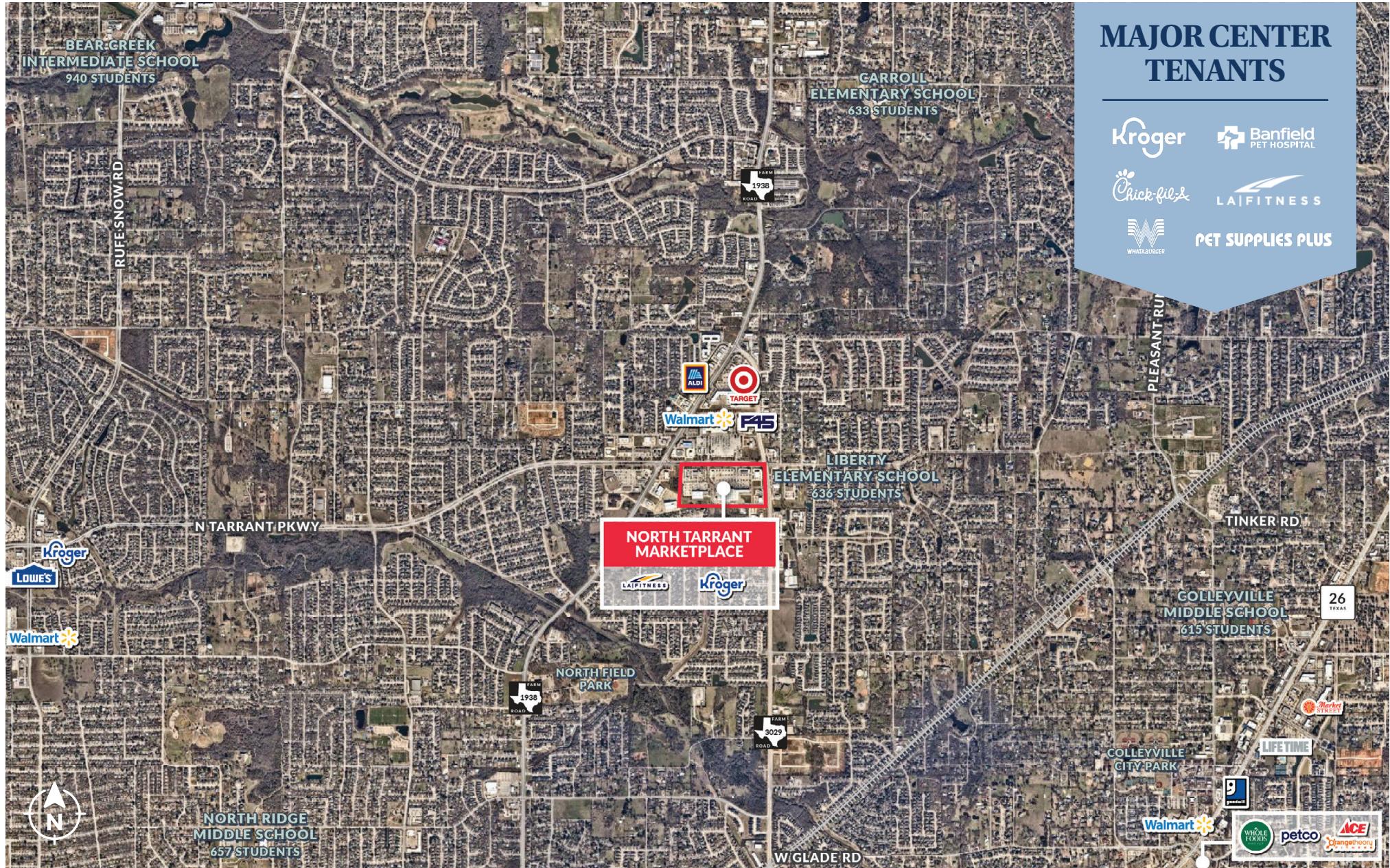


LOYAL CUSTOMER BASE: 7.5% OF CUSTOMERS VISITED AN AVERAGE OF 30+ TIMES ANNUALLY



AVAILABLE:  
910-SF RETAIL  
1,050-SF RETAIL  
2,849-SF RETAIL  
2,450 2ND-GEN RESTAURANT  
0.91-AC PAD

- PLACER.AI, 12/2023 - 12/2024



# Aerial



NORTH TARRANT MARKETPLACE | NORTH RICHLAND HILLS, TEXAS

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan

KEY	BUSINESS	AREAS
1	Whataburger	3,196 SF
2	Jersey Mike's Subs	1,400 SF
<b>3</b>	<b>Available For Lease</b>	<b>1,050 SF</b>
4	The Joint	1,050 SF
5	Mang Cha	1,050 SF
<b>6</b>	<b>2nd-Generation Restaurant Available For Lease</b>	<b>2,450 SF</b>
7	Chick-fil-A	4,965 SF
8	Wendy's	3,202 SF
9	Former CVS	12,800 SF

KEY	BUSINESS	AREAS
<b>10</b>	<b>Available Pad Site</b>	<b>0.91 AC</b>
11	LA Fitness	37,046 SF
12	Stretch Zone	2,849 SF
13	Pinch-A-Penny	1,995 SF
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

KEY	BUSINESS	AREAS
20	Tokyo Sushi and Bar	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
<b>25</b>	<b>Available For Lease</b>	<b>910 SF</b>
26	Solis Mammography	2,100 SF
27	Dunkin' Donuts	1,750 SF



SP.158 | 09.25 | 02.24

# Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	11,556	27,347	91,734
Current Population	33,887	79,120	255,182
2020 Census Population	33,492	75,615	236,185
RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	75.10%	75.25%	68.79%
Black or African American	6.01%	5.78%	8.07%
Asian or Pacific Islander	7.62%	7.26%	7.59%
Other Races	10.86%	11.28%	14.99%
Hispanic	14.26%	14.70%	18.97%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$249,241	\$239,757	\$196,083
Median Household Income	\$190,103	\$180,216	\$146,320
Per Capita Income	\$86,997	\$84,698	\$71,793
CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	19.57%	21.64%	23.77%
2 Person Households	31.05%	29.57%	30.55%
3+ Person Households	49.38%	48.78%	45.68%
Owner-Occupied Housing Units	91.64%	88.29%	74.36%
Renter-Occupied Housing Units	8.36%	11.71%	25.64%

2020 Census, 2025 Estimates with Delivery Statistics as of 04/25

# 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Home Asset, Inc., dba NewQuest</b>	<b>420076</b>	-	<b>281.477.4300</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Josh Friedlander</b>	<b>526125</b>	<b>jfriedlander@newquest.com</b>	<b>281.477.4381</b>
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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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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