

RETAIL PAD - HARD CORNER FOR SALE

6209 HIGHWAY 380

BRIDGEPORT, TEXAS



PROPERTY INFORMATION

LOCATION:

6209 US Highway 380, Bridgeport, Texas 76426

AVAILABLE:

- ±1 Acre Hard Corner Pad Site
- Commercial Land
- Call for Pricing

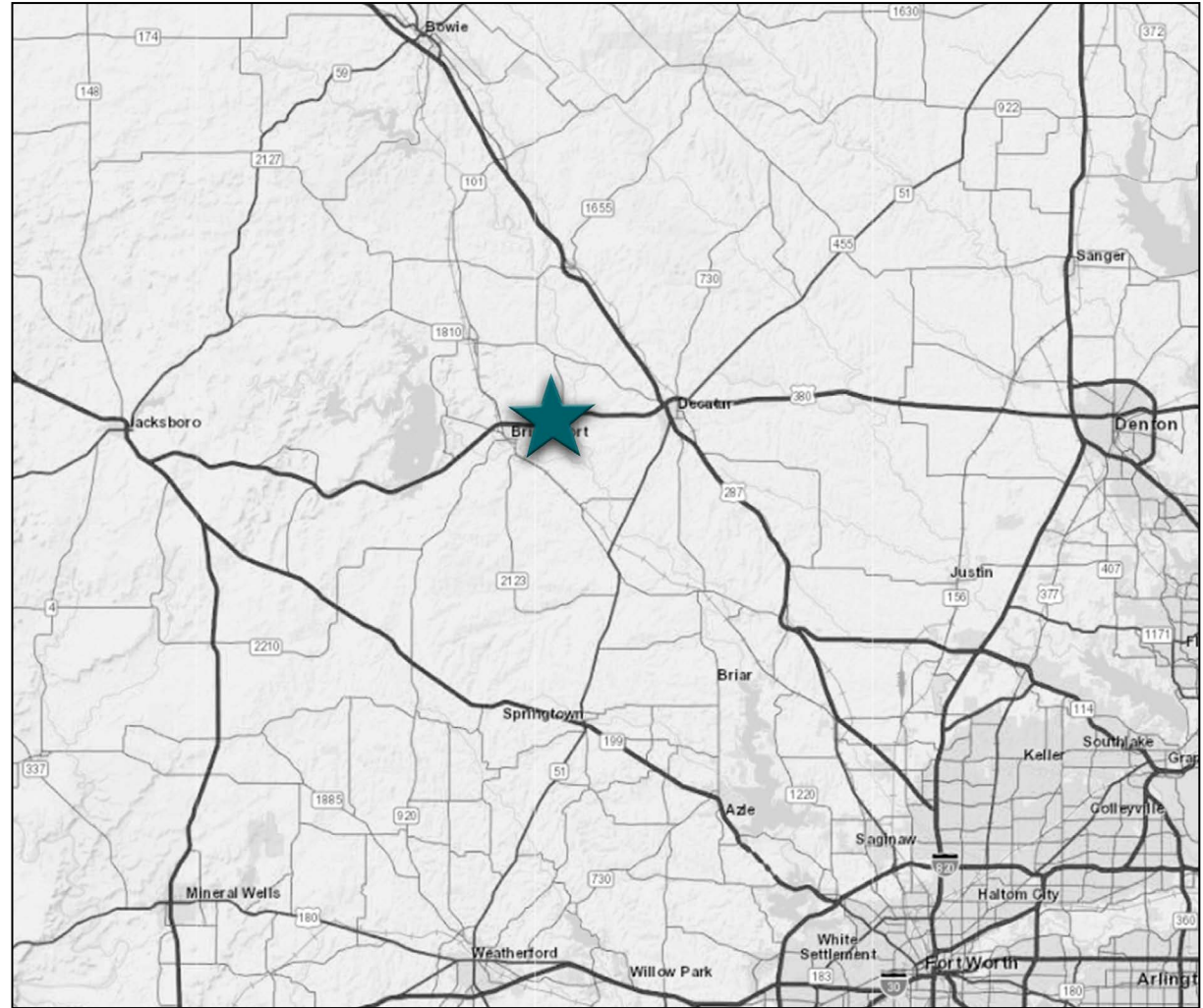
PROPERTY HIGHLIGHTS:

- Hard Corner at a Signalized Intersection with High Visibility on US-380
- Adjacent to Love's Travel Stop and across from Devon Energy
- Regional draw with over 31,270 within a 10-mile radius and an average household income of \$121,500
- Nearby many new residential developments including Stagecoach Crossing (currently under construction), Walkers Park, The Reserve at Bridgeport, and Dry Creek Estates adding over 1000+ homes
- Ideal for truck wash, service company, farmer's market, storage facility, commercial use and many other uses
- Recent new National retailers to the area include Whataburger (2023), Katie's Car Wash (2024), Starbucks (2023), Scooters (2023), AT&T (2022), Ace Hardware (2022), Tractor Supply (2025), Quick Trip (2025)

TRAFFIC COUNTS:

US Hwy 380: 18,682 VPD west of site (TXDOT, 2022)

US Hwy 380: 18,272 VPD east of site (TXDOT, 2023)



DEMOGRAPHICS:

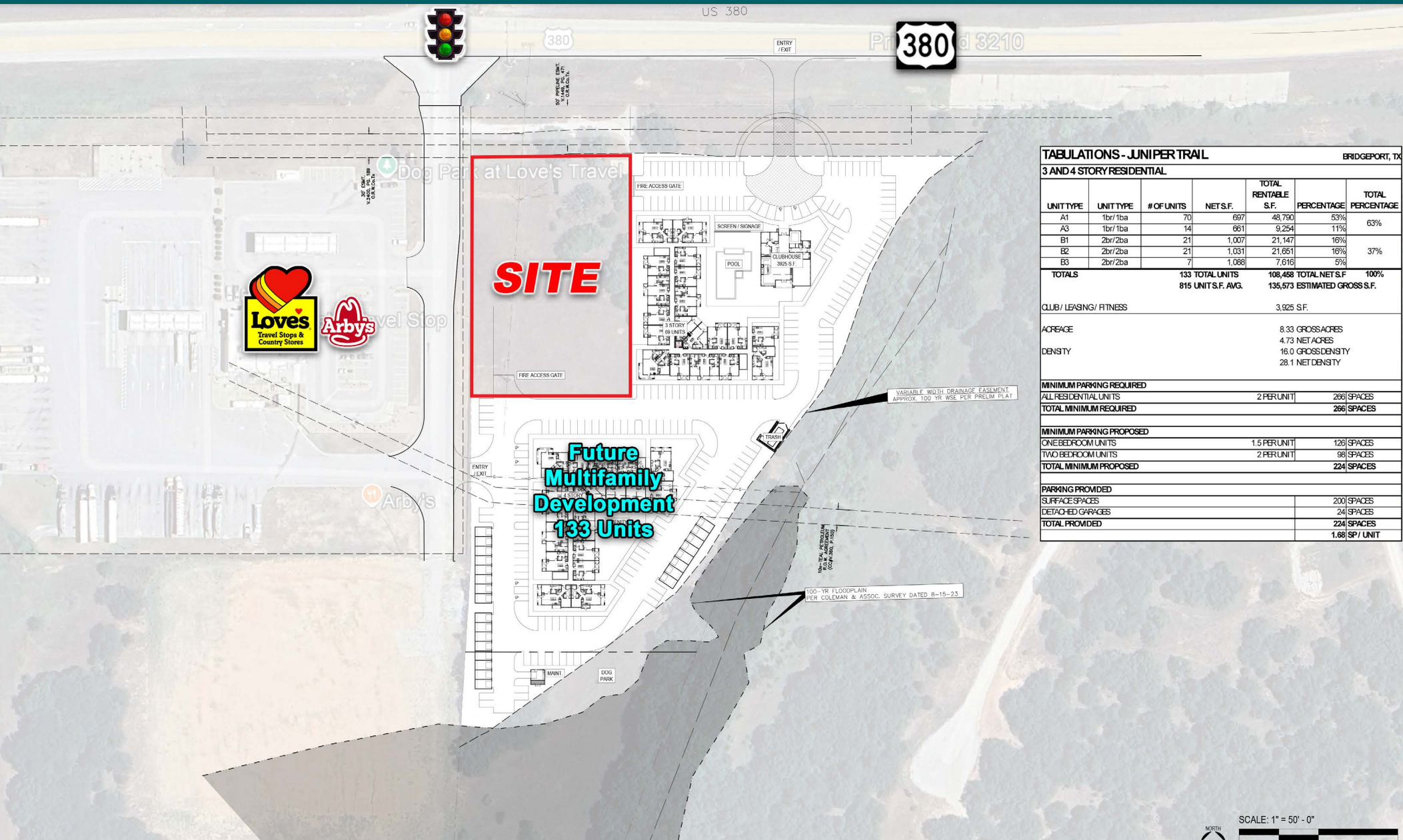
	2 Miles	5 Miles	10 Miles
2024 Population	6,086	9,748	31,270
Daytime Population	7,600	10,593	35,757
Average HH Income	\$104,084	\$112,110	\$121,500

DANA CHUN, MBA | 917.478.6280 | DANA@DCC-RE.COM

The data contained here in was obtained from sources deemed to be reliable, but is in no way warranted by DC Commercial. The property is offered subject to errors, omissions, change in price and/or terms or removal from the market without notice. DC Commercial has not inspected or investigated this property for potential environmental problems or compliance with the American Disabilities Act.



CONCEPTUAL SITE PLAN



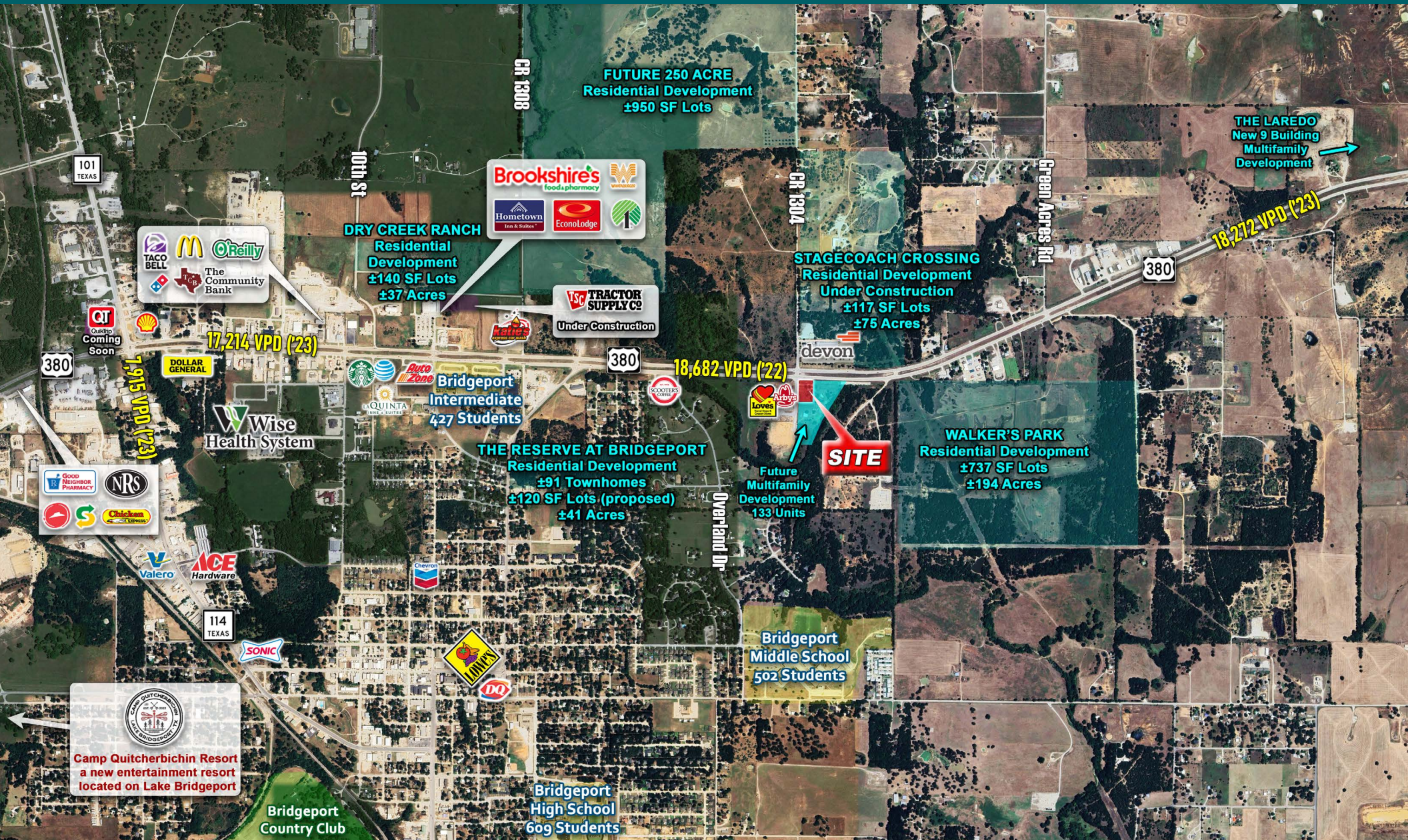
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RETAIL/RESIDENTIAL AERIAL

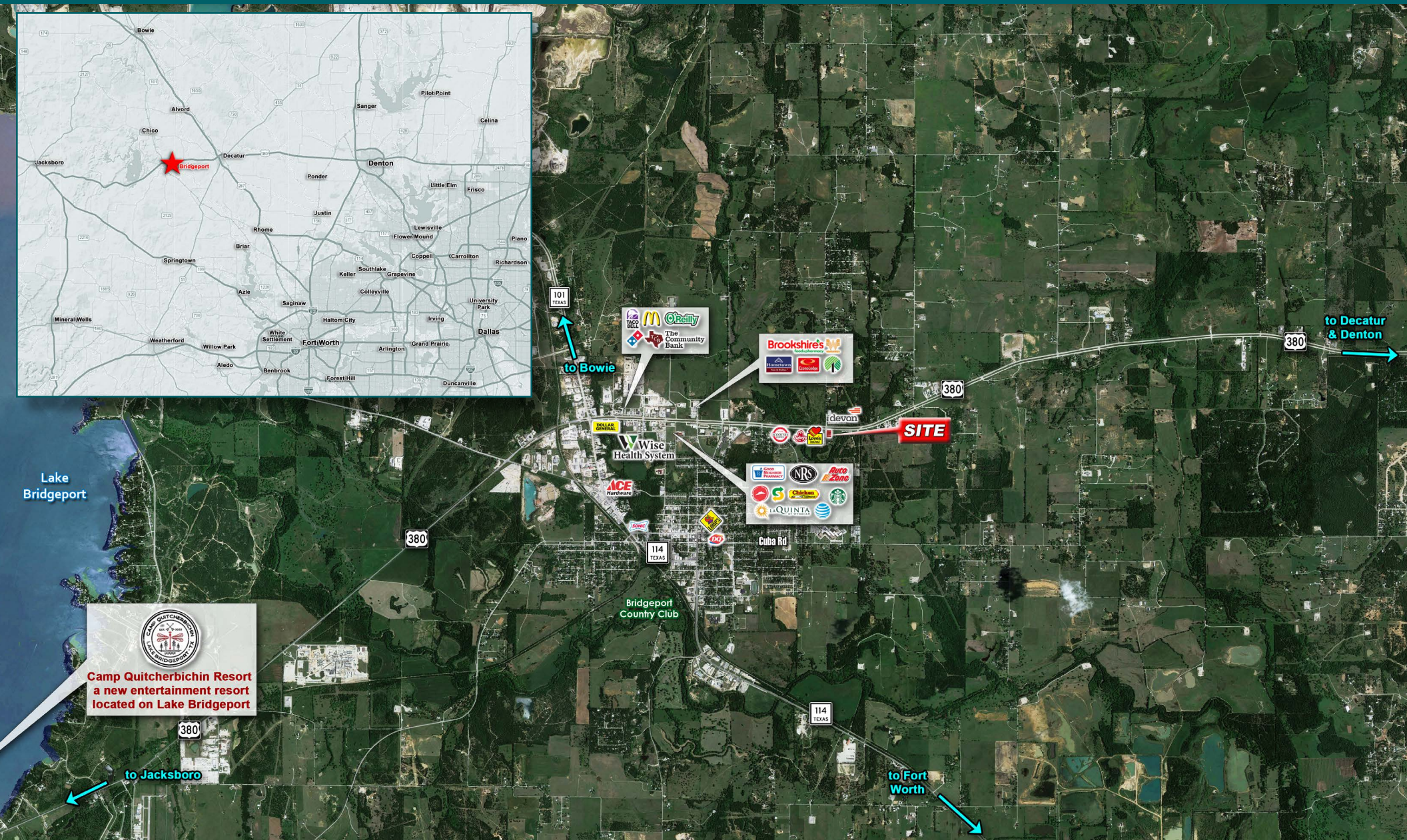


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MARKET AERIAL/LOCATOR MAP



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ABOUT BRIDGEPORT



BRIDGEPORT, THE ULTIMATE DESTINATION

A small town that is rich in history, hometown values, and a strong sense of community. Located just outside the DFW Metroplex, our small Texan town provides an oasis for all who visit. This website is the collaborative effort of the Chamber of Commerce, Economic Development Corporation, and Main Street Program to introduce you to the humble town of Bridgeport, Texas.

JOIN OUR COMMUNITY TODAY!

WITH TONS OF INCENTIVES, YOUR BUSINESS IS SURE TO BE A SUCCESS IN BRIDGEPORT!

WHY BRIDGEPORT?

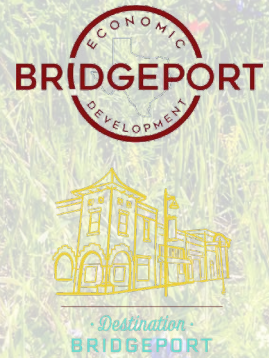
WITH OUR INCENTIVES AND GRANTS, YOUR BUSINESS IS SURE TO SUCCEED IN BRIDGEPORT

The City of Bridgeport offers multiple Tax Incentives to businesses in the area. The tax rate for the City of Bridgeport is around \$0.626 per \$100 assessed value. This is ten cents cheaper than the City of Fort Worth, which boasts a tax rate of \$0.729 per \$100 assessed value. Moving your business to Bridgeport can save your business money on taxes.



SUCCESS IN BRIDGEPORT

Bridgeport and Wise County are both growing at exponential rates! For the year 2020, despite the pandemic, Wise County's Sales Tax collections grew 6.8% from \$4.622M in 2019 to \$5M in 2020. More people are discovering and moving to Wise County, and Bridgeport is growing as a result. Since the creation of the Tax Increment Reinvestment Zones in 2007, Bridgeport has seen exponential growth with new businesses calling Bridgeport their home.



Source: <https://www.bridgeportcdc.com>



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BUSINESSES & JOBS IN BRIDGEPORT

Bridgeport has a total of 387 businesses. In 2024, the leading industries in Bridgeport were Retail, Education, Health Care and Social Services, and Wholesalers.

What are the top industries by jobs?



INCOME AND SPENDING - BRIDGEPORT

Households in Bridgeport earn a median yearly income of \$94,942. 46.33% of the households earn more than the national average each year. Household expenditures average \$75,863 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.



\$94,942

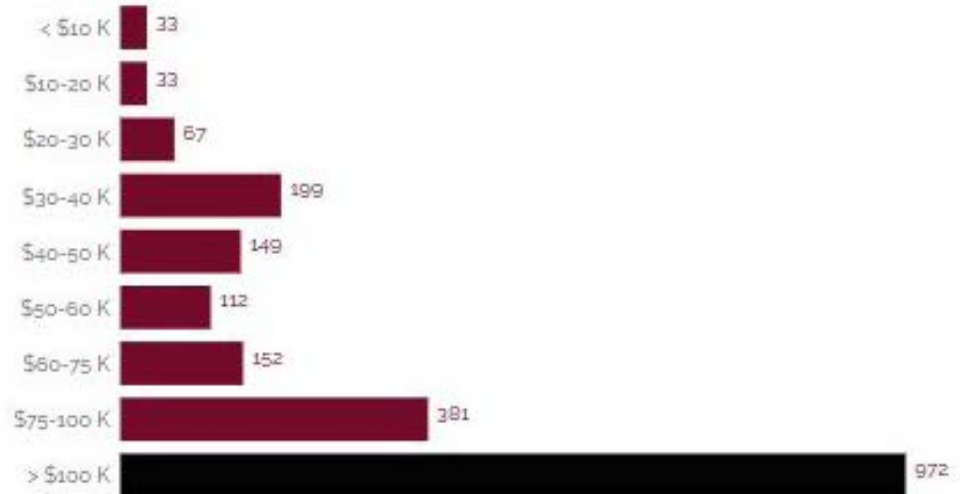
Median Household Income

1% more than the county

24% more than the state

20% more than the nation

Income Distribution



How do people spend most of their money?
PER HOUSEHOLD



TRANSPORTATION AND EDUCATION - BRIDGEPORT

Residents spend an average of 17 minutes commuting to work. Bridgeport is served by 32 airports within 50 miles. Rail can be accessed within the community. Interstates can be accessed 28 miles away.



17min

Commute Travel Time



1 + 32(+50 miles)

Airports in Community



28miles

Distance to Interstate



Freight Rail

In Community

42.09% of the population in Bridgeport have an associate's degree or higher. 34.18% have a Bachelor's degree or higher.



< Grade 9

7.71%



Grade 9-12

6.71%



High School

22.06%



Some College

21.46%



Assoc Degree

7.91%



Bach Degree

23.83%



Grad Degree

10.35%



offer associate's Degree or Certificate



offer Bachelor's Degree or Higher



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.

2-10-2025



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.

<u>Dana Chun</u>	<u>0656920</u>	<u>dana@dcc-re.com</u>	<u>917-478-6280</u>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Licensed Supervisor of Sales Agent / Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Sales Agent / Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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