

FOR LEASE

WEDGMONT VILLAGE SHOPPING CENTER

5330 WEDGMONT CIRCLE NORTH
FORT WORTH, TX 76133

Oldham
Goodwin **OG**



AVAILABILITY
4,100 SF



TRAFFIC
24,744 VPD



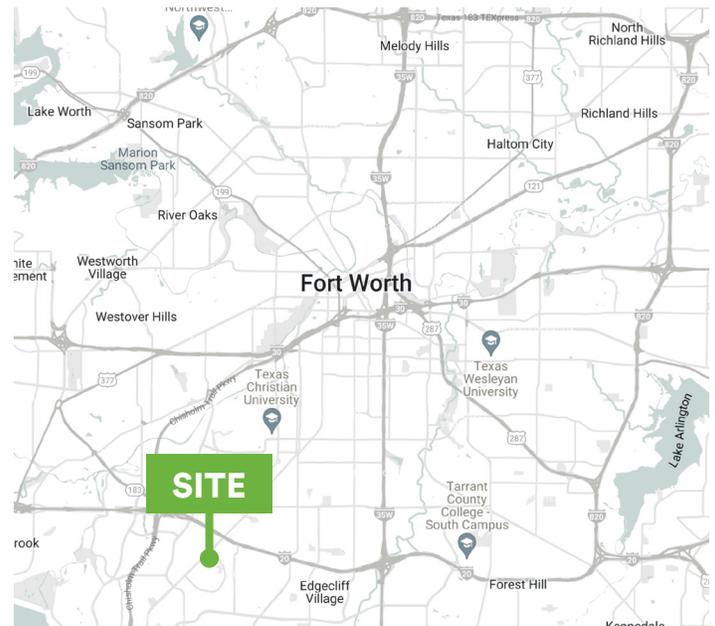
PARKING
66 SPACES



RENTAL RATE
CALL BROKER

PROPERTY HIGHLIGHTS

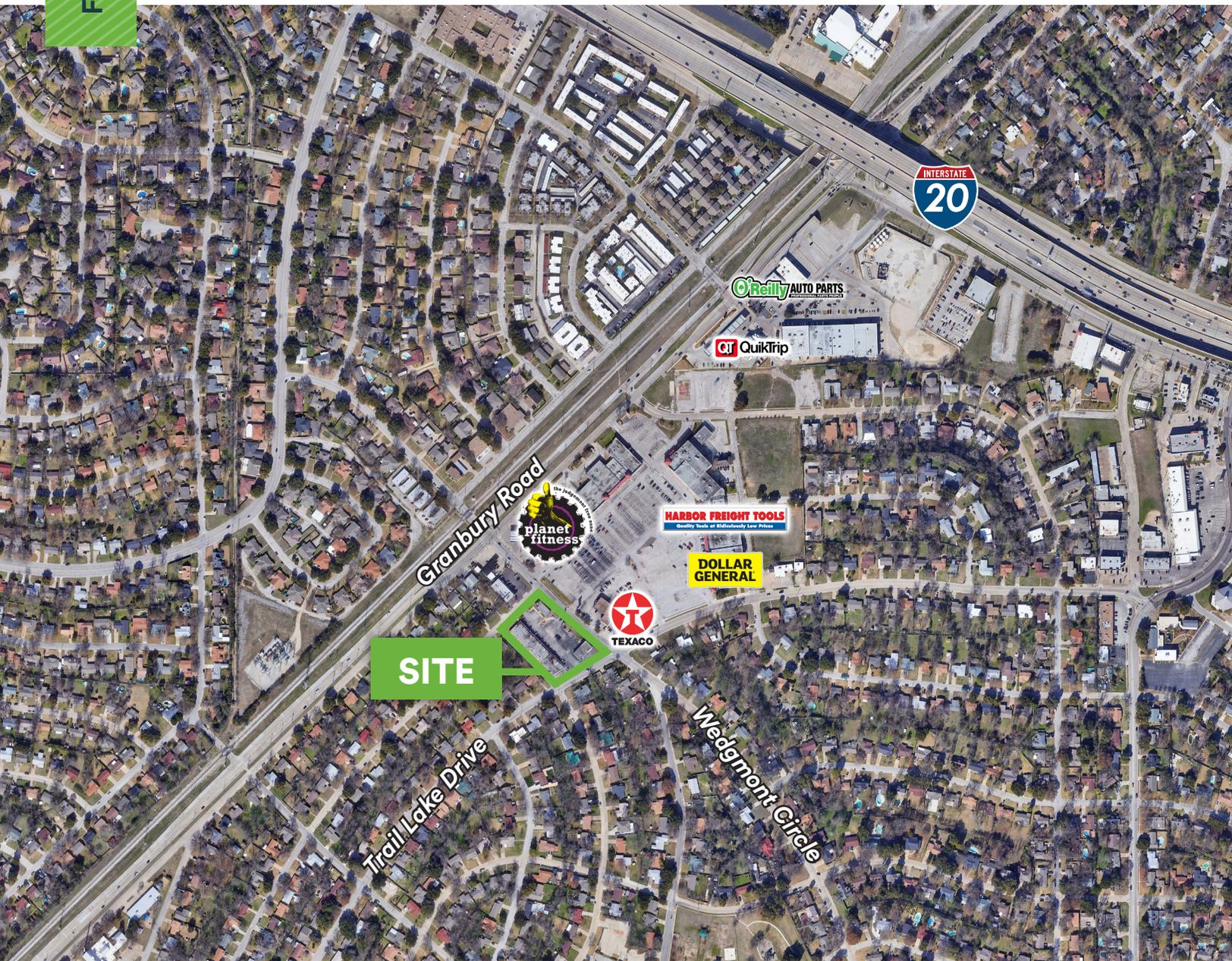
- Well maintained retail center with property management on site. This property has been owned by the same entity for over 50 years
- Excellent mix of well-established retail and office tenants
- Adjacent to national retailers, and in close proximity to dining, retail, and residential neighborhoods
- Exposure to more than 24,744 VPD at the intersection of Wedgmont Circle and Granbury Road, and located 2 blocks south of Interstate 20
- Great visibility with ingress and egress to Wedgmont Circle, Trail Lake Drive, and Wheaton Drive
- Newly Available – a 1,600 SF stand-alone building with an open floor plan
- Cost-effective and affordable rents



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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	13,985	124,931	283,979
2028 Total Population	14,050	125,862	288,164
2023-2028 Growth Rate	0.46%	0.75%	1.47%
2023 Households	5,935	50,648	108,392
2028 Households	5,959	51,073	109,956
2023 Median Home Value	\$214,386	\$199,974	\$205,664
2023 Average Household Income	\$91,439	\$90,457	\$90,843
2023 Total Consumer Spending	\$184,558,363	\$1,505,486,111	\$3,327,786,087
2028 Total Consumer Spending	\$202,203,878	\$1,660,610,441	\$3,690,955,683



24,744 VPD
Wedgmont Circle



5,161
Employees

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BUILDING

AVAILABILITY

RSF

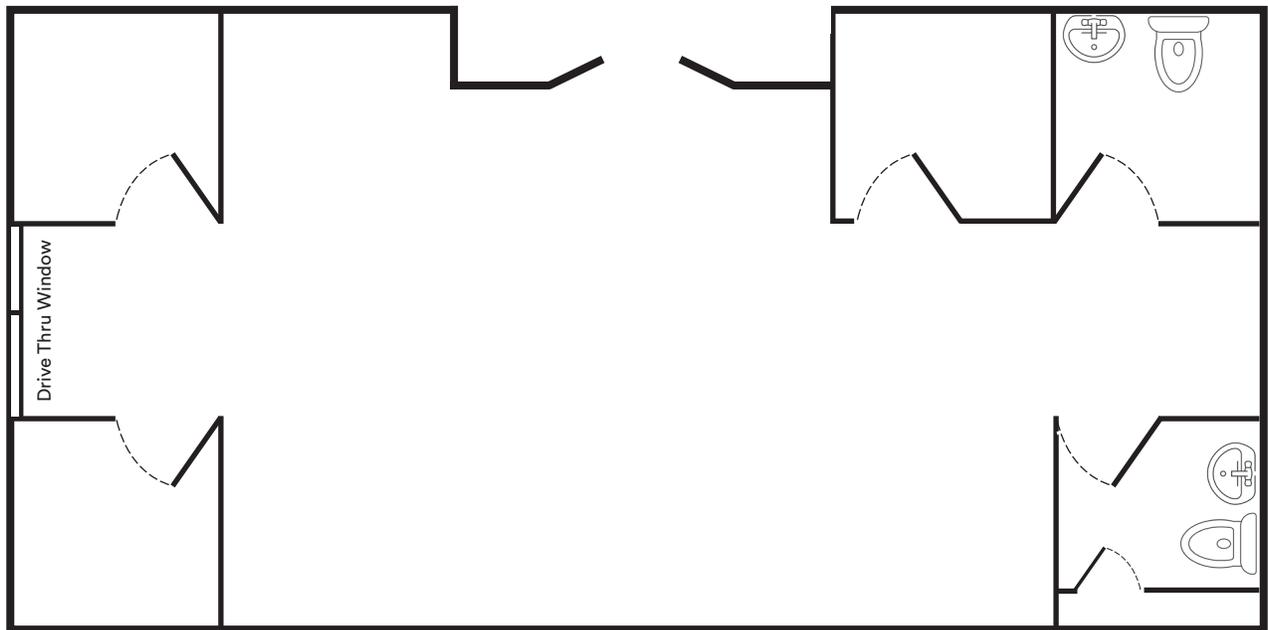
5320	Courtney & Courtney Properties	1,750
5322	Studio Imagen 180	1,500
5324	Available	1,600
5326	Available	1,000
5336	XL Pro Consulting Group	1,920
5344	Martinez Cleaners	1,000
5348	The Haircut Place	1,000
5352	Annie's Threading	1,000
5356	#1 Food Store	3,000
5358	Available	1,500
5364	10th Planet Jiu Jitsu	3,000

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SUITE 5324 - 1,600 SF



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SUITE 5324 - PHOTOS



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TEXAS OVERVIEW



**NO STATE
INCOME TAX**

2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS

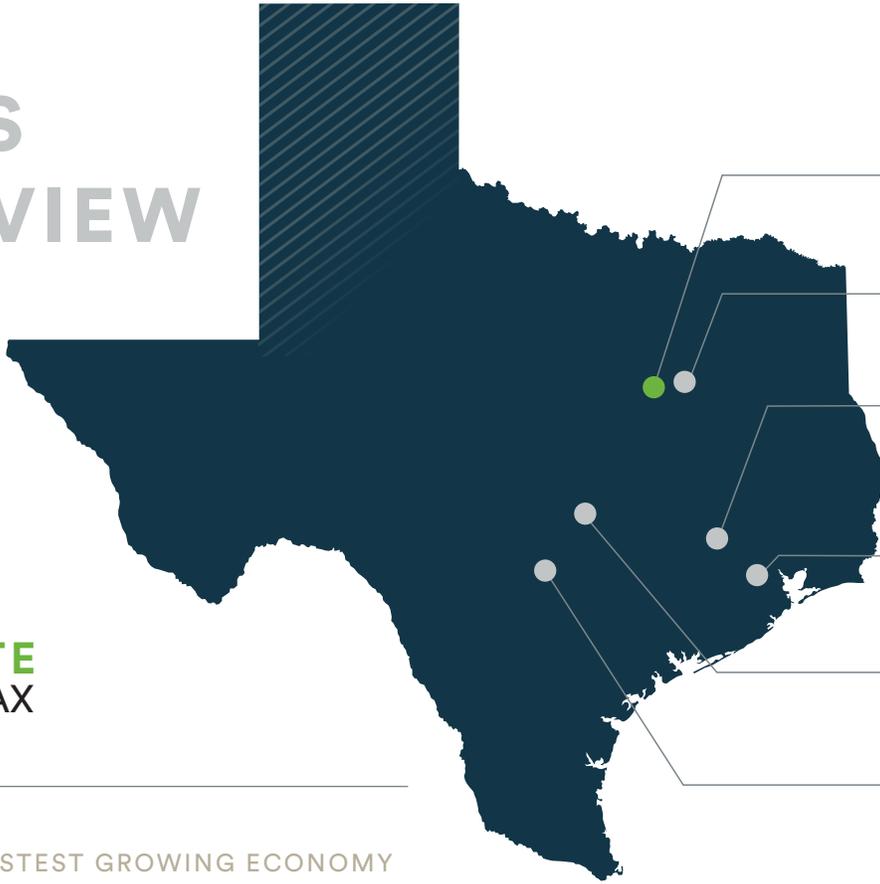


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



Fort Worth
TOP CITY FOR SALES
GROWTH IN 2018

Dallas
TOP MSA FOR POPULATION
GROWTH IN 2020

**Bryan/College
Station**
#1 BEST SMALL PLACES FOR
BUSINESSES IN TEXAS

Houston
4TH LARGEST POPULATION
IN THE U.S.

Austin
NAMED BEST CITY TO START A
BUSINESS IN 2020

San Antonio
2ND FASTEST GROWING CITY
IN THE NATION



**BEST STATE
FOR BUSINESS**



**TOP STATE
FOR JOB GROWTH**



**LARGEST
MEDICAL CENTER**

FOR LEASE

WEDGMONT VILLAGE SHOPPING CENTER

5330 WEDGMONT CIRCLE NORTH
FORT WORTH, TX 76133

FORT WORTH, TEXAS



POPULATION
935,508

7TH

BEST IN RESIDENTIAL
REAL ESTATE FOR NEW
HOMES

4TH

IN THE COUNTRY
MOST PROSPEROUS
CITY



INDUSTRIES & TALENT

FORT WORTH IS THE PERFECT LOCATION THAT GIVES
COMPANIES A REAL COMPETITIVE ADVANTAGE



TRANSPORTATION HUB FOUR AIRPORTS

OVER 9.4 MILLION ANNUAL VISITORS TO THE CITY OF
FORT WORTH RESULTING IN 2.4 BILLION IN ANNUAL
ECONOMIC IMPACT



4 MAJOR COLLEGES WITHIN THE SURROUNDING AREA

INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW,
UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMAN'S UNIVERSITY

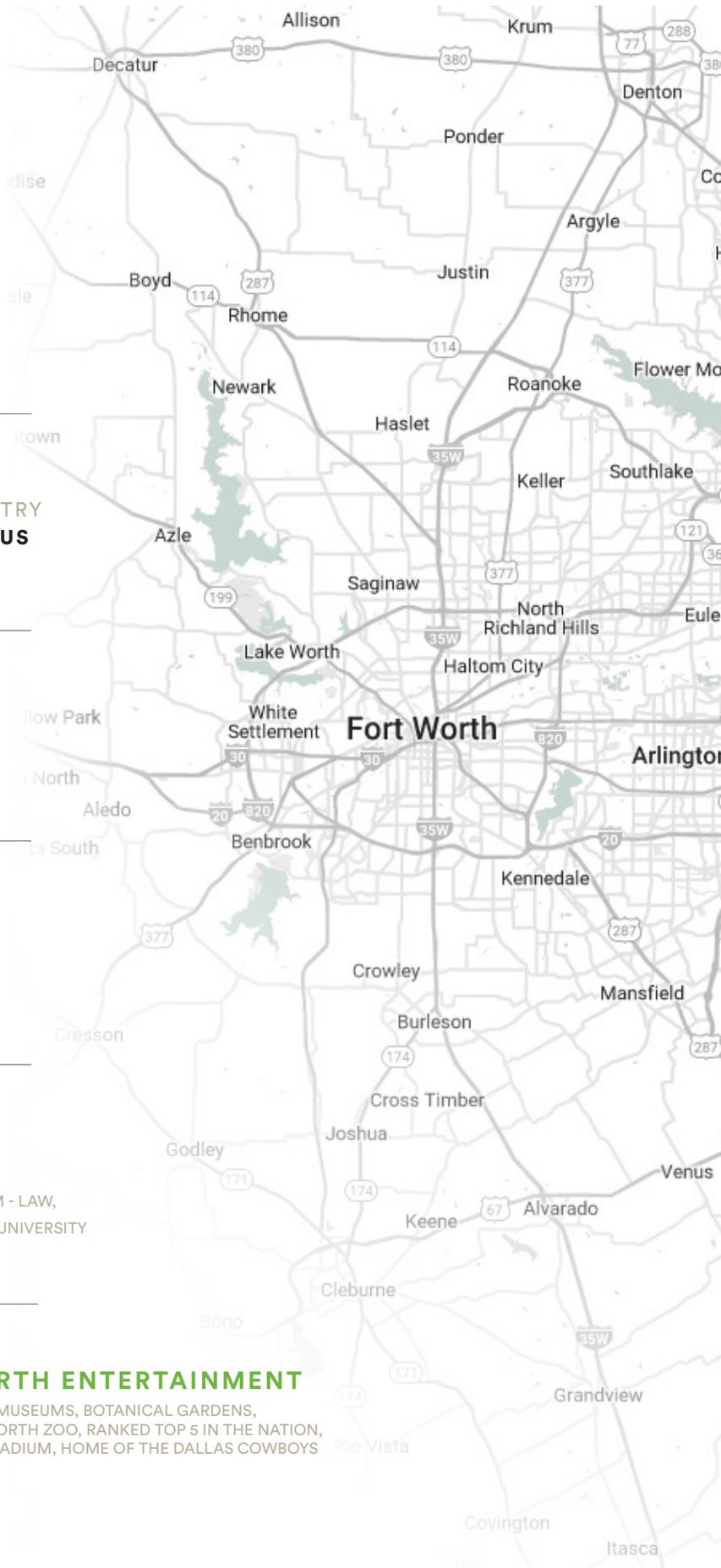
2ND

FASTEST GROWING CITY
IN THE UNITED STATES



FORT WORTH ENTERTAINMENT

INCLUDES 5 MUSEUMS, BOTANICAL GARDENS,
THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION,
AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



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11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
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Name of Sales Agent/Associate	License No.	Email	Phone
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FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Brett Boatner

Senior Associate | Retail Services

D: 817.512.2000 **C:** 903.573.4165

Brett.Boatner@OldhamGoodwin.com

Fort Worth

2245 N. Main Street | Fort Worth, Texas 76164

HOUSTON | SAN ANTONIO | WACO/TEMPLE | BRYAN



OLDHAMGOODWIN.COM