



LAND AVAILABLE

Prime QSR Pad - Across from Tom Thumb

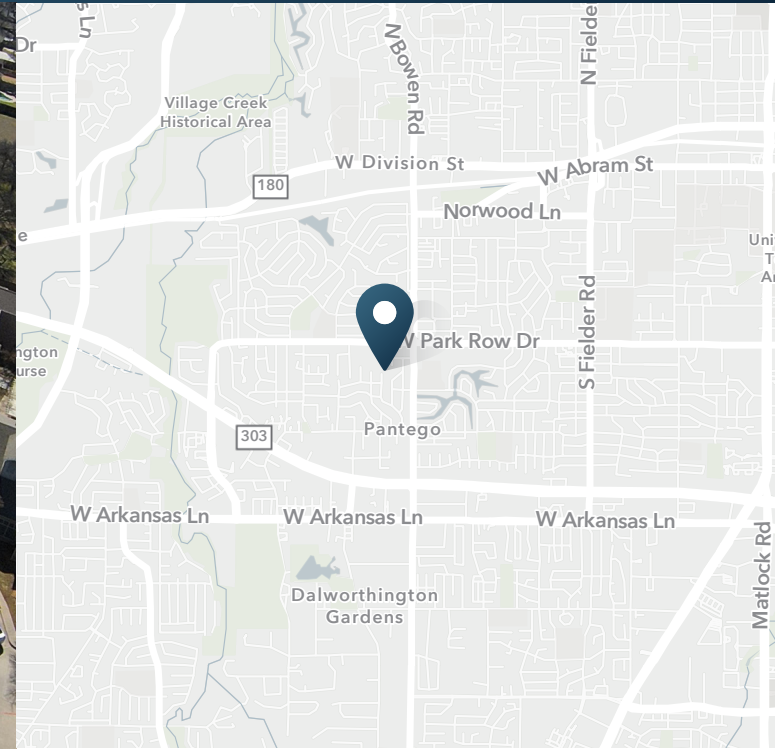
2600 W Park Row Dr | Pantego, TX 76013





# Prime QSR Pad - Across from Tom Thumb

2600 W Park Row Dr | Pantego, TX 76013



1.4± AC  
Available

C-2  
Zoning

Contact  
Broker  
Rate

## ABOUT THE PROPERTY

- Highly visible, fully accessible pad
- Strategically located across the street from strong Tom Thumb anchored grocery center
- [Watch Drone Video](#)

## TRAFFIC COUNTS

W Park Row Dr, W of Bowen Rd Intersection	11,845 AADT
S Bowen Rd, N of Park Row Dr Intersection	17,612 AADT
Year: 2023   Source: TxDOT	

## JOIN THESE RETAILERS

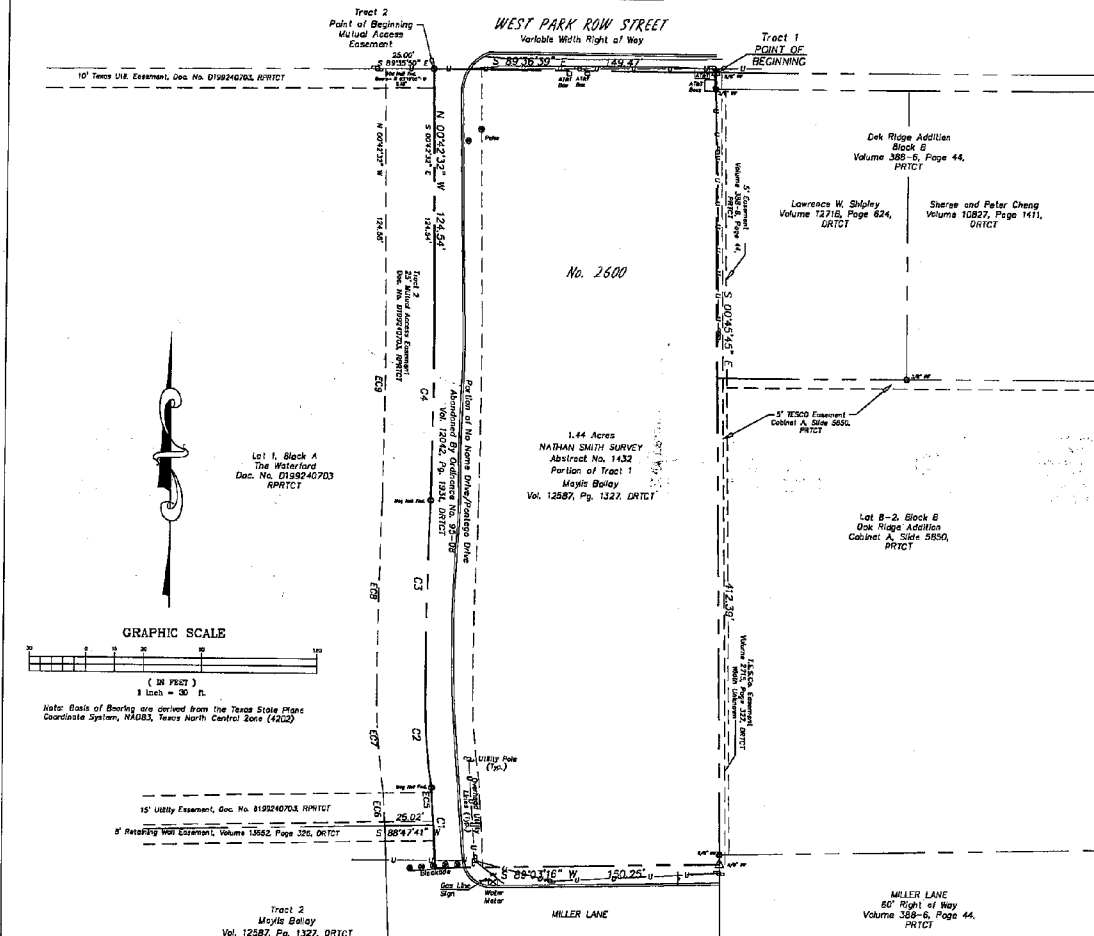


# Site Survey

2600 W Park Row Dr | Pantego, TX 76013



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	3599.98	41.83	20.81	41.83	N 03°07'49" W	00°39'45"
C2	326.39	50.10	25.10	50.05	N 04°19'29" W	08°47'41"
C3	2236.27	99.96	48.99	99.95	N 01°06'35" E	02°31'46"
C4	3555.00	98.92	48.96	99.92	N 00°31'52" E	01°36'38"



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
EC5	3599.98	18.48	9.24	18.48	N 03°18'22" W	00°19'36"
EC6	3524.98	17.37	8.68	17.37	N 03°19'19" W	00°19'42"
EC7	353.39	52.71	26.40	52.71	N 04°19'29" W	08°47'41"
EC8	2261.27	100.79	50.40	100.78	N 01°06'48" E	02°31'44"
EC9	3550.00	98.90	49.45	98.90	N 00°31'43" E	01°36'19"

## PROPERTY DESCRIPTION

**Tract 1**  
Being a tract of land situated in the Nathan Smith Survey, Abstract No. 1432, in the Town of Pantego, Tarrant County, Texas, and being a portion of that tract of land described as Tract 1, in a deed to Maylis Baley, recorded in Volume 12887, Page 1327, Deed Records, Tarrant County, Texas, and being more particularly described by miles and bounds as follows:

Beginning at a 5/8 inch iron rod found, said point being the Northeast corner of said Baley tract, and the Northwest corner of Block 8, Oak Ridge Addition, according to the Plat recorded in Volume 388-6, Page 44, Plat Records, Tarrant County, Texas, said point also being in the South right-of-way line of West Park Row Street, a Variable Width right-of-way.

Thence South 00 deg. 45 min. 45 sec. East, along the East line of said Baley tract and the West line of said Block 8, passing the Northwest corner of a tract of land described in a deed to Lawrence W. Shipley, recorded in Volume 12718, Page 624, ORTCT, continuing on passing the Southwest corner of said Shipley tract and the Northwest corner of Lot 8-2, Block 8, Oak Ridge Addition, according to the Plat recorded in Cabinet A, Slide 5850, ORTCT, continuing on passing the Southwest corner of said Lot 8-2 and the Northwest corner of Miller Lane, a 60 foot right-of-way according to the Plat recorded in Volume 388-6, Page 44, ORTCT, establishing at a distance of 412.39 feet to a 5/8 inch iron rod found for corner, said point being the most easterly Southeast corner of said Baley tract, and being in the West line of Miller Lane;

Thence South 89 deg. 03 min. 18 sec. West, along the most easterly South line of said Baley tract and the North line of said Miller Lane, a distance of 150.25 feet to a point for corner, said point being in a No Name Street abandoned by City of Ordinance No. 98-08, and recorded in Volume 12042, Page 1931, ORTCT, said point being the beginning of a curve to the left, said curve having a radius of 3559.98 feet;

Thence in a Northwesterly direction along said curve to the left, and along said abandoned No Name Street, passing the Southeast corner of Lot 1, Block A, The Waterford, according to the Plat recorded in Document No. 0199240703, Plat Records, Tarrant County, Texas, in all a distance of 412.39 feet to a May Nail Found, said point being the end of said curve to the left, and the beginning of a non-tangent curve to the right, said curve to the right having a radius of 326.27 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 41.83 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

Thence in a Northwesterly direction along said curve to the right, the East line of said Lot 1, and said abandoned No Name Street, a distance of 50.10 feet to a point for corner, said point being the end of said curve to the right and the beginning of a non-tangent compound curve to the right, said curve to the right having a radius of 3555.00 feet, said curve to the right having a chord bearing of North 03 deg. 07 min. 47 sec. West, and a chord length of 50.05 feet;

## PROPERTY DESCRIPTION

**Tract 2**  
Being a 25 foot wide Mutual Access Easement, being a portion of Lot 1, Block A, as shown on the plat of The Waterford, an addition to the town of Pantego, Tarrant County, according to the Plat recorded in Document No. 0199240703, Plat Records, Tarrant County, Texas, and being more particularly described by miles and bounds as follows:

Beginning of the Northeast corner of said Lot 1, said point being North 89 deg. 36 min. 39 sec. West, a distance of 148.47 feet from a 5/8 inch iron rod found at the Northeast corner of a tract of land described in a deed to Maylis Baley, recorded in Volume 12887, Page 1327, Deed Records, Tarrant County, Texas, said point being in the South line of West Park Row Street, a variable width right-of-way, and being in a No Name Street abandoned by City of Ordinance No. 81-08, and recorded in Volume 12042, Page 1931, Deed Records, Tarrant County, Texas, from said point a 600 not found bears South 89 deg. 19 min. 05 sec. West, a distance of 0.18 feet;

Thence along the East line of said Lot 1, and abandoned No Name Street, the following:

South 00 deg. 42 min. 32 sec. East, 124.54 to a point, said point being the beginning of a non-tangent curve to the right, said curve having a radius of 3555.00 feet;

Along said curve to the right a distance of 99.92 feet to a May Nail Found, said curve to the right having a chord bearing of South 00 deg. 21 min. 56 sec. West, and a chord length of 99.95 feet, said point being the beginning of a non-tangent curve to the left, said curve to the left having a radius of 2336.27 feet;

Along said curve to the left a distance of 99.92 feet to a point, said curve to the left having a chord bearing of South 01 deg. 06 min. 35 sec. West, and a chord length of 99.95 feet, said point being the beginning of a non-tangent curve to the right, said curve to the right having a radius of 326.27 feet;

Along said curve to the right a distance of 50.10 feet to a May Nail Found, said curve to the right having a chord bearing of South 08 deg. 19 min. 29 sec. East, and a chord length of 50.05 feet, said point being the beginning of a non-tangent compound curve to the right having a radius of 3559.98 feet;

Along said compound curve to the right a distance of 19.43 feet to a point at the Southeast corner of said Lot 1, said compound curve to the right having a chord bearing of South 03 deg. 18 min. 22 sec. East, and a chord length of 19.43 feet;

Thence South 88 deg. 47 min. 41 sec. West, along the South line of said Lot 1, a distance of 25.02 feet to a point, said point being the beginning of a non-tangent curve to the left, said curve to the left having a radius of 3574.98 feet;

Thence along the West line of said 25 foot wide Mutual Access Easement, 25 feet West of said parallel to the East line of said Lot 1 as follows:

Along said curve to the left a distance of 17.37 feet, to a point at the beginning of a compound curve to the left, said curve to the left having a radius of 351.39 feet;

Along said compound curve to the left a distance of 52.71 feet to a point, said curve having a chord bearing of North 01 deg. 00 min. 49 sec. East, and a chord length of 52.85 feet, said point being the beginning of a non-tangent curve to the right, said curve to the right having a radius of 3530.00 feet;

Along said curve to the right a distance of 100.79 feet to a point, said curve having a chord bearing of North 01 deg. 00 min. 49 sec. East, and a chord length of 100.78 feet, said point being the beginning of a non-tangent curve to the left, said curve to the left having a radius of 3530.00 feet;

Along said curve to the left a distance of 99.90 feet to a point, said curve having a chord bearing of North 00 deg. 31 min. 43 sec. East, and a chord length of 99.90 feet;

North 00 deg. 42 min. 32 sec. West, a distance of 124.54 feet to a point for corner in the North line of said Lot 1, and in the South right-of-way line of said West Park Row Street;

Thence North 89 deg. 36 min. 39 sec. East, along the North line of said Lot 1 and South right-of-way line of said West Park Row Street a distance of 25.00 feet to the Point of Beginning and containing 0.13 acre of land, more or less.

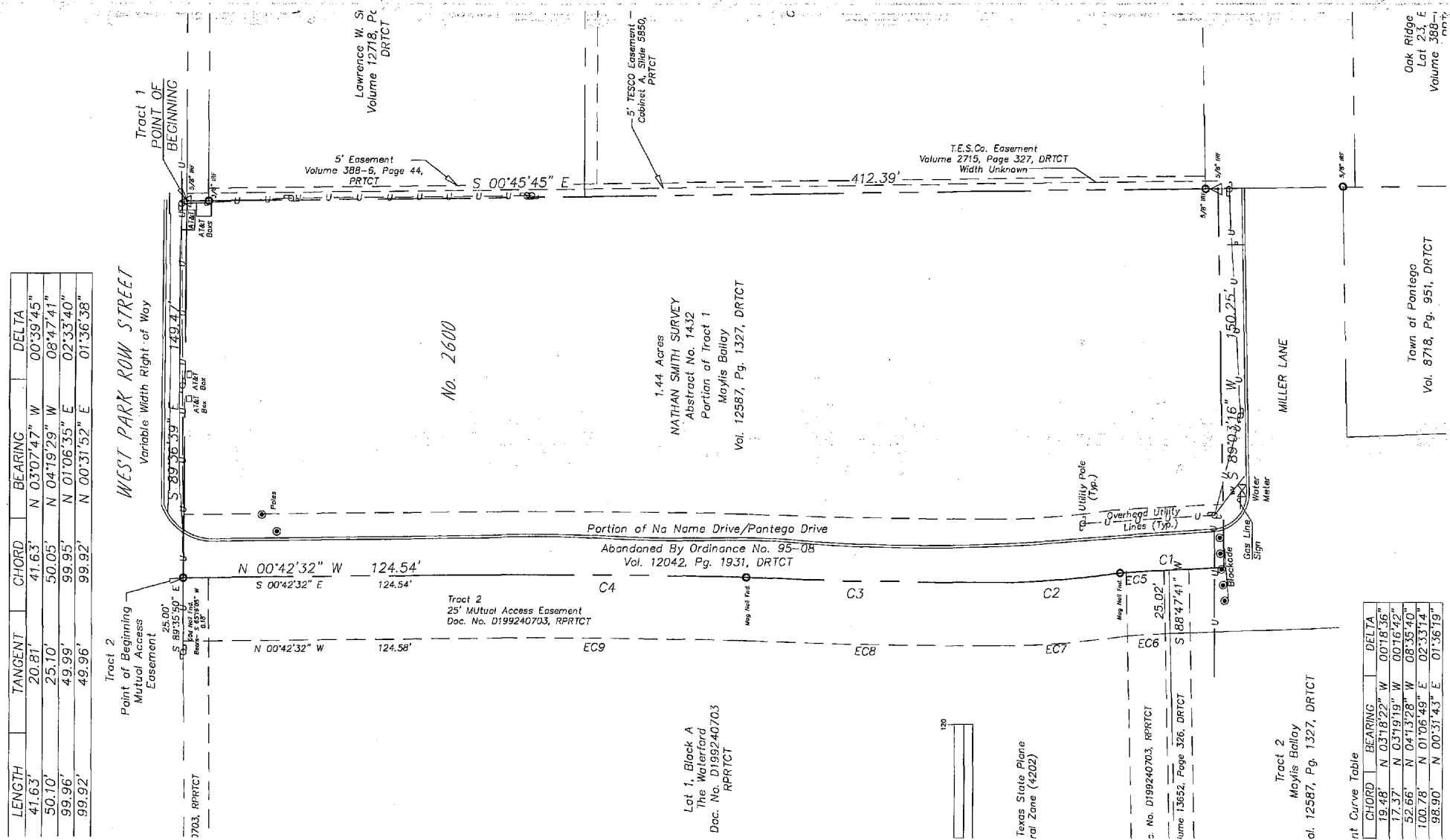


Michael J. M. and Associates, Inc.  
Surveyor No. 1387  
Date: 10/09/2022  
Job No. 3556



Richard C. Hall  
Professional Land Surveyor No. 1387  
Date: 10/09/2022  
Job No. 3556

**2600 W Park Row Dr | Pantego, TX 76013**





# Drone Photos

2600 W Park Row Dr | Pantego, TX 76013





# Visits by Day and Hour

2600 W Park Row Dr | Pantego, TX 76013



Timeframe Jul 1st – Dec 31st 2024	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
12:00:00 AM	0.02%	0.02%	0.01%	0.03%	0.02%	0.03%
1:00:00 AM	0.03%	0.02%	0.02%	0.03%	0.03%	0.03%
2:00:00 AM	0.03%	0.02%	0.02%	0.03%	0.02%	0.02%
3:00:00 AM	0.03%	0.03%	0.02%	0.03%	0.02%	0.01%
4:00:00 AM	0.08%	0.11%	0.07%	0.06%	0.08%	0.01%
5:00:00 AM	0.20%	0.21%	0.17%	0.14%	0.18%	0.03%
6:00:00 AM	0.36%	0.31%	0.36%	0.30%	0.31%	0.12%
7:00:00 AM	0.54%	0.54%	0.54%	0.56%	0.56%	0.28%
8:00:00 AM	0.95%	1.00%	1.02%	1.15%	1.17%	0.76%
9:00:00 AM	1.34%	1.39%	1.27%	1.44%	1.56%	1.49%
10:00:00 AM	1.68%	1.75%	1.61%	1.65%	1.89%	2.24%
11:00:00 AM	2.07%	2.07%	1.91%	1.95%	2.24%	2.64%
12:00:00 PM	2.28%	2.41%	2.33%	2.21%	2.55%	2.79%
1:00:00 PM	1.97%	2.27%	2.16%	1.91%	2.45%	2.78%
2:00:00 PM	1.83%	2.08%	1.88%	1.74%	2.20%	2.54%
3:00:00 PM	2.23%	2.43%	2.42%	2.13%	2.55%	2.29%
4:00:00 PM	2.53%	2.74%	2.64%	2.47%	2.71%	2.10%
5:00:00 PM	2.59%	2.78%	2.55%	2.82%	2.53%	2.04%
6:00:00 PM	2.64%	2.80%	2.66%	2.98%	2.59%	1.90%
7:00:00 PM	2.24%	2.31%	2.15%	2.51%	2.23%	1.64%
8:00:00 PM	1.54%	1.47%	1.53%	1.68%	1.62%	1.14%
9:00:00 PM	0.89%	0.87%	0.91%	1.06%	1.02%	0.81%
10:00:00 PM	0.41%	0.44%	0.48%	0.50%	0.52%	0.48%



Placer.ai

# Demographics

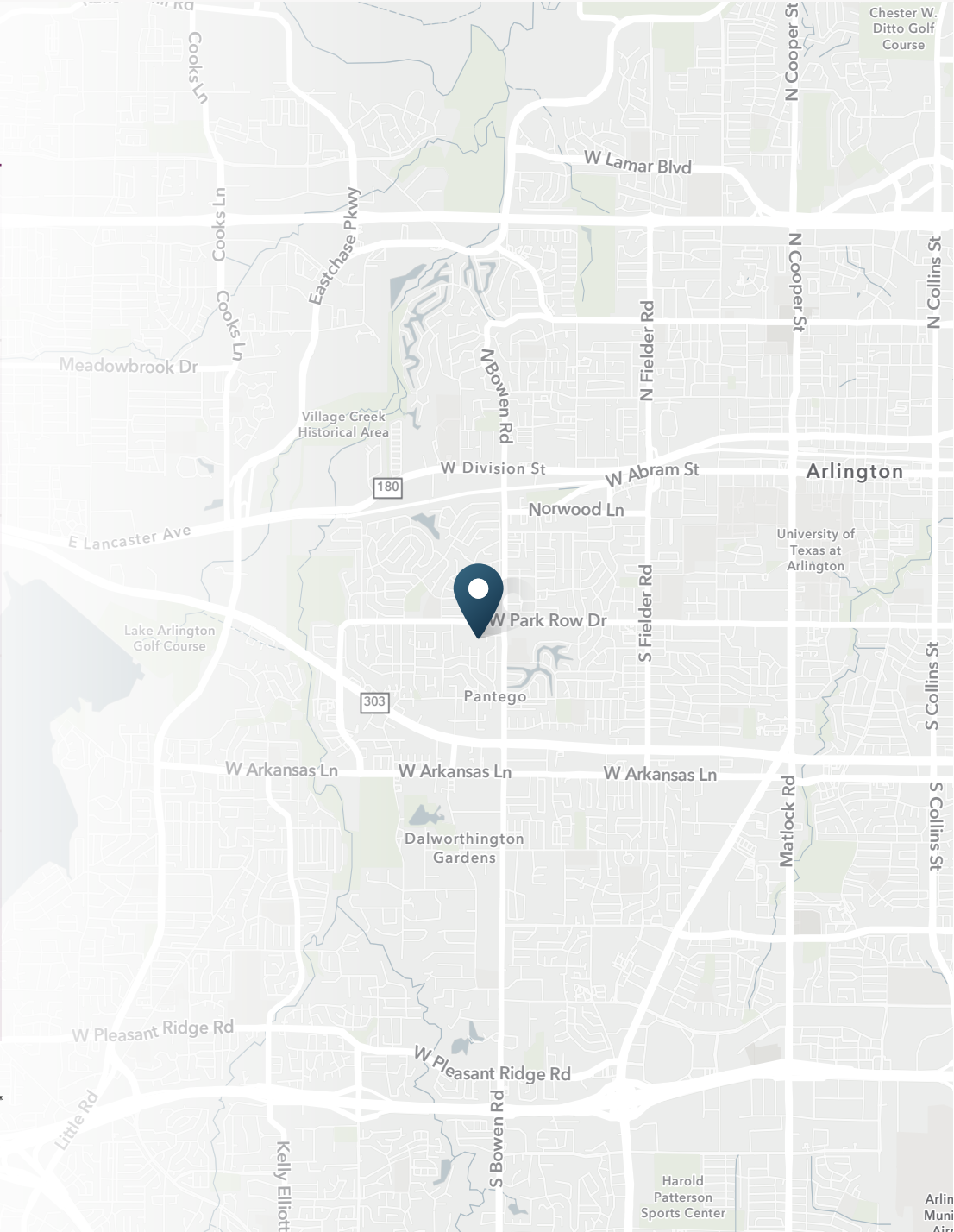
2600 W Park Row Dr | Pantego, TX 76013



## DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2024 Estimated Population	11,701	109,495	289,837
2029 Projected Population	11,396	108,509	289,621
Proj. Annual Growth 2024 to 2029	-0.53%	-0.18%	-0.01%
Daytime Population			
2024 Daytime Population	13,948	114,322	290,330
Workers	8,345	59,321	147,817
Residents	5,603	55,001	142,513
Income			
2024 Est. Average Household Income	\$106,722	\$94,895	\$92,924
2024 Est. Median Household Income	\$79,977	\$66,226	\$66,235
Households & Growth			
2024 Estimated Households	4,742	42,383	108,889
2029 Estimated Households	4,648	42,304	110,124
Proj. Annual Growth 2024 to 2029	-0.40%	-0.04%	0.23%
Race & Ethnicity			
2024 Est. White	68%	48%	40%
2024 Est. Black or African American	10%	20%	23%
2024 Est. Asian or Pacific Islander	2%	7%	6%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	19%	24%	30%
2024 Est. Hispanic (Any Race)	20%	26%	33%

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



# 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.

SRS Real Estate Partners-Southwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

**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 or 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.

Ryan Andrews Johnson		525292	ryan.johnson@srsre.com	214.560.3285
Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Daniel K. Poku		644631	daniel.poku@srsre.com	214.560.3294
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





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