

# 12401

South Freeway, Fort Worth,  
Tarrant County, Texas

## About this property

Be a part of a vibrant retail community serving the bustling South Ft. Worth/Burleson trade area, alongside renowned tenants like Starbucks, Cheddar's, Chipotle Spec's, and Aspen Dental.

Plus, enjoy the convenience of top brands already open, including Longhorn Steakhouse, Sleep Number, Black Bear Diner, and THR Breeze. Don't miss out on this prime location!



# SOUTHGATE COMMONS

**AVAILABLE**

13,890 SF | Can be subdivided

**RATES | NNN**

Call for pricing

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**214-462-3366**

# FOR LEASE

## TRAFFIC COUNTS (2023)

Street Name	Count
I-35W	133,037
Crowley Plover Rd	32,150
E Rendon Crowley Rd	24,400

Source: TxDOT

## DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
2023 Daytime Population	9,803	102,926	284,127
Workers	6,381	43,079	124,756
Residents	3,422	59,847	159,371

## 2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,798	58,966	167,792
Daytime Population	11,039	55,311	138,111
Average HH Income	\$100,296	\$104,922	\$105,467
Households	2,851	20,544	56,008

## PROPERTY INFORMATION

### • Prime Accessibility

Strategically located with direct access to Interstate 35W and E. Rendon-Crowley Road, this property offers exceptional visibility and effortless customer access. High daily traffic volumes and seamless entry points make it an ideal destination for retailers and service providers looking to capture both local and commuter traffic.

### • Strong Co-Tenancy Mix

Surround yourself with a diverse and high-performing mix of national brands that draw consistent foot traffic and reinforce customer confidence. Current tenants include:

#### - Food & Beverage Anchors:

Starbucks, Cheddar's Scratch Kitchen, LongHorn Steakhouse, Five Guys, Chick-fil-A, Jersey Mike's, Black Bear Diner

#### - Essential Services:

Sport Clips, Aspen Dental, Specs Wines, Spirits & Finer Foods

#### - Wellness & Financial Services:

Club Pilates, The Joint Chiropractic, Sleep Number, Navy Federal Credit Union

### • Airport Advantage

Located just minutes from Fort Worth Spinks Airport, the site is ideally positioned to serve both local customers and out-of-town travelers, making it a strategic choice for national retailers, QSR brands, and medical/professional service providers.

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## • Retail Synergy & Growth Potential

This location benefits from a robust mix of shopping, dining, and daily-use services, which naturally encourages longer customer dwell times and repeat visits. The presence of future developments (Bojangles, Swig, and others) and nearby anchor tenants across I-35W Academy, Best Buy, ULTA, TJ Maxx) further amplify its long-term potential.

## IDEAL FOR:

- Restaurants & Cafés
- Health & Wellness Studios
- Financial Services & Credit Unions
- Medical & Dental Practices
- Boutique Retail or Convenience Concepts
- National Franchise Expansions

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## Southgate Commons

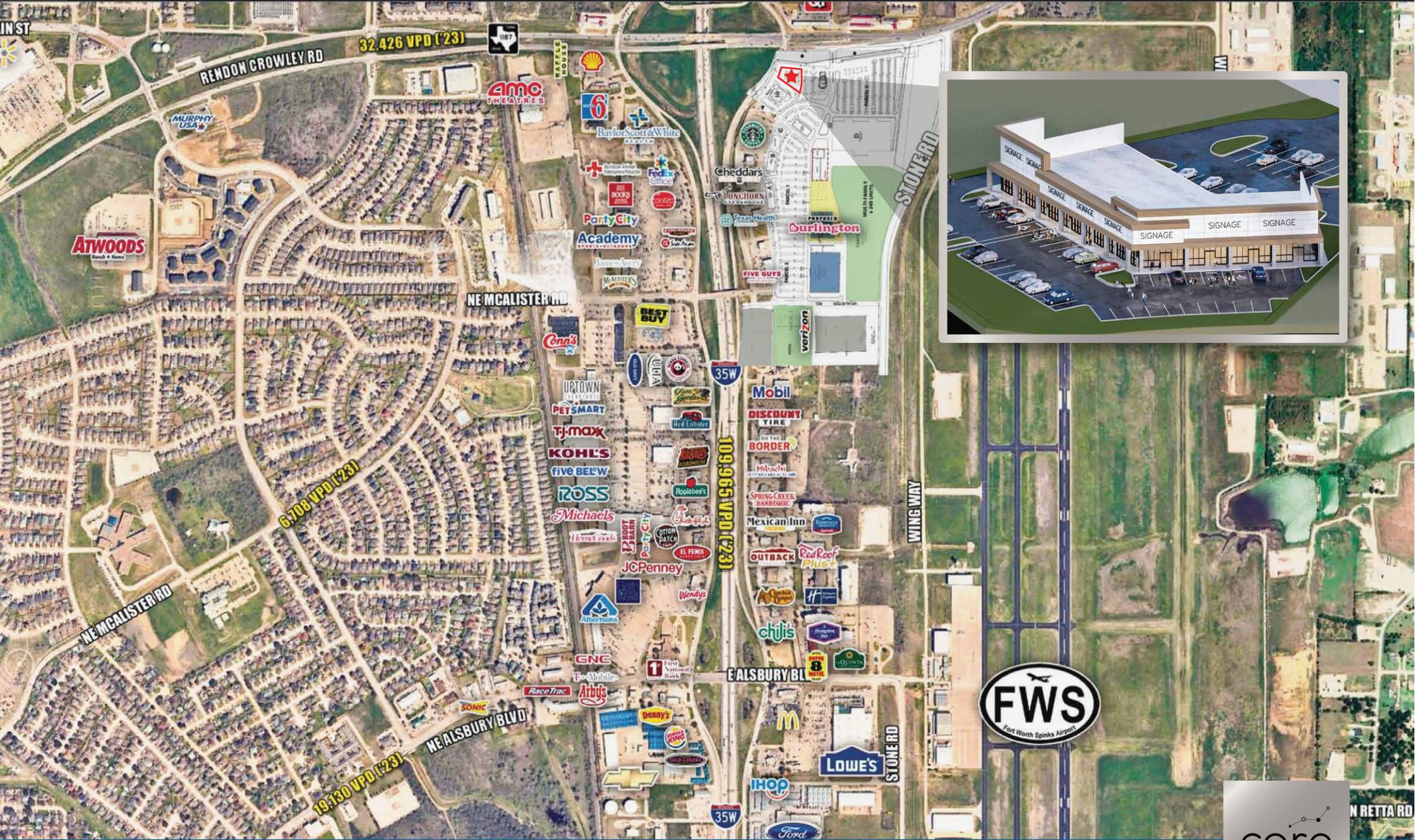
13,890 SQFT Retail Space  
For Lease

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## CONTACT US

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# 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.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	