



BONDS RANCH MARKETPLACE

NEC HWY 287 & E BONDS RANCH ROAD, FORT WORTH, TX 76131

Features

Retail development anchored by Kroger with fuel center at the northeast corner of Hwy 287 & E Bonds Ranch Road in the Fort Worth market.

- Up to 33,456 SF of retail available
- Pads available

FOR LEASE

TOTAL SF: 39,240
 AVAILABLE SF: 20,869
 MIN CONTIGUOUS SF: 2,000
 MAX CONTIGUOUS SF: 6,536
 CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
Hwy 287	67,504 VPD	TOTAL POPULATION		8,600	63,452	202,673
Bonds Ranch Road	12,364 VPD	TOTAL HOUSEHOLDS		2,725	20,677	65,583
		AVERAGE HOUSEHOLD INCOME		\$131,782	\$131,580	\$128,576
		5 YEAR POPULATION GROWTH		26.6%	17.1%	18.2%

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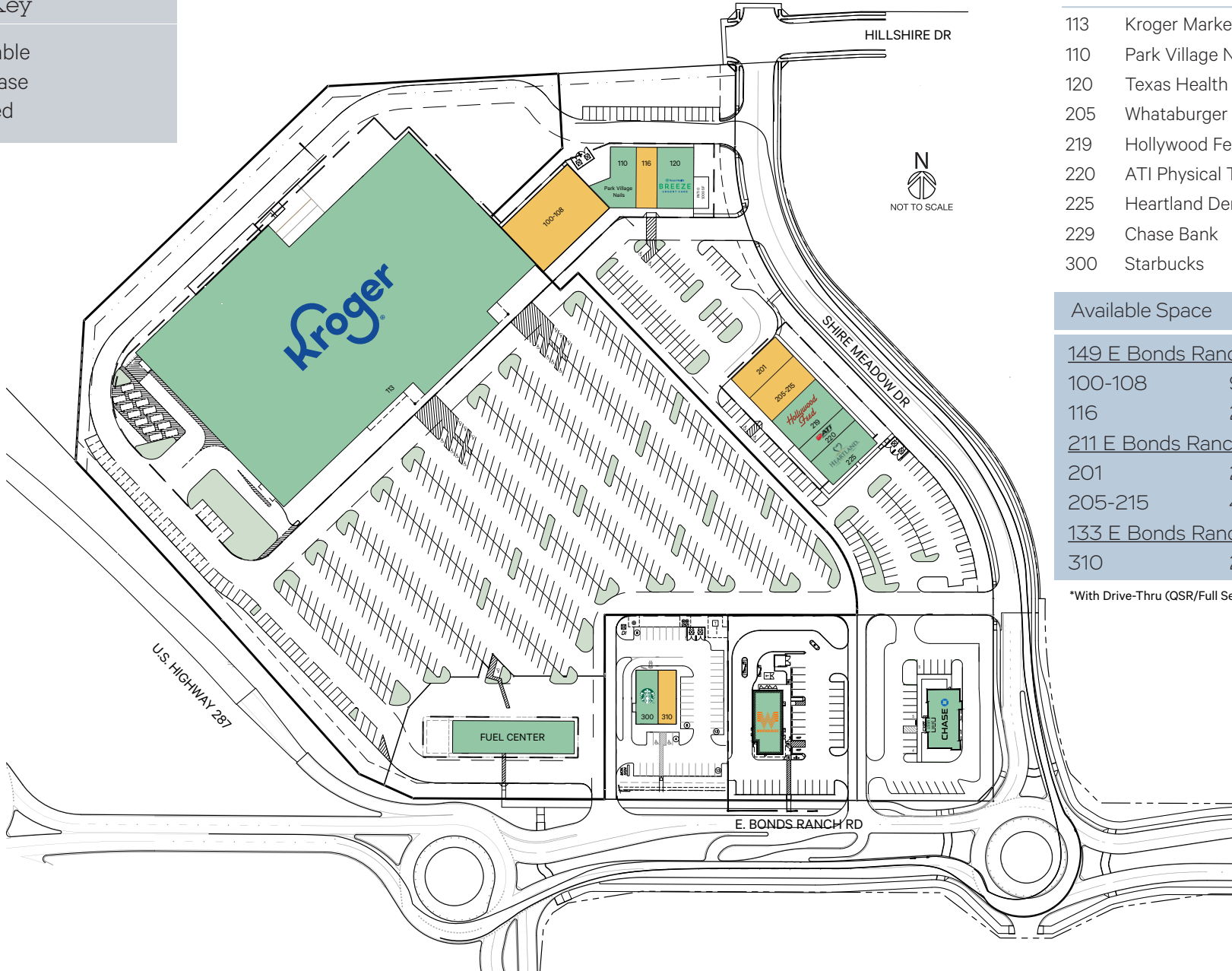
Area Retailers & Businesses



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Key

- Available
- At Lease
- Leased



Current Tenants

113	Kroger Marketplace	122,000 sf
110	Park Village Nails	3,977 sf
120	Texas Health Breeze	3,200 sf
205	Whataburger	Lot 4
219	Hollywood Feed	4,500 sf
220	ATI Physical Therapy	2,046 sf
225	Heartland Dental	3,800 sf
229	Chase Bank	Lot 3
300	Starbucks	2,200 sf

Available Space

<u>149 E Bonds Ranch Road</u>	
100-108	9,421 sf
116	2,081 sf
<u>211 E Bonds Ranch Road</u>	
201	2,700 sf*
205-215	4,667 sf
<u>133 E Bonds Ranch Road</u>	
310	2,000 sf

*With Drive-Thru (QSR/Full Service)



Bridgeview
358 occupied
601 planned
SF-homes

287
81

**Highland
Meadows Add**
297 planned
SF-homes

FORT WORTH
NORTH SERVICE CENTER

Hillshire Dr

Blue Mound Rd

Dorado Ranch
810 SF-homes

Kroger

SITE

W Bonds Ranch Rd

E Bonds Ranch Rd

21,729 vpd

12,364 vpd

67,504 vpd

QT
QuikTrip

PROPOSED
H-E-B

Club
CARRINGTON

Public Storage

**Hawthorne
Meadows**
579 SF-homes

ILTEXAS
KELLER-SAGINAW
HIGH SCHOOL

Fossil Springs Dr

Trails of Fossil Creek
675 occupied
1,028 planned
SF-homes

Berkshire E.S.
604 students

Berkshire Lake Blvd

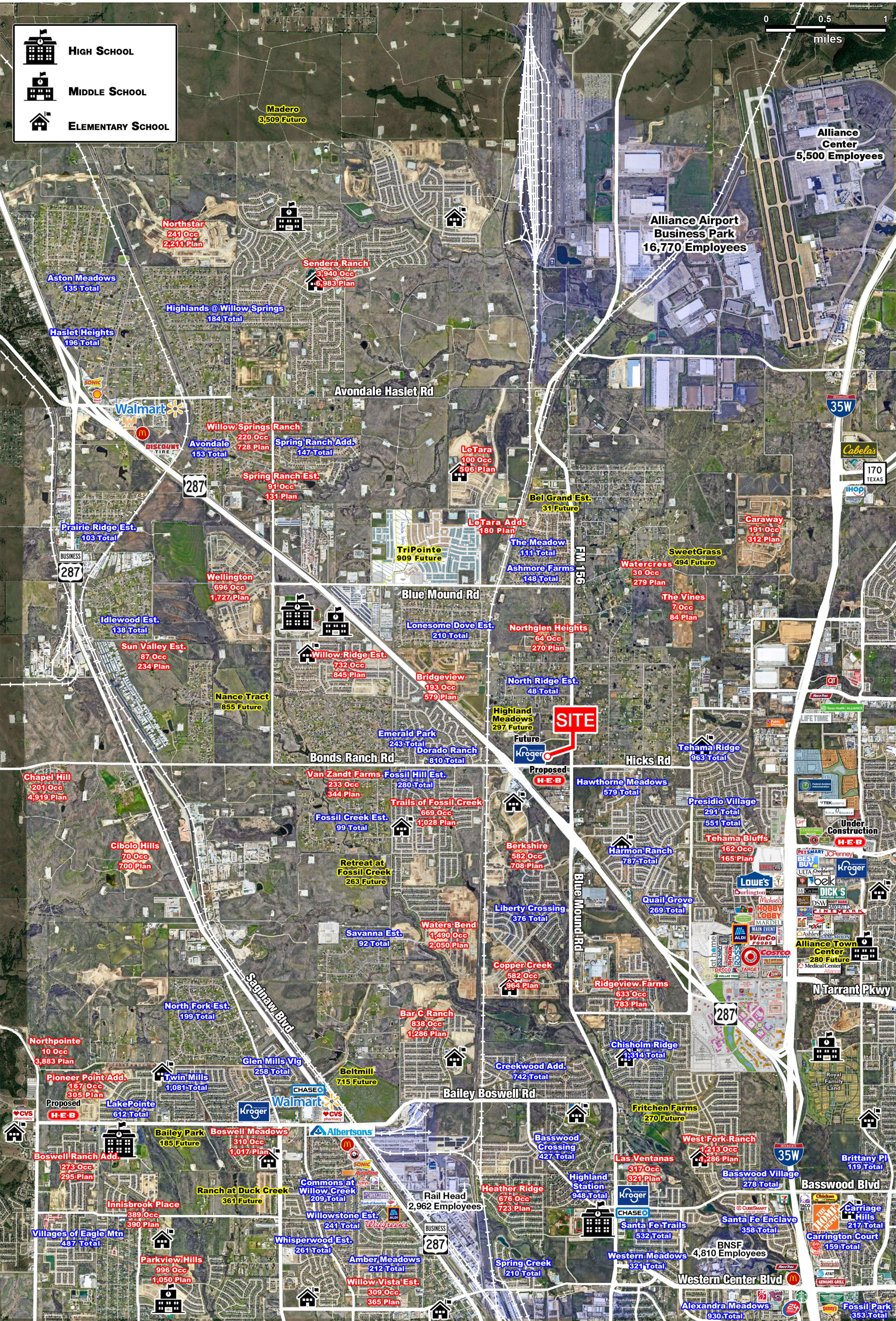
Berkshire
630 occupied
708 planned
SF-homes

287
81

0 0.15 0.3 Miles



HIGH SCHOOL
MIDDLE SCHOOL
ELEMENTARY SCHOOL



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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 on 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.

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Date

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