

FOR LEASE | 1,625 SF AVAILABLE

5309 MCPHERSON BLVD - FORT WORTH, TX 76123



COME JOIN:



ANCHORS AT THE SHOPS:

- » Studio Movie Grill
- » Ulta
- » Old Navy
- » Ross
- » Marshalls
- » Five Below
- » Famous Footwear
- » Pet Supplies Plus
- » James Avery

PROPERTY HIGHLIGHTS:

- » Last Spot Left (Former Tiff's Treats) – Inline
- » 2nd Gen Space (Former Tiff's Treats)
- » Class A Finish Out
- » No Vent-a-Hood
- » 12' x 25' Walk In Freezer
- » Floor Plan Available (As-Built Plans)



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
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(817)991-5072
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OPENED IN 2024!
(WITHIN ½ MILE OF SUBJECT PROPERTY)



UNDER CONSTRUCTION COMING SOON!
OPENING 2025
(WITHIN ½ MILE OF SUBJECT PROPERTY)



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SURROUNDING TENANTS



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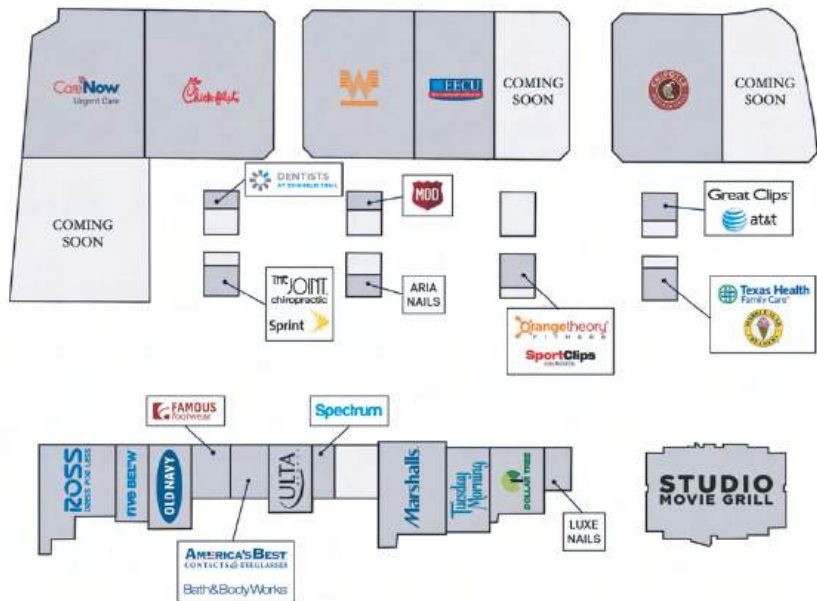
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CHISHOLM TRAIL RANCH

FTW-TX

The Shops @ Chisholm Trail Ranch is a 35-acre regional retail, entertainment, and dining destination project located at the southeast corner of Chisholm Trail Parkway and McPherson Blvd in Ft. Worth. At 215,000sf the project includes 130,000sf of premium junior anchor retail, a 40,000sf movie theater, 44,000sf of fast casual restaurants & convenience retail, and 8 outparcels.



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ADDITIONAL PHOTOS



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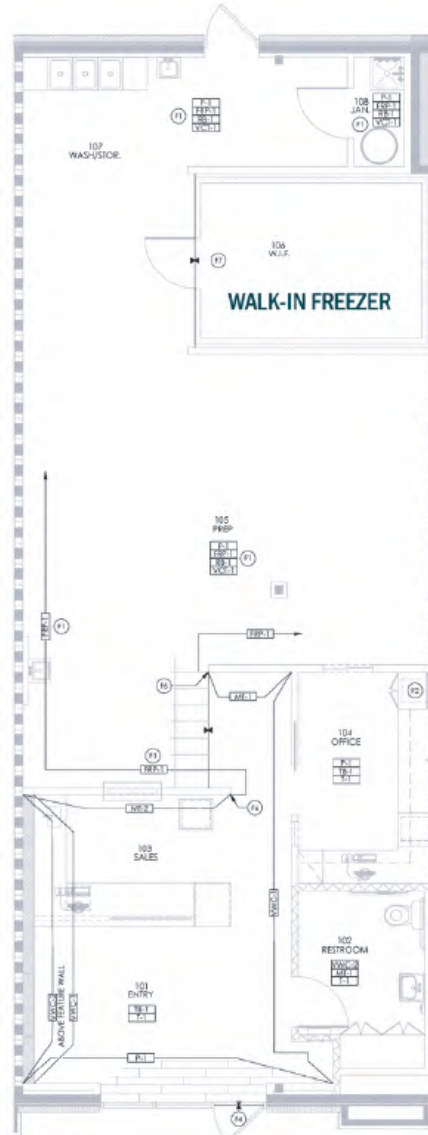


INTERIOR PHOTOS



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CLEARFORK

EDWARDS RANCH | EST 1848

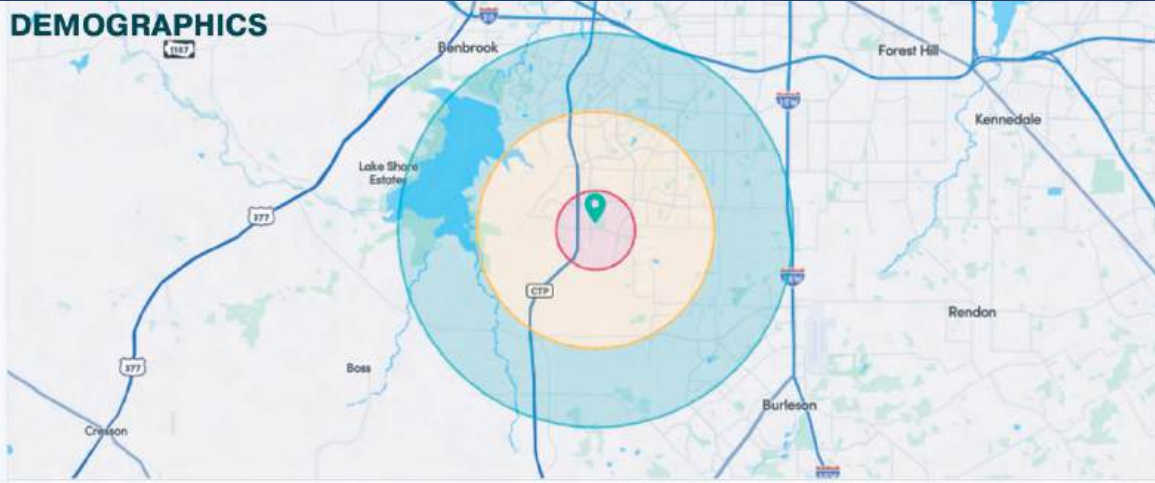


Clearfork is a master-planned, mixed-use development spanning 270 acres in Fort Worth. It features a variety of residential options, extensive riverfront access, and a mix of retail, dining, entertainment, office, and green spaces. The southern end offers a casual, outdoor health and recreational area along the Trinity River, connected to hike-and-bike trails. The northern end provides a sophisticated environment with luxury living, dining, retail, entertainment, and office spaces, easily accessible via the Chisholm Trail Parkway.

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DEMOGRAPHICS



Distance Radius Rings: Mile Radius Mile Radius Mile Radius

1 Mile

3 Miles

5 Miles

Trade Area Size

Square Miles

3.1

28.3

78.5

Demographic & Consumer Spend Overview

	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Population	7,217	8,300	62,117	66,520	163,835	172,434
Workday Population	5,433	--	39,468	--	126,915	--
Total Households	2,329	2,695	20,940	22,437	57,682	60,526
Avg. Household Income	\$131.6k	\$142k	\$107.5k	\$116.1k	\$100.2k	\$108.1k
Total Consumer Spend	\$363.8k	\$426.7k	\$303m	\$330.8m	\$1.3b	\$1.5b



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DEMOGRAPHICS



Distance Radius Rings: 1 Mile Radius 3 Mile Radius 5 Mile Radius

1 Mile 3 Miles 5 Miles

Consumer Spending

		Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Retail	2022	\$265k	\$293k	\$218m	\$236m	\$983m	\$1b
Food	2022	\$47k	\$52k	\$38m	\$41m	\$169m	\$182m
Alcohol	2022	\$3k	\$4k	\$2m	\$3m	\$12m	\$13m
Housing	2022	\$118k	\$132k	\$96m	\$105m	\$438m	\$477m
Apparel	2022	\$11k	\$13k	\$9m	\$10m	\$41m	\$45m
Transportation	2022	\$68k	\$75k	\$57m	\$62m	\$247m	\$269m
Health	2022	\$30k	\$32k	\$25m	\$27m	\$106m	\$114m
Entertainment	2022	\$18k	\$19k	\$14m	\$15m	\$60m	\$65m
Personal Care	2022	\$5k	\$5k	\$4m	\$4m	\$18m	\$20m



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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702535	jake@waypoint-red.com	Phone
Designated Broker of Firm	License No.		
Derek Anthony	0677154	derek@waypoint-red.com	8179915072
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