

3400

TX 114, Fort Worth, TX 76177



BEECHWOOD SHOPPING CENTER

AVAILABLE

13,200 SF | Can be subdivided

RATES | NNN

Please call for rates

Linh Luong

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| Tony Phan

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214-462-3366

FOR LEASE

BEECHWOOD SHOPPING CENTER

SIGNGAGE

SIGNGA

Traffic Counts (2022)

Street Name	Count
I-35W	62,814 vpd
Hwy 114	44,311 vpd

Source(s): CoStar

2021 Demographic Summary

	15-Minute Drive Time	3-Mile Radius	Trade Area
Total Population	214,523	19,020	154,348
Daytime Population	219,174	18,430	140,714
Average HH Income	\$137,888	\$112,785	\$141,824
Median Age	34.8	33.5	37.1

Property Information

- . Nearby operating businesses include Buc-ee's, Tanger Outlets, Chick-fil-A, Whataburger, Newk's, Starbucks, Buffalo Wild Wings, Olive Garden, In-N-Out Burger, and many more.
- . There are currently about 750 apartments built or under construction in the project with the potential to build around 600 more apartments.
- . Approximately 1,500 apartments are under construction within a 3-mile radius.
- . It is located on the frontage, in front of the entrance to the Marriott Conference and Golf Club with 284 rooms.
- . There are plans to install traffic signals on SH 114 in the future.
- . Buc-ee's at the project generates approximately 7,000 daily car passes.
- . It is located across from the Texas Motor Speedway.

Market Information

- . Central hub of development along both the northern I-35W and SH 114 corridors.
- . Nearby trade area market encompasses Tarrant, Denton, and Wise counties.
- . Surrounding area primarily consists of educated young families with an average household income of \$137,888 within a 15-minute drive.
- . Daytime population amounts to 219,174 within a 15-minute drive.
- . North Fort Worth and Denton counties are ranked as the #1 and #2 housing markets in the Dallas-Fort Worth region according to MetroStudy reports.

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15 Minute Drive Time

Daytime Pop	219,174
Population	214,523
Pop 2026 EST	249,820
Avg HH Income	\$137,888
Median HH Income	\$106,052
Pop Growth 2010-2021	3.95%
Pop Growth 2021-2026	3.09%

3 Miles

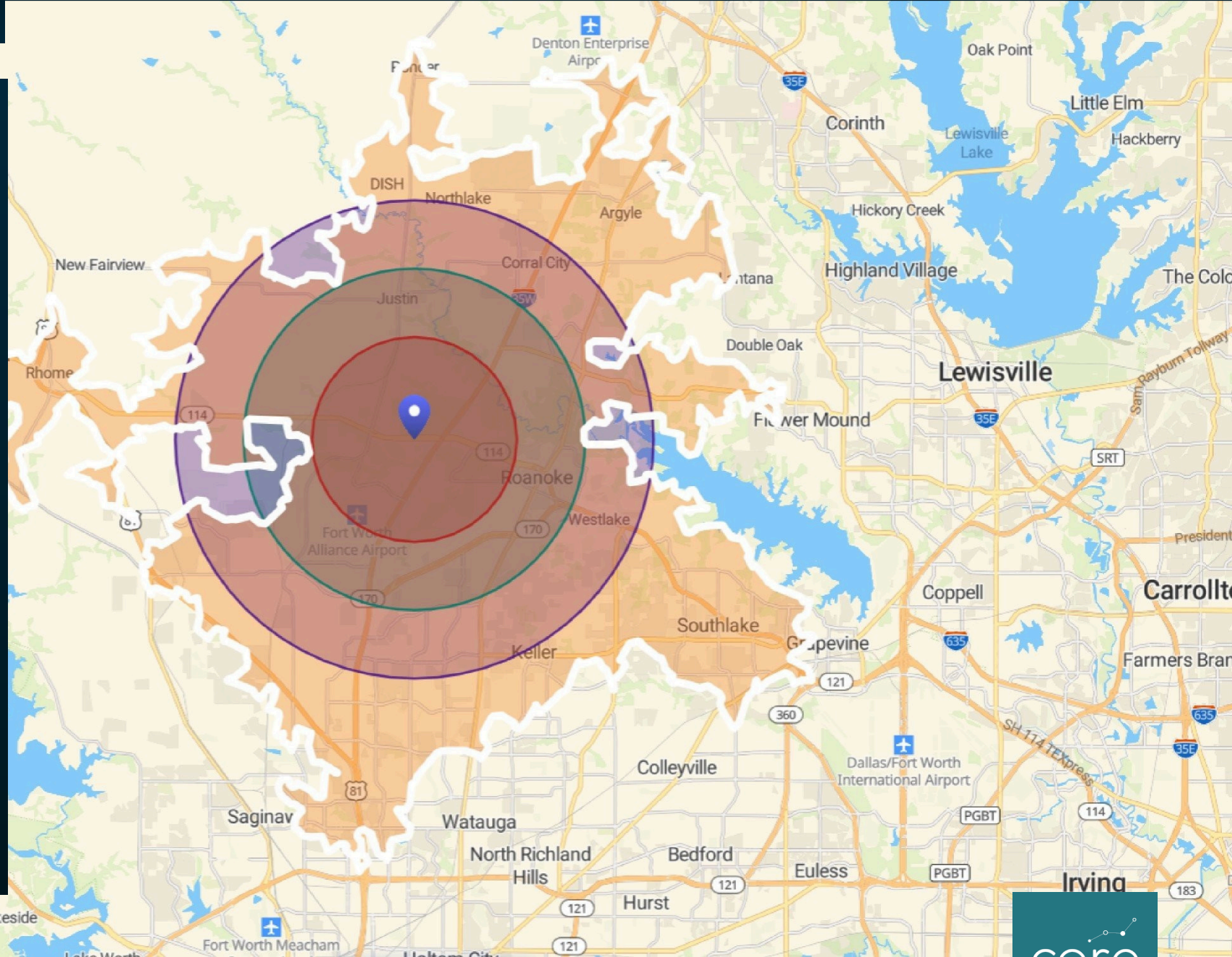
Daytime Pop	19,020
Population	18,430
Pop 2026 EST	21,590
Avg HH Income	\$112,785
Median HH Income	\$101,381
Pop Growth 2010-2021	5.57%
Pop Growth 2021-2026	2.57%

5 Miles

Daytime Pop	68,574
Population	64,768
Pop 2026 EST	78,699
Avg HH Income	\$131,165
Median HH Income	\$106,695
Pop Growth 2010-2021	5.00%
Pop Growth 2021-2026	2.79%

7 Miles

Daytime Pop	136,731
Population	129,831
Pop 2026 EST	164,049
Avg HH Income	\$136,710
Median HH Income	\$106,970
Pop Growth 2010-2021	4.19%
Pop Growth 2021-2026	3.71%



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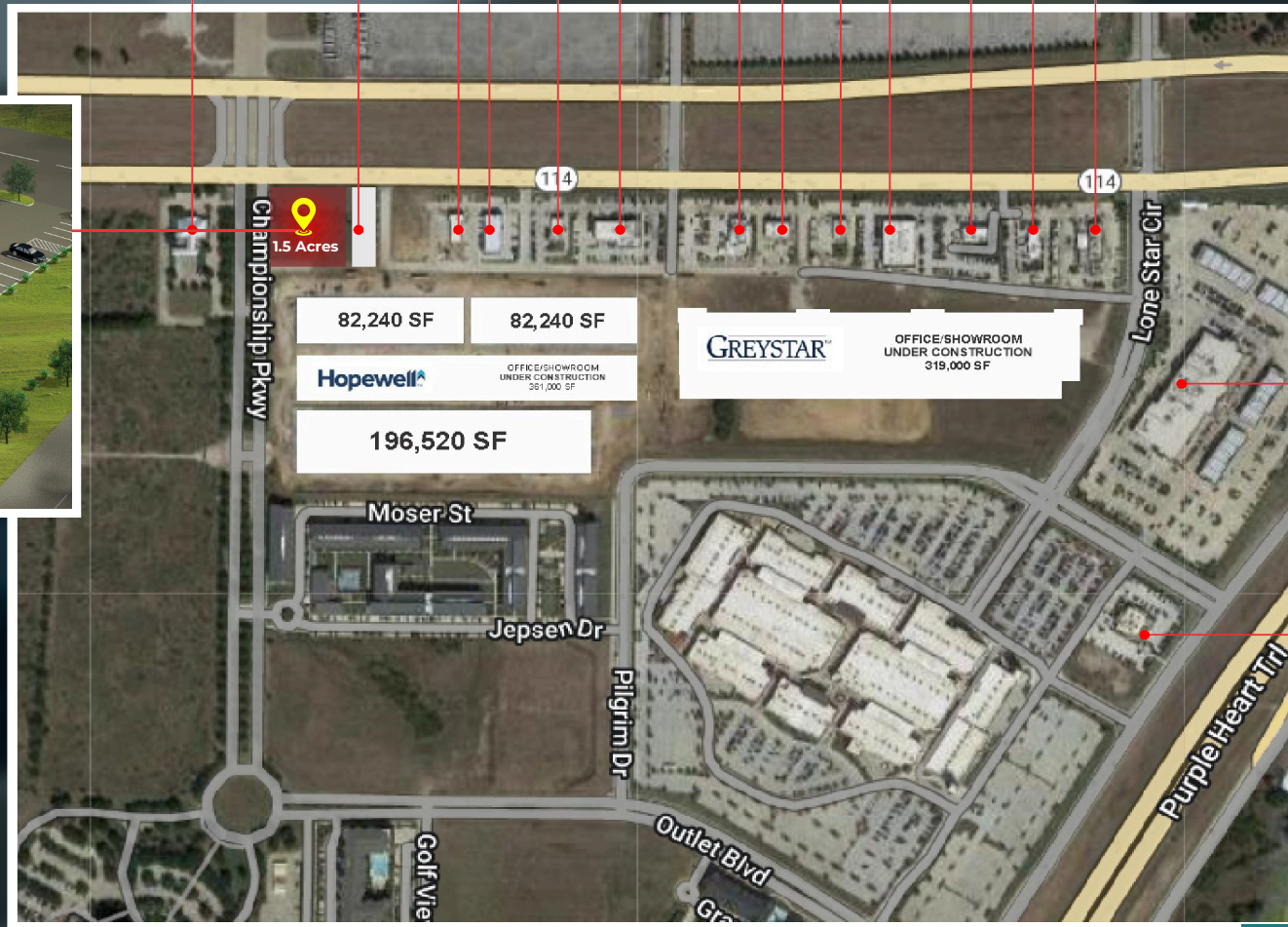
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Beechwood Business Park

13,200 SQFT Retail Space For Lease



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BEECHWOOD SHOPPING CENTER

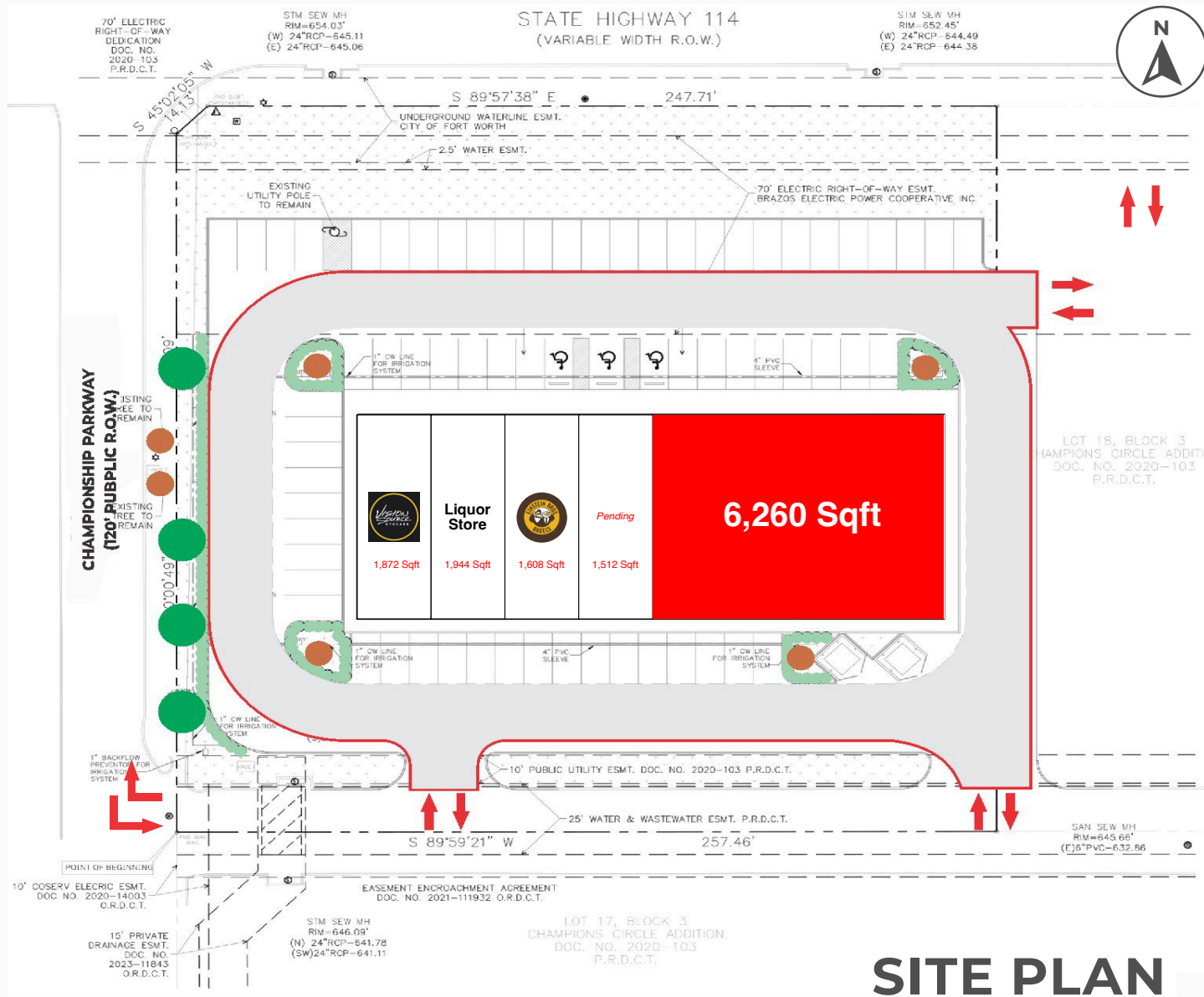
Shopping Center Distances

- . Alliance & Presidio Junction
12 Minute Drive (9.5 driving miles)
- . Southlake Town Square
15 Minute Drive (11.1 driving miles)
- . N Tarrant & Precinct Line
22 Minute Drive (12.3 driving miles)
- . N Tarrant & Hwy 377
19 Minute Drive (13.5 driving miles)
- . Cross Timbers
21 Minute Drive (15.1 driving miles)
- . Golden Triangle Mall
20 Minute Drive (18.7 driving miles)



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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	