



139,986 AADT '23

12,647 AADT '23

26,955 AADT '23



60,000 SF
PROPOSED
RETAIL

Marshalls

Spectrum

DOLLAR TREE

HARBOR FREIGHT

BIG LOTS

SALLY BEAUTY

MICHELLE SMILES

FAMOUS



target

ROSS
DRESS FOR LESS

AMC
THEATRES

NO FRILLS DRILL
L.S. SUPPLY

SPECS

ALDI

Great Clips

MINI GOURMET

ATI
HER BLOCK
Schlotzsky's

Wendy's

HIBBETT SPORTS

AT&T



EXXON
ELEVEN

HOP

Petsense
Cicis

CareNow
Urgent Care

FOR LEASE

60,000± SF Leasing Opportunity, New Construction

1600 Eastchase Parkway | Fort Worth, TX 76120



60,000± SF Leasing Opportunity, New Construction

1600 Eastchase Parkway | Fort Worth, TX 76120



Proposed
60,000± SF Retail
Available

Contact Leasing
Broker
Rate

ABOUT THE PROPERTY

- Up to 60,000± SF leasable retail coming Late Summer 2025.
- The Property is strategically positioned along Interstate 30, one of the largest east-west thoroughfares in DFW, providing excellent visibility to nearly 150,000 VPD and unmatched access to the entire DFW Metroplex.
- Eastchase Market is located in Fort Worth, Texas, the 13 largest city in the United States with a population of nearly 1 million per the 2022 US Census.

JOIN THESE RETAILERS



East Fort Worth Trade Area

Fort Worth, TX



SITE

Eastchase Market

- TARGET
- ALDI
- AMC THEATRES
- SPEC'S
- DOLLAR TREE
- FAMOUS footwear
- MARSHALLS
- ROSS DRESS FOR LESS
- BIG LOTS
- HIBBETT SPORTS

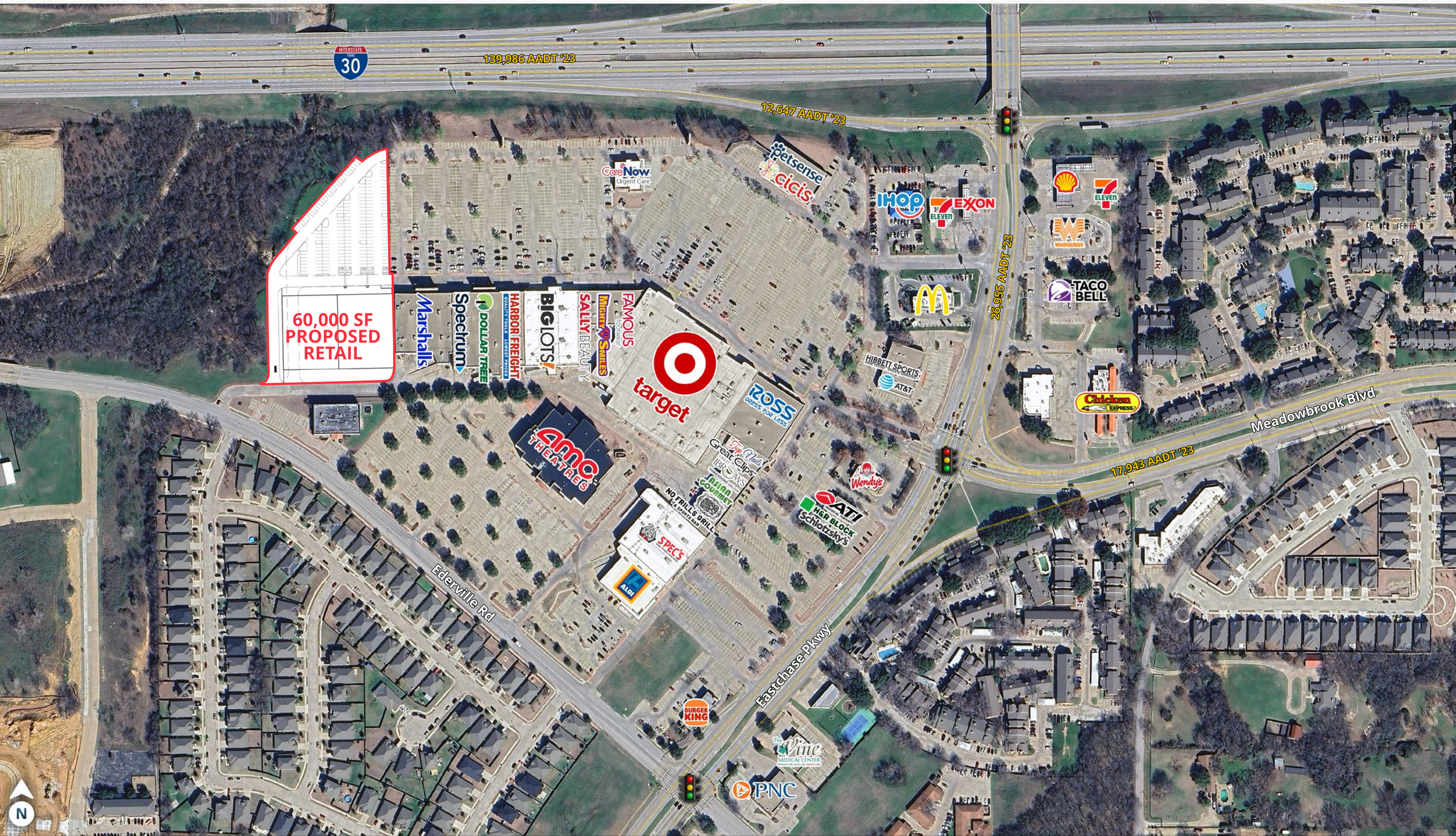
Lincoln Square

- ROSS DRESS FOR LESS
- ULTA
- Michaels
- PETSMART
- Burlington
- AT&T STADIUM
- PLACE
- STUDIO MOVIE GRILL
- RACK ROOM SHOES

UTA
THE UNIVERSITY OF TEXAS
AT ARLINGTON

Eastchase Market

Fort Worth, TX



60,000 SF
PROPOSED
RETAIL

INTERSTATE
30

139,986 AADT '23

12,647 AADT '23

26,955 AADT '23

17,943 AADT '23

Meadowbrook Blvd

Ederville Rd

Eastchase Pkwy



Site Plan

1600 Eastchase Pkwy | Fort Worth, TX 76120



Suite 100	VACANT
Suite 200	Top Nails
Suite 400	VACANT
Suite 500	Great Clips
Suite 600	VACANT
Suite 700	Artisan Gourmet
Suite 1550	VACANT
Suite 900	Artisan Vapor
Suite F1000	VACANT
Suite 1200	No Frills Grill

TENANT	SUITE	SF
VACANT	100	1,818
Marshalls	110	25,950
Spectrum	115	4,000
VACANT	115A	4,499
Dollar Tree	120	10,060
Harbor Freight Tools	125	18,670
Big Lots	130	29,783
Sally Beauty Supply	140	1,712
VACANT	142	1,500
Mighty Smiles	144	2,454
Famous Footwear	146	6,427
Ross Dress for Less	160	27,102
Spec's Wine	192	30,080
Top Nails	200	2,240
Petsense	200	10,025
Cici's Pizza	205	4,000
EastChase Eye Experts	230	3,008
Hibbett Sporting Goods	232	6,172
AT&T	236	2,790
ATI Physical Therapy	250	2,000
H&R Block	252	1,650
Schlotsky's Deli	254	2,200
VACANT	300	10,000
AMC Theatres	310	39,130
VACANT	400	1,493
Great Clips	500	1,119
VACANT	600	1,120
Artisan Gourmet	700	1,866
Artisan Vapor	900	1,120
VACANT	F1000	1,120
No Frills Grill	1200	5,456
VACANT	1550	1,120

DEMOGRAPHIC HIGHLIGHTS

Population

	1 mile	3 miles	5 miles
2024 Estimated Population	11,057	77,324	251,423
2029 Projected Population	10,953	76,946	249,750
Proj. Annual Growth 2024 to 2029	-0.19%	-0.10%	-0.13%

Daytime Population

	1 mile	3 miles	5 miles
2024 Daytime Population	8,424	63,161	238,091
Workers	3,550	25,739	115,337
Residents	4,874	37,422	122,754

Income

	1 mile	3 miles	5 miles
2024 Est. Average Household Income	\$102,723	\$104,239	\$89,958
2024 Est. Median Household Income	\$69,786	\$75,657	\$61,614

Households & Growth

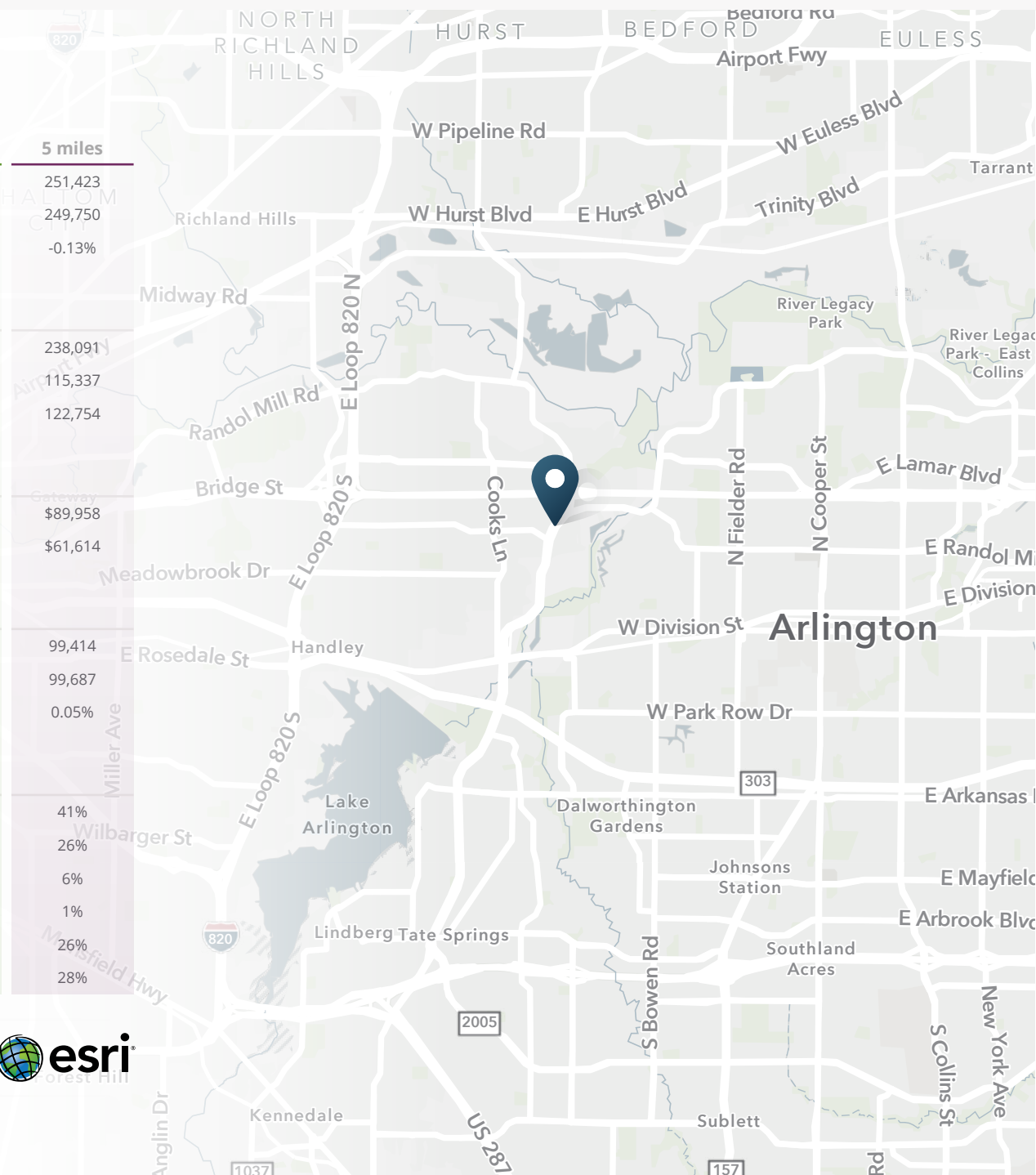
	1 mile	3 miles	5 miles
2024 Estimated Households	4,942	30,406	99,414
2029 Estimated Households	4,923	30,523	99,687
Proj. Annual Growth 2024 to 2029	-0.08%	0.08%	0.05%

Race & Ethnicity

	1 mile	3 miles	5 miles
2024 Est. White	30%	41%	41%
2024 Est. Black or African American	45%	30%	26%
2024 Est. Asian or Pacific Islander	7%	5%	6%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	18%	23%	26%
2024 Est. Hispanic (Any Race)	19%	24%	28%

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

SOURCE esri



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.

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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