

NORTH TARRANT MARKETPLACE

2,450 SF 2nd Generation Restaurant
Available for Lease in Kroger-Anchored Center

SWC of North Tarrant Parkway and Precinct Line Road
North Richland Hills, Texas



ACROSS FROM



Walmart



 NewQuest

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Project Highlights



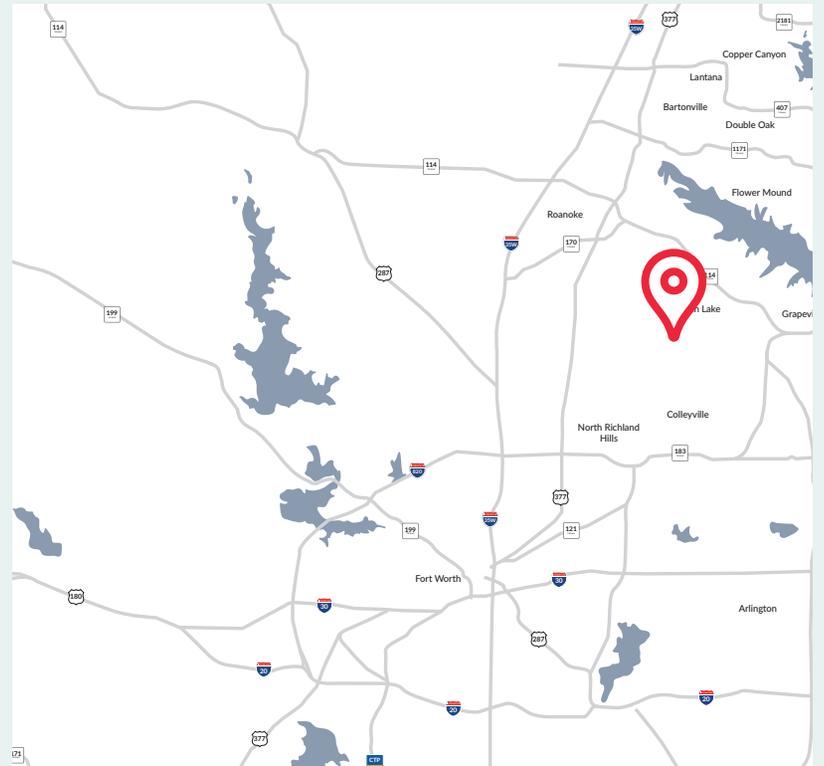
49K+
CORNER VPD
PRECINCT LINE RD.
& N. TARRANT PKWY.



\$229K
AVERAGE
HOUSEHOLD
INCOME
WITHIN 2 MILES



235K
CURRENT
POPULATION
WITHIN 5 MILES



2020 Census, ESRI 2025

STEADY RESIDENTIAL GROWTH

630 FUTURE HOME UNITS & 90 TOTAL HOME INVENTORY
140 ANNUAL HOME STARTS & 130 ANNUAL HOME CLOSINGS
\$859,691 AVERAGE HOME SALE PRICE

Zonda Estimates Within 5 Miles as of Q3 2025

Project Highlights



ANCHORED BY A 123,000-SF KROGER MARKETPLACE, THE DEVELOPMENT OFFERS 40,000 SF OF RETAIL AND 8 PAD SITES



LOCATED WITHIN THE MAIN RETAIL CORRIDOR FOR THE TRADE AREA, ALONG WITH WALMART, TARGET, AND ROSS



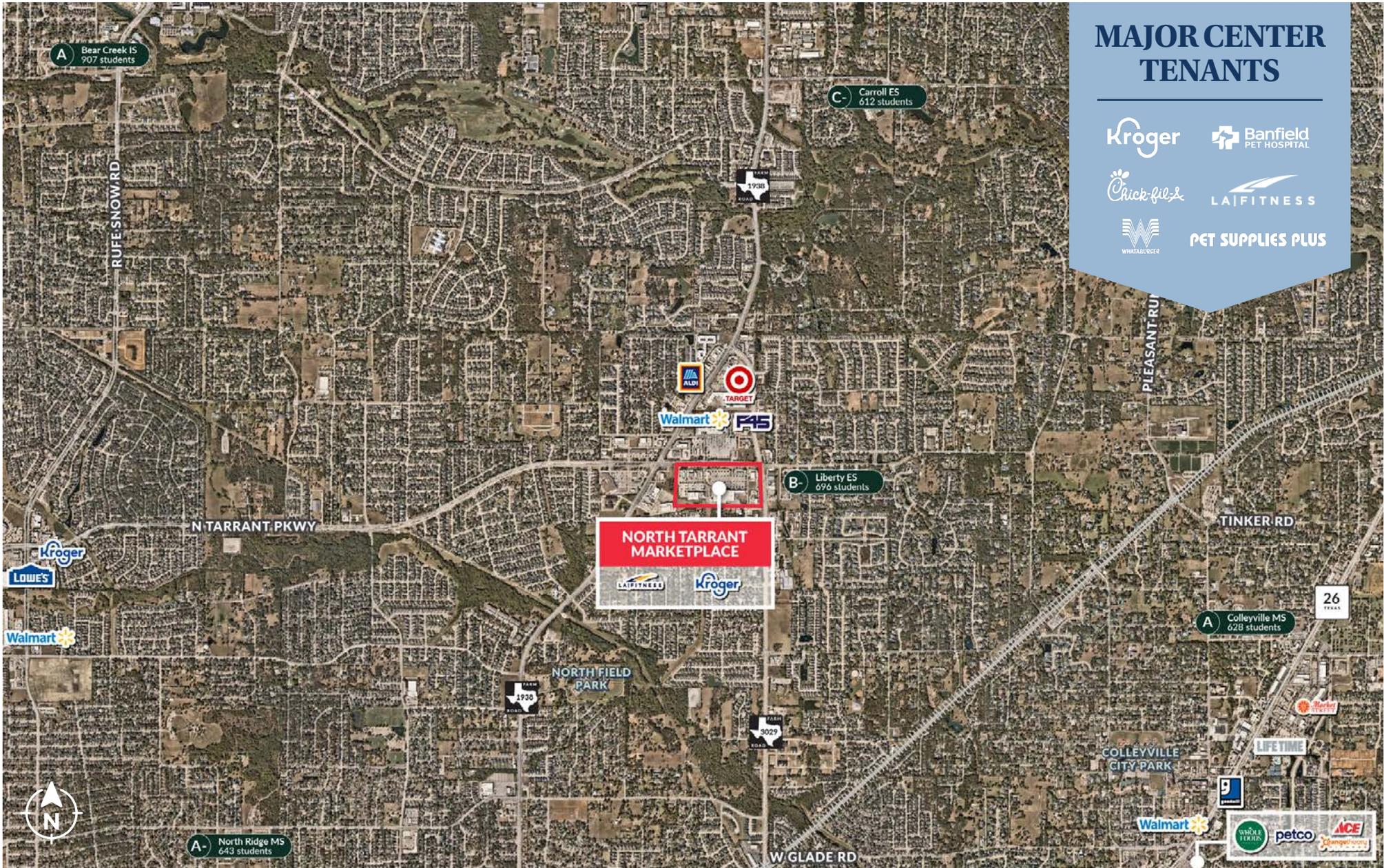
LOYAL CUSTOMER BASE: 8.27% OF CUSTOMERS VISITED AN AVERAGE OF 30+ TIMES ANNUALLY

- PLACER.AI, 02/2025 - 01/2026



AVAILABLE:
 910-SF RETAIL
 1,050-SF RETAIL
 2,849-SF RETAIL
 2,450-SF 2ND-GEN RESTAURANT
 (CAN BE CONVERTED TO NON RESTAURANT USE)
 0.91 ACRE PAD

MAJOR CENTER TENANTS



12.25 | 11.25



02.26 | 01.26

KEY	BUSINESS	AREAS
1	Whataburger	3,196 SF
2	Jersey Mike's Subs	1,400 SF
3	Available For Lease	1,050 SF
4	The Joint	1,050 SF
5	Mang Cha	1,050 SF
6	2nd-Gen Restaurant Available For Lease (can be converted to non restaurant use)	2,450 SF
7	Chick-fil-A	4,965 SF
8	2nd-Gen QSR Available For Lease	3,202 SF
9	Former CVS	12,800 SF

KEY	BUSINESS	AREAS
10	Available For Lease	0.91 AC
11	LA Fitness	37,046 SF
12	Stretch Zone	2,849 SF
13	Pinch-A-Penny	1,995 SF
14	Banfield Pet Hospital	3,150 SF
15	Kroger Marketplace	123,000 SF
16	Supercuts	1,419 SF
17	Artisan Nail Spa	2,858 SF
18	GNC	1,283 SF
19	Dentist	2,275 SF

KEY	BUSINESS	AREAS
20	Tokyo Sushi and Bar	2,567 SF
21	Pet Supplies Plus	6,359 SF
22	Valvoline	2,087 SF
23	Bazooka Charlie's Barber Co.	2,450 SF
24	Crumbl Cookies	1,550 SF
25	Available For Lease	910 SF
26	Solis Mammography	2,100 SF
27	Dunkin' Donuts	1,750 SF



Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Total Households	11,283	26,364	87,871
Total Population	31,711	73,011	235,198
2020 Total Population	31,900	74,139	234,343

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
2025 White	75.8%	75.6%	68.0%
2025 Black/African American	3.4%	3.3%	5.7%
2025 Asian	7.6%	7.4%	7.6%
2025 Hispanic	10.5%	11.1%	17.0%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$229,031	\$221,430	\$178,861
Median Household Income	\$174,023	\$162,146	\$122,326
Per Capita Income	\$81,710	\$79,902	\$66,758

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	12.5%	14.1%	18.9%
2 Person Households	37.0%	36.8%	34.4%
3 Person Households	17.7%	17.7%	17.5%
Owner-Occupied Housing Units	88.2%	87.0%	83.4%
Renter-Occupied Housing Units	11.8%	13.0%	16.7%

*2020 Census, ESRI 2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Josh Friedlander	526125	jfriedlander@newquest.com	281.477.4381
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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