

FOR LEASE

## WEDGMONT VILLAGE SHOPPING CENTER

5336 WEDGMONT CIRCLE NORTH  
FORT WORTH, TX 76133

Oldham  
Goodwin **OG**



**AVAILABILITY**  
3,100 SF



**TRAFFIC**  
24,744 VPD



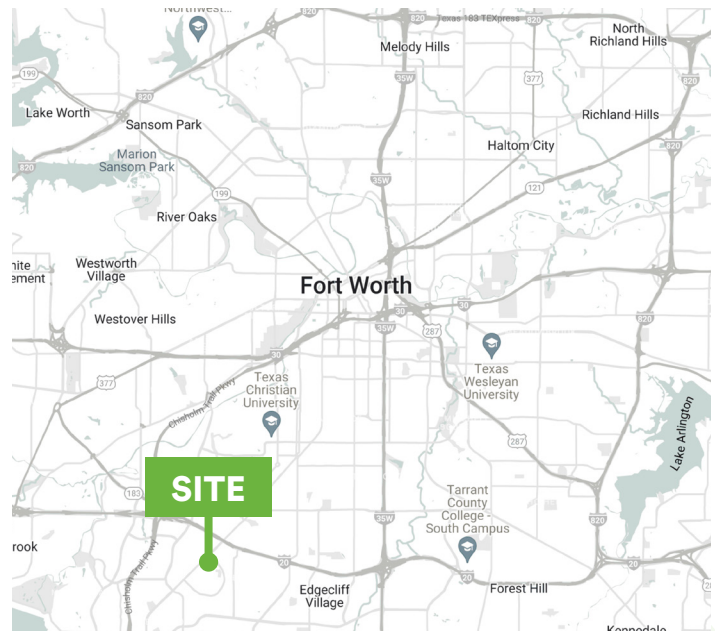
**PARKING**  
66 SPACES



**RENTAL RATE**  
CALL BROKER

### PROPERTY HIGHLIGHTS

- Well maintained retail center with property management on site. This property has been owned by the same entity for over 50 years
- Excellent mix of well-established retail and office tenants
- Adjacent to national retailers, and in close proximity to dining, retail, and residential neighborhoods
- Exposure to more than 24,744 VPD at the intersection of Wedgmont Circle and Granbury Road, and located 2 blocks south of Interstate 20
- Great visibility with ingress and egress to Wedgmont Circle, Trail Lake Drive, and Wheaton Drive
- Newly Available – a 1,600 SF stand-alone building with an open floor plan
- Cost-effective and affordable rents

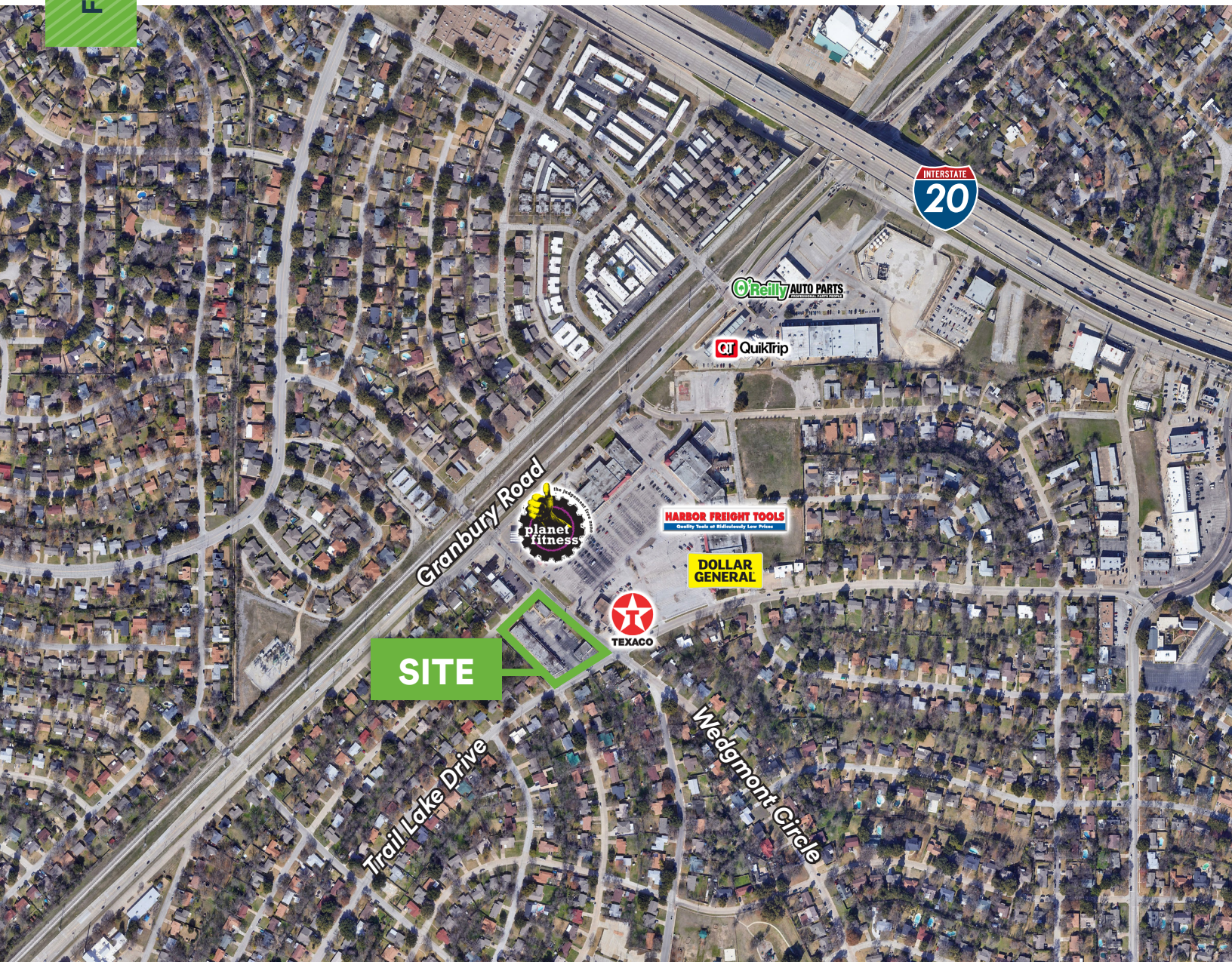




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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	13,985	124,931	283,979
2028 Total Population	14,050	125,862	288,164
2023-2028 Growth Rate	0.46%	0.75%	1.47%
2023 Households	5,935	50,648	108,392
2028 Households	5,959	51,073	109,956
2023 Median Home Value	\$214,386	\$199,974	\$205,664
2023 Average Household Income	\$91,439	\$90,457	\$90,843
2023 Total Consumer Spending	\$184,558,363	\$1,505,486,111	\$3,327,786,087
2028 Total Consumer Spending	\$202,203,878	\$1,660,610,441	\$3,690,955,683



24,744 VPD  
Wedgmont Circle



5,161  
Employees



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## BUILDING

## AVAILABILITY

## RSF

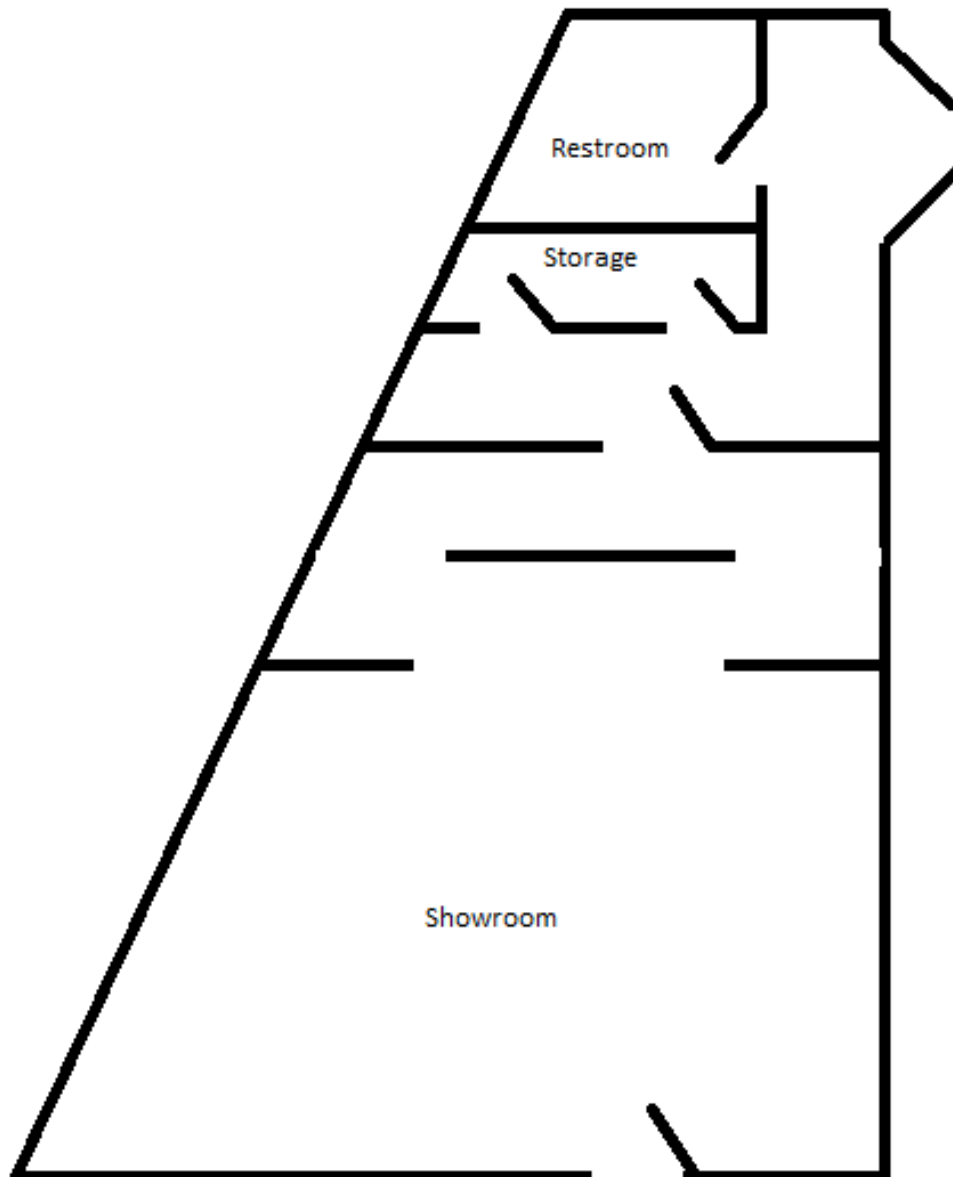
5320	Courtney & Courtney Properties	1,750
5322	Studio Imagen 180	1,500
5324	Available	1,600
5326	Unlimited Taxes and More	1,000
5336	XL Pro Consulting Group	1,920
5344	Martinez Cleaners	1,000
5348	The Haircut Place	1,000
5352	Annie's Threading	1,000
5356	#1 Food Store	3,000
5358	Available	1,500
5364	10th Planet Jiu Jitsu	3,000

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## WEDGMONT VILLAGE SHOPPING CENTER

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### ***SUITE 5358 - 1,500 SF***





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### ***SUITE 5358 - PHOTOS***



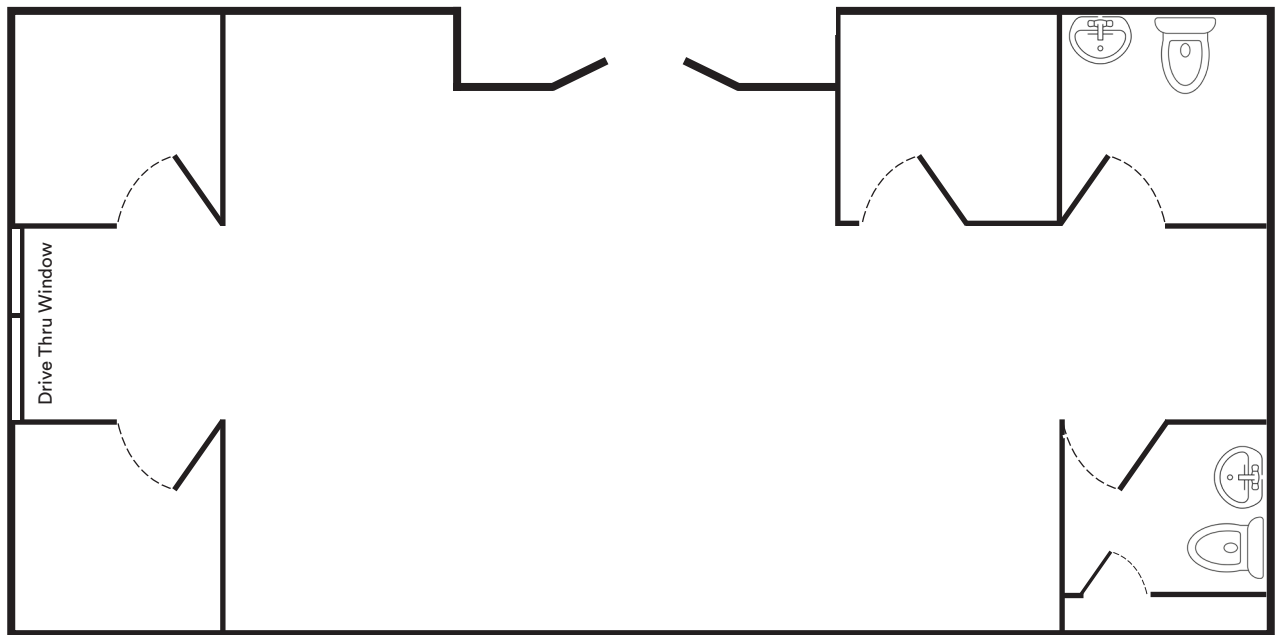


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### ***SUITE 5324 - 1,600 SF***





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### SUITE 5324 - PHOTOS





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# TEXAS OVERVIEW



**NO STATE  
INCOME TAX**

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



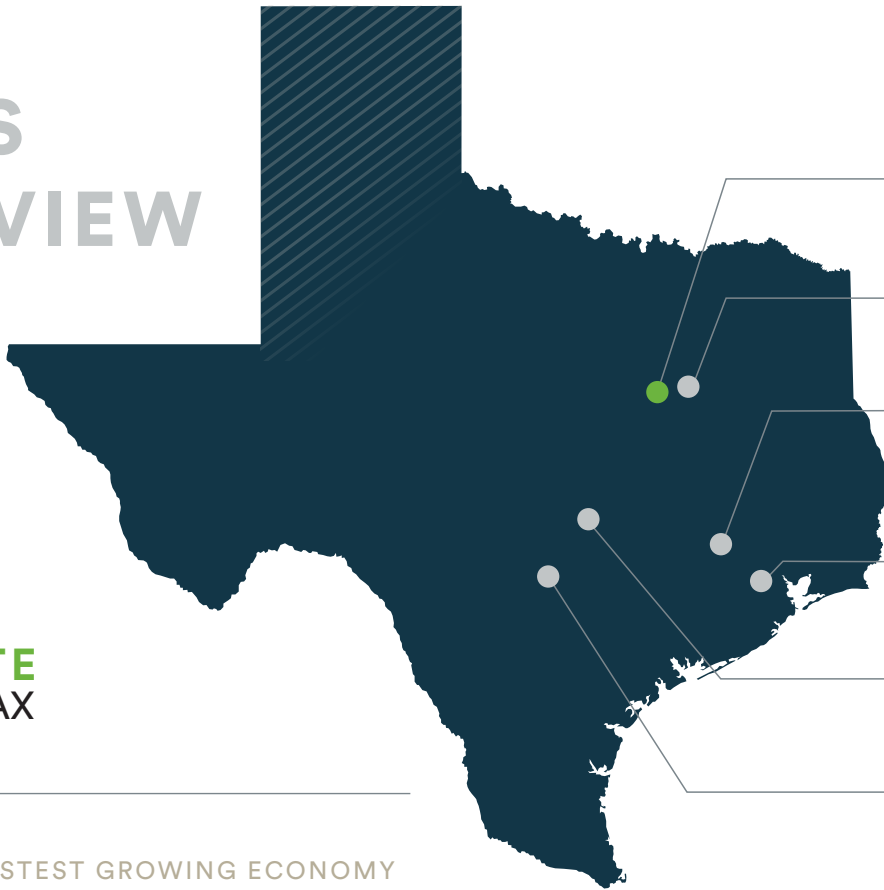
**BEST STATE  
FOR BUSINESS**



**TOP STATE  
FOR JOB GROWTH**



**LARGEST  
MEDICAL CENTER**



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION  
IN THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION



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### FORT WORTH, TEXAS



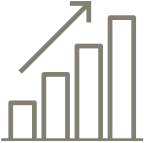
POPULATION  
**935,508**

**7<sup>TH</sup>**

BEST IN RESIDENTIAL  
REAL ESTATE FOR NEW  
HOMES

**4<sup>TH</sup>**

IN THE COUNTRY  
**MOST PROSPEROUS  
CITY**



#### INDUSTRIES & TALENT

FORT WORTH IS THE PERFECT LOCATION THAT GIVES  
COMPANIES A REAL COMPETITIVE ADVANTAGE



#### TRANSPORTATION HUB FOUR AIRPORTS

OVER 9.4 MILLION ANNUAL VISITORS TO THE CITY OF  
FORT WORTH RESULTING IN 2.4 BILLION IN ANNUAL  
ECONOMIC IMPACT



#### 4 MAJOR COLLEGES WITHIN THE SURROUNDING AREA

INCLUDING TEXAS CHRISTIAN UNIVERSITY, TEXAS A&M - LAW,  
UNIVERSITY OF NORTH TEXAS, AND TEXAS WOMAN'S UNIVERSITY

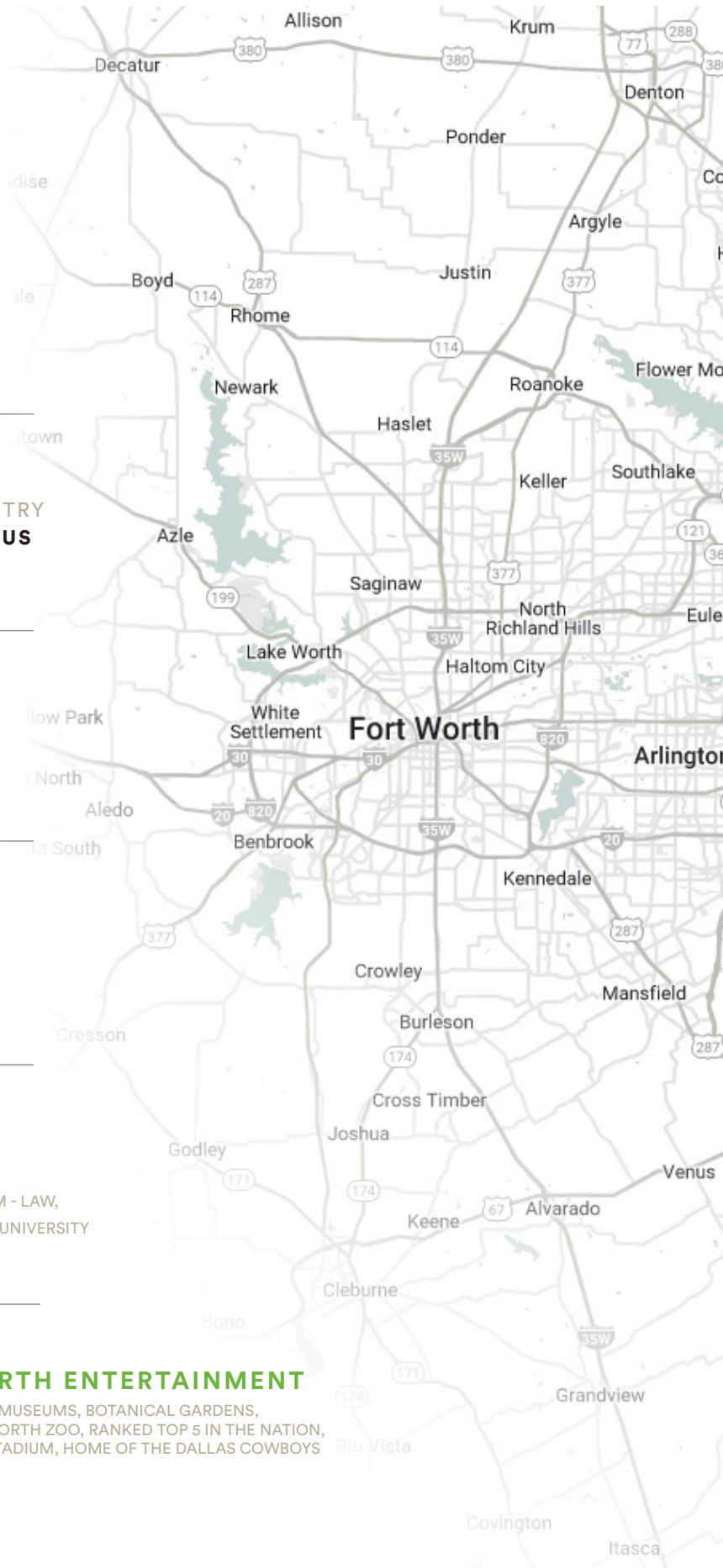
**2<sup>ND</sup>**

FASTEST GROWING CITY  
IN THE UNITED STATES



#### FORT WORTH ENTERTAINMENT

INCLUDES 5 MUSEUMS, BOTANICAL GARDENS,  
THE FORT WORTH ZOO, RANKED TOP 5 IN THE NATION,  
AND AT&T STADIUM, HOME OF THE DALLAS COWBOYS



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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. **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.

**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.

Oldham Goodwin Group, LLC  
Licensed Broker/Broker Firm Name or Primary  
Assumed Business Name

532457  
Licensed No.

Casey.Oldham@OldhamGoodwin.com  
Email

(979) 268-2000  
Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date





FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Brett Boatner**

Senior Associate | Retail Services

**D:** 817.512.2000 **C:** 903.573.4165

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**Fort Worth**

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HOUSTON | SAN ANTONIO | WACO/TEMPLE | BRYAN



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