



# The Shops at North East Mall

NEQ I-820 & Pipeline Rd | Hurst, TX



1,979 - 6,145± SF

Available

Pad Site

Available

Contact Broker

Rate

## ABOUT THE PROPERTY

- Center features a strong anchor line up that includes: Best Buy, Ulta, TJ Maxx, Michaels, and Barnes & Noble
- Adjacent to North East Mall
- Located in the primary regional retail node in Hurst, Euless, Bedford (HEB) DFW region
- Strong population density with over 100,000 residents in a three-mile radius
- Excellent incomes, strong housing growth, and large daytime population
- 10 miles northeast from downtown Fort Worth and just minutes away from DFW airport

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

TX-183

I-820

Pipeline Rd

220,404 AADT

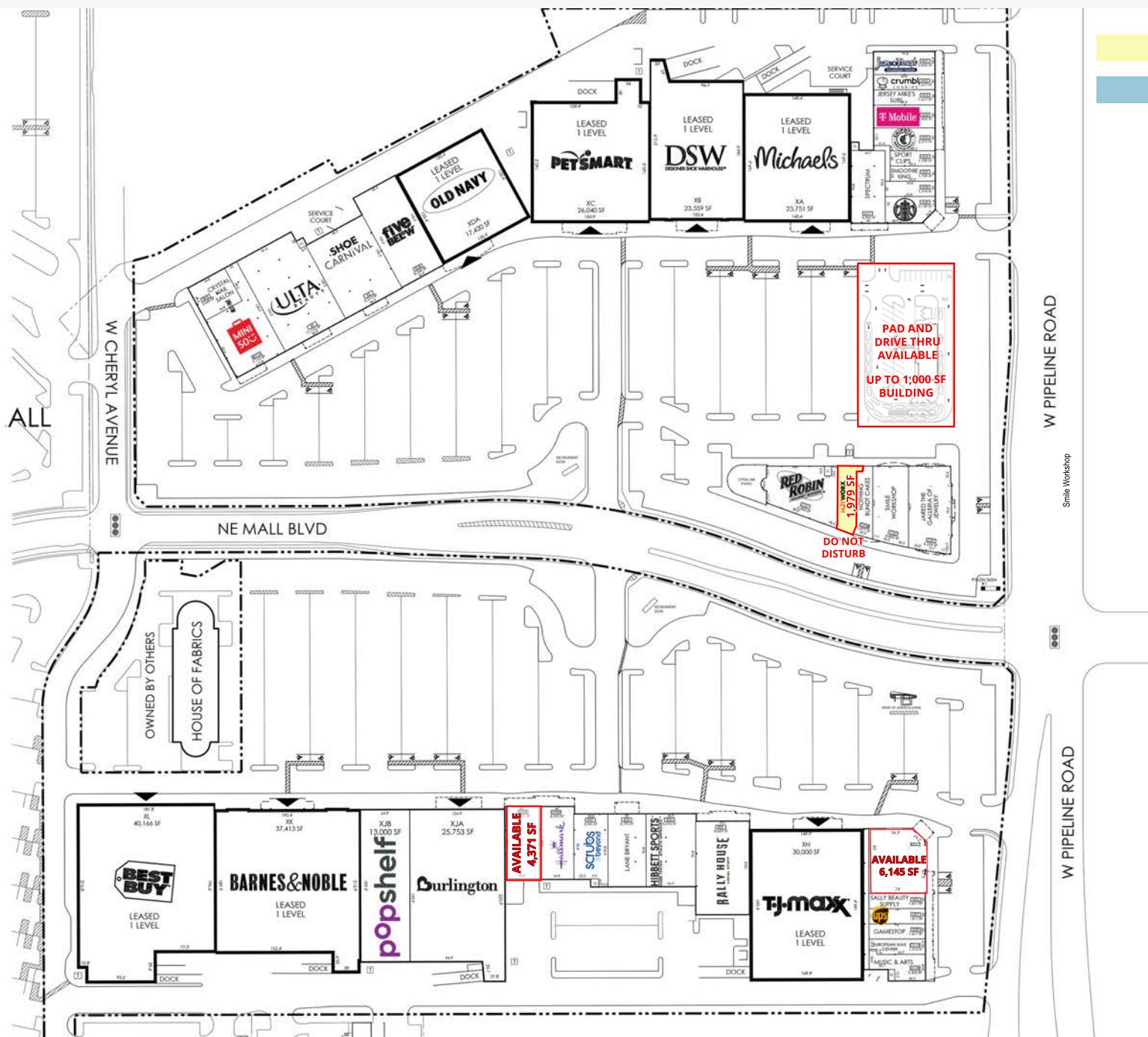
176,688 AADT

25,788 AADT

Year: 2022 | Source: TxDOT

# Site Plan

NEQ I-820 & Pipeline Rd | Hurst, TX



# The Shops at North East Mall

Hurst, TX



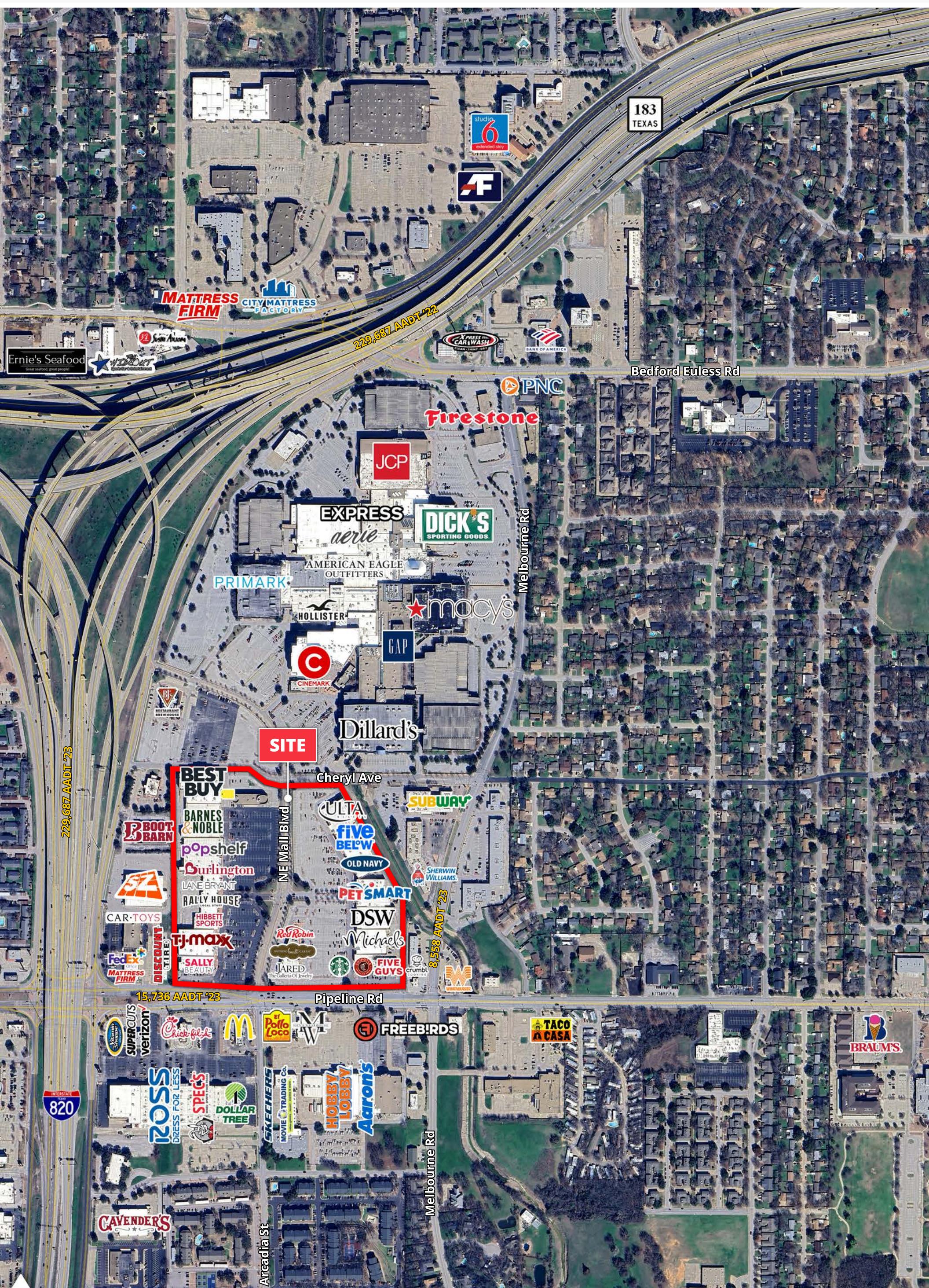
# The Shops at North East Mall

Hurst, TX



# North East Mall

Hurst, TX



# Hurst Overview

Hurst, TX



# Demographics

NEQ I-820 & Pipeline Rd | Hurst, TX

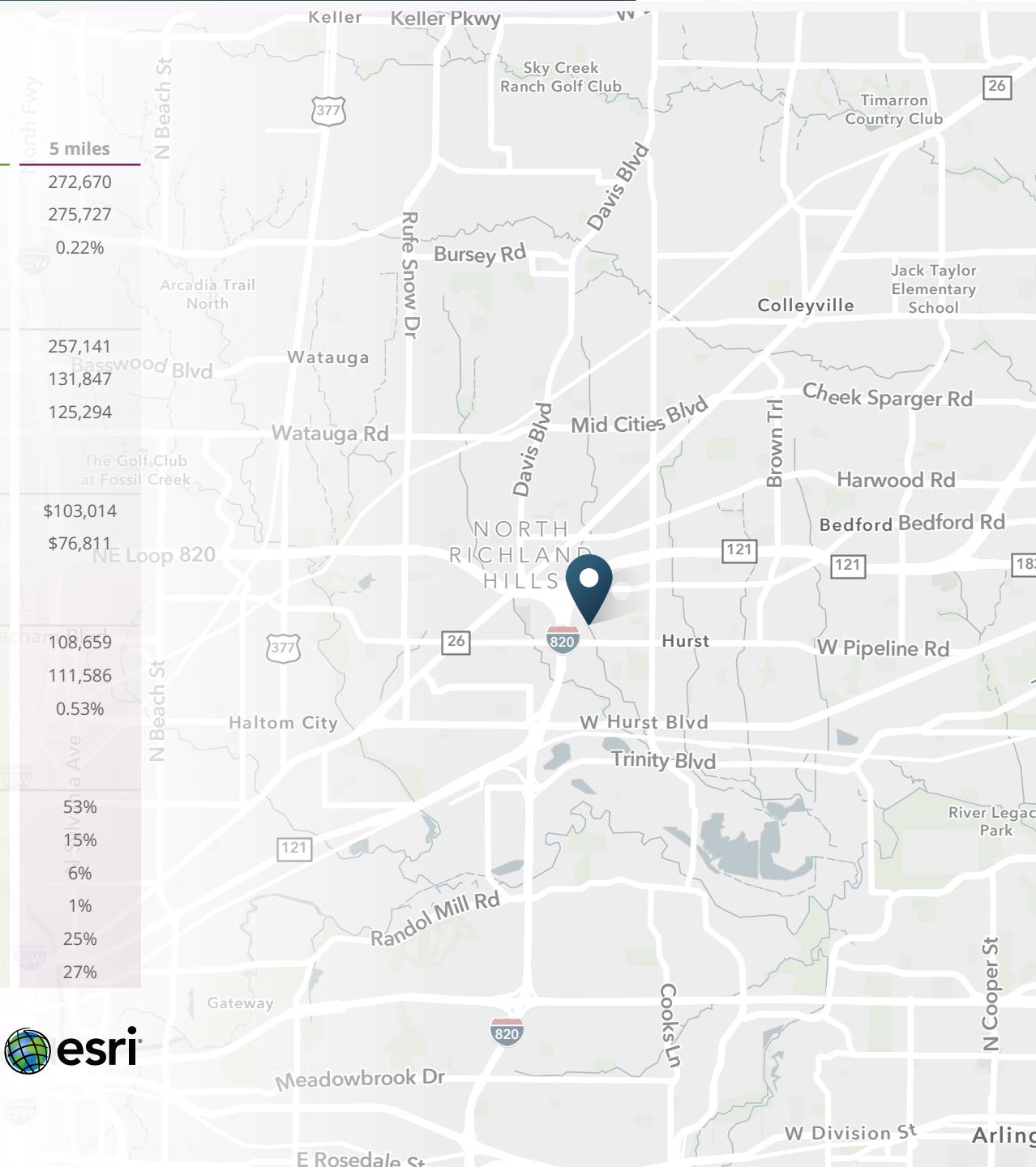


## DEMOGRAPHIC HIGHLIGHTS

	1 mile	3 miles	5 miles
Population			
2025 Estimated Population	12,305	99,212	272,670
2030 Projected Population	12,383	101,669	275,727
Proj. Annual Growth 2025 to 2030	0.13%	0.49%	0.22%
Daytime Population			
2025 Daytime Population	16,787	106,326	257,141
Workers	11,565	60,816	131,847
Residents	5,222	45,510	125,294
Income			
2025 Est. Average Household Income	\$82,709	\$101,428	\$103,014
2025 Est. Median Household Income	\$64,432	\$78,227	\$76,811
Households & Growth			
2025 Estimated Households	5,230	39,636	108,659
2030 Estimated Households	5,338	41,233	111,586
Proj. Annual Growth 2025 to 2030	0.41%	0.79%	0.53%
Race & Ethnicity			
2025 Est. White	57%	57%	53%
2025 Est. Black or African American	13%	11%	15%
2025 Est. Asian or Pacific Islander	4%	6%	6%
2025 Est. American Indian or Native	1%	1%	1%
2025 Est. Other Races	26%	25%	25%
2025 Est. Hispanic (Any Race)	28%	26%	27%

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

SOURCE



# 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 or 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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Designated Broker of Firm	License No.	Email	Phone

Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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