

# FOR LEASE | 1,233 SF | FORT WORTH, TX - THE SHOPS AT CHISHOLM TRAIL

5309 & 5325 MCPHERSON BLVD - FORT WORTH, TX 76123

5309 MCPHERSON BLVD



- SUITE 101 - 1,853 SF | Domino's Pizza
- SUITE 105 - 1,400 SF | The UPS Store
- SUITE 230 - 1,500 SF | AJ's Liquor Store
- SUITE 240 - 1,375 SF | Smoothie King

JOIN:



5325 MCPHERSON BLVD

AVAILABLE  
1,233 SF



- SUITE 130 - 1,233 SF | **AVAILABLE**
- SUITE 125 - 1,600 SF | Enhanced Eye Care
- SUITE 120 - 1,850 SF | Studio Dental
- SUITE 110 - 1,500 SF | Jersey Mike's Subs

JOIN:



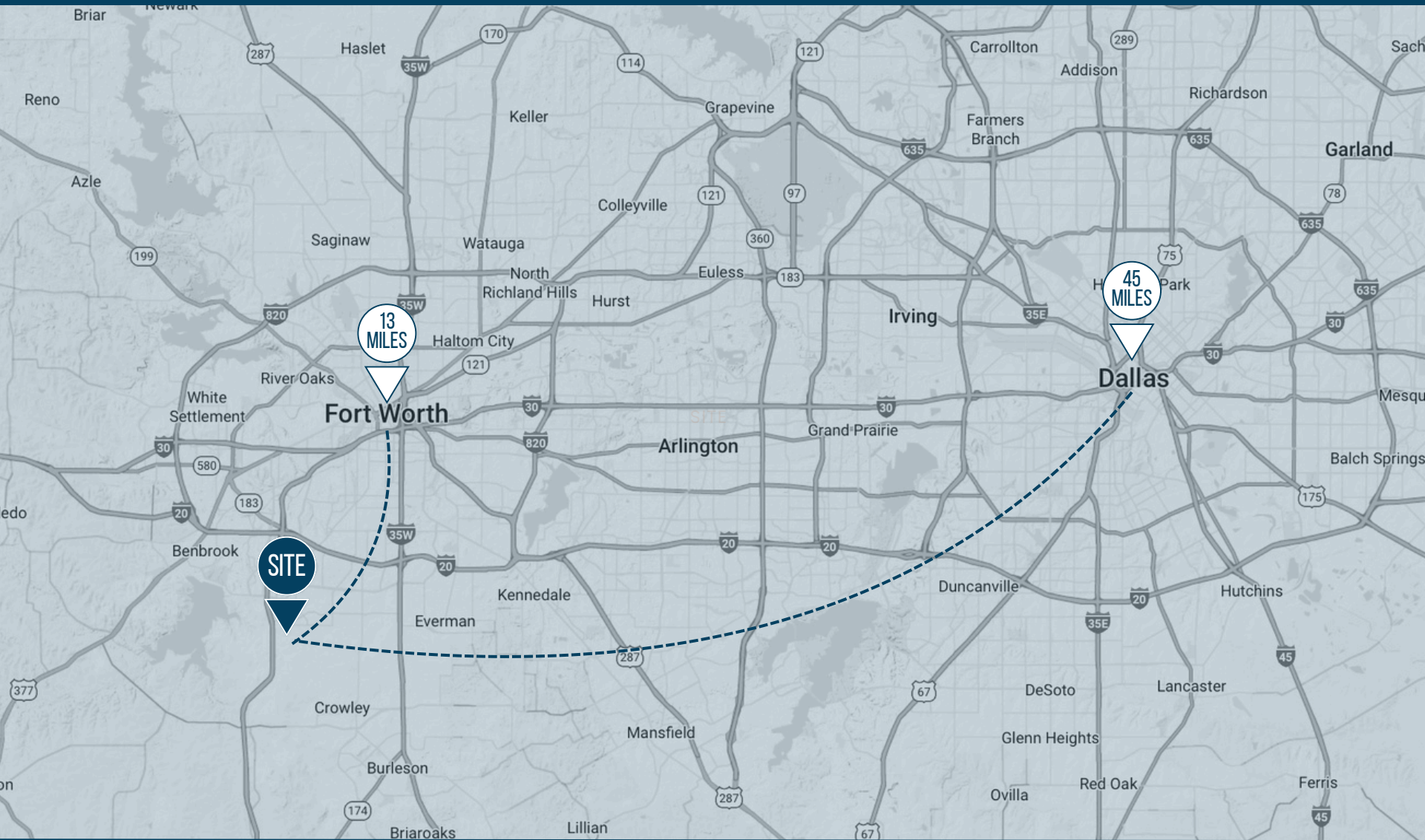
DEREK ANTHONY

(817) 991 - 5072  
DEREK@WAYPOINT-RED.COM

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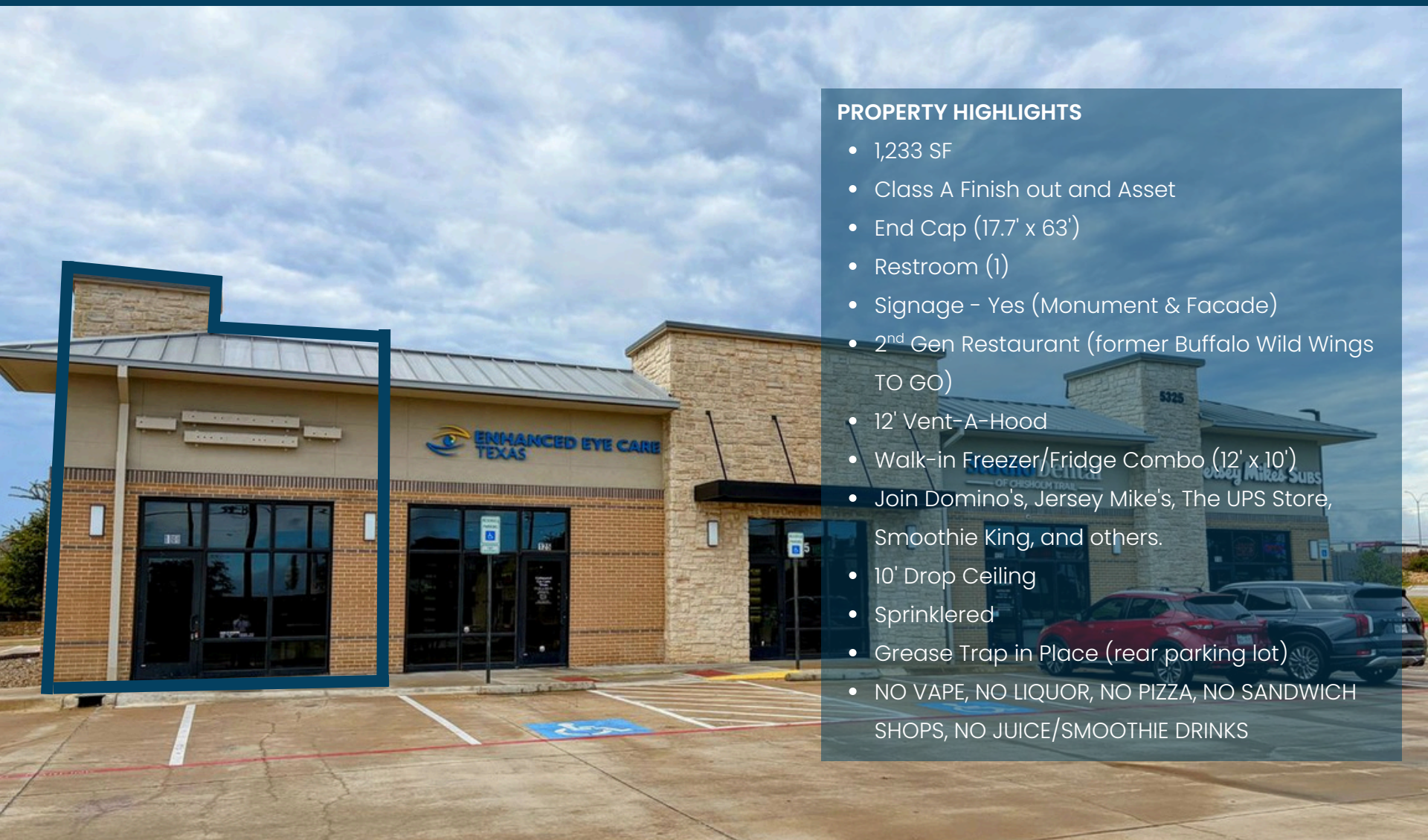
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## PROPERTY HIGHLIGHTS

- 1,233 SF
- Class A Finish out and Asset
- End Cap (17.7' x 63')
- Restroom (1)
- Signage - Yes (Monument & Facade)
- 2<sup>nd</sup> Gen Restaurant (former Buffalo Wild Wings TO GO)
- 12' Vent-A-Hood
- Walk-in Freezer/Fridge Combo (12' x 10')
- Join Domino's, Jersey Mike's, The UPS Store, Smoothie King, and others.
- 10' Drop Ceiling
- Sprinklered
- Grease Trap in Place (rear parking lot)
- NO VAPE, NO LIQUOR, NO PIZZA, NO SANDWICH SHOPS, NO JUICE/SMOOTHIE DRINKS

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## CHISHOLM TRAIL RANCH FTW-TX

### RETAIL

#### Health Services

America's Best Contacts & Eyeglasses  
Care Now  
Enhanced Eye Care of Texas  
Studio Dental of Chisholm Trail  
Texas Health Family Care  
The Dentists at Chisholm Trail  
The Joint Chiropractic

#### Beauty and Fitness

Club Pilates  
European Wax Center  
Great Clips  
HotWorx  
LUX Nail Salon  
Sport Clips  
The Lash Lounge  
Ultra Beauty

#### Entertainment

Studio Movie Grill

#### Specialty Retail

Bath & Body Works  
Famous Footwear  
James Avery Artisan Jewelry  
Pet Supplies Plus

#### Food & Drink

Andy's Frozen Custard  
Bonchon  
Buffalo Wild Wings  
CAVA  
Chick-fil-A  
Chill's Grill & Bar  
Chipotle  
CosMc's  
Crumb! Cookie  
Domino's  
Dutch Bros Coffee  
Freddy's Frozen Custard & Steakburgers\*  
Great American Cookies  
Jersey Mike's Subs  
MOD Pizza  
MOD Pizza  
Panda Express  
Panera Bread\*  
Pei Wei Asian Kitchen  
Raising Cane's Chicken Fingers  
Salad And Go  
Smoothie King  
Sonic  
Taco Casa  
The Crab Station Oyster Bar  
The Great Greek Mediterranean Grill  
Whataburger  
Wing Stop

#### Financial Services

Chase Bank  
EECU Financial Center

#### Miscellaneous Services

7-11/Exxon (Summer Creek)  
All Storage  
AT&T  
Spectrum Internet Services  
T-Mobile  
The UPS Store

#### Specialty Discount Stores

Dollar Tree  
Five Below  
PopShelf  
Marshalls  
Ross

#### Supermarkets & Grocery

Target\*



\*COMING IN 2025

### RESIDENTIAL COMMUNITY DIRECTORY

#### Apartment Living

Ascend at Chisholm Trail  
Cortland at Chisholm Trail  
The Trailhead at Chisholm Trail  
The Trails at Summer Creek

#### CTR Residential HOA

- *Bluestem*
- *Feathergrass*
- *Tesoro*

#### Single Family Homes for Lease

Avendale Chisholm Trail Ranch  
Chaparral Ranch Homes  
Cottages at Summer Creek



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INTERIOR PHOTOS



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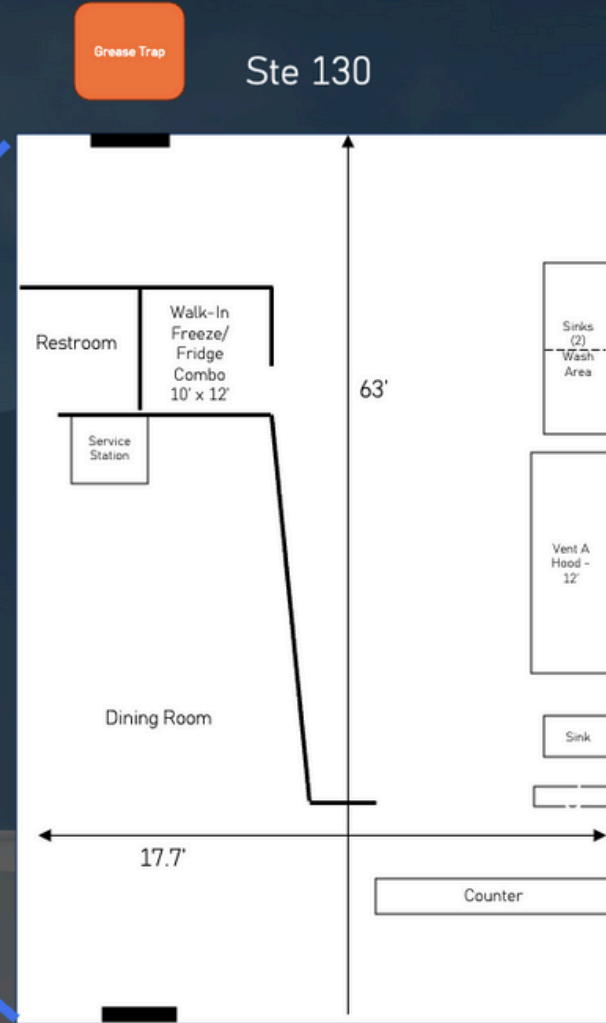
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END CAP - 1,233 SF



Former Buffalo Wild Wings TO GO



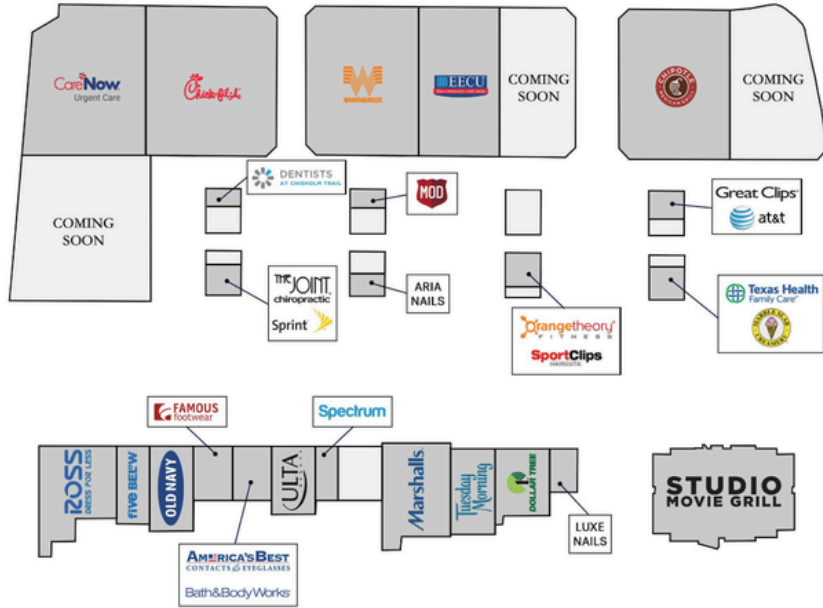
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## CHISHOLM TRAIL RANCH

FTW·TX

The Shops @ Chisholm Trail Ranch is a 35-acre regional retail, entertainment, and dining destination project located at the southeast corner of Chisholm Trail Parkway and McPherson Blvd in Ft. Worth. At 215,000 SF the project includes 130,000 SF of premium junior anchor retail, a 40,000sf movie theater, 44,000 SF of fast casual restaurants & convenience retail, and 8 outparcels.



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- Shops at Chisholm Trail Ranch**
- ROSS
  - Marshalls
  - ULTA
  - Bath & Body Works
  - OLD NAVY
  - FIVE BELOW
  - Sprinkles
  - RESORT TAILORS & SPA
  - Sport Clips
  - at&t
  - Tuesday Morning
  - Great Clips
  - PACIFIC COAST
  - Castle
  - Famous Footwear
  - AMERICA'S BEST
  - CareNow
  - Red Bull
  - Wendy's
  - Red Bull
  - Tanora
  - STUDIO



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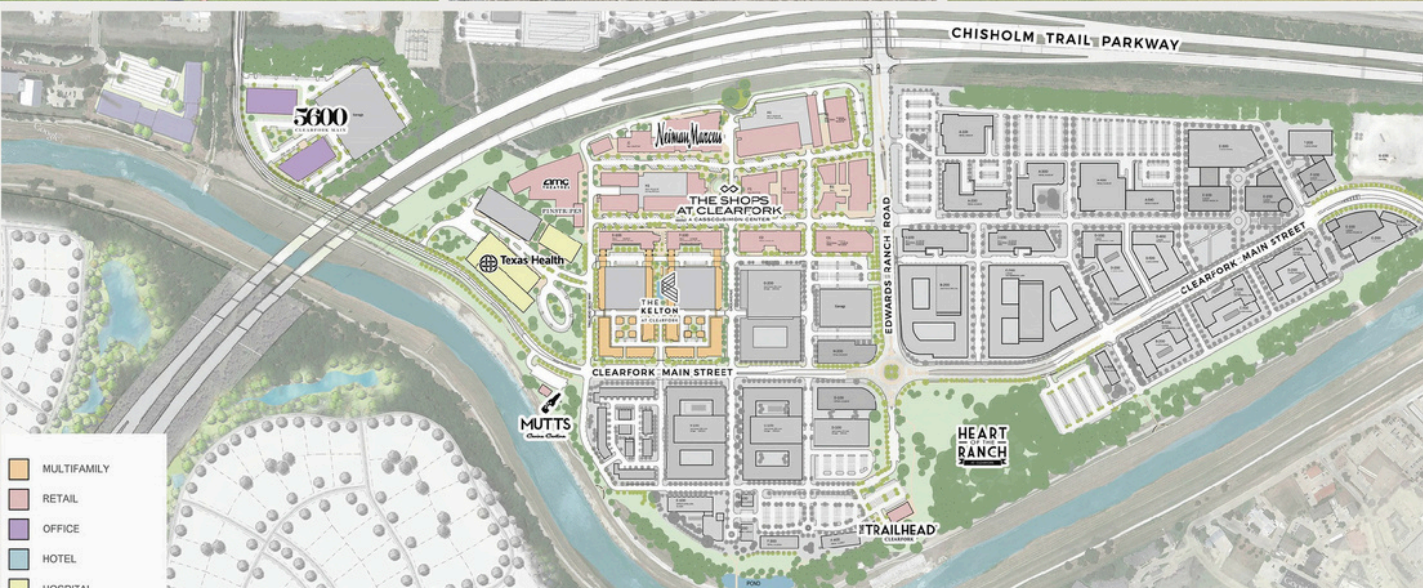
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# CLEARFORK

EDWARDS RANCH | EST 1848



Clearfork is a master-planned, mixed-use development spanning 270 acres in Fort Worth. It features a variety of residential options, extensive riverfront access, and a mix of retail, dining, entertainment, office, and green space. The southern end offers a casual, outdoor health and recreational area along the Trinity River connected to hike-and-bike trails. The northern end provides a sophisticated environment with luxury living, dining, retail, entertainment, and office spaces, easily accessible via the Chisholm Trail Parkway.



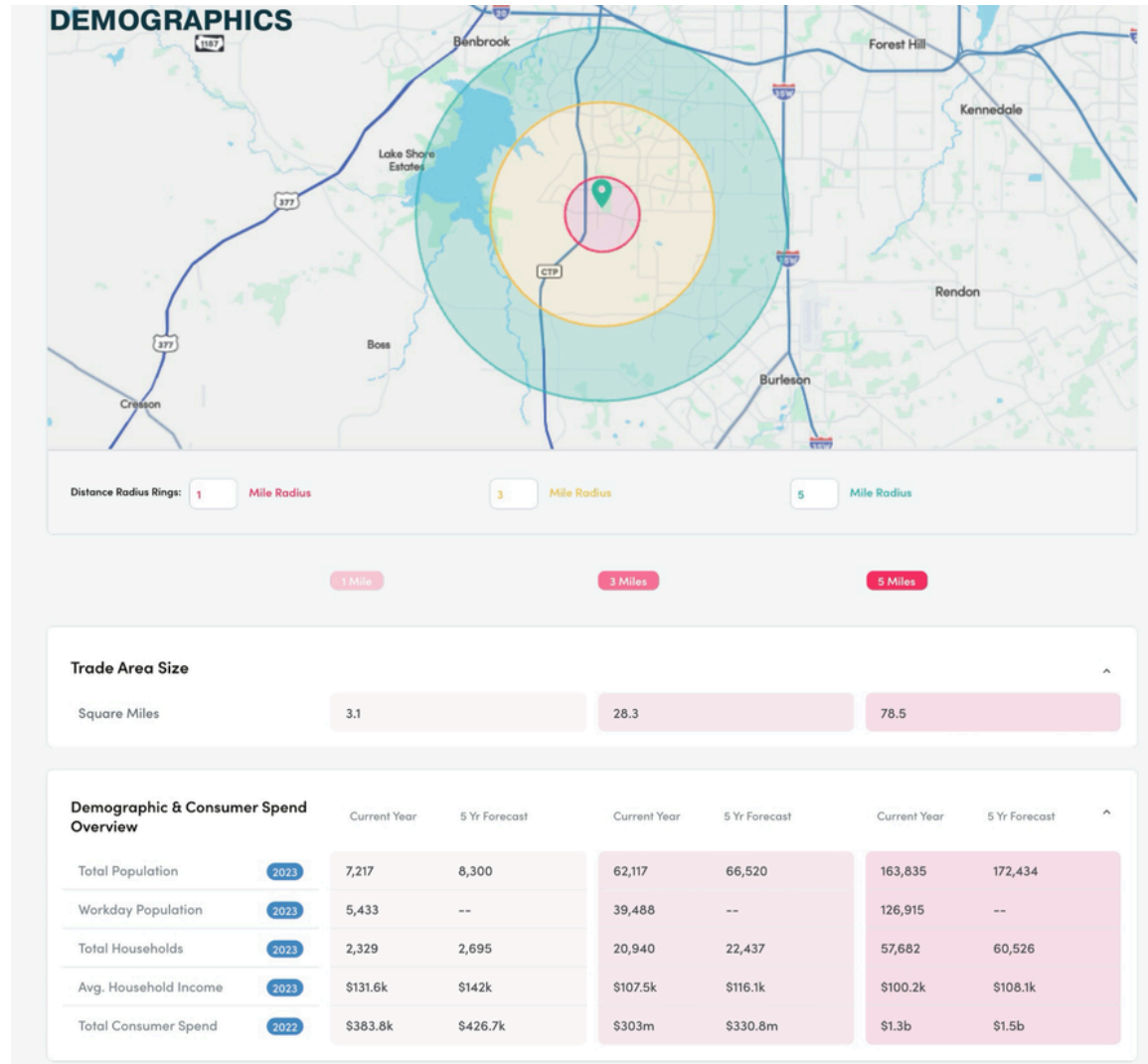
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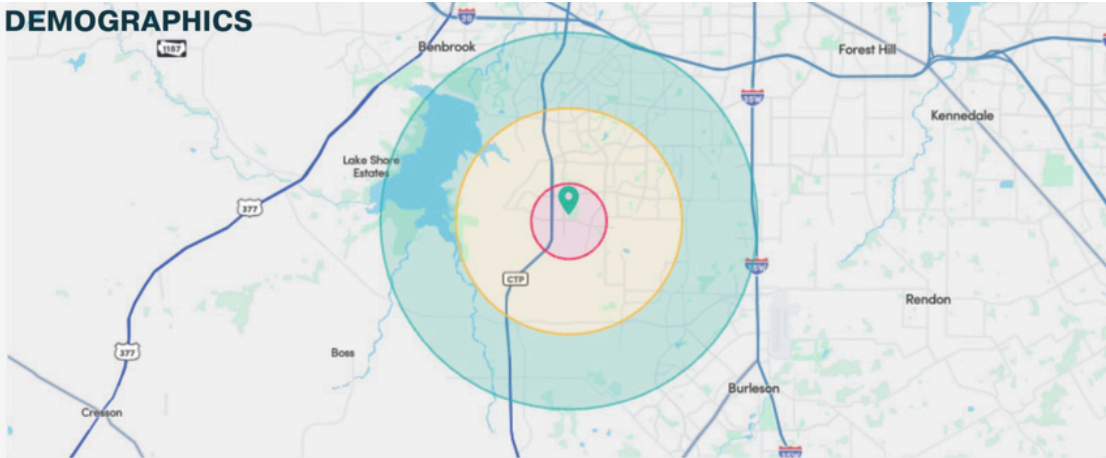
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## DEMOGRAPHICS



Distance Radius Rings:  1 Mile Radius  3 Mile Radius  5 Mile Radius

1 Mile

3 Miles

5 Miles

### Consumer Spending

		Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast
Total Retail	2022	\$265k	\$293k	\$218m	\$236m	\$983m	\$1b
Food	2022	\$47k	\$52k	\$38m	\$41m	\$169m	\$182m
Alcohol	2022	\$3k	\$4k	\$2m	\$3m	\$12m	\$13m
Housing	2022	\$118k	\$132k	\$96m	\$105m	\$438m	\$477m
Apparel	2022	\$11k	\$13k	\$9m	\$10m	\$41m	\$45m
Transportation	2022	\$68k	\$75k	\$57m	\$62m	\$247m	\$269m
Health	2022	\$30k	\$32k	\$25m	\$27m	\$106m	\$114m
Entertainment	2022	\$18k	\$19k	\$14m	\$15m	\$60m	\$65m
Personal Care	2022	\$5k	\$5k	\$4m	\$4m	\$18m	\$20m



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WAYPOINT REAL ESTATE WEB PAGE



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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Waypoint Real Estate Advisors LLC	9015127	jake@waypoint-red.com	817-505-5894
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702534	jake@waypoint-red.com	817-505-5894
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	677154	derek@waypoint-red.com	817-991-5072
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 \_\_\_\_\_

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Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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