

RETAIL  
LAND

FOR  
SALE

JR. ANCHOR  
CURB IN  
PAD-SITE

MULTI-  
TENANT  
RETAIL/  
MEDICAL  
LAND



TRANSWESTERN

REAL ESTATE  
SERVICES

# SUMMER CREEK STATION

SEC Chisholm Trail Parkway & Sycamore School Road - Fort Worth, Texas 76123



## For Sale

### Pad Site

- Lot 13 - ±1.7 Acre
- Lot 9 - ±2.96 Acres (Restaurant & Retail)

### Jr. Anchor Pad (Next to Crunch Fitness)

- Lots 10: ±2.3 Acres (Full Parking Lot in Place)

## Property Highlights

- Walmart Neighborhood Market Anchored development
- Summer Creek Station is in a trade area with significant residential growth
- Area Retailers: Walmart Neighborhood Market, Pet Suites, Urban Air, Sherwin Williams, McDonald's, Taco Bell, Chicken Express, Caliber Collision, Zaxby's and Crunch Fitness (Under Construction)

## For Information:

**Steve Williamson, CCIM**

972.774.2511

[steve.williamson@transwestern.com](mailto:steve.williamson@transwestern.com)

**Larry Jordan**

972.774.2539

[larry.jordan@transwestern.com](mailto:larry.jordan@transwestern.com)

**Mason Bishop**

972.774.2507

[mason.bishop@transwestern.com](mailto:mason.bishop@transwestern.com)

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.



# SUMMER CREEK STATION

SEC Chisholm Trail Parkway & Sycamore School Road - Fort Worth, Texas 76123

  
TRANSWESTERN

REAL ESTATE  
SERVICES

## Site Plan (Conceptual)



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.

# SUMMER CREEK STATION

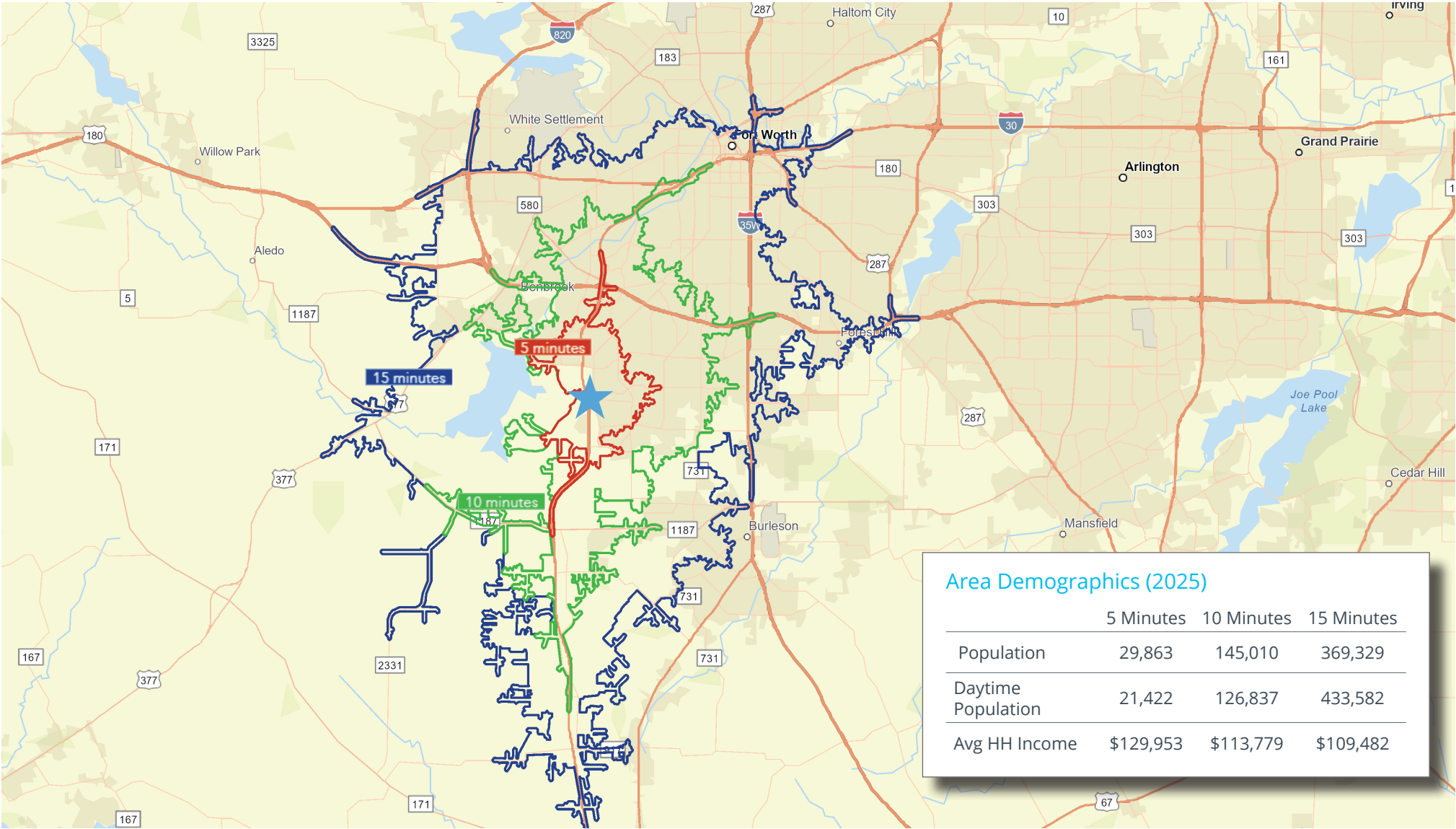
SEC Chisholm Trail Parkway & Sycamore School Road - Fort Worth, Texas 76123

Demographics



TRANSWESTERN

REAL ESTATE  
SERVICES





# SUMMER CREEK STATION

SEC Chisholm Trail Parkway & Sycamore School Road - Fort Worth, Texas 76123



TRANSWESTERN

REAL ESTATE  
SERVICES



1<sup>st</sup> most-visited store PSF  
out of 17 within 30 miles

**Walmart**  
Neighborhood Market

Data provided by  
Placer.ai

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.



# SUMMER CREEK STATION

SEC Chisholm Trail Parkway & Sycamore School Road - Fort Worth, Texas 76123



TRANSWESTERN

REAL ESTATE  
SERVICES



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.



# SUMMER CREEK STATION

SEC Chisholm Trail Parkway & Sycamore School Road - Fort Worth, Texas 76123



TRANSWESTERN

REAL ESTATE  
SERVICES



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.



# SUMMER CREEK STATION

SEC Chisholm Trail Parkway & Sycamore School Road - Fort Worth, Texas 76123

Adjacent Retail Strip Center - Separate Ownership

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES





# SUMMER CREEK STATION

SEC Chisholm Trail Parkway & Sycamore School Road - Fort Worth, Texas 76123

## Summer Creek Station Retailers



The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2025 Transwestern.



# 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.

**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.

TCS Central Region, G.P., LLC	550906		972.774.2500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	972.774.2500
Designated Broker of Firm	License No.	Email	Phone
Mason Bishop	519392	mason.bishop@transwestern.com	72.774.2507
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	