

FOR LEASE | 1,200 SF - 2,630 SF

2401 NW LOOP 820 - FORT WORTH, TX 76106

SUITE 110  
AVAILABLE  
1,000 SF - 2,630 SF

CLASS A | RETAIL

Join Shipley Do-Nuts, Starbucks, Vape Shop, & DFW Liquor

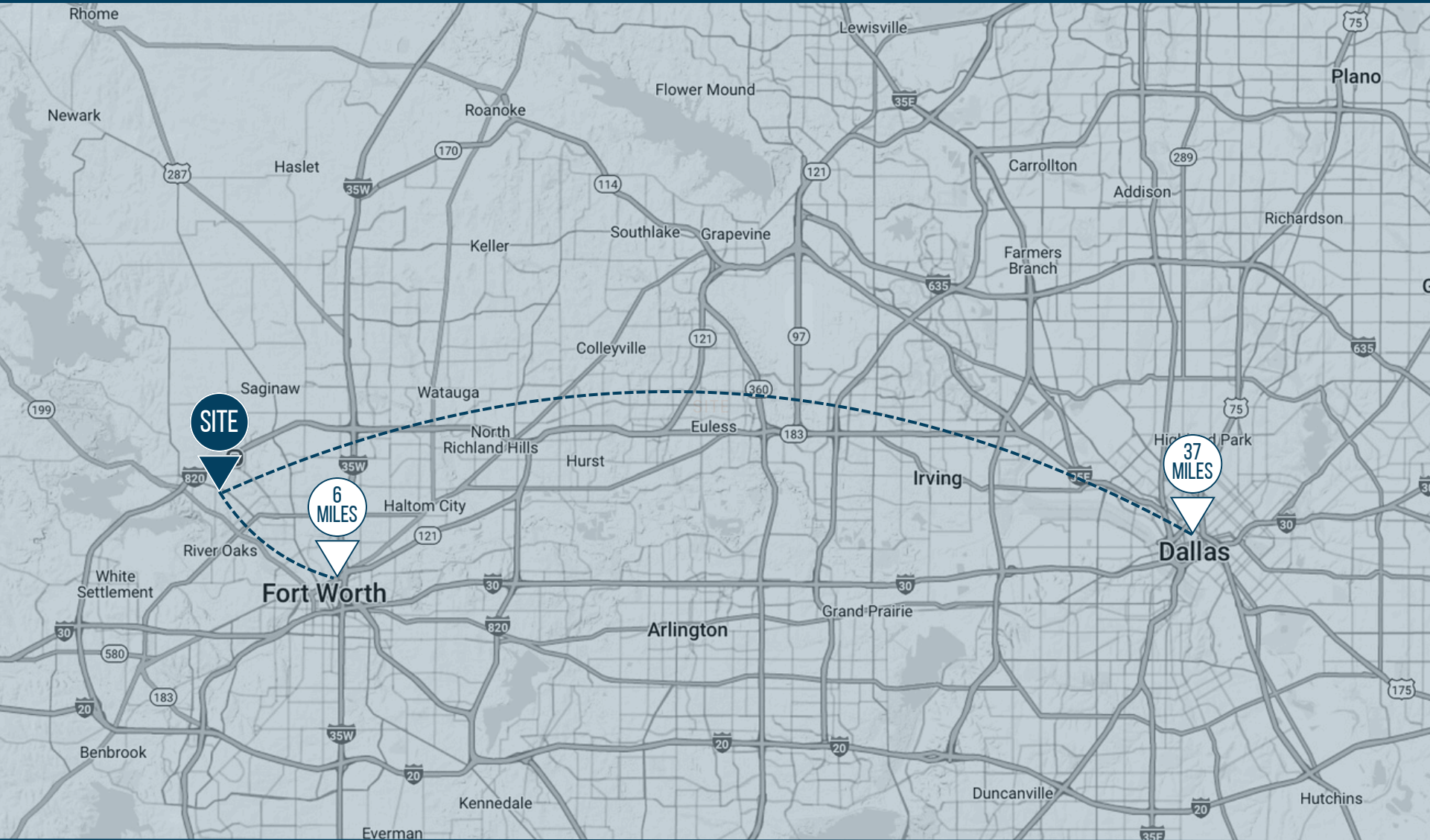


WAYPOINT  
REAL ESTATE DEVELOPMENT & ADVISORS



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## SITE PLAN



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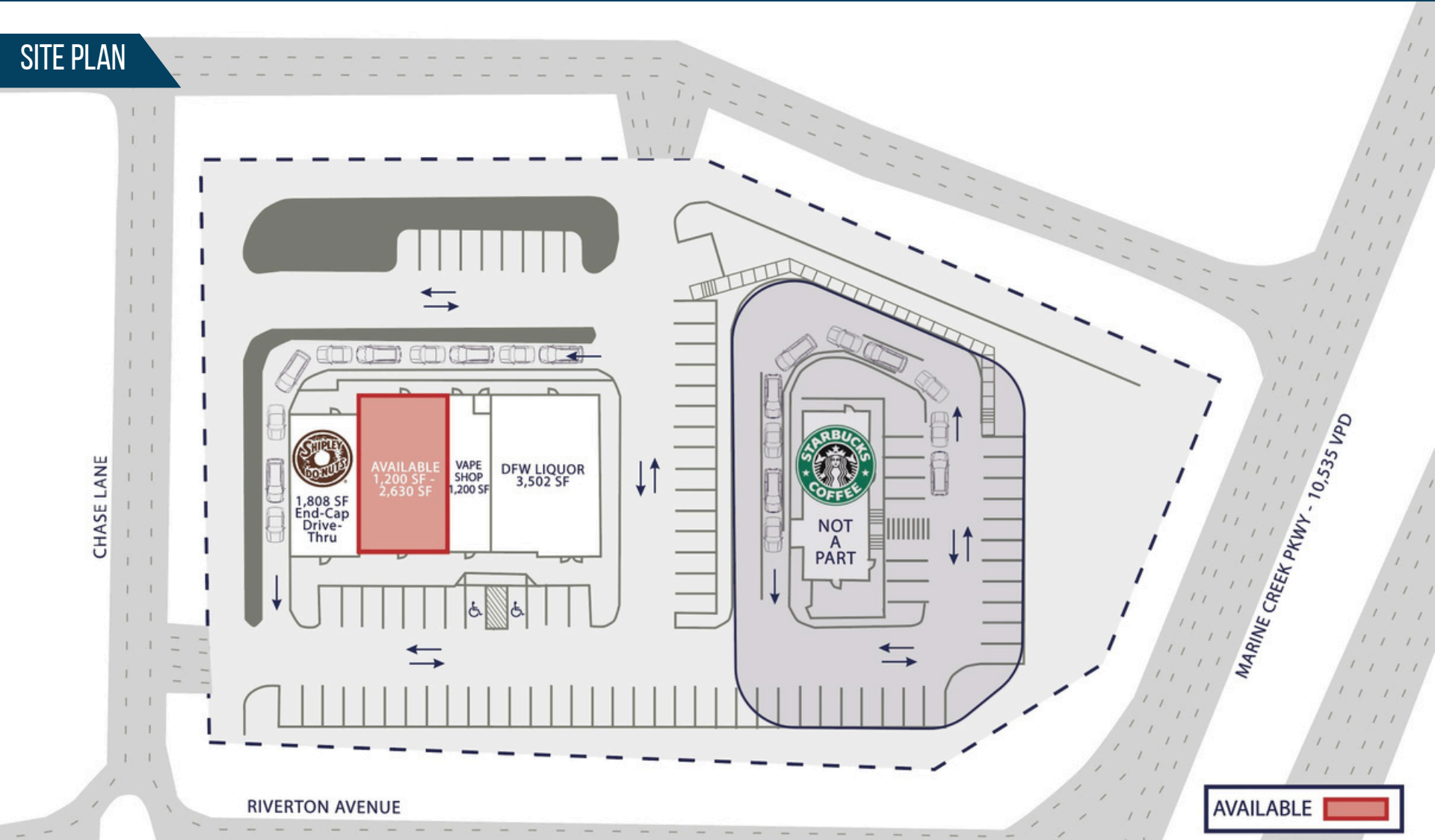
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## SITE PLAN





## PROPERTY OVERVIEW

- Class A retail strip center
- Located Northwest side of Fort Worth, South side of I-820
- Cold Dark Shell
- Ingress and Egress to Marine Creek Parkway access
- Access road curb cut to I-820E (50 yards)
- Adjacent to Starbucks drive thru with cross-access
- Over...
  - 60 parking stalls
  - 116,000 vehicles per day
  - 42,000,000 vehicles per year
- Visible from I-820, east and west bound
- QuickTrip next door fetches over 700,000 visitors per year





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**SURROUNDING TENANT: STARBUCKS**



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**SURROUNDING TENANT: THE SHOPS AT MC820**



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## SURROUNDING TENANT: THE SHOPS AT MC820

- West, adjacent to the QuickTrip
- 3 large industrial pads
- 6 small individual pads





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## DEMOGRAPHICS

Overview	1 miles		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
Population	4,987	5,024 (+0.7%)	91,321	95,054 (+4.1%)	201,822	214,529 (+5.3%)
Workday Population	--	--	--	--	--	--
Population Growth: Current to 5YR	--	0.742%	--	4.088%	--	5.253%

Households	1 miles		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
Total Households	1,673	1,687 (+0.8%)	28,792	30,023 (+4.3%)	67,925	71,694 (+5.5%)
Nonfamily Households	--	--	--	--	--	--

Housing Units	1 miles		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
Total Housing Units	1,779	1,798 (+1.1%)	30,156	31,467 (+4.3%)	72,269	76,218 (+5.5%)
Vacant Housing Units	106	110 (+3.8%)	1,364	1,444 (+5.9%)	4,344	4,524 (+4.1%)
Renter Occupied Housing Units	1,206	1,221 (+1.2%)	11,172	11,659 (+4.4%)	27,612	29,237 (+5.9%)
Owner Occupied Housing Units	466	466 (0.0%)	17,620	18,364 (+4.2%)	40,313	42,457 (+5.3%)

Consumer Spending	1 Mile		3 Miles		5 Miles	
	Current Year	2030 Forecast	Current Year	2030 Forecast	Current Year	2030 Forecast
Total Retail	\$5,693k	\$6,331k (+11.2%)	\$419,902k	\$459,105k (+9.3%)	\$1,318M	\$1,443M (+9.4%)
Food	\$1,130k	\$1,251k (+10.7%)	\$78,785k	\$85,757k (+8.8%)	\$241,463k	\$262,831k (+8.8%)
Alcohol	\$46k	\$52k (+14.0%)	\$4,459k	\$4,892k (+9.7%)	\$14,652k	\$16,024k (+9.4%)
Housing	\$2,642k	\$2,939k (+11.3%)	\$187,044k	\$205,351k (+9.8%)	\$589,084k	\$647,211k (+9.9%)
Apparel	\$300k	\$335k (+11.5%)	\$19,372k	\$21,446k (+10.7%)	\$59,733k	\$66,148k (+10.7%)
Transportation	\$1,550k	\$1,724k (+11.3%)	\$111,318k	\$121,737k (+9.4%)	\$343,198k	\$375,572k (+9.4%)
Health	\$507k	\$563k (+11.2%)	\$42,322k	\$46,046k (+8.8%)	\$127,648k	\$139,202k (+9.1%)
Entertainment	\$294k	\$329k (+11.9%)	\$25,205k	\$27,380k (+8.6%)	\$78,075k	\$84,697k (+8.5%)
Personal Care	\$105k	\$118k (+12.0%)	\$7,477k	\$8,281k (+10.8%)	\$23,318k	\$25,861k (+10.9%)



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Household Income	1 miles		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
<\$15,000	181	165 (-8.8%)	2,179	2,016 (-7.5%)	4,845	4,636 (-4.3%)
\$15,000-\$24,999	65	71 (+9.2%)	1,384	1,457 (+5.3%)	3,554	3,580 (+0.7%)
\$25,000-\$34,999	178	136 (-23.6%)	2,252	1,927 (-14.4%)	5,297	4,707 (-11.1%)
\$35,000-\$49,999	299	277 (-7.4%)	3,532	3,492 (-1.1%)	8,121	7,981 (-1.7%)
\$50,000-\$74,999	377	382 (+1.3%)	6,349	5,994 (-5.6%)	13,295	13,055 (-1.8%)
\$75,000-\$99,999	269	263 (-2.2%)	4,384	4,684 (+6.8%)	10,243	10,751 (+5.0%)
\$100,000-\$124,999	130	168 (+29.2%)	3,226	3,444 (+6.8%)	7,626	8,182 (+7.3%)
\$125,000-\$149,999	58	84 (+44.8%)	2,185	2,527 (+15.7%)	5,320	6,094 (+14.5%)
\$150,000-\$199,999	62	69 (+11.3%)	1,817	2,367 (+30.3%)	4,759	6,138 (+29.0%)
\$200,000-\$249,999	25	35 (+40.0%)	752	1,056 (+40.4%)	2,002	2,818 (+40.8%)
\$250,000-\$499,999	21	28 (+33.3%)	581	817 (+40.6%)	1,996	2,547 (+27.6%)
\$500,000+	6	9 (+50.0%)	149	242 (+62.4%)	867	1,203 (+38.8%)
Median Household income	\$59.6k	\$65.4k (+9.8%)	\$73.5k	\$79.4k (+8.0%)	\$77.5k	\$83.4k (+7.7%)
Average Household Income	\$70.8k	\$77.9k (+10.1%)	\$86k	\$94.1k (+9.4%)	\$93.3k	\$101.6k (+8.8%)

Value of Owner Occupied Housing Units	1 miles		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
< \$20,000	6	5 (-16.7%)	240	177 (-26.3%)	755	644 (-14.7%)
\$20,000 - \$39,999	1	2 (+100.0%)	188	228 (+21.3%)	412	493 (+19.7%)
\$40,000 - \$59,999	7	8 (+14.3%)	346	185 (-46.5%)	579	304 (-47.5%)
\$60,000 - \$79,999	2	1 (-50.0%)	619	452 (-27.0%)	926	731 (-21.1%)
\$80,000 - \$99,999	8	3 (-62.5%)	774	582 (-24.8%)	1,398	942 (-32.6%)
\$100,000 - \$149,999	17	18 (+5.9%)	2,070	2,131 (+2.9%)	4,368	4,010 (-8.2%)
\$150,000 - \$199,999	45	23 (-48.9%)	2,108	1,733 (-17.8%)	3,806	3,505 (-7.9%)
\$200,000 - \$299,999	215	172 (-20.0%)	5,822	5,324 (-8.6%)	12,588	10,687 (-15.1%)
\$300,000 - \$399,999	56	120 (+114.3%)	3,363	3,880 (+15.4%)	7,839	9,481 (+20.9%)
\$400,000 - \$499,999	54	41 (-24.1%)	1,190	2,208 (+85.5%)	3,395	5,500 (+62.0%)
\$500,000 - \$749,999	14	41 (+192.9%)	471	1,005 (+113.4%)	2,255	3,469 (+53.8%)
\$750,000 - \$999,999	--	5	69	203 (+194.2%)	930	1,257 (+35.2%)
\$1,000,000 - \$1,499,999	18	6 (-66.7%)	195	84 (-56.9%)	548	654 (+19.3%)
\$1,500,000 - \$1,999,999	22	11 (-50.0%)	163	95 (-41.7%)	404	298 (-26.2%)
\$2,000,000+	--	11	2	78 (+3800.0%)	310	482 (+55.5%)
Median Value	\$191.8k	\$225.1k (+17.3%)	\$219.2k	\$246.8k (+12.6%)	\$265.6k	\$296.1k (+11.5%)
Average Value	\$223.1k	\$248.4k (+11.3%)	\$252.3k	\$279.2k (+10.7%)	\$313.3k	\$344.7k (+10.0%)



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Population by Industry	1 miles		3 miles		5 miles	
	Current	2030 Forecast	Current	2030 Forecast	Current	2030 Forecast
Accommdtn/Food Svcs	149	157 (+5.4%)	3,702	3,964 (+7.1%)	7,481	8,042 (+7.5%)
Admin/Spprt/Waste Mgmt	194	206 (+6.2%)	2,316	2,492 (+7.6%)	4,855	5,257 (+8.3%)
Agriculture/Forest/Fish/Hunt/Mine	3	4 (+33.3%)	321	347 (+8.1%)	868	927 (+6.8%)
Entertainment/Rec	18	21 (+16.7%)	630	667 (+5.9%)	1,475	1,580 (+7.1%)
Construction	239	253 (+5.9%)	5,993	6,404 (+6.9%)	11,779	12,605 (+7.0%)
Educational Svcs	55	56 (+1.8%)	3,038	3,230 (+6.3%)	7,527	8,163 (+8.4%)
Fin/Insur/RE/Rent/Lse	85	92 (+8.2%)	2,614	2,819 (+7.8%)	6,931	7,512 (+8.4%)
Health Care/Soc Asst	314	324 (+3.2%)	4,617	4,916 (+6.5%)	10,594	11,429 (+7.9%)
Information	12	10 (-16.7%)	549	581 (+5.8%)	1,066	1,142 (+7.1%)
Mgmt of Companies	1	2 (+100.0%)	219	229 (+4.6%)	309	328 (+6.1%)
Total Manufacturing	268	282 (+5.2%)	5,268	5,561 (+5.6%)	11,935	12,739 (+6.7%)
Oth Svcs, Not Pub Admin	102	107 (+4.9%)	2,631	2,815 (+7.0%)	5,193	5,599 (+7.8%)
Prof/Sci/Tech/Admin	109	114 (+4.6%)	1,802	1,899 (+5.4%)	4,945	5,268 (+6.5%)
Public Administration	22	24 (+9.1%)	1,214	1,308 (+7.7%)	3,442	3,738 (+8.6%)
Retail Trade	257	269 (+4.7%)	5,505	5,907 (+7.3%)	11,039	11,886 (+7.7%)
Transport/Warehse/Utils	295	305 (+3.4%)	4,497	4,852 (+7.9%)	9,348	10,203 (+9.1%)
Wholesale Trade	160	168 (+5.0%)	1,301	1,376 (+5.8%)	2,901	3,129 (+7.9%)



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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.

2-10-2025



#### 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.

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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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REAL ESTATE DEVELOPMENT & ADVISORS

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