



"SFM HAS BEEN FIRING ON ALL CYLINDERS" - CFRA

"OVER THE PAST YEAR, SFM SHARES ARE UP 211.9%" - ARGUS RESEARCH

# THE MARKET AT GATEWAY BEDFORD, TEXAS

## NEW SPROUTS ANCHORED DEVELOPMENT

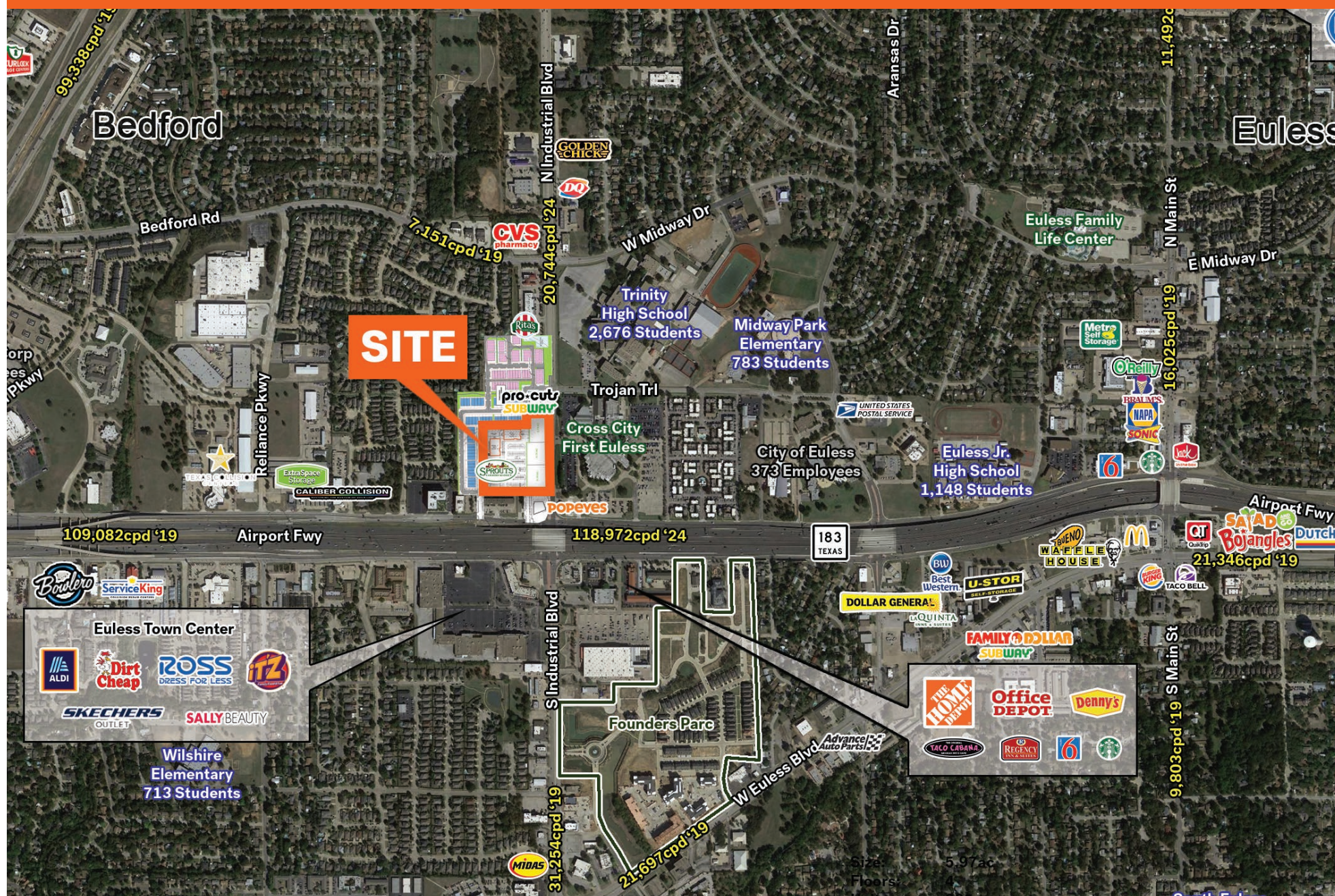
"SFM NAMED RETAILER OF THE YEAR!"  
- PROGRESSIVE GROCER

Developed By:  
**STREET LEVEL**

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LOCATION

**NORTH INDUSTRIAL BLVD & AIRPORT FWY**

SIZE

**1,200 - 10,500 SF WITH PATIO SPACE AVAILABLE**

OPENING

**SUMMER 2026**

PROPOSED

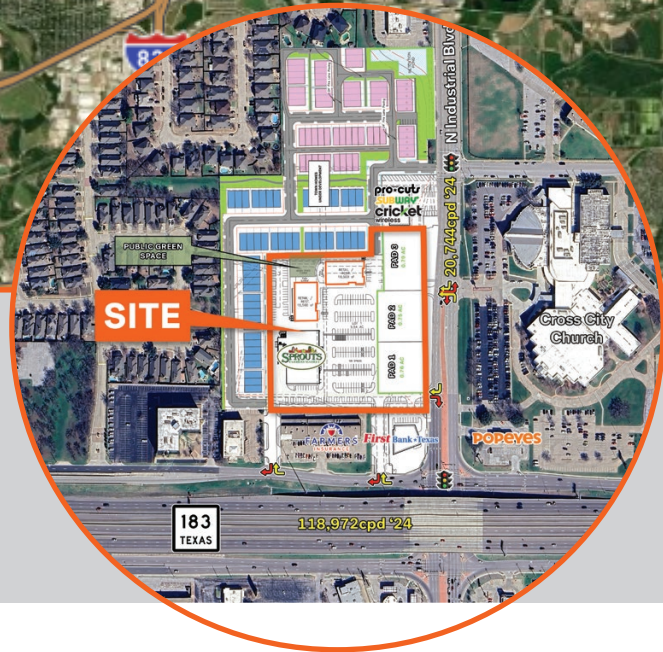
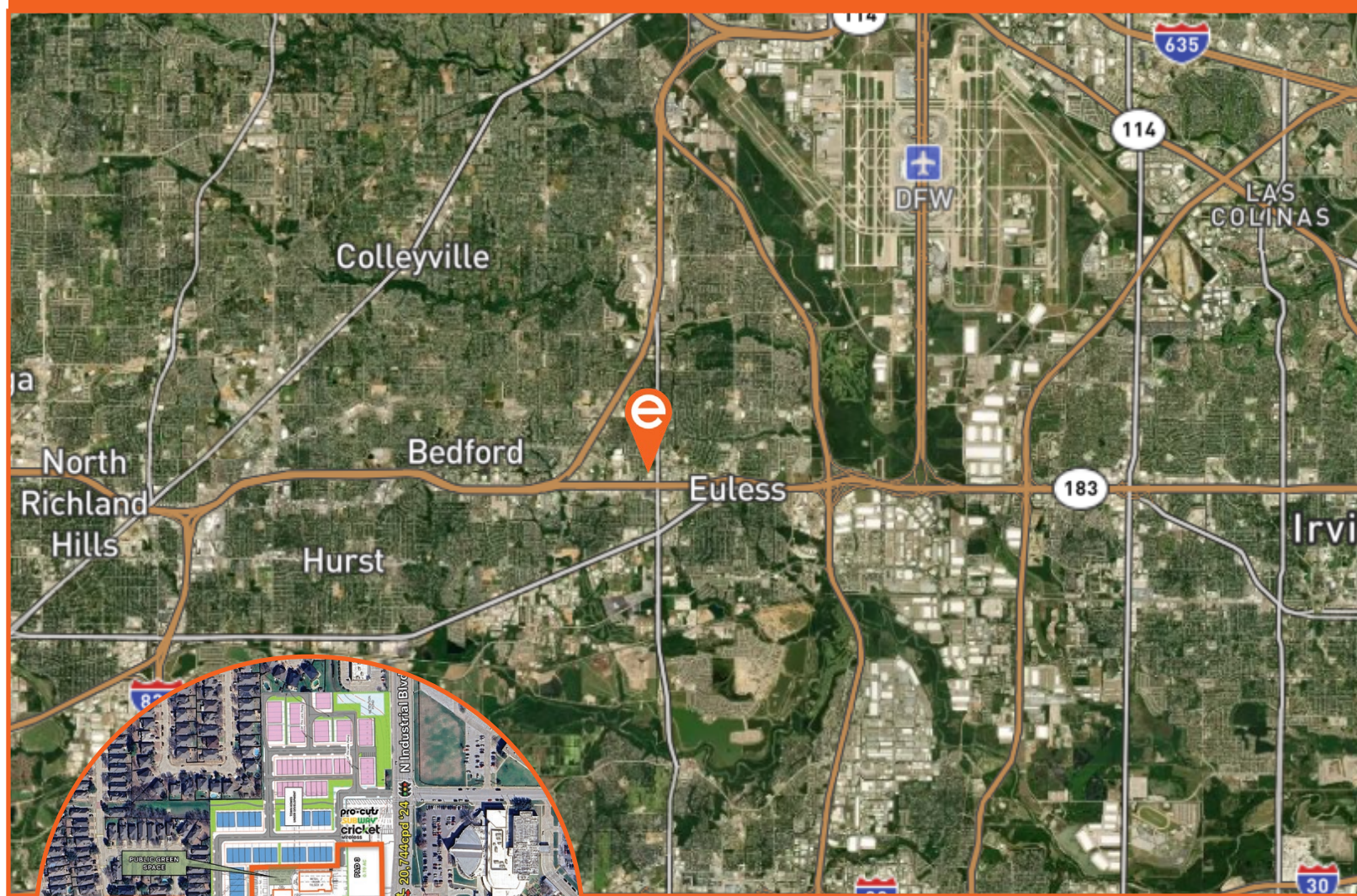
**RETAIL  
RESTAURANT**

RATE

**PLEASE CALL FOR PRICING**

PROPERTY INFORMATION

- + The Market at Gateway will include new luxury townhomes strategically located around the perimeter of the site, as well as approximately 45,000 square feet of grocery, retail, and restaurant space.
- + The residential development, named "Gateway Village," is planned to feature 106 townhomes, projected to start at **\$450,000 each**.
- + The site plan will also incorporate outdoor restaurant seating that overlooks about an acre of open space, meant for gatherings and small events, with paths connecting the businesses to the townhomes.
- + 23,442 square foot specialty grocery store, flanked by two (2) 10,500 square-foot retail/restaurant buildings and three (3) outparcels.
- + Direct access to both Industrial Blvd & 183 Frontage Rd
- + Direct Exit from 183 in both directions
- + Across from Trinity High School, with +2,600 Students




**9.54%**  
POPULATION  
GROWTH  
SINCE 2010



**\$84K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5  
MILES



**215K**  
CURRENT  
TRADE AREA  
POPULATION

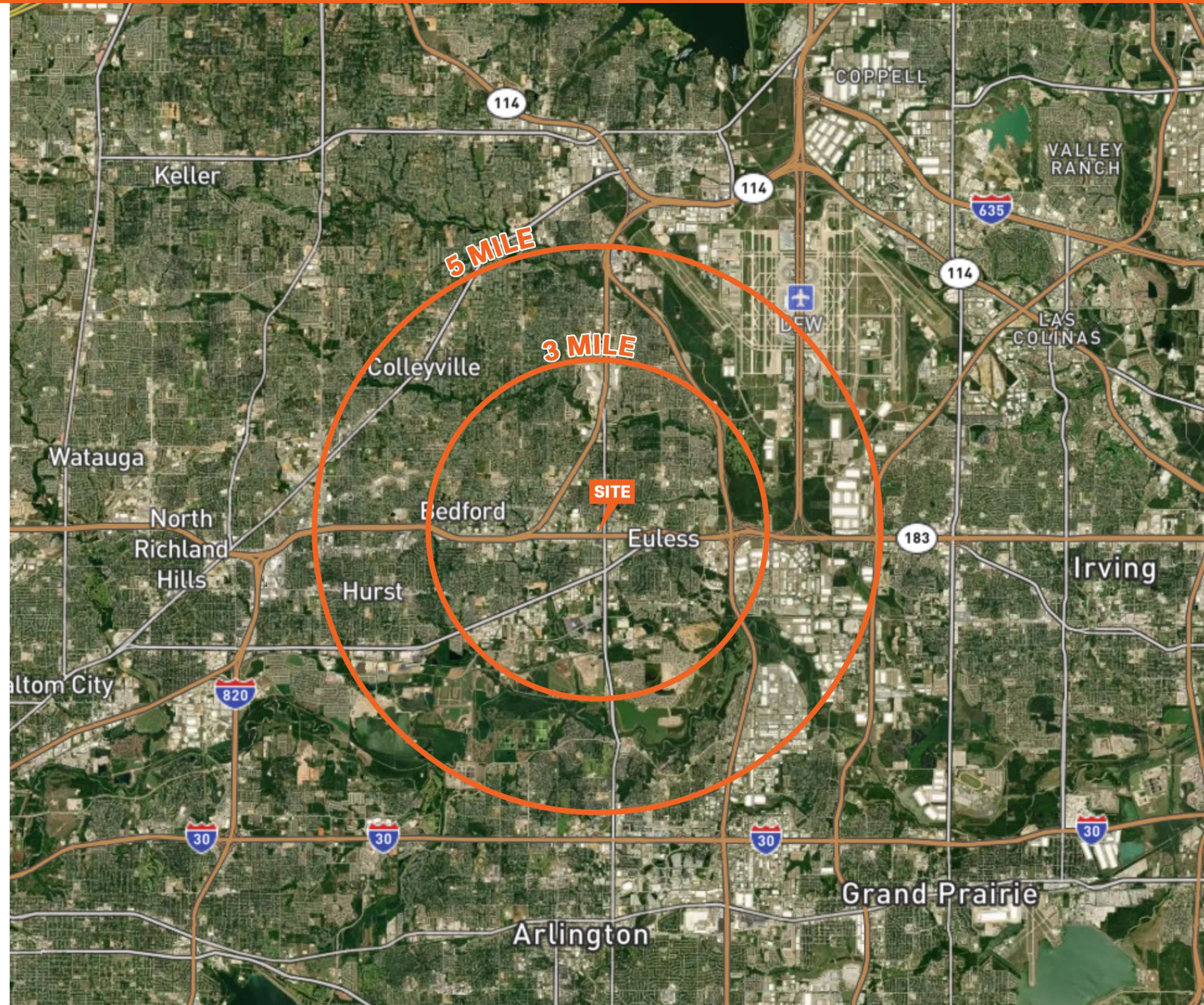
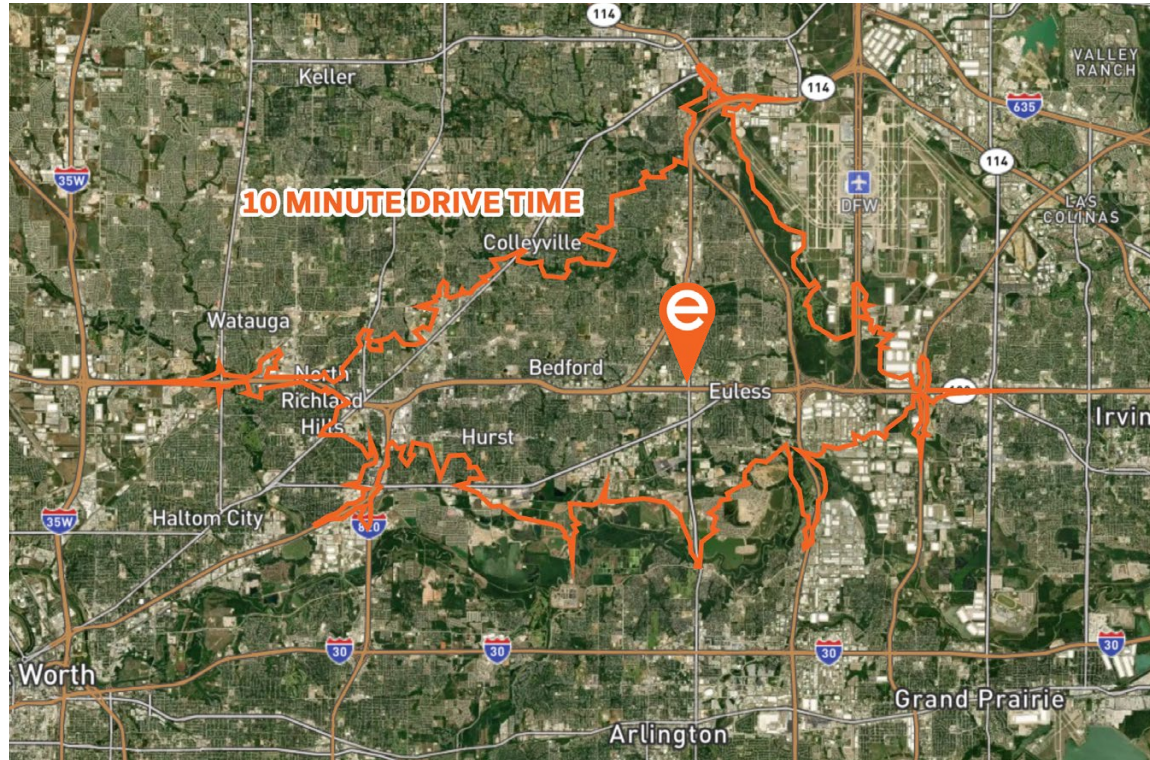
**MAJOR AREA EMPLOYERS**



**TRADE AREA  
TENANTS**



**5-MILE POPULATION OF  
THE MARKET AT GATEWAY  
WILL EXCEED 219,297 BY 2026**



**TRAFFIC COUNTS**

**118,972 CPD**

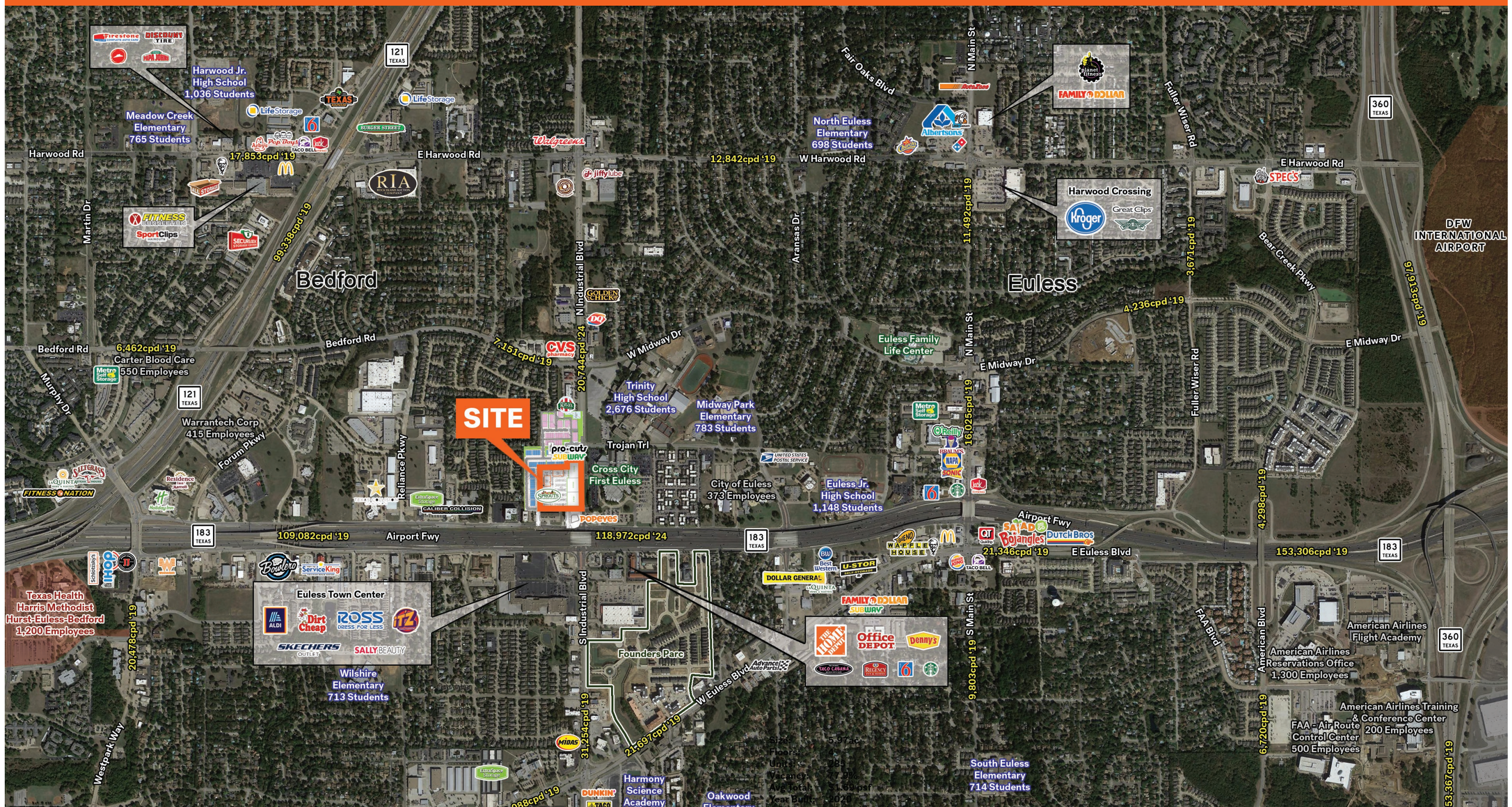
Airport Fwy

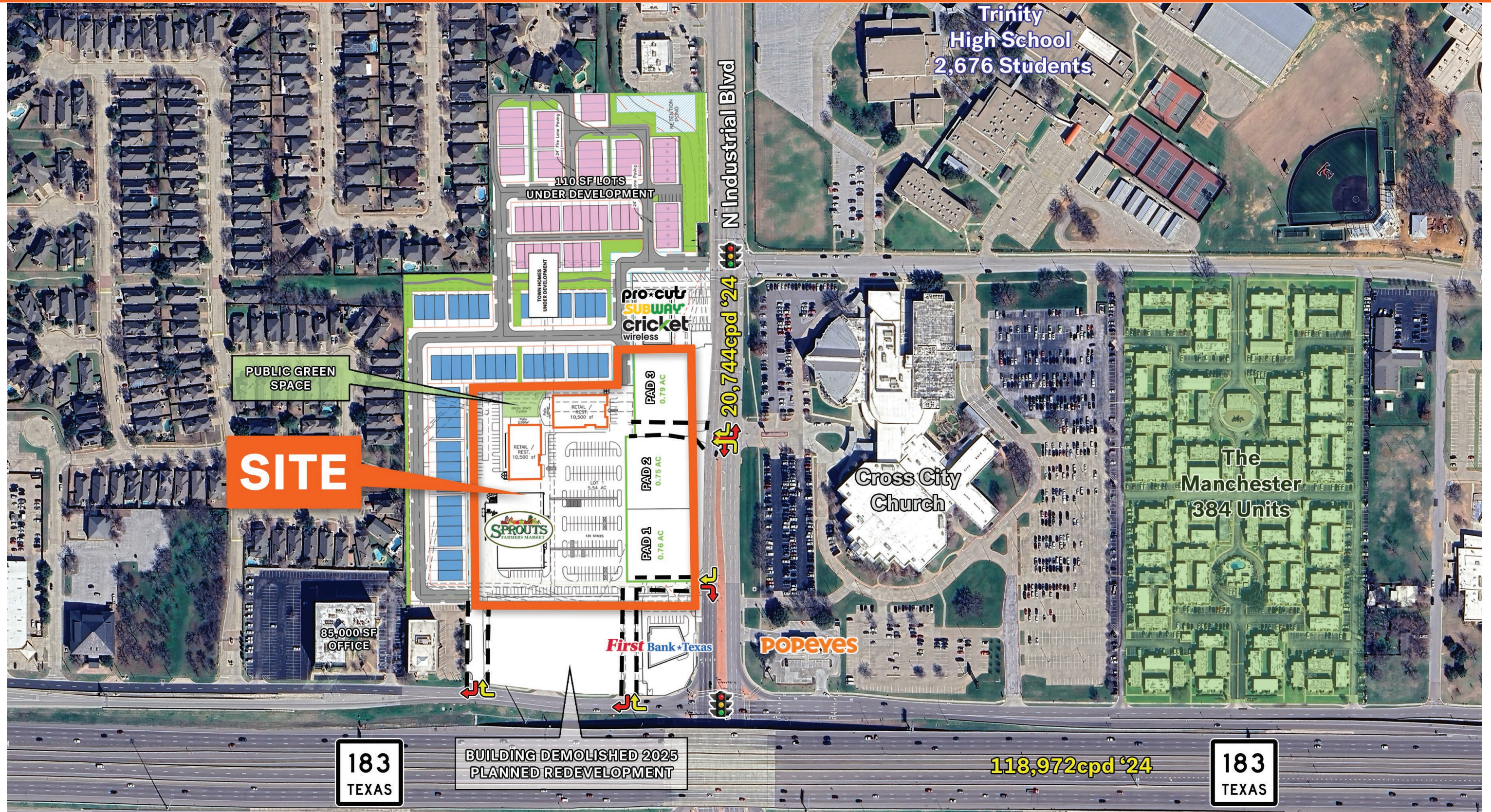


**2024 DEMOGRAPHIC SNAPSHOT**

	3 Mile	5 Mile	10 Minute
<b>TOTAL POPULATION</b>	107,623	215,967	183,478
<b>DAYTIME POPULATION</b>	101,113	226,477	206,074
<b>PROJECTED POPULATION 2027</b>	108,782	218,233	184,679
<b>AVG HH INCOME</b>	\$79,626	\$84,060	\$82,879

SOURCE - SITWISE: 01/24/24





Trinity High School  
2,676 Students

N Industrial Blvd  
118,972cpd '24

PUBLIC GREEN SPACE

**SITE**

110 SF LOTS UNDER DEVELOPMENT

TOWN HOMES UNDER DEVELOPMENT

pro+cut  
SUBWAY  
cricket wireless

PAD 3  
0.79 AC

PAD 2  
0.75 AC

PAD 1  
0.76 AC

SPROUTS FARMERS MARKET

RETAIL REST 10,500 SF

RETAIL REST 10,500 SF

85,000 SF OFFICE

First Bank + Texas

POPEYES

Cross City Church

The Manchester  
384 Units

183 TEXAS

BUILDING DEMOLISHED 2025  
PLANNED REDEVELOPMENT

118,972cpd '24

183 TEXAS



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Edge Realty Partners LLC

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**BROKER FIRM NAME**

**LICENSE NO.**

**EMAIL**

**PHONE**

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**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**