

CHISHOLM TRAIL WEST FOR LEASE

214.378.1212

NWQ CHISHOLM TRAIL PKWY & MCPHERSON BLVD
FORT WORTH, TX

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DEVELOPED BY:



**NWQ CHISHOLM TRAIL PKWY &
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RETAIL
PADS AVAILABLE
RETAIL SPACE AVAILABLE

- ★ ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW
- ★ 2 MILES FROM TARLETON STATE UNIVERSITY. NEW 80 ACRE CAMPUS WITH OVER 1,900 STUDENTS CURRENTLY ENROLLED. THE \$41 MILLION 76,000 SF FACILITY OFFERS LEARNING AREAS, COMMON GATHERING SPACES, OFFICES AND A LARGE EVENT AREA. \$63 MILLION FUNDING APPROVED TO COVER PHASE 2 OF THE CAMPUS WHICH IS UNDER CONSTRUCTION. PLANS ARE FOR THE CAMPUS TO SERVE 9,000 STUDENTS BY 2030.
- ★ OVER 1,800 MULTIFAMILY/SINGLE FAMILY FOR RENT UNITS ARE UNDER CONSTRUCTION AT THE INTERSECTION
- ★ 2,650 MULTIFAMILY UNITS PLANNED OR RECENTLY COMPLETED IN A 3 MILE RADIUS
- ★ EASY ACCESS FROM RECENTLY COMPLETED CHISHOLM TRAIL PARKWAY
- ★ OVER \$100,000 AVERAGE HOUSEHOLD INCOME IN 2 MILE RADIUS

FORT WORTH
POPULATION: 896,573
DRIVE TIME TO DOWNTOWN: 10-12 MINS

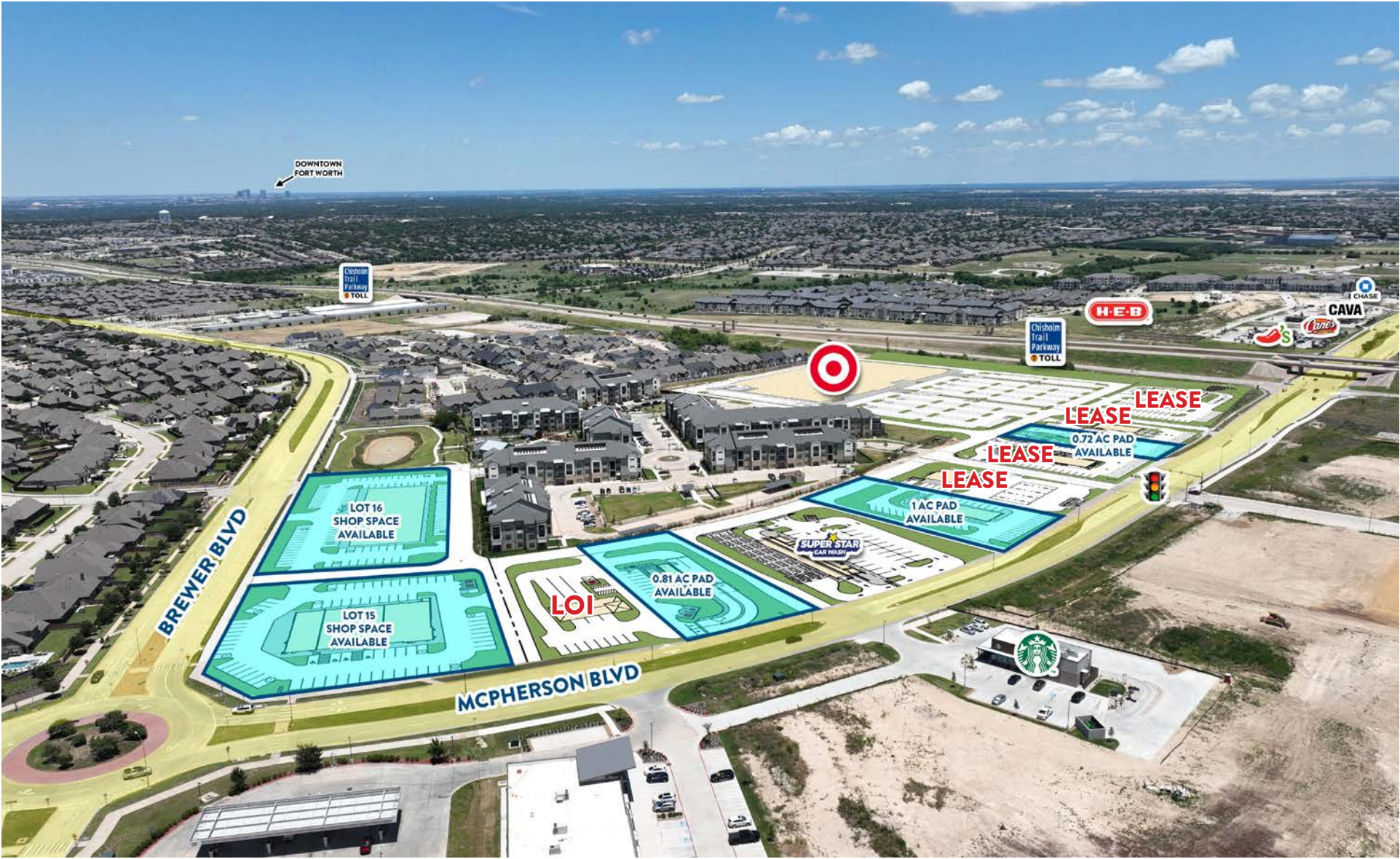
JEWELL
POPULATION: 15,658
DRIVE TIME: 9 MINS

BARBERS POINT
POPULATION: 47,130
DRIVE TIME: 18 MINS

5 MILES SOUTH
POPULATION: 30,770
DRIVE TIME: 22 MINS

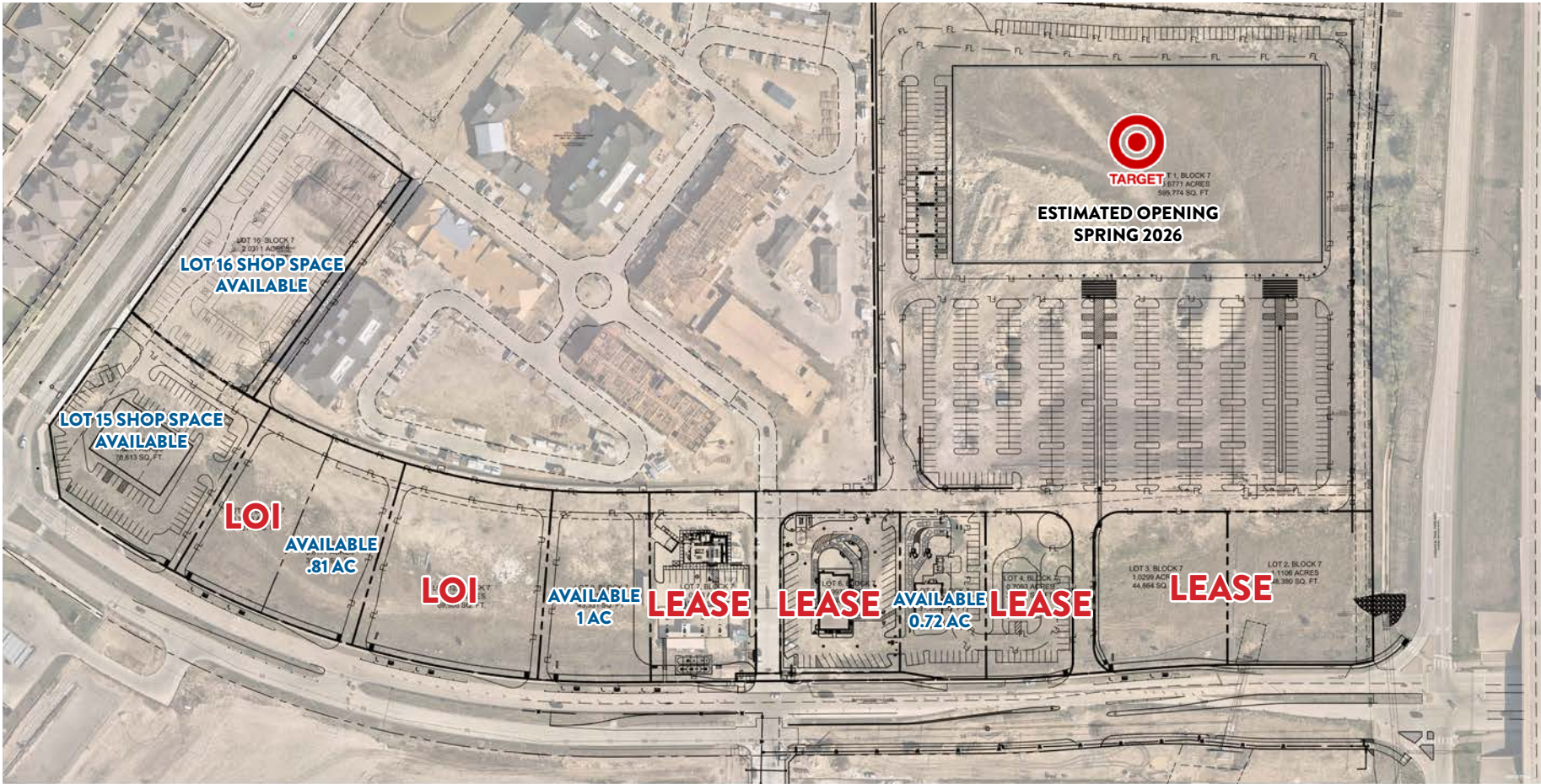
	2 MILE	3 MILES	5 MILES
EST. POPULATION	29,583	64,022	166,928
EST. MEDIAN AGE	35.6	35.8	35.4
EST. AVG. HH INCOME	\$148,532	\$132,975	\$119,180



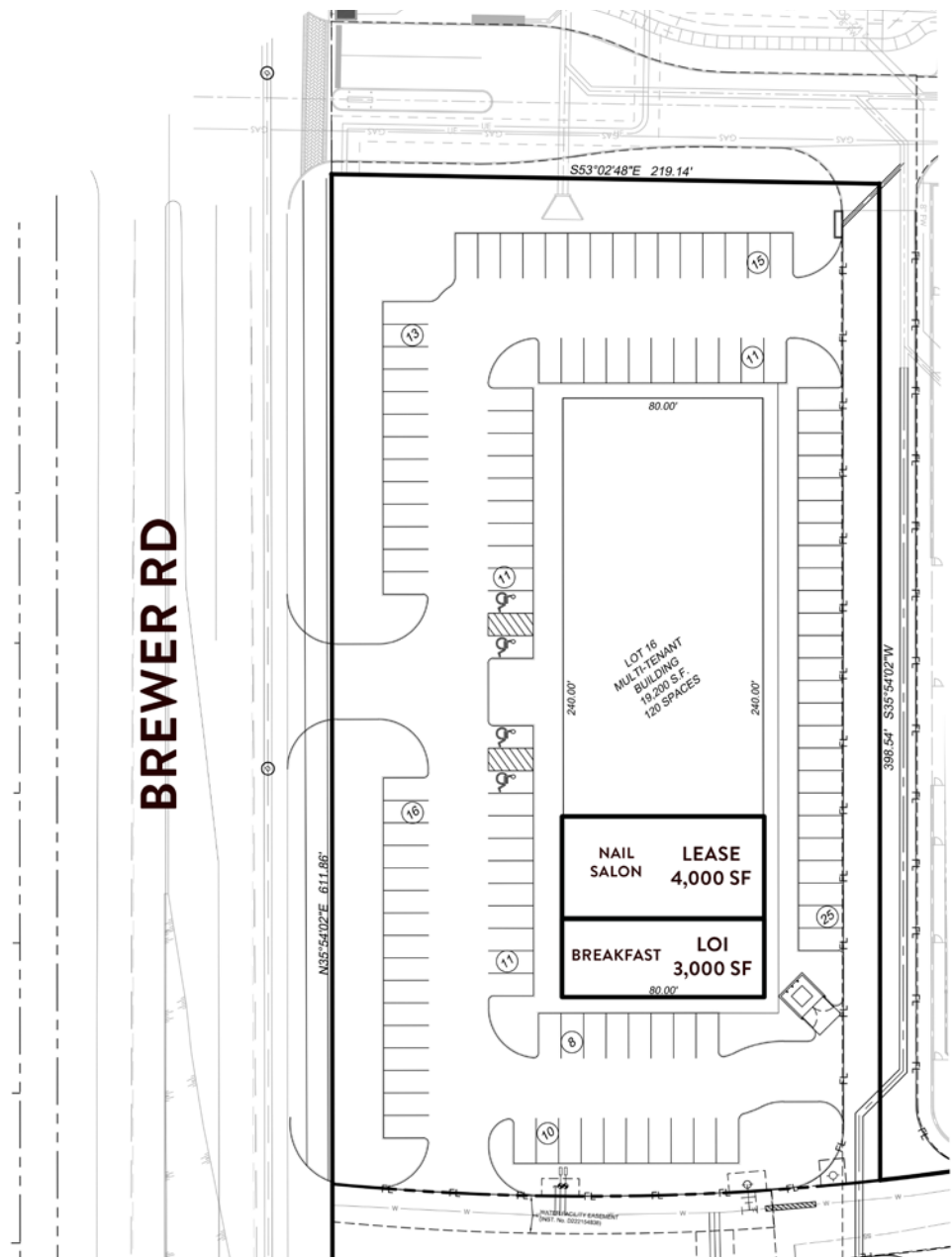




Front Elevation - South

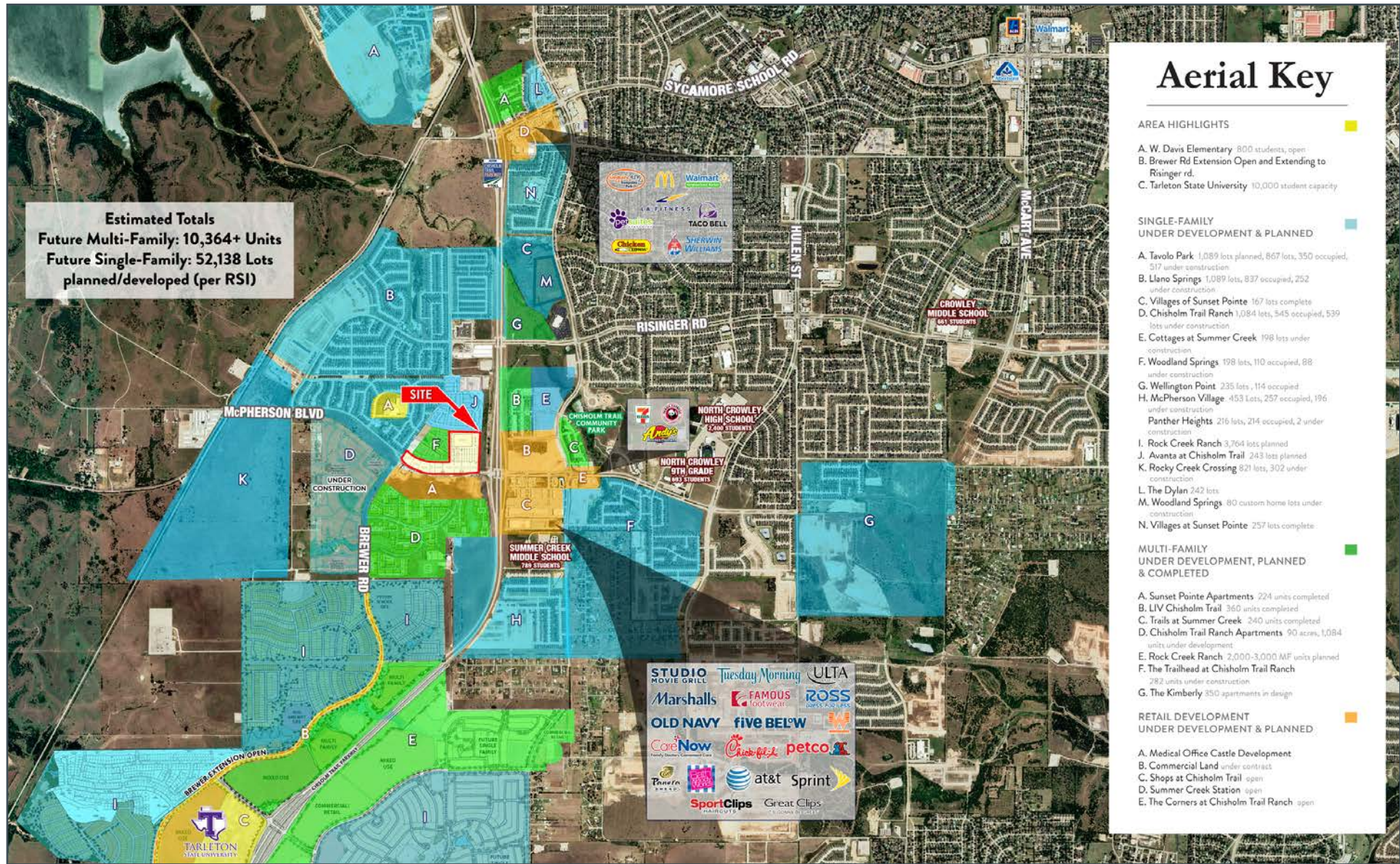






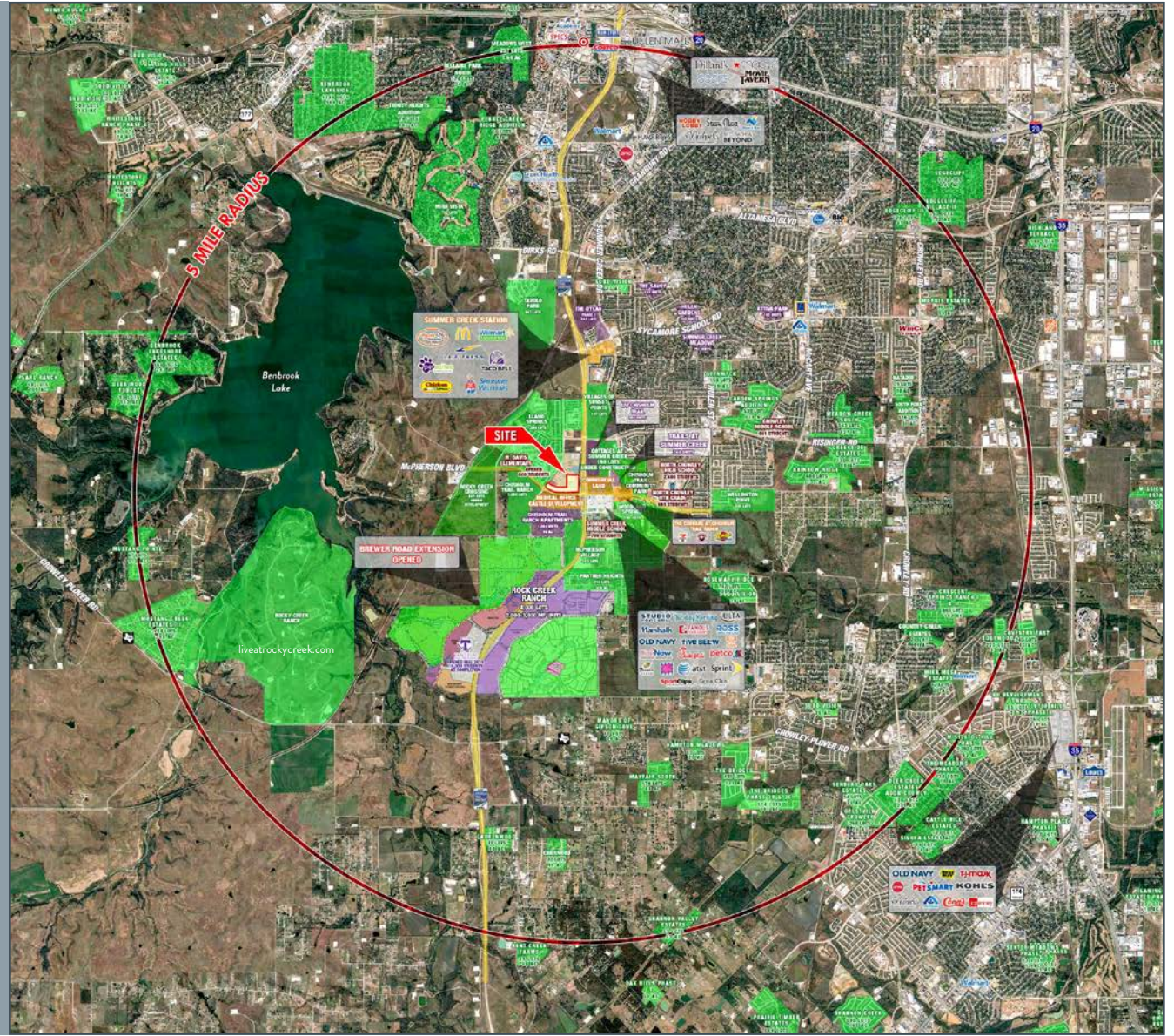


VENTURE

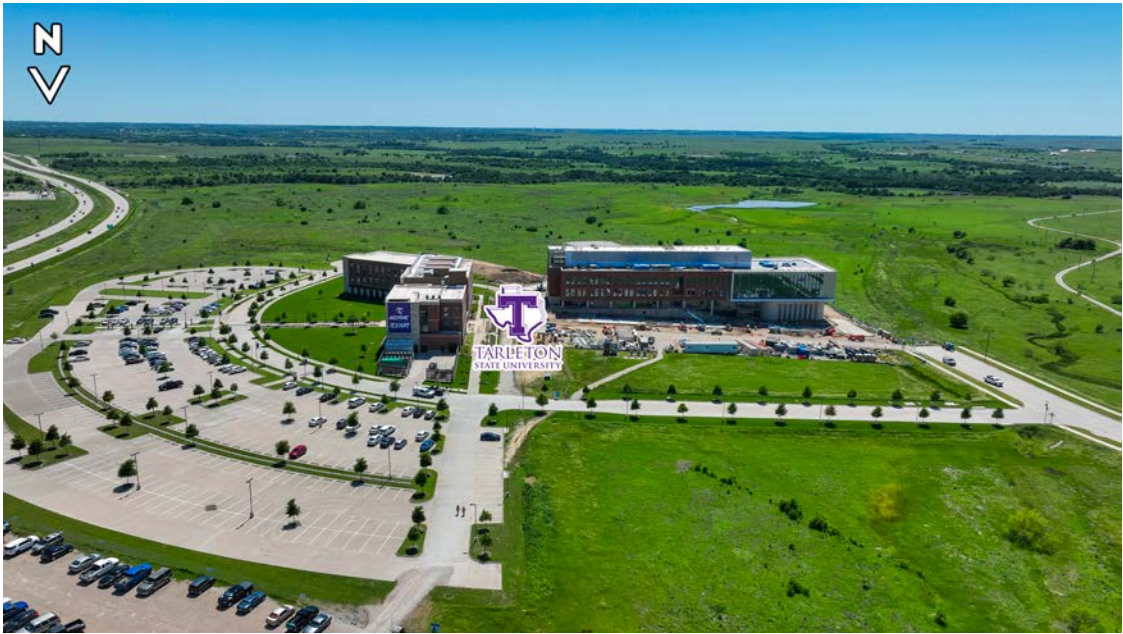


PIVOTAL AREA UPDATES

- ★ THE **BREWER BOULEVARD** EXTENSION IS NOW COMPLETE. THE ROAD CONNECTS MCPHERSON TO TARLETON STATE AND WILL BE THE **ONLY ENTRANCE TO THE UNIVERSITY** FOR AT LEAST THE NEXT 4 YEARS.
- ★ PHASE 1 OF **TARLETON STATE UNIVERSITY** IS NOW COMPLETE. THE \$41 MILLION, 74,000 SF EDUCATION CENTER WILL HOLD **OVER 2,500 STUDENTS**. PHASE 2 IS UNDER CONSTRUCTION.
- ★ **TARLETON STATE** IS ESTIMATED TO SERVE OVER 5,000 STUDENTS BY 2025 AND AROUND **10,000 STUDENTS** BY 2030.
- ★ THE SHOPS AT CHISHOLM TRAIL RANCH WAS COMPLETED IN APRIL 2020. THE **200,000 SF PROJECT** INCLUDES NATIONAL TENANTS SUCH AS STUDIO MOVIE GRILL AND MARSHALLS.
- ★ W. DAVIS ELEMENTARY SCHOOL WITH **OVER 800 STUDENTS** OPENED IN 2019.
- ★ **ROCK CREEK RANCH** IS LOCATED DIRECTLY TO THE SOUTH OF THE SITE AND THERE ARE ESTIMATED TO BE **4,000 LOTS AND UP TO 2,000-3,000 MF UNITS** BASED ON CURRENT ZONING.
- ★ POTENTIAL FOR **OVER 10,000 MF UNITS** IN THE IMMEDIATE AREA.









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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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:
 - 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.

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