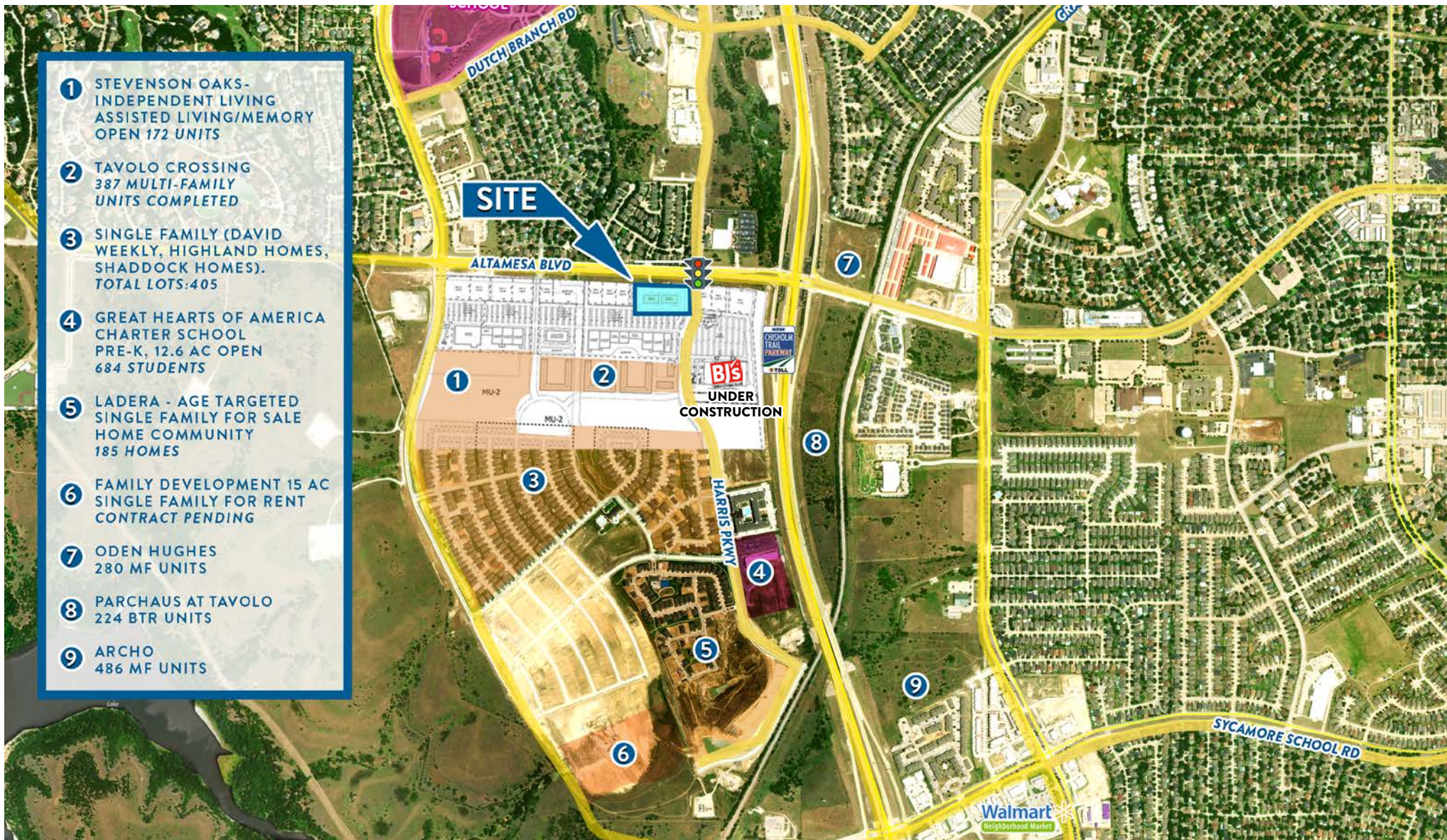




- 1 STEVENSON OAKS-
INDEPENDENT LIVING
ASSISTED LIVING/MEMORY
OPEN 172 UNITS
- 2 TAVOLO CROSSING
387 MULTI-FAMILY
UNITS COMPLETED
- 3 SINGLE FAMILY (DAVID
WEEKLY, HIGHLAND HOMES,
SHADDOCK HOMES).
TOTAL LOTS:405
- 4 GREAT HEARTS OF AMERICA
CHARTER SCHOOL
PRE-K, 12.6 AC OPEN
684 STUDENTS
- 5 LADERA - AGE TARGETED
SINGLE FAMILY FOR SALE
HOME COMMUNITY
185 HOMES
- 6 FAMILY DEVELOPMENT 15 AC
SINGLE FAMILY FOR RENT
CONTRACT PENDING
- 7 ODEN HUGHES
280 MF UNITS
- 8 PARCHAUS AT TAVOLO
224 BTR UNITS
- 9 ARCHO
486 MF UNITS



SHOPS AT TAVOLO PARK FOR LEASE

214.378.1212

SWC ALTAMESA/DIRKS RD & CHISHOLM TRAIL PKWY
FORT WORTH, TX

NATALIA SINGER
NSINGER@VENTUREDFW.COM

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

DEVELOPED BY:
 Hunington

LOCATION

SWC ALTAMESA/DIRKS RD & CHISHOLM TRAIL PKWY

AVAILABLE

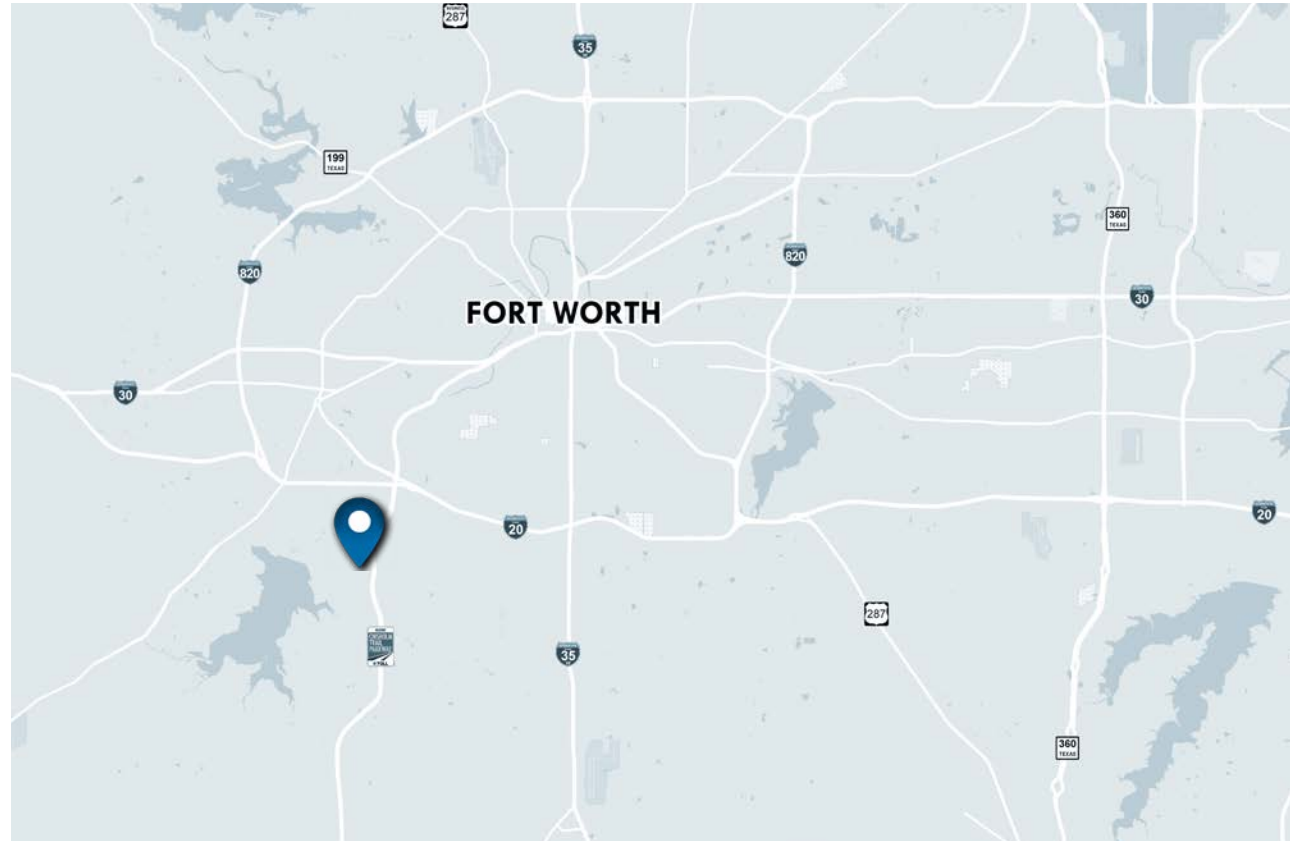
RETAIL BUILDING
END CAP + DRIVE THRU

TRAFFIC COUNTS

ALTAMESA BLVD 15,858 VPD 2022
CHISHOLM TRAIL PKWY 33,963 VPD 2022

PROPERTY HIGHLIGHTS

- ★ **BJ'S UNDER CONSTRUCTION - OPENING Q2 2026**
- ★ **UNDERSERVED RETAIL MARKET**
- ★ **ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW**
- ★ **THE SITE IS LOCATED ON THE 27 MILE CHISHOLM TRAIL PKWY THAT SERVES AS A CRITICAL CONNECTION FROM DOWNTOWN FORT WORTH TO SOUTH CLEBURNE**
- ★ **EASY ACCESS FROM RECENTLY COMPLETED CHISHOLM TRAIL PKWY**
- ★ **LARGE WHOLESALE UNDER CONTRACT ADJACENT TO THE SITE**



2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	12,894	91,563	217,041
EST. DAYTIME POPULATION	3,716	24,798	59,915
EST. AVG. HH INCOME	\$120,339	\$126,064	\$125,844

AREA ATTRACTIONS

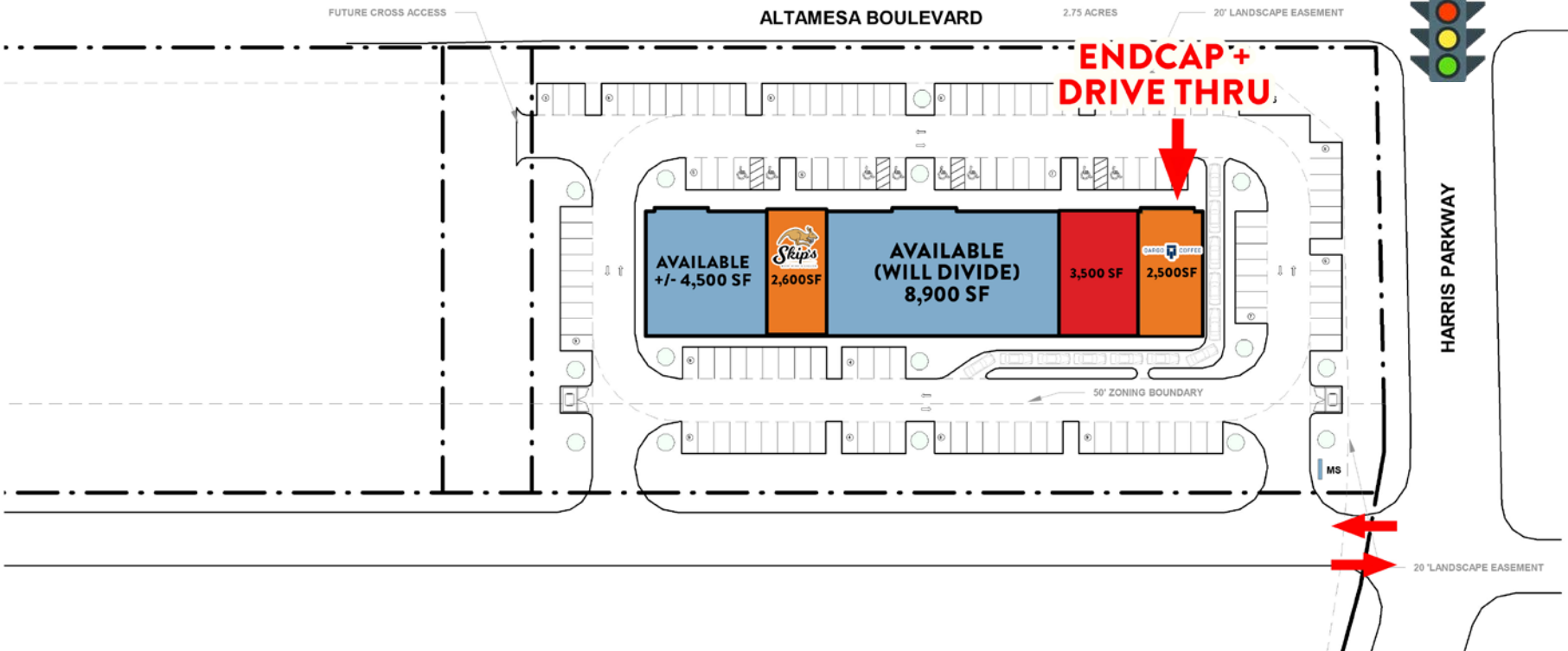


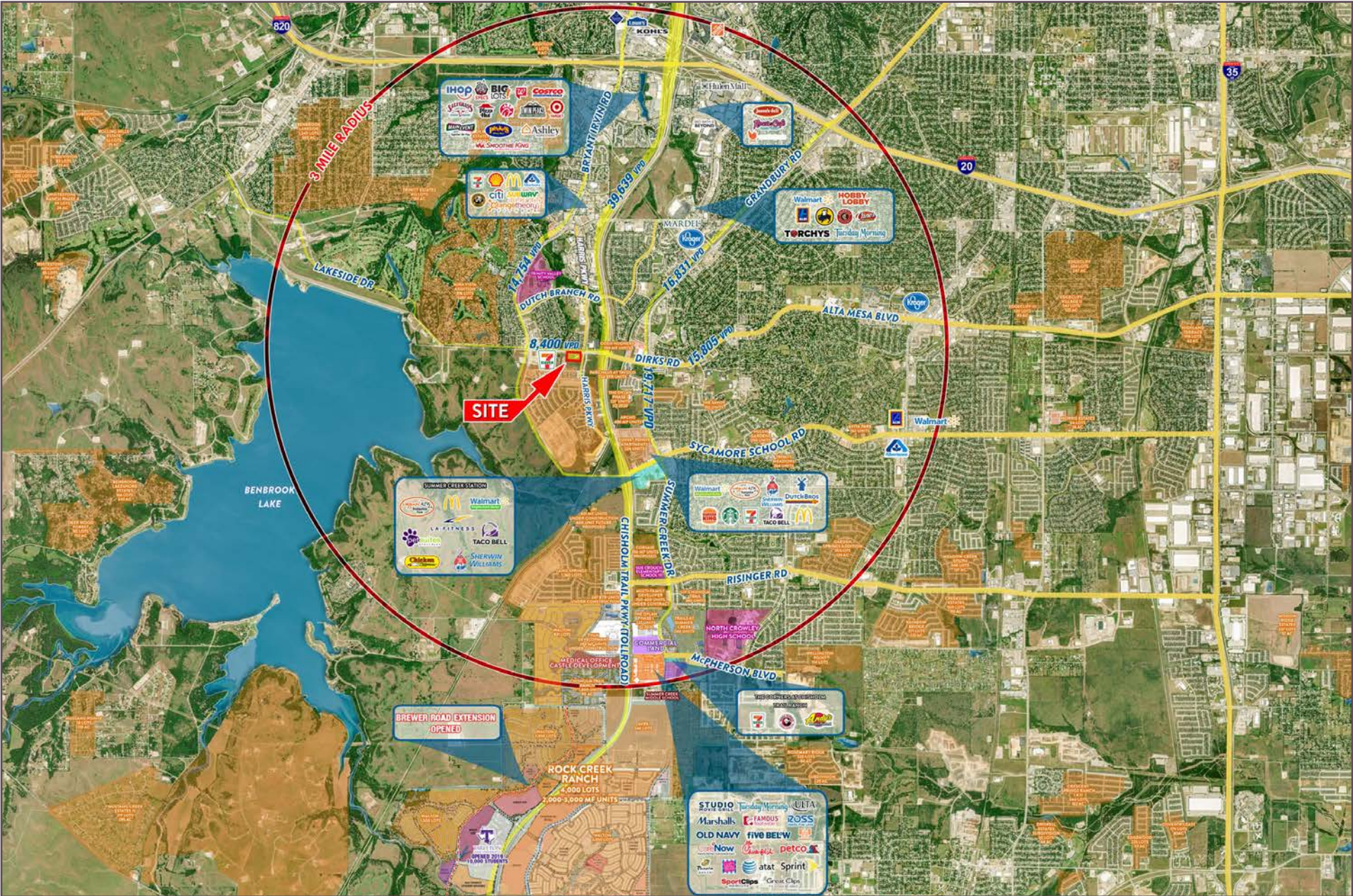


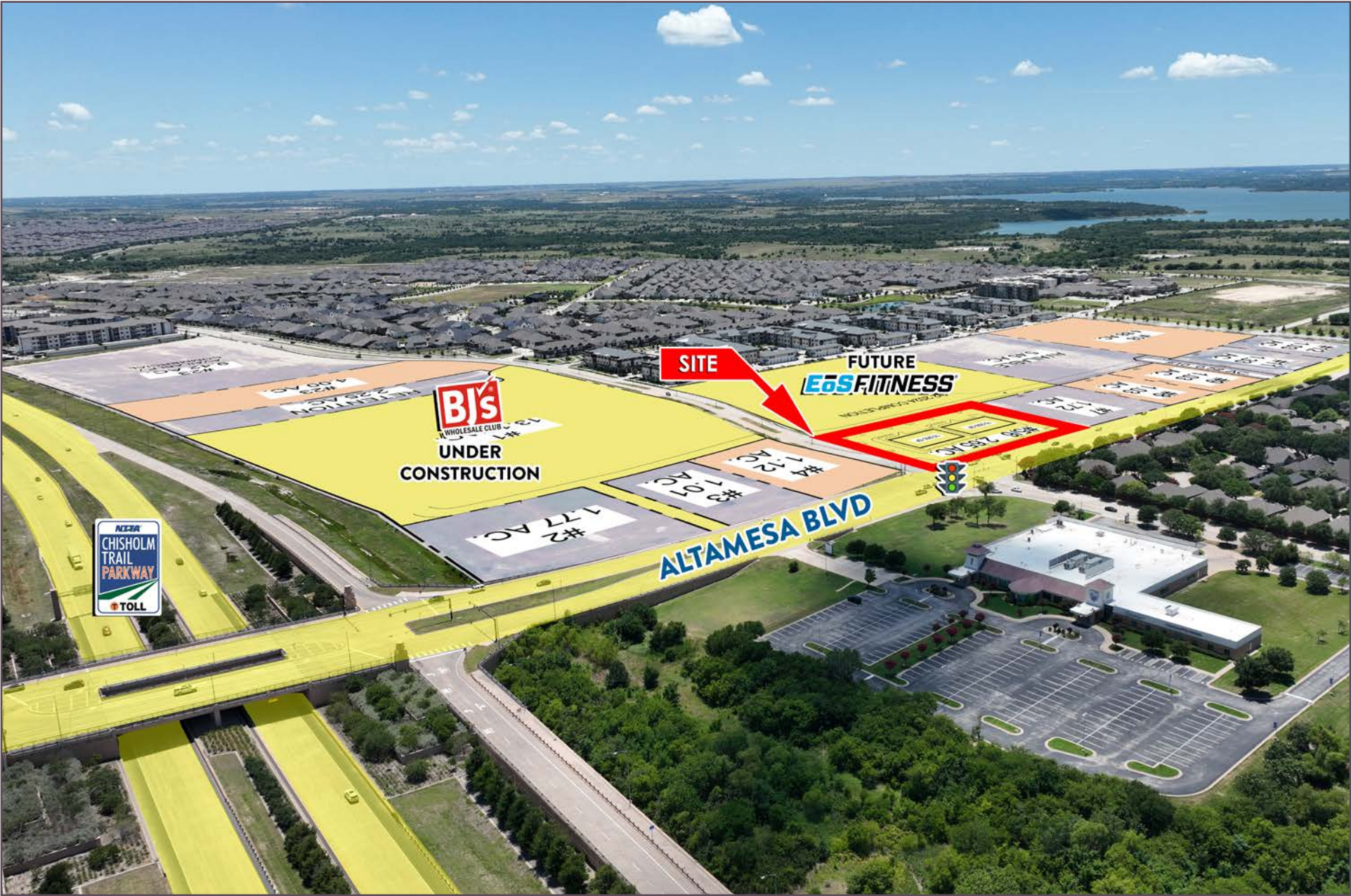
LINE AND SYMBOL LEGEND	
	EASEMENT
	PROPERTY LINE
	BUILDING
	GREEN SPACE



KEY	
	AVAILABLE
	AT LEASE
	LEASE EXECUTED
	AT LOI















DEVELOPED BY:



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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:

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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.**

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