5601
N Tarrant Parkway

Fort Worth, TX 76244



SHOPS AT NORTH TARRANT

Retail · For Lease

CREST COMMERCIAL REAL ESTATE

Cody Johnson
(214) 295-8583
cjohnson@crestcommercial.com

View Online | Call Agent

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

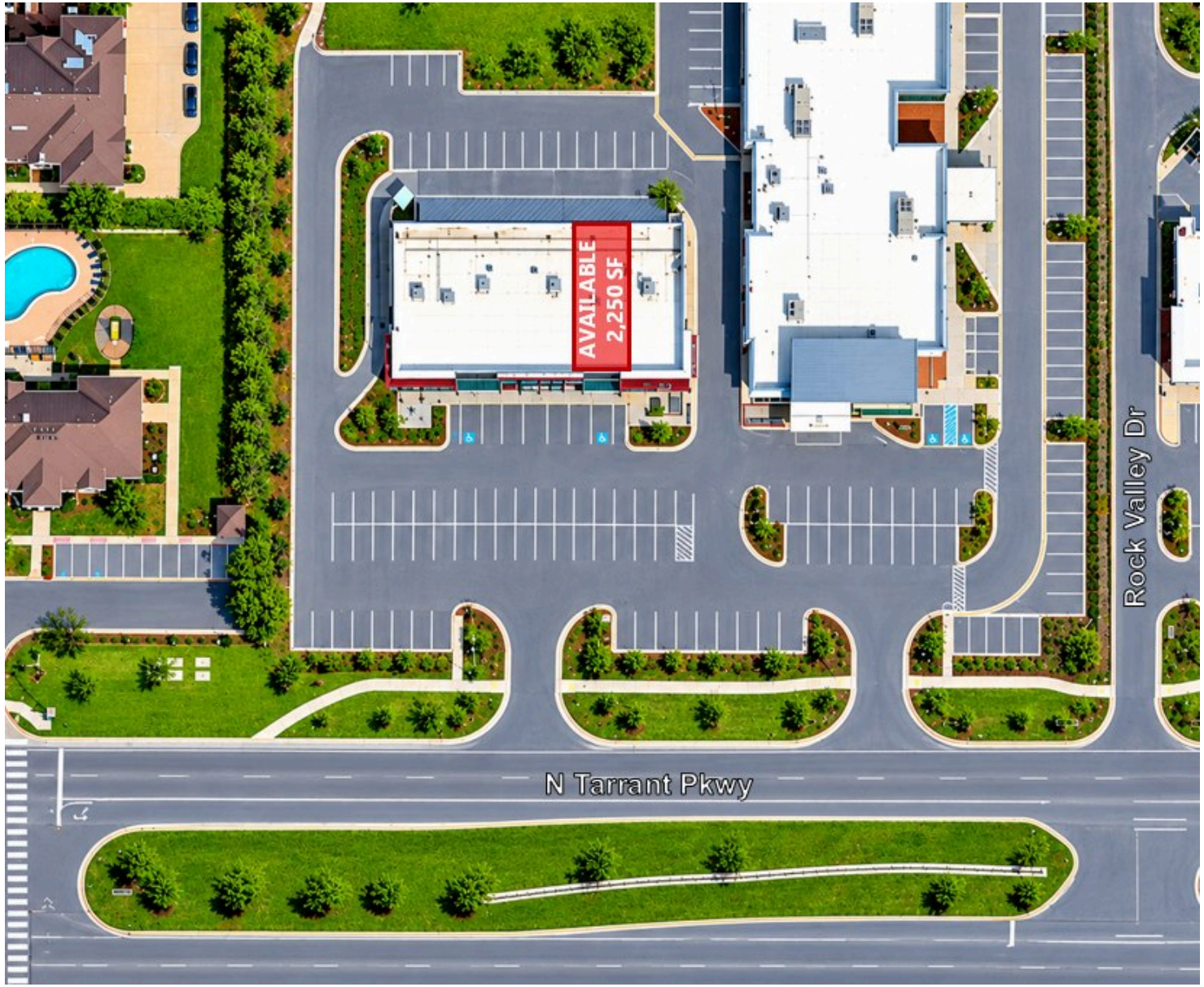
- Established North Fort Worth Retail Corridor
- Less Than ½ Mile from U.S. Highway 377
- Surrounded by Residential Neighborhoods
- Major National Retailers Nearby
- Convenient Access Along N. Tarrant Parkway

OFFERING SUMMARY

Lease Rate:	**$30/SF + NNN**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	14,795	71,111	142,085
Total Population	45,978	195,937	396,708
Average HH Income	$135,383	$128,748	$137,042

SITE PLAN



AVAILABLE SPACES

#	SUITE	SIZE	LEASE RATE
1	5629	2,250 SF	Contact Agent

1 SUITE AVAILABLE · 2,250 SF

Suites may be combinable or demisable. Sizes are approximate and subject to verification; availability is subject to change.

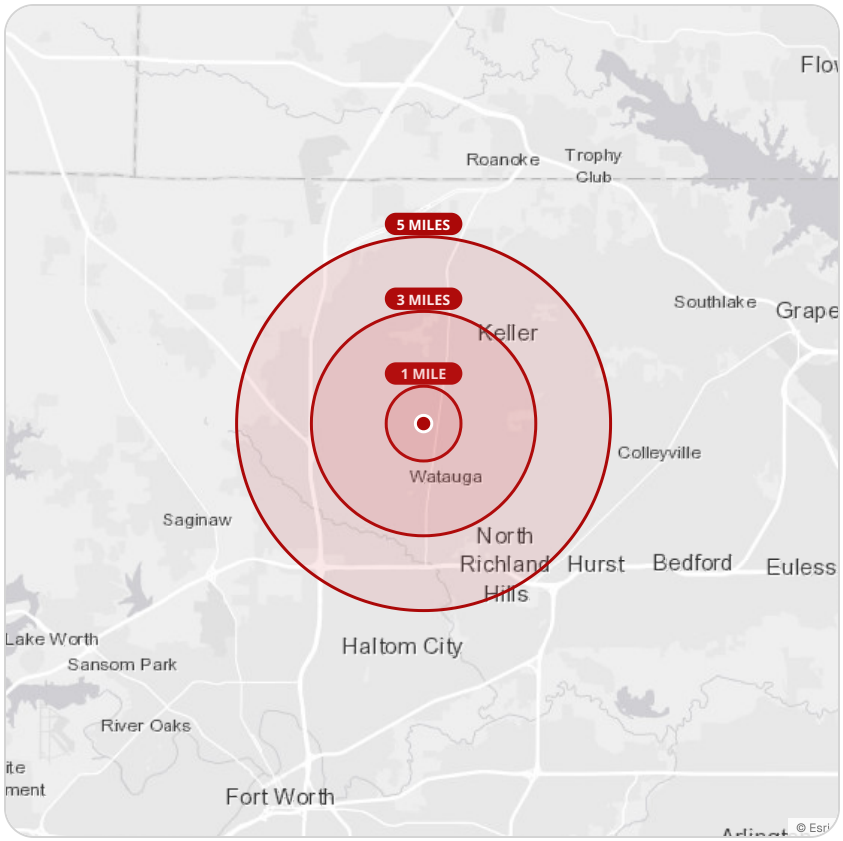
AERIAL / RETAILER MAP



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	45,978	195,937	396,708
Households	14,795	71,111	142,085
Median Age	36.4	37.2	37.7
Median HH Income	$115,279	$107,334	$113,316
Average HH Income	$135,383	$128,748	$137,042
Median Home Value	$322,075	$339,836	$386,692
Median Gross Rent	$2,027	$1,789	$1,737
Bachelor's Degree +	41.5	40	40.8
Labor Force	25,646	110,477	216,422
Employed	24,797	106,525	208,537
Avg Commute (min)	28.8	27.8	27.9
Housing Units	15,287	74,929	148,899
Owner Occupied %	75.3	64.8	68.8

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



TREC

Information About Brokerage Services

11-2-2015

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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	2146966677
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Designated Broker of Firm	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Cody Johnson	0719863	cjohnson@crestcommercial.com	2142958583
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

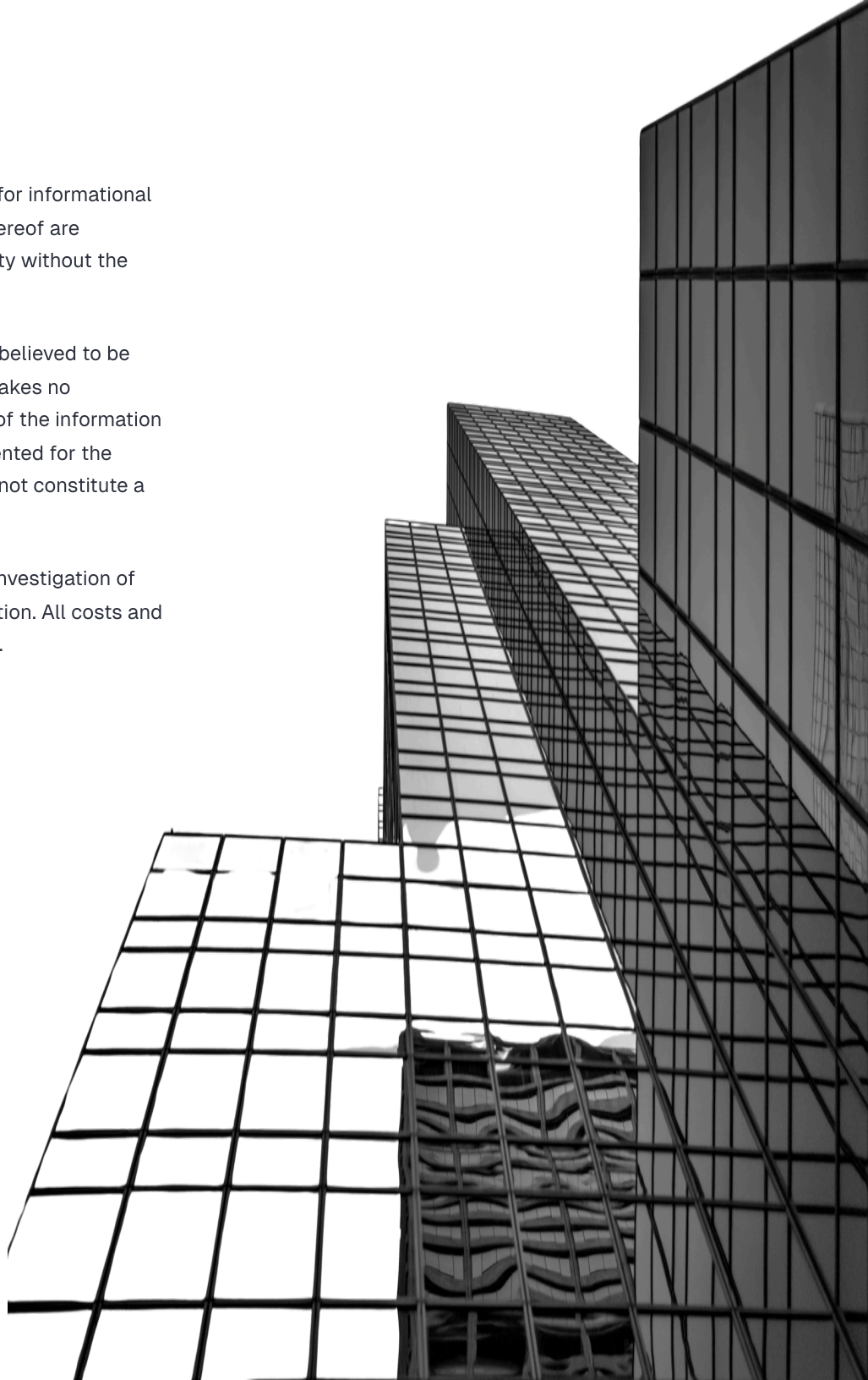
Date

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Prospective purchasers are encouraged to conduct their own independent due diligence investigation of the property, including verification of all financial, legal, physical, and operational information. All costs and expenses related to such investigation shall be borne solely by the prospective purchaser.



OFFERED EXCLUSIVELY BY:

Cody Johnson, Agent
(214) 295-8583
cjohnson@crestcommercial.com

Crest Commercial Real Estate
214.696.6677
www.crestcommercial.com
9330 Lyndon B Johnson Fwy
Suite 1080 • Dallas, TX 75243