



THE SHOPS AT TIMBERLAND CROSSING

Pad Site Available in Kroger Anchored Center

NEC of Timberland Blvd. & N. Beach St. | Fort Worth, Texas

**LAST PAD SITE
AVAILABLE**



Josh Friedlander | Kevin Sims | 281.477.4300

Leasing | Tenant Representation | Development | Land Brokerage | Acquisition | Property Management



\$126K
AVERAGE
HOUSEHOLD
INCOME
 WITHIN 5 MILE
 TRADE AREA

“Fort Worth is the No. 1 tourist destination in Texas, welcoming more than 9.1 million visitors annually.”

- Fort Worth Visitors Bureau

MAJOR AREA RETAILERS



**THE SHOPS AT
 TIMBERLAND
 CROSSING**

Anchored by a **100,000 SF**
KROGER SIGNATURE STORE

**CLOSE PROXIMITY TO MAJOR
 ROADS** I-35, SH 170 and Denton
 Highway

Surrounding trade area boasts
**HIGH AVERAGE HOUSEHOLD
 INCOMES**

Available:
1 PAD SITE REMAINING

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ROLLING MEADOWS
340 Homes

TIMBERLAND
633 Homes

WOODLAND SPRINGS
3,800 Homes

MCPHERSON RANCH
805 Homes

GNC LIVE WELL Great Clips
THE JOINT...the chiropractic place TSO
elote MEXICAN KITCHEN
Ideal Dental • Legacy Nails
Taste of Asia • Kountry Donuts

Kroger Signature STORE

7 ELEVEN MARCO'S

Kroger FUEL Center

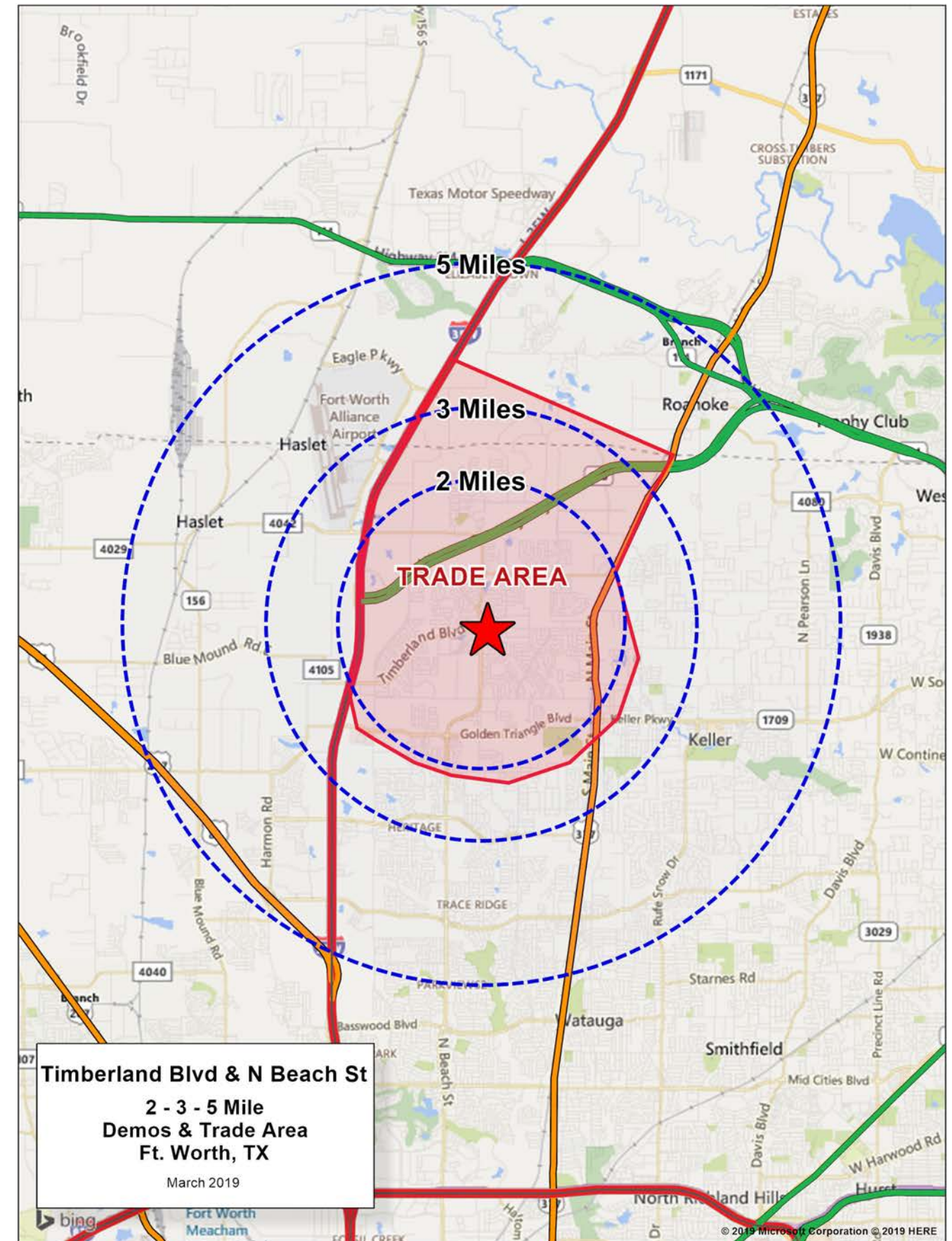
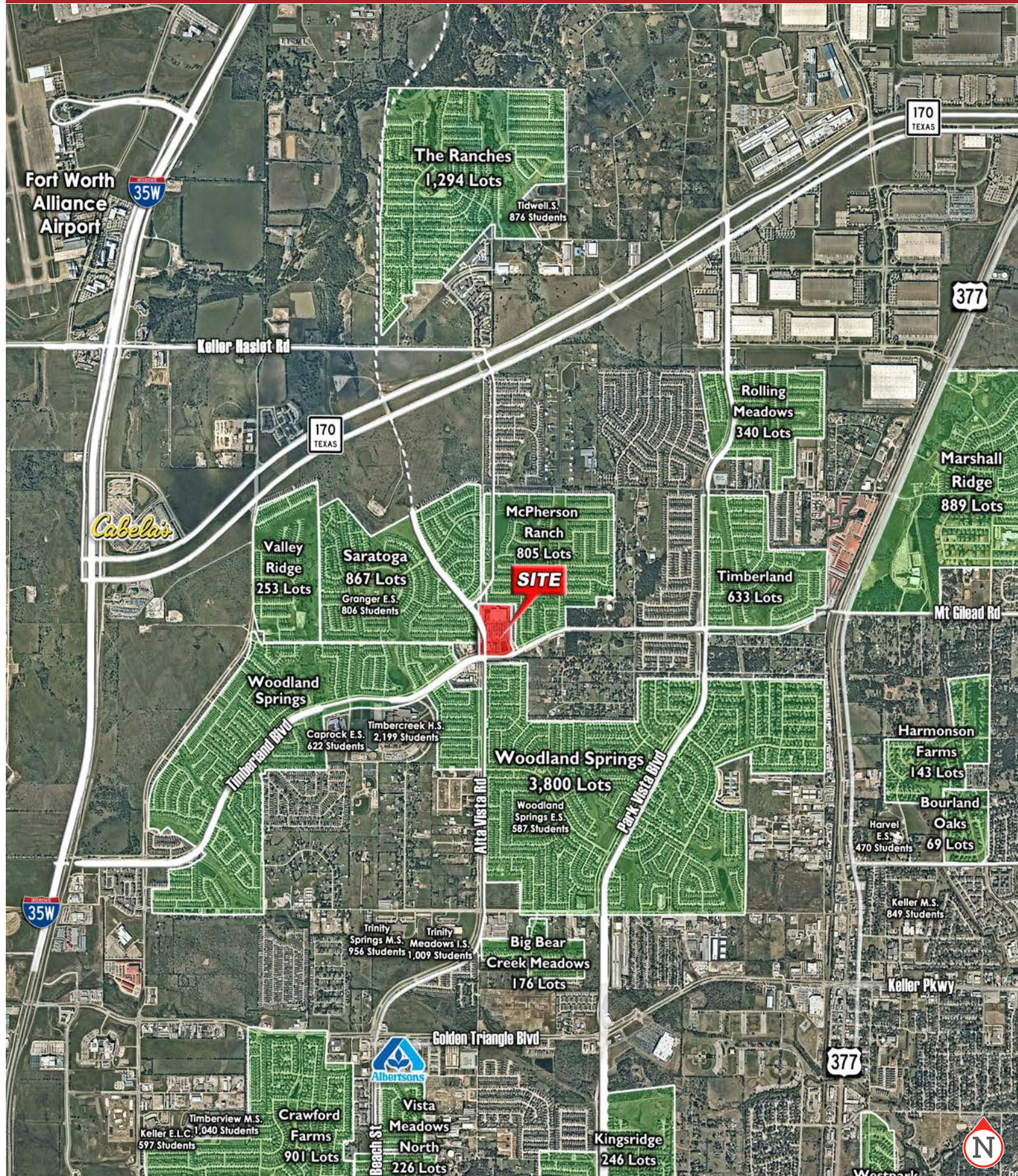
Auto Zone

Pad Site Available

McDonald's

Bank of America





DEVELOPMENT SYNOPSIS						
MAJOR LEASE SHOPPING CENTER TRACTS						
TRACT #	LAND AREA		BUILDING AREA	PARKING PROVIDED	PARKING RATIO / 1000	DENSITY %
	(S.F.)	(ACRES)				
TRACT '1'	456,225	10.47	100,000	475	4.75	21.92
TRACT '2'	80,219	1.84	21,000	79	3.76	26.18
TRACT '3'	48,459	1.11	7,488	34	4.54	15.45
TRACT '4'	52,140	1.20	4,795	45	9.38	9.20
TRACT '5'	40,227	0.92	5,011	32	6.39	12.46
SUBTOTAL	677,269	15.55	138,294	665	4.81	20.42
DRAINAGE	124,253	2.85				
TRACT '3B'	44,137	1.01				
SUBTOTAL	168,390	3.87				
TOTAL	845,659	19.41				

This Site Plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated within the Shopping Center. Subject to the limitations, conditions and any other restrictions expressly provided for in the Lease, building sizes, site dimensions, access, parking and landscaping areas are subject to change at Landlord's discretion. Except as otherwise expressly provided in the Lease, the identities of any other existing or proposed tenants or occupants, as well as the designation of any building space to be occupied by the same, are for information purposes only, shall not constitute any agreement or covenant on the part of Landlord as to the future use or occupancy of any such building space, and shall remain subject to change at Landlord's discretion.

DEVELOPMENT SYNOPSIS LAST UPDATED: SP104 DATE: 10.11.18

RETAIL BUILDING 2		
NO.	NAME	LEASE AREA
1	REEMO CLEANERS	1,803 S.F.
2	GNC	1,172 S.F.
3	GREAT CLIPS	1,225 S.F.
4	IDEAL DENTAL	2,100 S.F.
5	LEGACY NAILS	2,100 S.F.
6	TASTE OF ASIA	1,820 S.F.
7	MASTER MOON'S TAEKWONDO	2,380 S.F.
8	PIZZA HUT	1,084 S.F.
9	TSO	2,066 S.F.
10	KOUNTRY DONUTS	1,197 S.F.
11	THE JOINT	1,253 S.F.
12	ELOTE MEXICAN KITCHEN	2,761 S.F.
	SPRINKLER ROOM	39 S.F.
TOTAL		21,000 S.F.

AVAILABLE



DEMOGRAPHICS

2010 Census, 2018 Estimates with
Delivery Statistics as of 12/18

2 Miles 3 Miles 5 Miles Trade Area

POSTAL COUNTS

Current Households	13,579	26,197	60,101	17,078
Current Population	42,357	80,144	180,179	52,893
2010 Census Average Persons per Household	3.12	3.06	3.00	3.10
2010 Census Population	30,153	54,202	127,490	36,474
Population Growth 2010 to 2018	40.51%	48.08%	41.59%	45.11%

CENSUS HOUSEHOLDS

1 Person Household	13.79%	14.93%	15.35%	14.41%
2 Person Households	24.98%	26.04%	27.77%	25.23%
3+ Person Households	61.23%	59.03%	56.88%	60.36%
Owner-Occupied Housing Units	83.00%	81.57%	80.73%	81.92%
Renter-Occupied Housing Units	17.00%	18.43%	19.27%	18.08%

RACE AND ETHNICITY

2018 Estimated White	75.98%	76.09%	76.32%	75.77%
2018 Estimated Black or African American	9.16%	9.11%	8.52%	9.29%
2018 Estimated Asian or Pacific Islander	5.21%	5.88%	6.40%	5.36%
2018 Estimated Other Races	9.05%	8.29%	8.14%	8.97%
2018 Estimated Hispanic	20.50%	19.09%	18.29%	20.30%

INCOME

2018 Estimated Average Household Income	\$109,379	\$120,740	\$125,874	\$111,277
2018 Estimated Median Household Income	\$94,250	\$105,133	\$106,150	\$96,032
2018 Estimated Per Capita Income	\$36,233	\$40,034	\$42,535	\$36,863

EDUCATION (AGE 25+)

2018 Estimated High School Graduate	18.30%	17.20%	17.17%	18.30%
2018 Estimated Bachelors Degree	30.95%	33.27%	32.95%	31.40%
2018 Estimated Graduate Degree	12.08%	14.00%	13.50%	12.32%

AGE

2018 Median Age	31.3	32.6	33.7	31.4
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Our quest is your success.

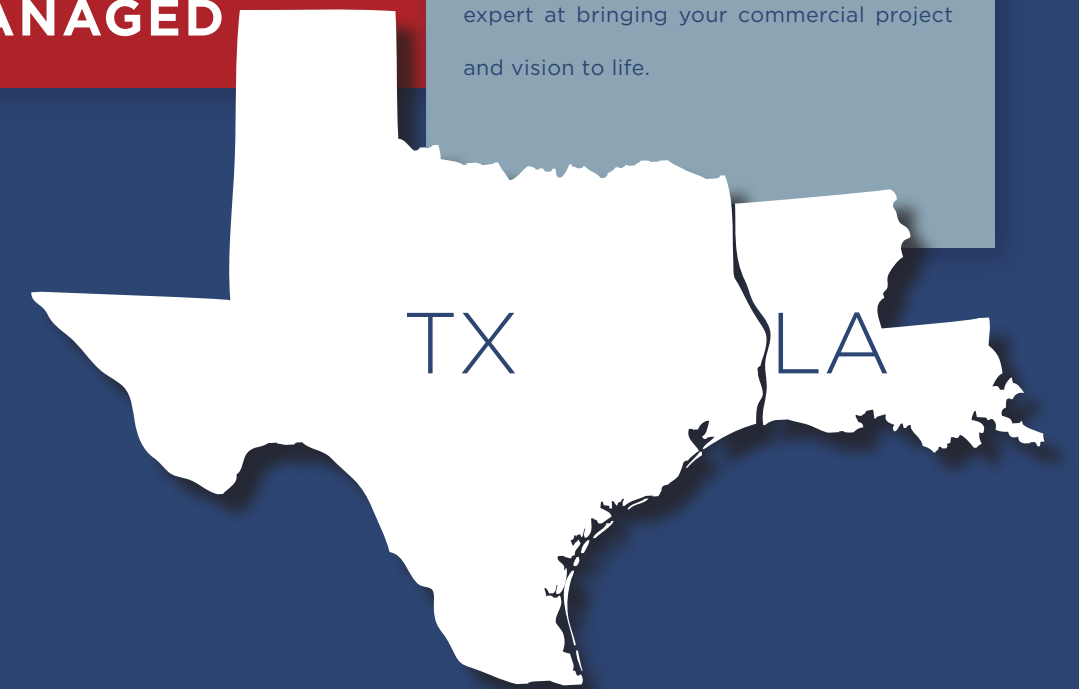
9.9M SF
OWNED

12.1M SF
LEASED

10.8M SF
MANAGED

Specializing in retail space leasing, asset and property management, development, land brokerage, investment sales and tenant representation, NewQuest Properties is one of the premier commercial real estate brokerage firms in Texas and Louisiana.

Our dedicated team excels at meeting your needs and exceeding all expectations. From retail center development, leasing, acquisition and financing to architectural design, marketing, space planning, asset and property management, NewQuest is an expert at bringing your commercial project and vision to life.





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.

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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	(281)477-4300
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

