



# THE SHOPS AT TIMBERLAND CROSSING

NEC OF TIMBERLAND BLVD & N BEACH ST | FORT WORTH, TEXAS

**PAD SITE AND 1,172 SF AVAILABLE IN KROGER-ANCHORED CENTER**



# PROJECT HIGHLIGHTS

## The Shops at Timberland Crossing

NEC OF TIMBERLAND BLVD & N BEACH ST  
FORT WORTH, TEXAS

- Anchored by **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**
- **Spaces Available:**
  - 1 pad site remaining
  - 1,172 SF



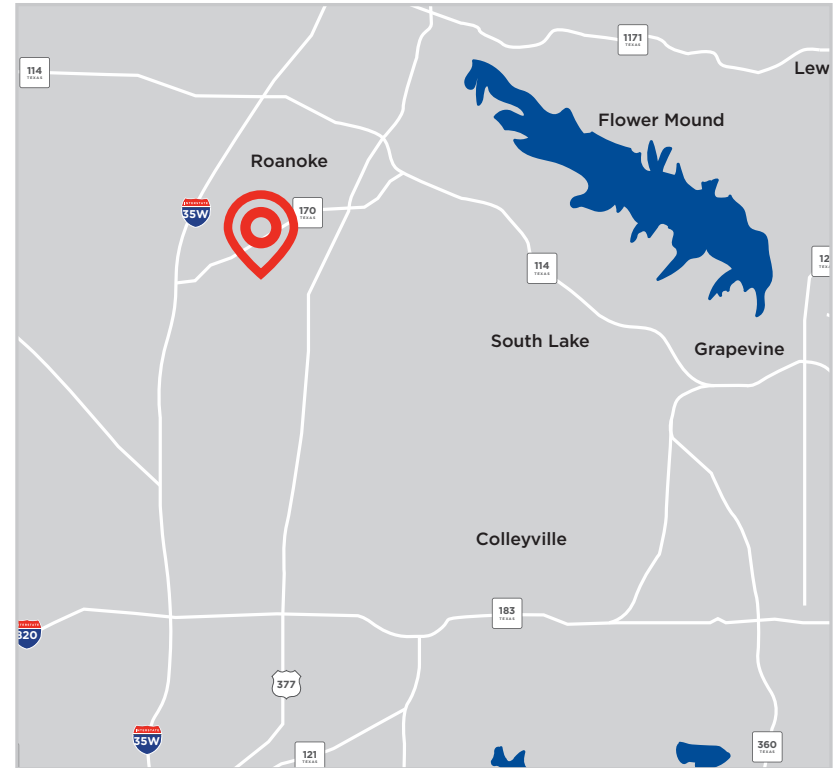
**\$125K AVG HHI**  
within 5 miles



**178,319 POPULATION**  
within 5 miles



**45% GROWTH**  
from 2010 - 2019 within 3 miles



### MAJOR AREA EMPLOYERS



**DOLLAR GENERAL**

*Cabela's*

**JOSH FRIEDLANDER**

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**KEVIN SIMS**

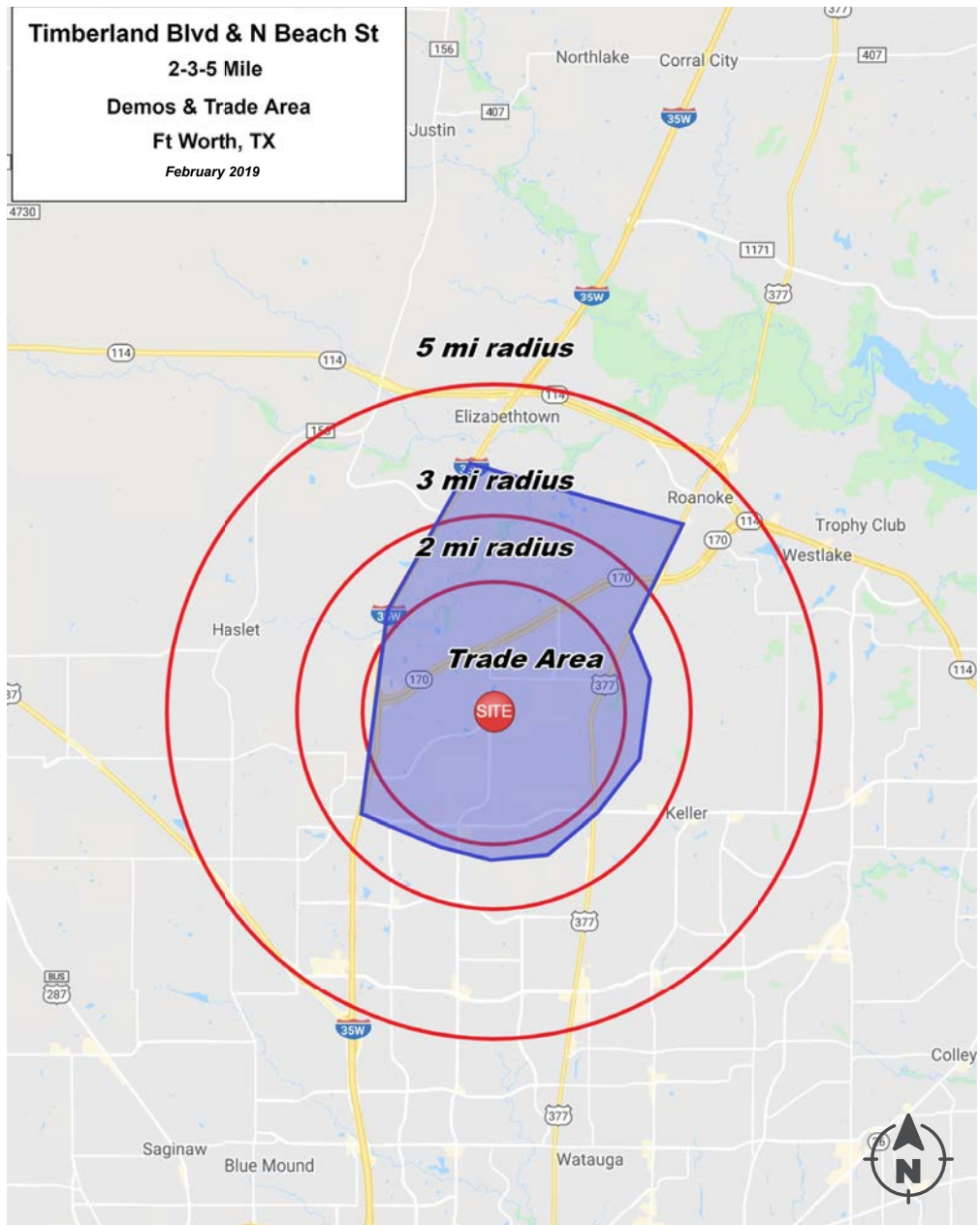
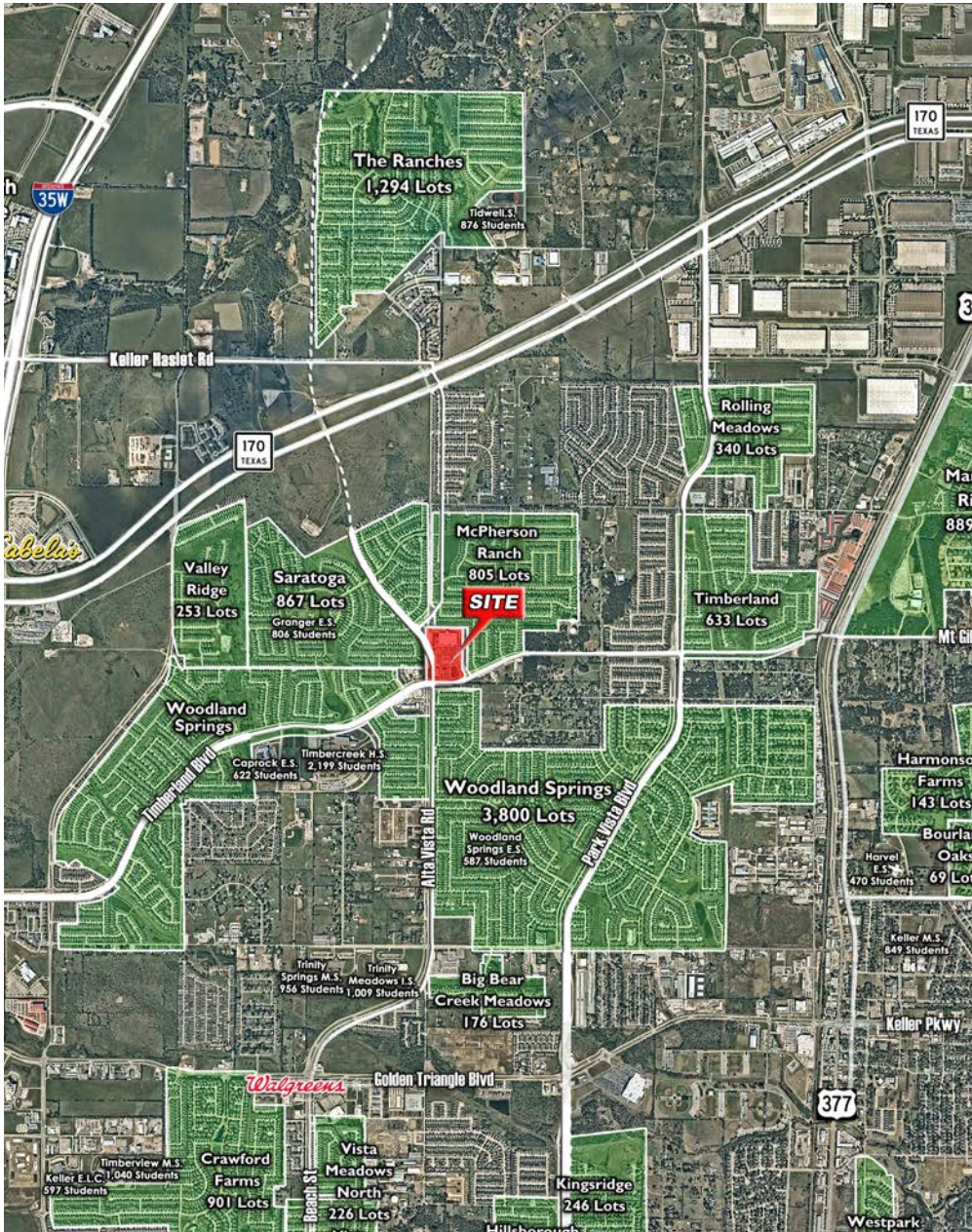
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PHOTOGRAPHICS  
39.2376  
98.0004



**Timberland Blvd & N Beach St**  
 2-3-5 Mile  
 Demos & Trade Area  
 Ft Worth, TX  
 February 2019

# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Kroger	100,000 SF
2	Reemo Cleaners	1,803 SF
3	Available for Lease	1,172 SF
4	Great Clips	1,225 SF
5	Ideal Dental	2,100 SF
6	Legacy Nails	2,100 SF
7	Taste of Asia	1,820 SF
8	Master Moon's Taekwondo	2,380 SF
9	Pizza Hut	1,804 SF
10	TSO	2,066 SF
11	Kountry Donuts	1,197 SF
12	The Joint	1,253 SF
13	Elote Mexican Kitchen	2,761 SF
14	AutoZone	7,488 SF
15	Available Pad	44,137 SF
16	McDonald's	4,795 SF
17	Bank of America	5,011 SF



# DEMOGRAPHICS

2010 Census, 2019 Estimates with Delivery Statistics as of 12/19



POPULATION	2 MILES	3 MILES	5 MILES	TRADE AREA
Current Households	13,231	25,183	59,836	18,113
Current Population	41,051	76,376	178,319	55,697
2010 Census Population	31,195	52,695	122,540	38,236
Population Growth 2010 to 2019	31.64%	45.23%	45.77%	45.89%
2019 Median Age	32.6	33.6	34.6	33.1

INCOME	2 MILES	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$112,612	\$124,304	\$125,431	\$115,668
Median Household Income	\$101,374	\$107,930	\$108,199	\$102,534
Per Capita Income	\$37,013	\$41,131	\$42,739	\$38,466

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	TRADE AREA
White	76.10%	76.07%	76.62%	76.18%
Black or African American	9.11%	9.19%	8.41%	9.01%
Asian or Pacific Islander	5.16%	5.52%	5.88%	5.22%
Other Races	9.02%	8.56%	8.43%	8.94%
Hispanic	20.80%	20.11%	19.37%	20.51%

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES	TRADE AREA
1 Person Household	14.49%	15.48%	15.85%	15.36%
2 Person Households	24.88%	26.04%	27.82%	25.38%
3+ Person Households	60.63%	58.48%	56.33%	59.26%
Owner-Occupied Housing Units	82.78%	80.56%	79.75%	80.62%
Renter-Occupied Housing Units	17.22%	19.44%	20.25%	19.38%

# MAXIMIZING VALUE EXCEEDING CLIENT EXPECTATIONS

NewQuest Properties is one of the nation's leading commercial real estate services firms, with a fully integrated marketing platform leveraging over 20 years of experience in land, development, commercial leasing, investment sales, property management and tenant representation services.



**MARKET LEADER**  
GROCERY-ANCHORED  
SHOPPING CENTERS

**\$2.2 BILLION**  
PORTFOLIO  
RETAIL & MIXED-USE

**100+ TENANT**  
REPRESENTATION  
ACCOUNTS

**12 MILLION SF**  
LEASING SERVICES  
IN TEXAS & LOUISIANA

**175 PADS**  
**300 ACRES**  
AVAILABLE  
COMMERCIAL LAND



# 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.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	-	<b>(281)477-4300</b>
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<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
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

Regulated by the Texas Real Estate Commission (TREC) | Information available at <http://www.trec.texas.gov>



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