

# VICTORY SHOPS @ HUDSON OAKS

LEASE OR SALE

HUDSON OAKS, TEXAS

NWC OF HWY 180 & OAKRIDGE DRIVE

MIKE SMITH

KIMBERLY SON

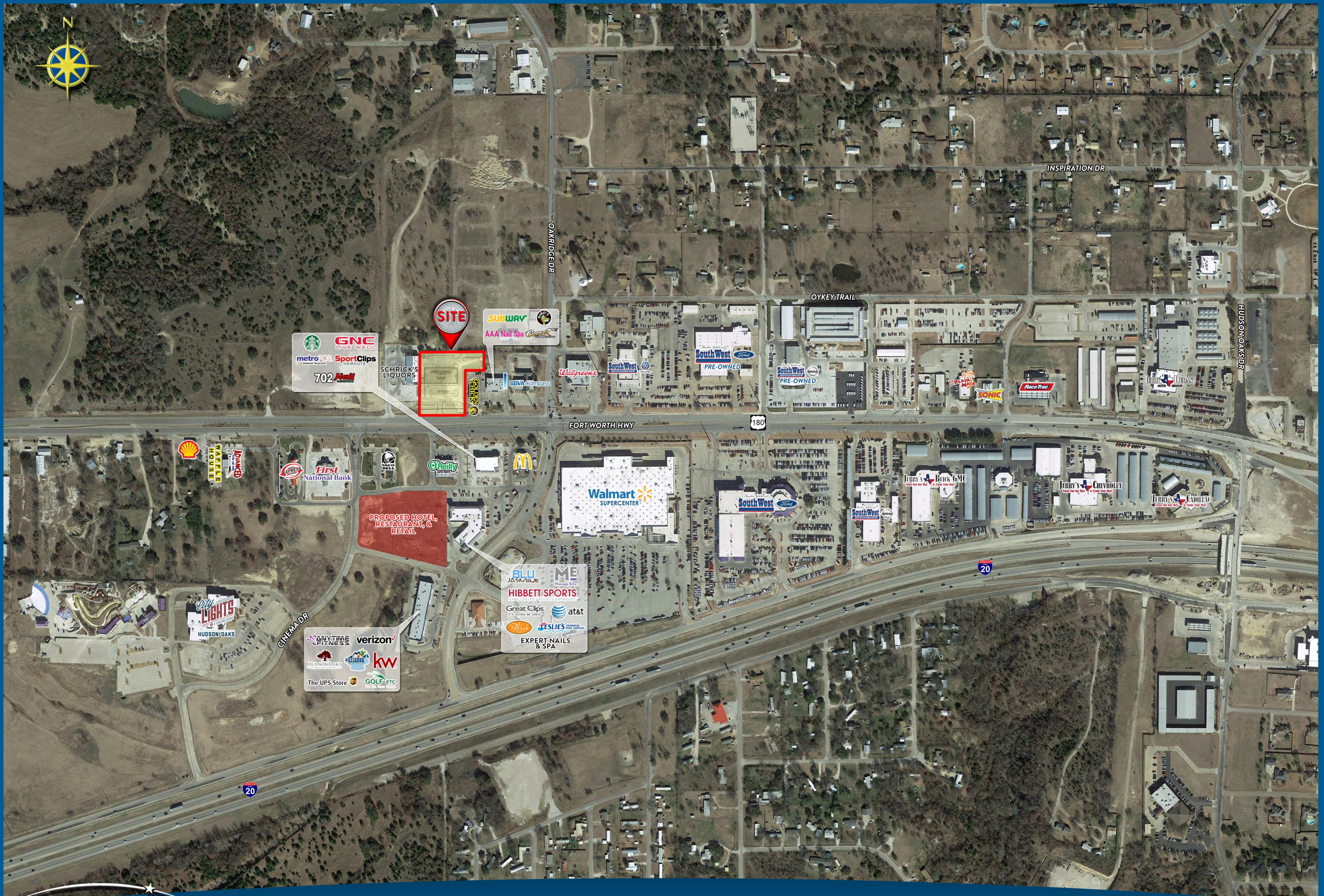


## HIGHLIGHTS

- Total Land Size: 1.82 AC
- Pad sites or up to 13,600 SF strip center available!
- Area traffic generators include WalMart Supercenter, McDonalds, Starbucks, Subway, Walgreen's, Anytime Fitness, Verizon and more!

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





**SITE**

Starbucks  
GNC LIVE WELL  
metro SportClips  
702 Nail  
SCHRIK'S LIQUORS  
SUBWAY  
AAA Nail Spa  
BDVA Compass  
Walgreens  
South West PRE-OWNED  
Ford  
South West PRE-OWNED  
SONIC  
Race Trac

**PROPOSED HOTEL,  
RESTAURANT,  
& RETAIL**

Shell  
Waffle House  
Advanced  
First National Bank  
TACO BELL  
O'Reilly  
McDonald's  
Walmart SUPERCENTER  
South West Ford  
Jerry's Buick GMC  
Jerry's Chevrolet  
Jerry's Cadillac  
BLU JASMINE  
ME Management  
HIBBETT SPORTS  
Great Clips  
at&t  
EXPERT NAILS & SPA  
ANYTIME FITNESS  
verizon  
HUDSON OAKS  
kw  
The UPS Store  
GOLF ETC.

**VENTURE** 214.378.1212  
COMMERCIAL 8235 Douglas Ave, Suite 720  
Dallas, TX 75225

US 180 (FORT WORTH HWY) & OAKRIDGE DR

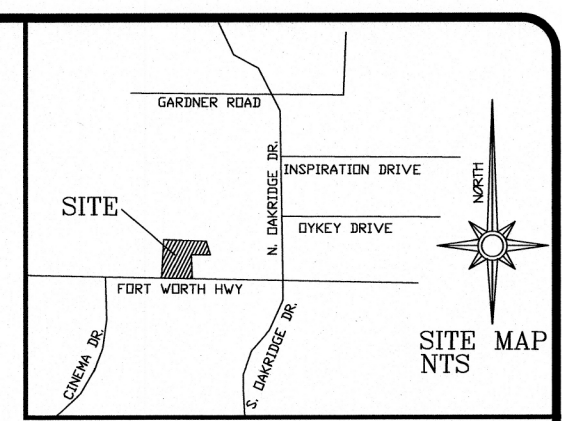
HUDSON OAKS, TX

The information contained herein was obtained from sources deemed to be reliable. However, Venture makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. MAP:573



2809 FORT WORTH HIGHWAY  
 LOT 1, BLOCK 1, VICTORY SHOPS @ HUDSON OAKS, AN ADDITION TO  
 THE CITY OF HUDSON OAKS, TEXAS, ACCORDING TO THE PLAT THEREOF  
 RECORDED IN PLAT CABINET D, SLIDE 595, PLAT RECORDS, PARKER  
 COUNTY, TEXAS

IRF 1/2" IRON ROD UNLESS NOTED  
 IRS 1/2" IRON ROD (HARLAN, 2074 "CAP")



LOT 2

STATE PLANE COORDINATES  
 N= 6959626.785 NAD 83  
 E= 2210459.823

CIERRA PIPE, INC.  
 VOLUME 1590, PAGE 1154

LIVE OAK  
 PLAT CABINET D, SLIDE 596

LOT 1  
 1.82 ACRES  
 (79283 SF)

NORTH OAKRIDGE DRIVE

NOTE: ACCORDING TO THE FEDERAL EMERGENCY  
 MANAGEMENT AGENCY (FEMA) AND FEDERAL INSURANCE  
 ADMINISTRATION FLOOD INSURANCE RATE MAP  
 COMMUNITY PANEL NUMBER: 48367 C 0300 E  
 EFFECTIVE DATE: SEPTEMBER 26, 2008  
 THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR  
 FLOOD HAZARD AREA.

NOTE: BEARING BASIS IS TEXAS STATE PLANE  
 SYSTEM, NORTH CENTRAL ZONE, NAD 83

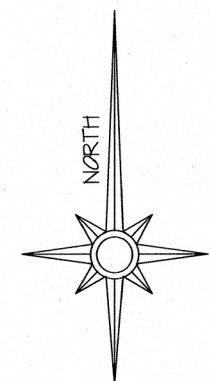
NOTE:  
 THE RESTRICTIONS RECORDED IN  
 PLAT CABINET D, SLIDE 595  
 DOES AFFECT THIS SITE.

NOTE:  
 ONLY RESTRICTIONS AND EASEMENTS LISTED  
 ON TITLE COMMITMENT No. 1978014433  
 ISSUED OCTOBER 28, 2016 WERE EXAMINED FOR  
 THIS SURVEY. RECEIVED REVISION NOVEMBER 09, 2016

THE PLAT HEREON WAS PREPARED FROM AN ACTUAL  
 ON THE GROUND SURVEY OF THE LEGALLY DESCRIBED  
 PROPERTY SHOWN HEREON AND SUBSTANTIALLY CONFORMS  
 WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL  
 SURVEYORS STANDARDS AND SPECIFICATIONS

DAVID HARLAN, JR.  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 2074  
 NOVEMBER 03, 2016

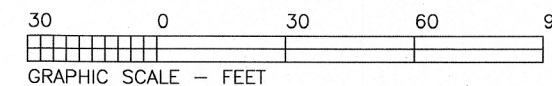
NORTH OAKRIDGE DRIVE



SCALE : 1" = 30'

HARLAN LAND SURVEYING, INC.  
 106 EUREKA STREET  
 WEATHERFORD, TX 76086  
 METRO(817)596-9700-(817)599-0880  
 FAX: METRO(817) 341-2833  
 FIRM# 10088500

HARLANLAND@YAHOO.COM

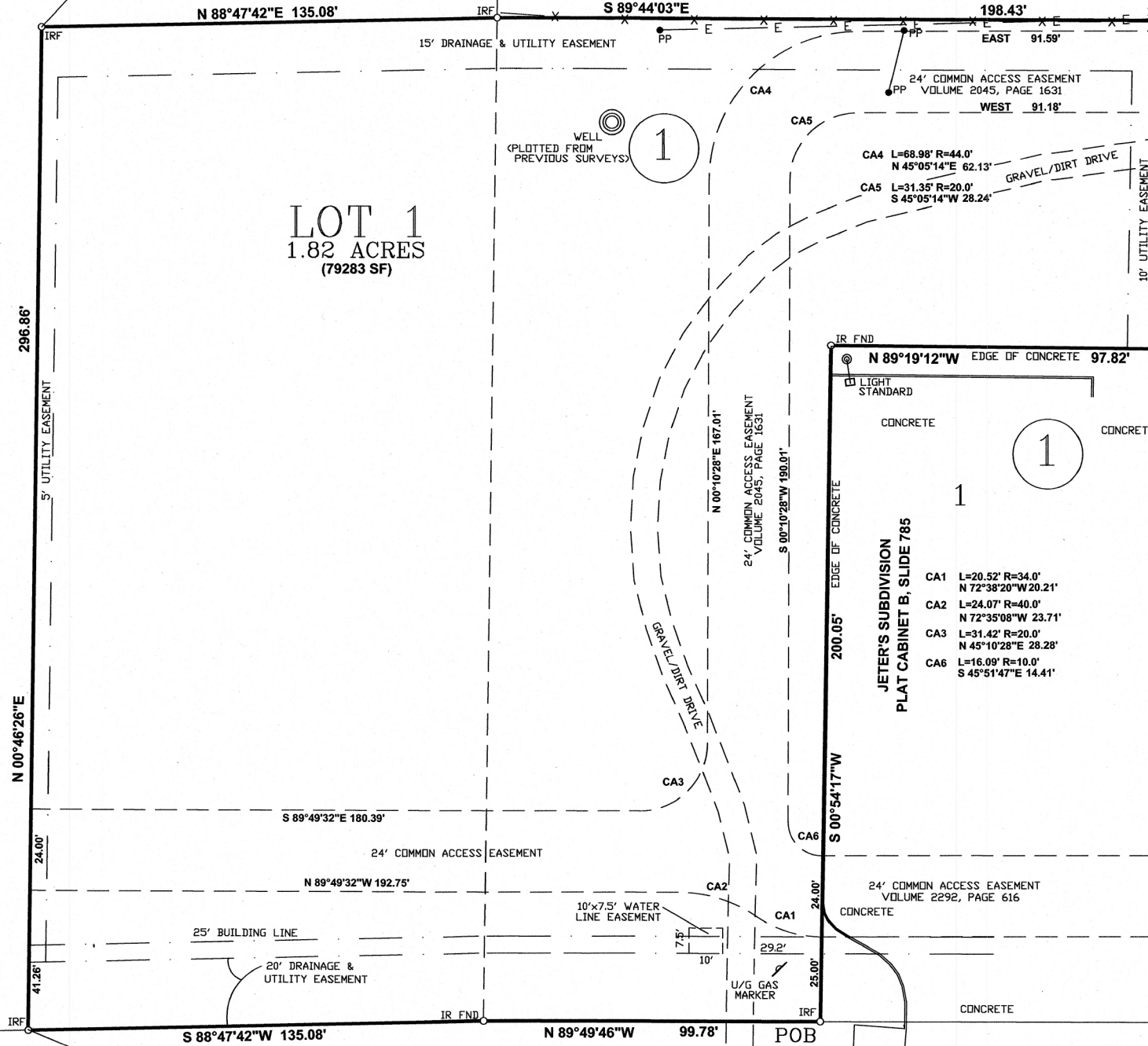


FORT WORTH HIGHWAY  
 (U S HIGHWAY No. 80; VARIABLE WIDTH)

CULVERT  
 HEAD WALL

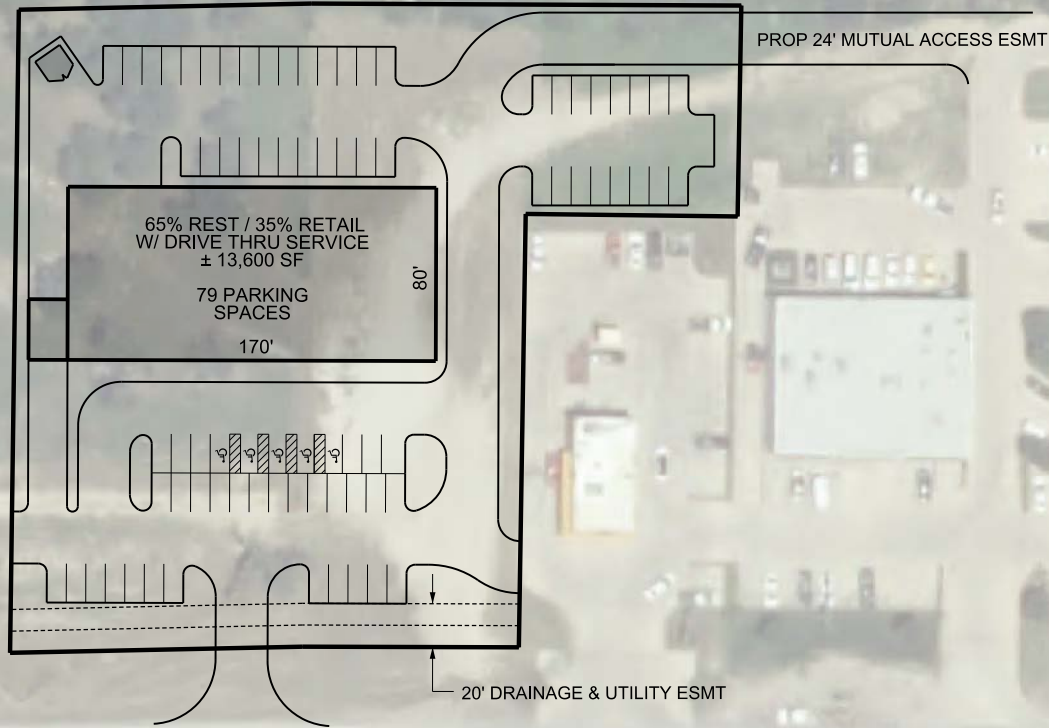
STATE PLANE COORDINATES  
 N= 6959329.952 NAD 83  
 E= 2210455.822

296.86'  
 5' UTILITY EASEMENT  
 N 00°46'26"E



# VICTORY SHOPS @ HUDSON OAKS

| PARKING INFO - 65% RESTAURANT / 35% RETAIL WITH DRIVE-THROUGH SERVICE |                   |
|---|-------------------|
| REQUIRED PARKING<br>8,840 SF RESTAURANT<br>(1 SPACE / 150 SF)         | 59 SPACES (3 ADA) |
| REQUIRED PARKING<br>4,760 SF RETAIL<br>(1 SPACE / 250 SF UP TO 5K SF) | 20 SPACES (2 ADA) |
| PROPOSED PARKING SPACES   | 79 SPACES (5 ADA) |



FORT WORTH HWY 180  
(162' ROW)

OAKRIDGE DRIVE  
(100' ROW)

| DEMOGRAPHICS                | 1 MILE    | 3 MILE    | 5 MILE    |
|-----------------------------|-----------|-----------|-----------|
| 2017 EST POPULATION         | 1,520     | 17,269    | 37,082    |
| 2017 EST DAYTIME POPULATION | 2,063     | 8,662     | 25,096    |
| 2017 EST AVG HH INCOME      | \$116,489 | \$117,814 | \$107,461 |

| TRAFFIC COUNTS     |            |
|--------------------|------------|
| NWQ FORT WORTH HWY | 22,197 VPD |
| US HWY 180 @ BOWIE | 11,141 VPD |







