



# NORTH TARRANT MARKETPLACE

3,200-4,844 SF Spaces Available for Lease in Main Retail Corridor

N. Tarrant Parkway and Precinct Line | North Richland Hills, Texas

**Josh Friedlander | Kevin Sims | 281.477.4300**

Land Brokerage | Development | Leasing | Investment Sales | Asset Management | Tenant Representation

# NORTH TARRANT MARKETPLACE

# PROJECT HIGHLIGHTS

NORTH RICHLAND HILLS, TEXAS



**246K**  
CURRENT  
POPULATION IN  
5-MILE RADIUS



**\$203K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 2 MILES



**MORE THAN  
20,000  
VPD ON  
NORTH TARRANT  
PARKWAY**

**MAJOR  
CENTER  
TENANTS**



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93%  
OWNER-OCCUPIED  
HOUSING UNITS



ANCHORED BY 123,000-SF KROGER MARKETPLACE, THE DEVELOPMENT OFFERS **31,000 SF OF RETAIL SPACE AND 8 PAD SITES**



SITUATED WITHIN **THE MAIN RETAIL CORRIDOR FOR THE TRADE AREA**, ALONG WITH WALMART, TARGET, AND ROSS



**AVAILABLE:**  
4,550-SF AND 4,844-SF INLINE SPACES  
3,200-SF PAD SITE  
3,500-SF END CAP



# SITE PLAN

KEY	BUSINESS	LEASE AREAS
1	Whataburger	3,196 SF
2	Jersey Mike's Subs	1,400 SF
3	Cellular Trendz	1,050 SF
4	The Joint	1,050 SF
5	Available For Lease	3,500 SF
6	Chick-fil-A	4,965 SF
7	Wendy's	3,202 SF
8	CVS	12,900 SF
9	Available Pad	3,200 SF
10	LA Fitness	37,046 SF
11	Available For Lease	4,844 SF
12	Banfield Pet Hospital	3,150 SF

KEY	BUSINESS	LEASE AREAS
13	Kroger Marketplace	123,000 SF
14	Supercuts	1,419 SF
15	Artisan Nail Spa	2,858 SF
16	GNC	1,283 SF
17	Dentist	2,275 SF
18	Green Tea House	2,567 SF
19	Pet Supplies Plus	6,359 SF
20	Valvoline	2,087 SF
21	Proposed Bazooka Charlie's	1,750 SF
22	Available For Lease	4,550 SF
23	Dunkin' Donuts	1,750 SF



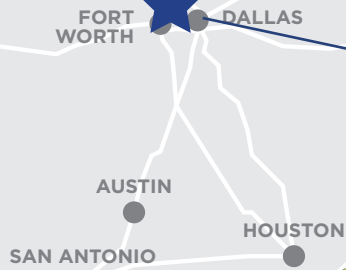
AVAILABLE
  LEASED
  IN NEGOTIATION
  NOT A PART

09.20 | 05.20

# NRH

## NORTH RICHLAND HILLS

# CITY HIGHLIGHTS



**\$341+ MILLION**  
SINGLE-FAMILY  
CAPITAL INVESTMENT



**\$115+ MILLION**  
COMMERCIAL  
CAPITAL INVESTMENT

### LIFESTYLE INDEX

#### DEMOGRAPHICS

96% of residents rate quality of life as excellent or good  
- SOURCE: NRH CITIZEN'S SURVEY



**"WE ARE PART OF A METROPLEX AT 7.2 MILLION PEOPLE STRONG AND GROWING..."**

- SOURCE: OSCAR TREVINO, MAYOR OF NORTH RICHLAND HILLS

### WORK INDEX

#### TOP EMPLOYERS & EMPLOYEES

Santander Consumer USA, Inc.	1,500
Medical City North Hills	615
Tyson Foods	380
Health Markets HQ	452
Stericycle	400
XPO Logistics	260
Smurfit Kappa	200
A-Z Management	185
ESNA Texas	120

### GROWTH INDEX

↑ Largest # of home starts across 12-city Northeast Tarrant County  
17+ current residential developments from \$240,000 - \$75,000



6,600 permits totaling \$135 million in construction issued in 2018



Over 200 new single-family homes delivered, with average price of \$400,000+



Ranked 10th in the U.S. for starting a business according to Kauffman Foundation



Retail vacancy rate below 9% for the first time in 10 years, with over 40,000 SF of net absorption

**FORTUNE 500  
RANKED #20 FOR 2020**



KROGER IS THE NATION'S LARGEST SUPERMARKET BY REVENUE AND HIT OVER \$121.2 BILLION IN 2020



**OPERATING 2,761 STORES, 1,560 FUEL CENTERS, 2,268 PHARMACIES, AND 256 FINE JEWELRY STORES**



PRODUCING PRIVATE-LABEL PRODUCTS IN **35 FOOD PRODUCTION OR MANUFACTURING FACILITIES**



WITH A PRESENCE IN 35 STATES, KROGER **EMPLOYS MORE THAN 453,000 PERSONNEL SERVING 11 MILLION CUSTOMERS DAILY**



SUPPORTS TEXAS COMMUNITIES WITH MORE THAN **\$17.3 BILLION IN LOCAL CONTRIBUTIONS**

# DEMOGRAPHICS

2010 Census, 2020 Estimates with Delivery Statistics as of 07/20



**POPULATION**

	2 MILES	3 MILES	5 MILES
Current Households	10,758	27,575	89,321
<b>Current Population</b>	<b>31,543</b>	<b>80,675</b>	<b>246,489</b>
2010 Census Population	27,667	68,408	214,131
<b>Population Growth 2010 to 2020</b>	<b>15%</b>	<b>18%</b>	<b>16%</b>
2020 Median Age	41	42	40

**INCOME**

	2 MILES	3 MILES	5 MILES
<b>Average Household Income</b>	<b>\$203,264</b>	<b>\$195,138</b>	<b>\$151,732</b>
Median Household Income	\$161,503	\$152,897	\$120,698
Per Capita Income	\$68,786	\$67,064	\$54,764

**RACE AND ETHNICITY**

	2 MILES	3 MILES	5 MILES
White	81%	81%	78%
Black or African American	7%	6%	8%
Asian or Pacific Islander	6%	6%	6%
Hispanic	14%	14%	18%

**CENSUS HOUSEHOLDS**

	2 MILES	3 MILES	5 MILES
1 Person Household	12%	12%	18%
2 Person Households	34%	35%	34%
3+ Person Households	54%	53%	48%
<b>Owner-Occupied Housing Units</b>	<b>93%</b>	<b>92%</b>	<b>79%</b>
Renter-Occupied Housing Units	7%	8%	21%



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