

BONDS RANCH MARKETPLACE

NEC HWY 287 & E BONDS RANCH ROAD, FORT WORTH, TX 76131

Features

Retail development anchored by Kroger with fuel center at the northeast corner of Hwy 287 & E Bonds Ranch Road in the Fort Worth market.

- Up to 33,456 SF of retail available
- Pads available

FOR LEASE

TOTAL SF: 39,240
 AVAILABLE SF: 26,026
 MIN CONTIGUOUS SF: 2,000
 MAX CONTIGUOUS SF: 6,536
 CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
Hwy 287	67,504 VPD	TOTAL POPULATION		8,600	63,452	202,673
Bonds Ranch Road	12,364 VPD	TOTAL HOUSEHOLDS		2,725	20,677	65,583
		AVERAGE HOUSEHOLD INCOME		\$131,782	\$131,580	\$128,576
		5 YEAR POPULATION GROWTH		26.6%	17.1%	18.2%

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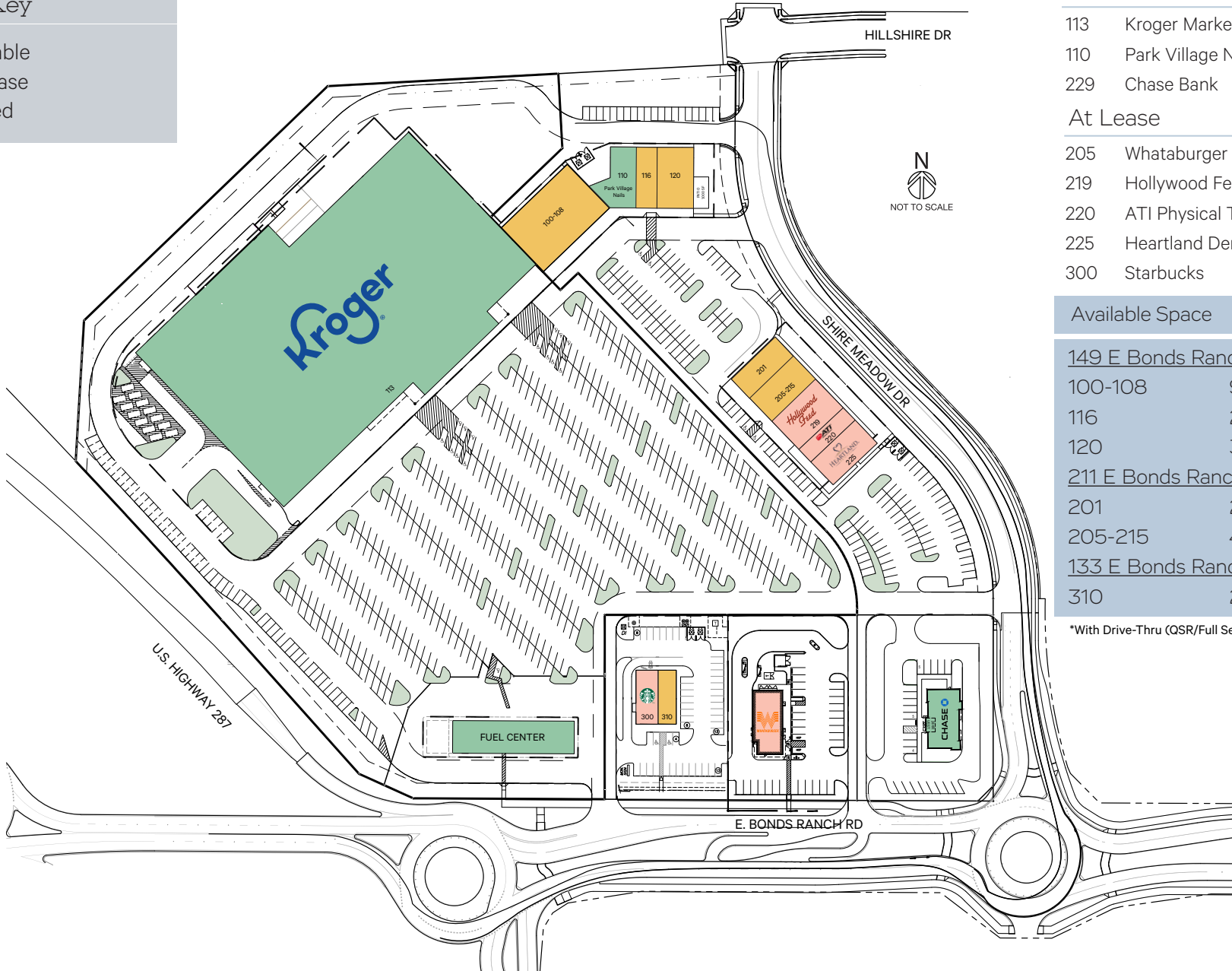
Area Retailers & Businesses



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Key

- Available
- At Lease
- Leased



Current Tenants

113	Kroger Marketplace	128,000 sf
110	Park Village Nails	3,977 sf
229	Chase Bank	0.99 ac

At Lease

205	Whataburger	Lot 4
219	Hollywood Feed	4,000 sf
220	ATI Physical Therapy	2,046 sf
225	Heartland Dental	3,800 sf
300	Starbucks	2,200 sf

Available Space

<u>149 E Bonds Ranch Road</u>	
100-108	9,421 sf
116	2,081 sf
120	3,625 sf
<u>211 E Bonds Ranch Road</u>	
201	2,700 sf*
205-215	4,667 sf
<u>133 E Bonds Ranch Road</u>	
310	2,000 sf

*With Drive-Thru (QSR/Full Service)



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose. R:PS/D/FA/287 & Bonds Ranch 1.5mi March 2023



High School

Middle School

Elementary School

Madero
3,509 Future

Northstar
241 Occ
2,211 Plan

Sendera Ranch
3,940 Occ
6,983 Plan

Alliance Airport Business Park
16,770 Employees

Alliance Center
5,500 Employees

Aston Meadows
135 Total

Highlands @ Willow Springs
184 Total

Haslet Heights
196 Total

Walmart

Willow Springs Ranch
220 Occ
728 Plan

Spring Ranch Add.
147 Total

LeTara
100 Occ
506 Plan

Avondale
153 Total

Spring Ranch Est.
91 Occ
131 Plan

LeTara Add.
180 Plan

The Meadow
111 Total

SweetGrass
494 Future

Caraway
191 Occ
312 Plan

Prairie Ridge Est.
103 Total

Wellington
696 Occ
1,727 Plan

TriPointe
909 Future

Ashmore Farms
148 Total

Idlewood Est.
138 Total

Sun Valley Est.
87 Occ
234 Plan

Willow Ridge Est.
732 Occ
845 Plan

Lonesome Dove Est.
210 Total

Northglenn Heights
64 Occ
270 Plan

North Ridge Est.
48 Total

Highland Meadows
297 Future

Emerald Park
243 Total

Dorado Ranch
810 Total

Tehama Ridge
963 Total

Chapel Hill
201 Occ
4,919 Plan

Van Zandt Farms
233 Occ
344 Plan

Fossil Hill Est.
280 Total

Fossil Creek Est.
99 Total

Trails of Fossil Creek
669 Occ
1,028 Plan

Berkshire
582 Occ
708 Plan

Cibolo Hills
70 Occ
700 Plan

Retreat at Fossil Creek
263 Future

Waters Bend
1,490 Occ
2,050 Plan

Liberty Crossing
376 Total

Harmon Ranch
787 Total

Tehama Bluffs
162 Occ
165 Plan

Quail Grove
269 Total

Northpointe
10 Occ
3,883 Plan

North Fork Est.
199 Total

Glen Mills Vlg
258 Total

Beltmill
715 Future

Creekwood Add.
742 Total

Chisholm Ridge
514 Total

Pioneer Point Add.
167 Occ
305 Plan

LakePointe
612 Total

Boswell Meadows
310 Occ
1,017 Plan

Commons at Willow Creek
209 Total

Rail Head
2,962 Employees

Heather Ridge
676 Occ
723 Plan

Highland Station
948 Total

Las Ventanas
317 Occ
321 Plan

Basswood Village
278 Total

Boswell Ranch Add.
273 Occ
295 Plan

Innisbrook Place
389 Occ
390 Plan

Ranch at Duck Creek
361 Future

Willowstone Est.
241 Total

Whisperwood Est.
261 Total

Amber Meadows
212 Total

Willow Vista Est.
309 Occ
365 Plan

Spring Creek
210 Total

Western Meadows
321 Total

Western Center Blvd
4,810 Employees

Villages of Eagle Mtn
487 Total

Parkview Hills
996 Occ
1,050 Plan

Walmart

Albertsons

Walgreens

Chase

Kroger

Chase

Kroger

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R:PS\Dallas\FA\287 & Bonds Ranch Fort Worth 7mi April 2022

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 on 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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Buyer/Tenant/Seller/Landlord Initials

Date

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