

## PRESIDIO JUNCTION

I-35 AND N TARRANT PARKWAY | FORT WORTH, TX 76177



### AVAILABLE SPACE

Suite B: 12,002 SF

### OVERVIEW

- 331,571 SF retail center anchored by HomeGoods and Target Supercenter
- Located at the NWC of I-35W and N Tarrant Parkway in Fort Worth
- Excellent visibility from N Tarrant Parkway

### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	10,410	248,921	668,453
Total Households	3,518	82,735	236,931
5 Year Pop. Growth	1.4%	1.1%	1.3%
Avg. HH Income	\$103,560	\$114,730	\$110,533

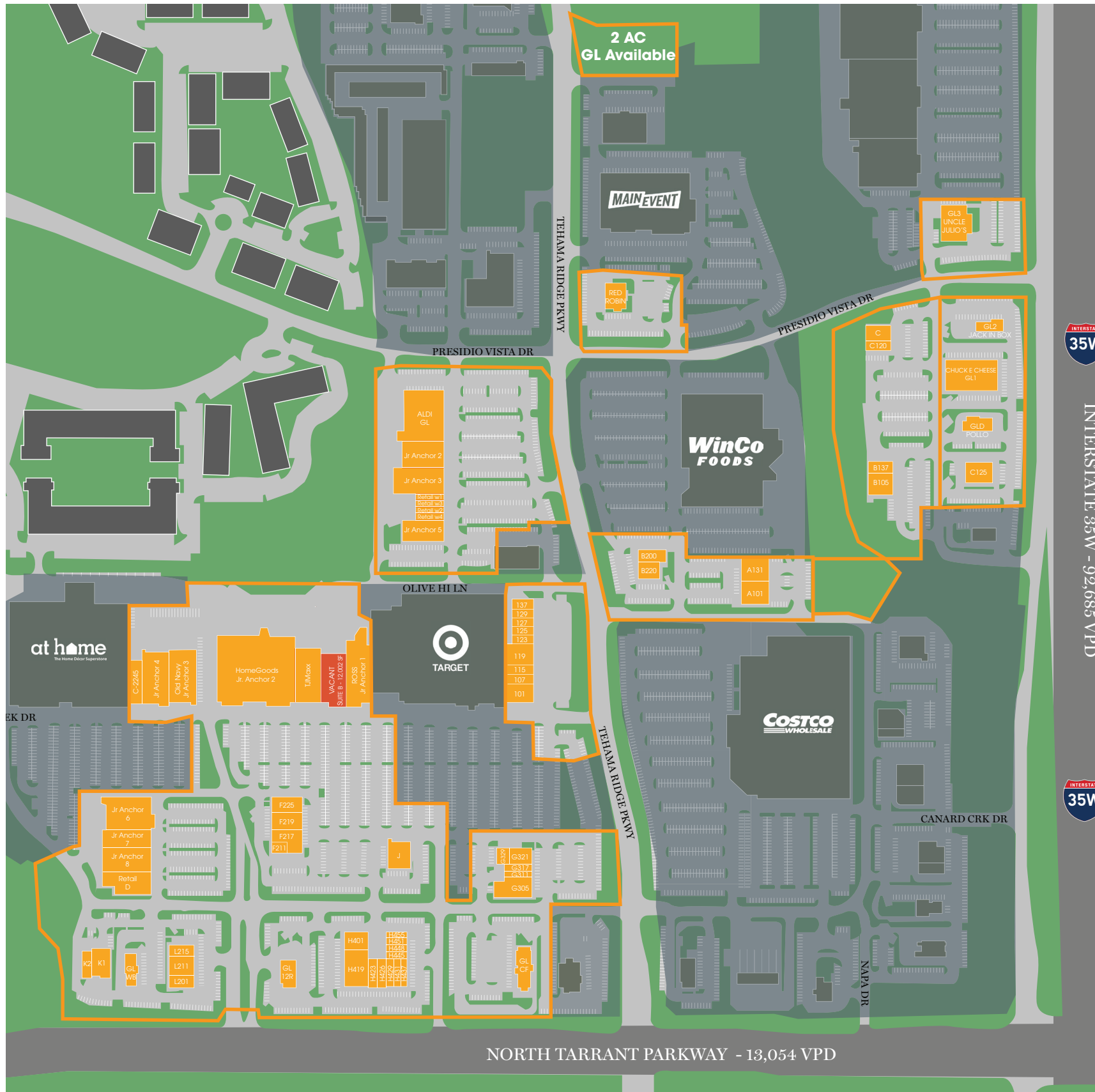


### TRAFFIC COUNTS

Interstate 35W	92,685 VPD
N Tarrant Parkway	12,734 VPD
North Freeway Frontage	13,054 VPD

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### PRESIDIO

Suite	Building	SF
101	T-Mobile	4,000
107	Lash	1,951
115	Bellagio Nails & Spa	4,000
119	Wisdom Teeth Guys	3,005
123	CPAP Services	1,583
125	Cloth & Glaze	1,563
127	UPS	1,200
129	Great Clips	1,080
137	Char'd Burger	2,500

Suite	Building	SF
B	Vacant	12,002

Suite	Building	SF
2245	Maurice's	5,000

Suite	Building	SF
D	Honey Baked Ham	2,500

Suite	Building	SF
211	Edible Arrangements	1,733
217	Lenscrafters	3,200
219	Music and Arts	3,000
225	Rally House	5,500

Suite	Building	SF
305	Mattress Firm	4,001
311	Sweet Frog Yogurt	1,715
317	Saiko!	3,129
321	Luna Grill	2,753
329	Chicken Salad Chick	2,730

Suite	Building	SF
401	Sherwin Williams	4,200
419	Christina's	4,617
423	Club Pilates	1,696
426	Wing Stop	1,744
429	Majestic Nail Salon	3,025
431	Jimmy John's	1,558
437	Vitamin Shoppe	3,104
445	Sally Beauty	1,400
448	SuperCuts	1,260
451	Express Chiropratic	1,440
455	Gigi Cupcakes	1,360

Suite	Building	SF
J	Sephora	5,000

Suite	Building	SF
1	PrimaCare (Nextcare)	4,500
2	Domino's Pizza	2,000

Suite	Building	SF
201	Carhartt	4,200
211	Good Feet	1,200
215	Spectrum	3,975

Suite	Jr Anchors	SF
1	Ross	25,148
2	HomeGoods/TJ	44,000
3	Old Navy	12,500
4	Shoe Carnival	12,000
6	Petco	13,500
7	Dollar Tree	10,000
8	Five Below	12,000

Suite	Ground Lease	SF
GL	Whataburger	
12R	Hawaiian Bros	
GL	Chick-Fil-A	

### TEHAMA

Suite	Building	SF
101	King Pho & Sushi Bar	4,800
131	Crab Station	5,200

Suite	Building	SF
200	Qdoba	2,750
220	Helzberg	3,250

Suite	Retail W	SF
w1	Sharetea	1,620
w2	Papa John's	1,520
w3	Cell Phone Repair	1,400
w4	FootSpa	1,260

Suite	Jr Anchors	SF
2	Daiso	10,000
3	Guitar Center	12,000
5	Kyushu	7,500

Suite	Ground Lease	SF
GL	Aldi	17,825

### VISTA RIDGE

Suite	Building	SF
105	Onyx Nail Lounge	4,664
137	Tempurpedic	2,336

Suite	Building	SF
C	Hand & Stone	3,250
120	Tropical Smoothie Cafe	1,650
125	Verizon	5,015

Suite	Ground Lease	SF
D	Pollo Campero	2,959
1	Chuck E Cheese	
2	Jack in the Box	
3	Uncle Julio's	
	Red Robin	

# FOR LEASE

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PARTNERS



# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

YOUNGER PARTNERS DALLAS, LLC	9001486	moody.younger@youngerpartners.com	214-294-4400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
MOODY YOUNGER	420379	moody.younger@youngerpartners.com	214-294-4412
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date