

Chisholm Trail Parkway
TOLL
53,360 VPD '24

BJ's 30,000 Members

SMOOTHIE KING

Ladera at Tavalo Park
590 Units

SITE
1 AC

SITE
13,500 SF

EDGE FITNESS
±10,000 MEMBERS

Tavolo Park | Retail & Pad Site

SWQ Altamesa Rd & Chisholm Trail Pkwy | Fort Worth, TX

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Tavolo Park Retail & Pad Site

SWQ Altamesa Rd & Chisholm Trail Pkwy
Fort Worth, TX

Property Specifications

PAD AVAILABLE

RETAIL AVAILABLE

±1.0 AC

±15,000 SF

Traffic Counts

Chisholm Trail Pkwy 52,360 VPD '24

Altamesa Rd 16,223 VPD '24

Year: 2025 | Source: Costar

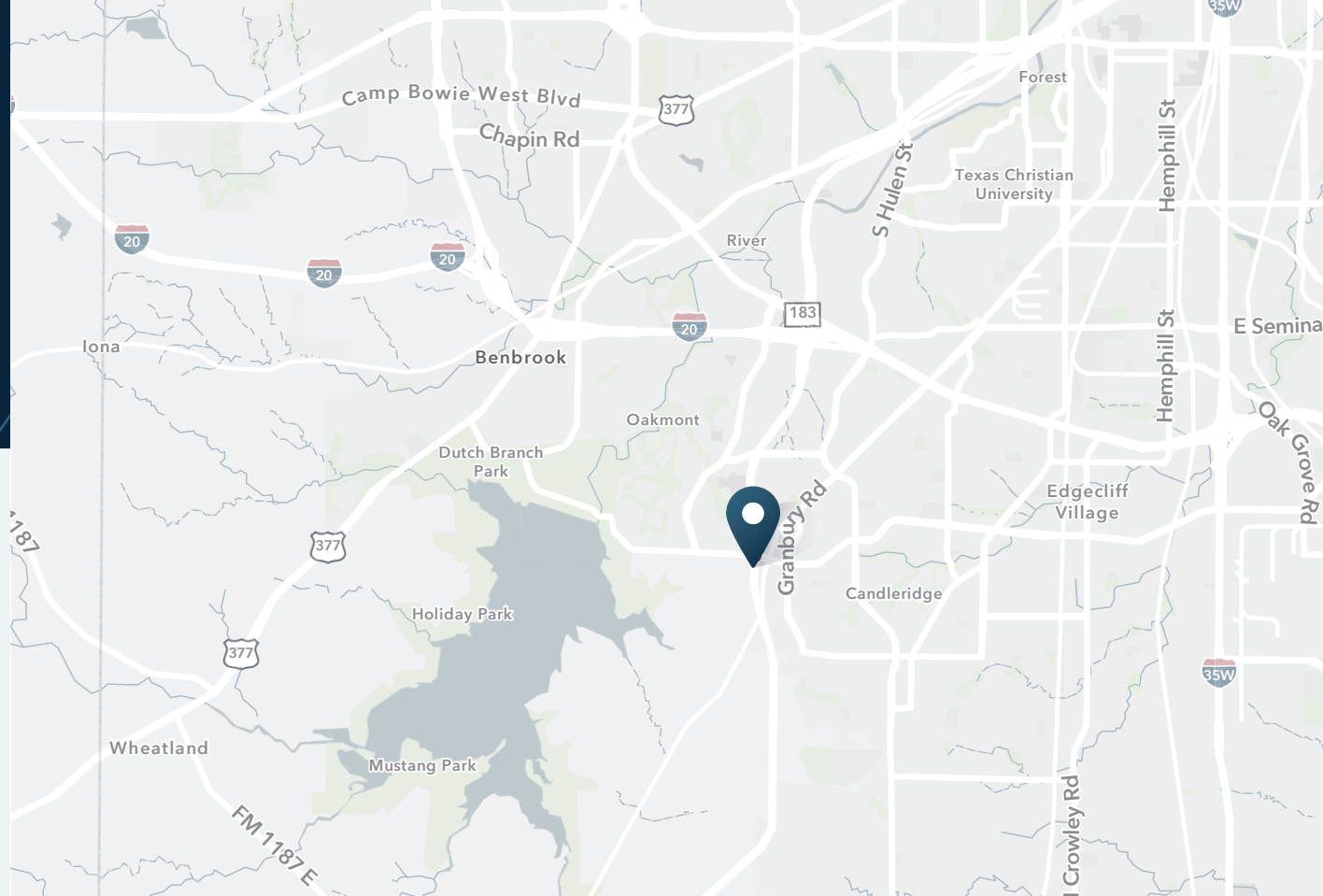
Demographic Summary

	1 MILE	3 MILES	5 MILES
2025 Est. Population	10,947	91,631	216,466
2025 Est. Daytime Population	11,509	81,361	182,458
2025 Est. Avg. HH Income	\$108,274	\$115,936	\$114,871

Year: 2025 | Source: Esri

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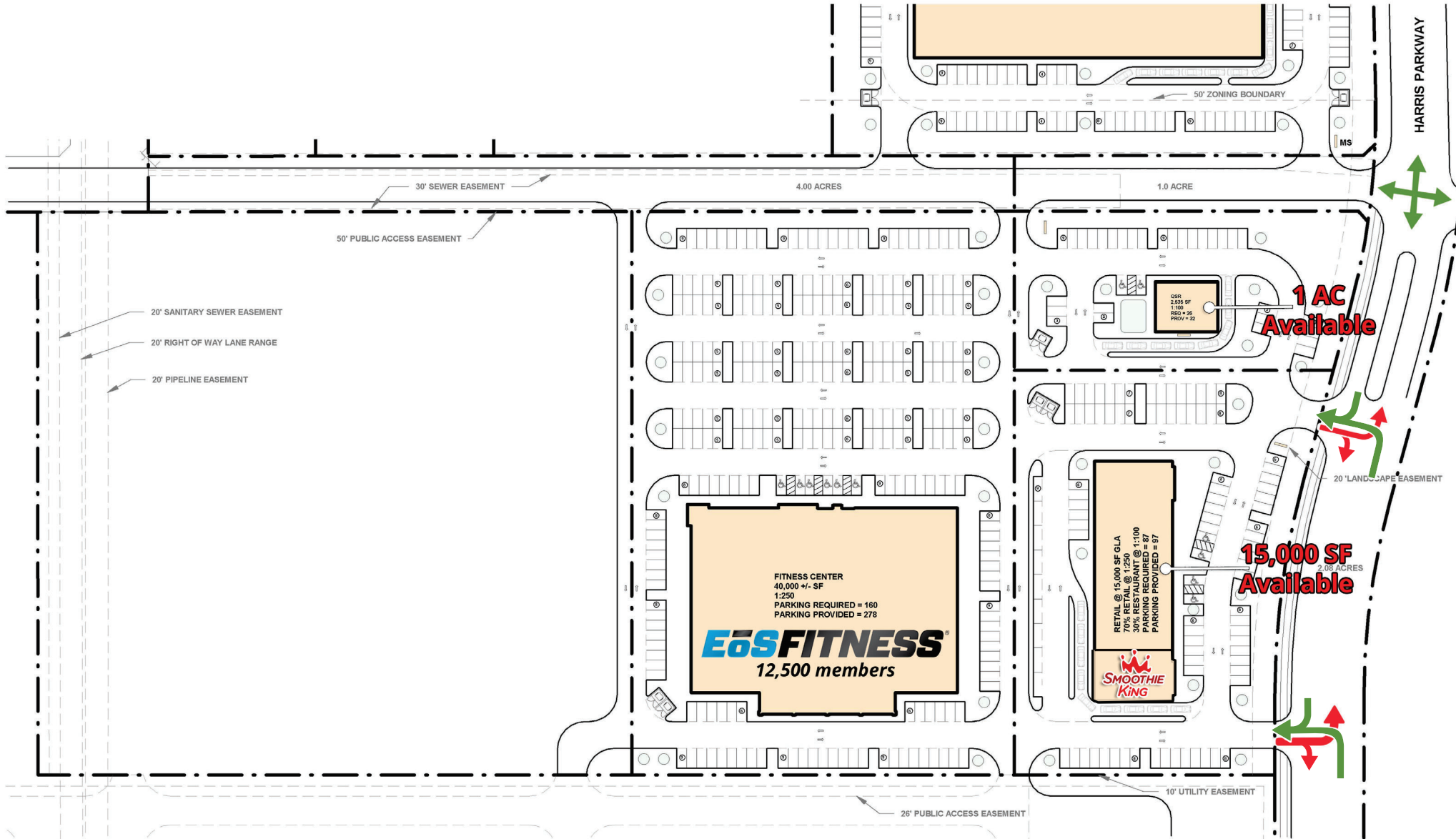


About the Property

- Pad site and retail strip available at EOS Fitness anchored center
- Adjacent to BJ's Wholesale Club opening Q2 2026
- Significant residential growth with over 1,000 MF units/SF lots directly behind site
- Excellent access and visibility to Chisholm Trail Pkwy and Altamesa Rd
- Along the retail corridor: future H-E-B and Target 2.5 miles south
- [Zoning Ordinance PD 1063 "PD/G"](#)
- Q4 2026 Delivery

Join These Retailers





01/13/2025 - FORT WORTH, TX

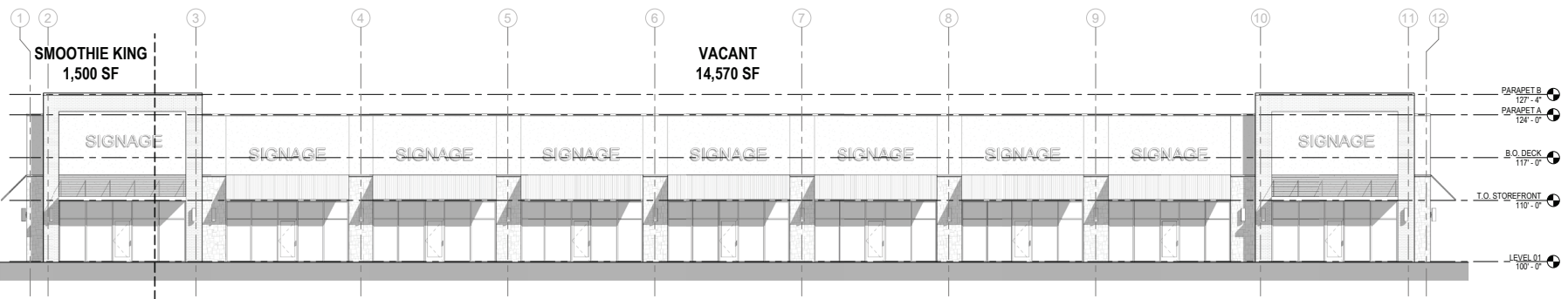
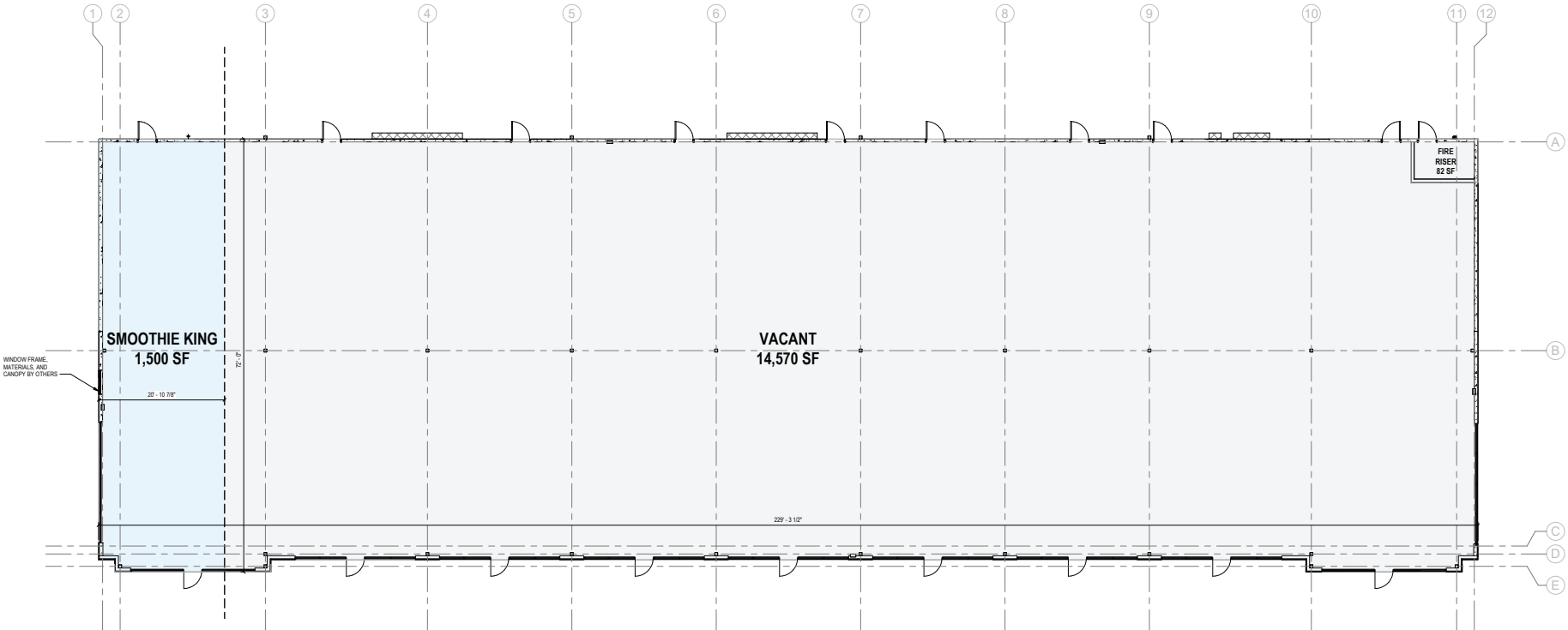
HUNINGTON - TAVOLO PARK PHASE II - STUDY 07C

modus architecture

THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. ALL DIMENSIONS, UTILITY EASEMENTS, SETBACKS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED FOR ACCURACY BY OWNER AND/OR OWNER'S SURVEYOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT TYPES, DRIVE ENTRIES, ETC.

DATE: 01/13/25

A108

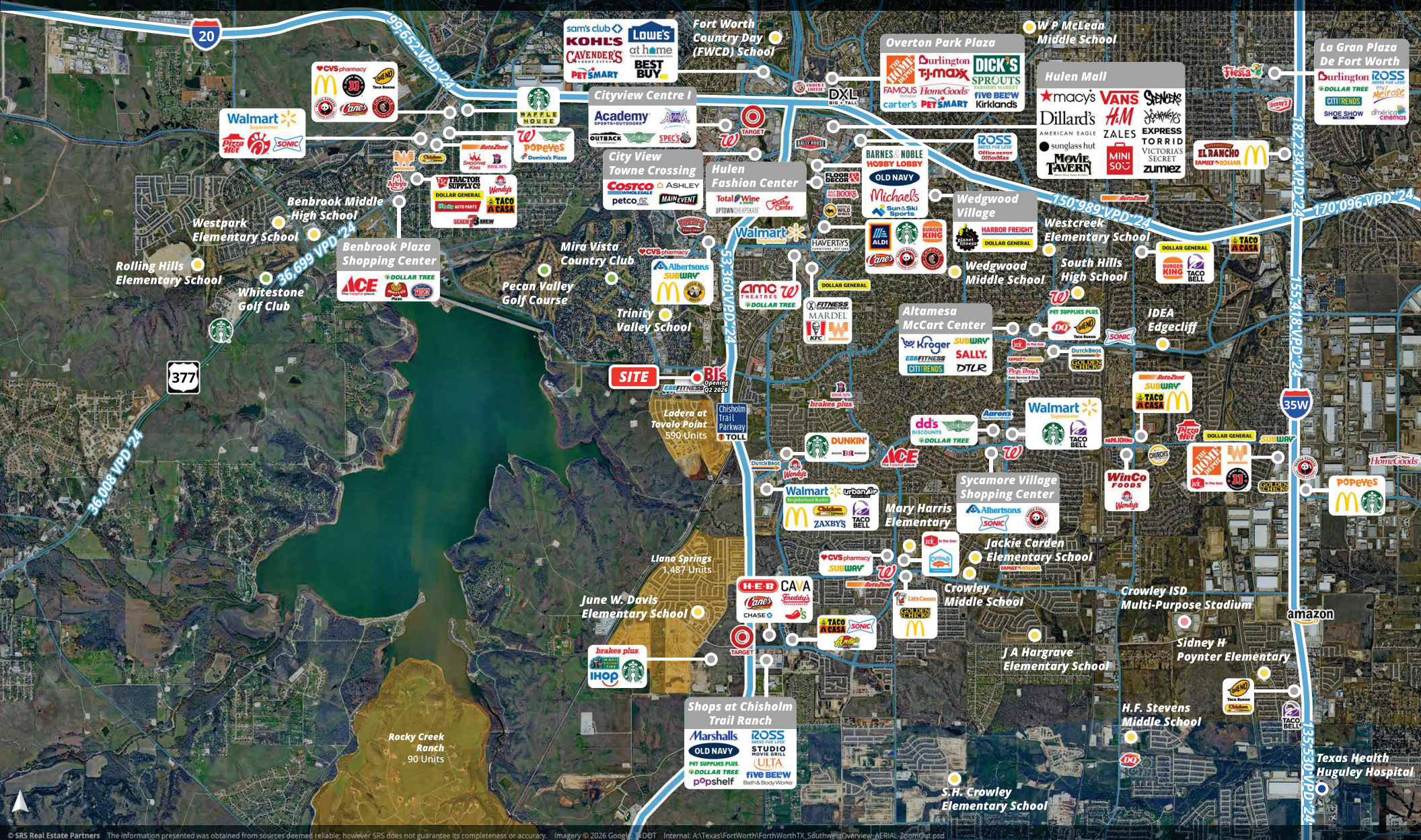


2 BUILDING ELEVATION - LOD A

1/8" = 1'-0"

Southwest Overview

Forth Worth, TX





Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. 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:
 - 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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			<i>Date</i>



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