



EMERGE COMMERCIAL

Retail Leasing & Investment Sales

PECAN PARK SHOPPING CENTER

FOR LEASE

2401 W Pioneer Pkwy · Pantego, TX 76013

Armaan Punjwani 817.946.3735 punjwaniarmaan002@gmail.com

Emerge Commercial | DFW Metroplex

Pecan Park Shopping Center

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PROPERTY HIGHLIGHTS

- Shadow-anchored by Walmart Neighborhood Market
- Prime frontage on W Pioneer Pkwy — ±40,000 VPD
- Across from McDonald's; near AutoZone & Kroger
- Turnkey 2nd-generation suites — former salon build-outs
- Ample parking; established neighborhood retail center
- Strong fitness & service tenant mix

AVAILABLE SUITES

SUITE	SIZE	FORMER USE
125	1,250 SF	Hair Salon
133	1,500 SF	Nail / Beauty Salon
151	1,250 SF	2nd-Gen Retail
111	1,000 SF	2nd-Gen Retail
103	6,100 SF	Gym / Fitness *

* Former Momentum Fitness — available January 1, 2026

OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	1,000 – 6,100 SF
Lease Type:	NNN
Property Type:	Neighborhood Retail Center

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Total Population	18,548	139,603	329,279
Total Households	7,439	50,655	123,760
Avg. HH Income	\$79,178	\$78,514	\$92,104
Daytime Pop.	18,604	156,560	334,494

Source: U.S. Census / ESRI, 2025

TRAFFIC COUNTS

W Pioneer Pkwy	±40,000 VPD
Bowen Rd	±27,000 VPD
W Arkansas Ln	±16,000 VPD

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ADDITIONAL PHOTOS



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