



WYNMARK
COMMERCIAL



10120 SUMMER CREEK DRIVE FORT WORTH, TEXAS 76123

FOR SALE / LEASE

FORT WORTH, TEXAS

Located in the heart of Fort Worth's fastest-growing southwest corridor, 10120 Summer Creek Drive places your business at the center of a thriving, well-established community. With direct access to the Chisholm Trail Parkway just minutes away, tenants enjoy effortless connectivity to downtown Fort Worth and the broader DFW metroplex — all while benefiting from the energy and convenience of a vibrant neighborhood retail and residential environment. The surrounding Summer Creek area is home to a young, affluent population, making it one of the most sought-after submarkets in Tarrant County.

- Immediate access to the Chisholm Trail Parkway, connecting tenants to downtown Fort Worth and the greater DFW metroplex
- Situated within one of Fort Worth's fastest-growing and most affluent communities
- Surrounded by a dense residential base
- Steps from The Shops at Chisholm Trail Ranch, a premier retail and dining destination at Chisholm Trail Pkwy and McPherson Boulevard
- Neighbors include Chick-fil-A, Chipotle, Whataburger, Dutch Bros, Salad & Go, and other nationally recognized brands
- Convenient to Texas Health Harris Methodist Hospital Southwest and nearby medical and urgent care facilities
- Minutes from Hulen Mall, the Shops at Clearfork, and Studio Movie Grill for upscale shopping and entertainment
- Proximity to TCU, Tarrant County College, and Tarleton State University's Fort Worth campus
- Adjacent to Chisholm Trail Park and the Chisholm Trail Community Center, offering trails, fitness facilities, and green space

AVAILABLE SPACE:

Building Type I (4,921 SF):

Bldg A: Ready to Deliver
Bldg B: Coming Soon
Bldg C: Coming Soon
Bldg D: Coming Soon

Building Type II (4,178 SF):

Bldg E: Ready to Deliver
Bldg F: Coming Soon

PROJECT DETAILS:

Zoning: G — Intensive Commercial (allows medical, retail, general office, and personal services)

Type: Condo

Condition: New Construction

Parking:

Traffic Count: Chisholm Trail Pkwy — 28,064 VPD

ECONOMICS:

Purchase Price: Contact for pricing

Lease Price: Contact for pricing

Minimum Term: Contact for details

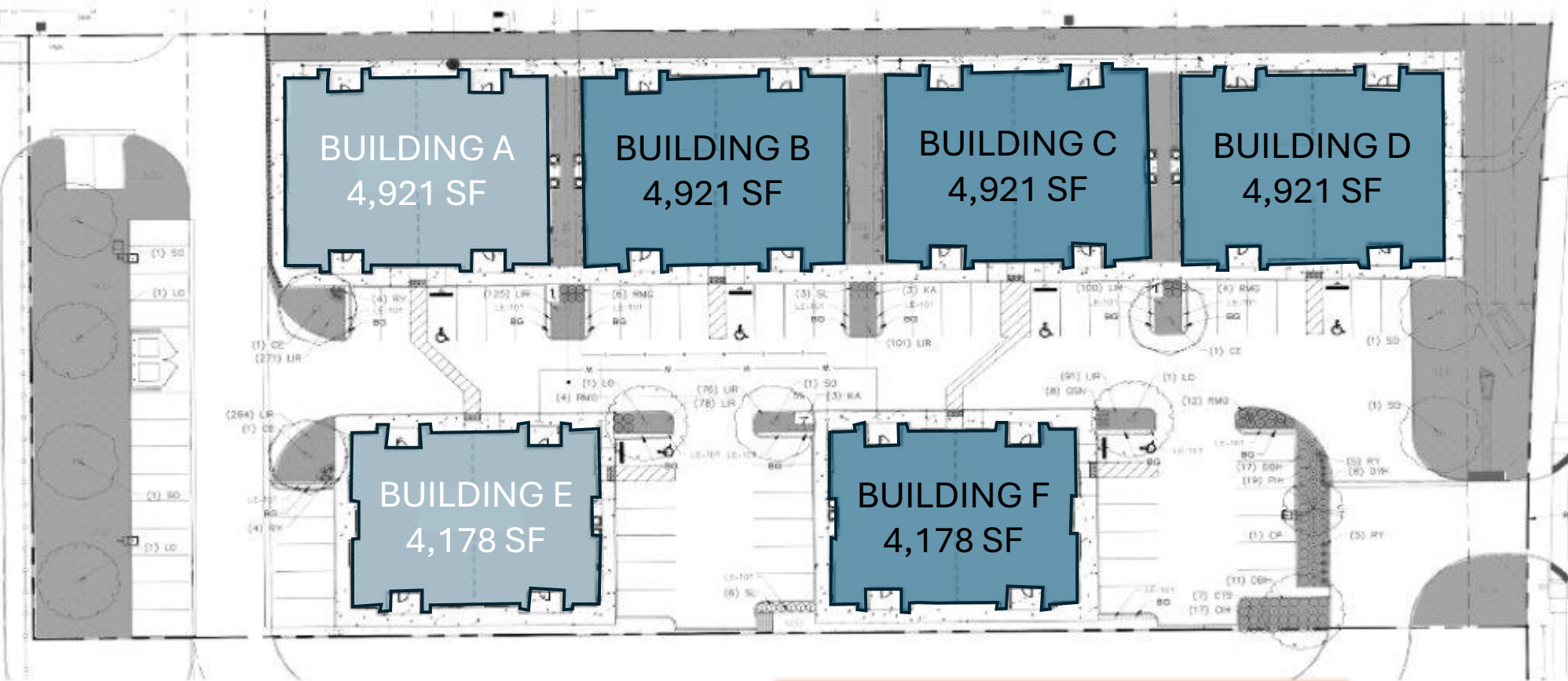
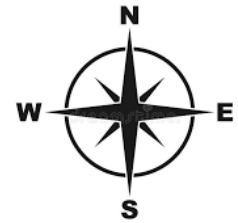
Allowed Use: Medical, professional, and service-based users

SITE PLAN

MCPHERSON DRIVE, .4 MILES NORTH



CHISHOLM TRAIL PKWY (TOLL ROAD), .4 MILES WEST



SUMMER CREEK DRIVE

BUILDINGS A AND E: READY NOW
BUILDINGS B, C, D, AND F: COMING SOON!



Please
Contact

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AUSTIN@WYNMARKCOMMERCIAL.COM

KRISTIN HOLLEK
972.360.8787
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FLOOR PLAN – BUILDINGS E AND F – 4,178 SF



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LOCATION



| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------------|-----------|-----------|-----------|
| TOTAL POLULATION | 6,372 | 66,791 | 174,094 |
| TOTAL HOUSEHOLDS | 2,131 | 22,003 | 62,369 |
| AVERAGE HOUSEHOLD SIZE | 3.0 | 2.9 | 2.7 |
| AVERAGE HOUSEHOLD INCOME | \$159,960 | \$120,374 | \$105,014 |
| POPULATION GROWTH 2020 TO 2024 | 8.46% | 6.61% | 6.1% |
| POPULATION GROWTH 2024 TO 2029 | 22.36% | 9.25% | 3.99% |

DEMOGRAPHICS



| | 1 MILE | 3 MILES | 5 MILES |
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11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

| | | | |
|---|----------------|------------------------------------|-----------------------|
| Wynmark Commercial Real Estate Group, PLLC | 9000664 | Markp@wynmarkcommercial.com | (972) 897-0562 |
| Licensed Broker /Broker Firm Name or | License No. | Email | Phone |
| Primary Assumed Business Name | | | |
| Mark Pittman | 0526290 | Markp@wynmarkcommercial.com | (972) 897-0562 |
| Designated Broker of Firm | License No. | Email | Phone |
| Mark Pittman | 0526290 | Markp@wynmarkcommercial.com | (972) 897-0562 |
| 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

Information available at www.trec.texas.gov
IABS 1-0

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Jerril Kneer

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