

12401

South Freeway, Fort Worth,
Tarrant County, Texas

About this property

Be a part of a vibrant retail community serving the bustling South Ft. Worth/Burleson trade area, alongside renowned tenants like Starbucks, Cheddar's, Chipotle, and Aspen Dental.

Plus, enjoy the convenience of top brands already open, including Longhorn Steakhouse, Sleep Number, Black Bear Diner, and THR Breeze. Don't miss out on this prime location!



SOUTHGATE RETAIL CENTER

AVAILABLE

13,890 SF | Can be subdivided

RATES | NNN

\$38 - \$41/ SQFT

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FOR LEASE

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TRAFFIC COUNTS (2023)

Street Name	Count
I-35W	133,037
Crowley Plover Rd	33,304

Source: TxDOT

2024 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,798	58,966	167,792
Daytime Population	11,039	55,311	138,111
Average HH Income	\$100,296	\$104,922	\$105,467
Households	2,851	20,544	56,008

PROPERTY INFORMATION

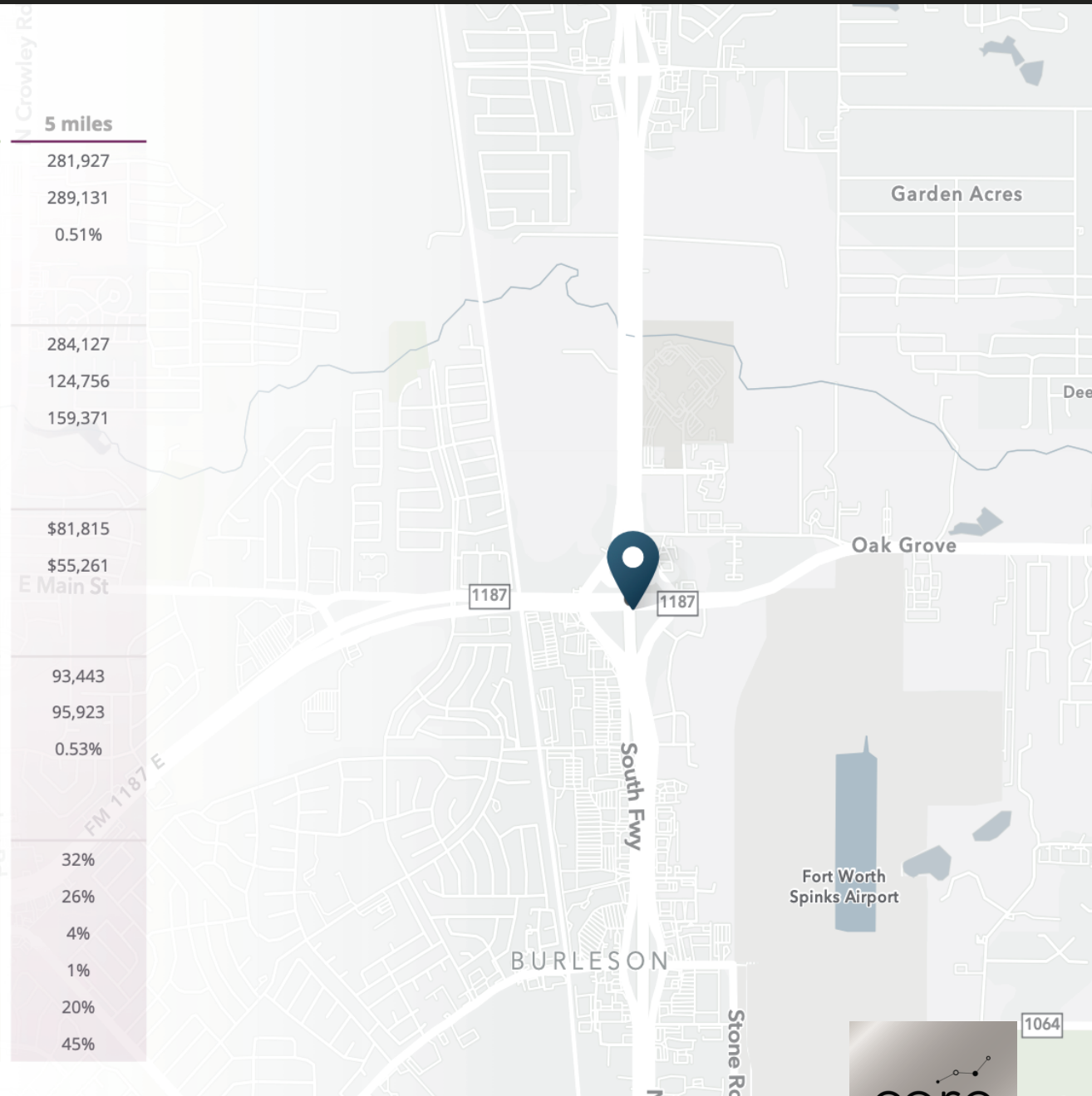
- Join a dynamic retail community in the thriving South Ft. Worth/Burleson trade area, alongside top brands like Starbucks, Cheddar's, Chipotle, and Aspen Dental. With popular destinations such as Longhorn Steakhouse, Sleep Number, Black Bear Diner, and THR Breeze already established, this location is primed for success. Don't miss the opportunity to be part of this high-traffic area!
- Retail Traffic Drivers: Major retailers like TJ Maxx, Ross, PetSmart, and Kohl's guarantee consistent foot traffic.
- Prime Accessibility: With direct access to 35W and E. Alsbury Blvd, your business will benefit from excellent visibility and easy customer access.
- Established National Brands: The proximity to popular brands such as McDonald's, IHop, Sonic, Lowe's, and Wendy's ensures a steady flow of potential customers.
- Entertainment Draw: AMC Theatres brings large crowds, further boosting foot traffic in the area.
- Retail & Dining Synergy: The presence of well-known restaurants and stores like Cheddar's, Burlington, and Five Guys creates an attractive environment for both shopping and dining.
- Airport Access: Located near Fort Worth Spinks Airport, your business benefits from easy access for travelers and out-of-town customers.v

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SOUTHGATE RETAIL CENTER

DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	5,543	102,763	281,927
2028 Projected Population	5,392	103,671	289,131
Projected Annual Growth Rate 2023 to 2028	-0.55%	0.18%	0.51%
Daytime Population			
2023 Daytime Population	9,803	102,926	284,127
Workers	6,381	43,079	124,756
Residents	3,422	59,847	159,371
Income			
2023 Est. Average Household Income	\$63,445	\$69,791	\$81,815
2023 Est. Median Household Income	\$50,334	\$51,481	\$55,261
Households & Growth			
2023 Estimated Households	1,757	31,544	93,443
2028 Estimated Households	1,716	31,853	95,923
Projected Annual Growth Rate 2023 to 2028	-0.47%	0.20%	0.53%
Race & Ethnicity			
2023 Est. White	16%	26%	32%
2023 Est. Black or African American	38%	23%	26%
2023 Est. Asian or Pacific Islander	1%	4%	4%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	25%	25%	20%
2023 Est. Hispanic	53%	58%	45%



12401 South Freeway, Fort Worth, Tarrant County, Texas



FOR LEASE

SOUTHGATE RETAIL CENTER



**Southgate
Retail Center**
13,890 SQFT Retail Space
For Lease

12401 South Freeway, Fort Worth, Tarrant County, Texas



FOR LEASE

SOUTHGATE RETAIL CENTER



12401 South Freeway, Fort Worth, Tarrant County, Texas

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PROPERTIES

FOR LEASE

33,304 AADT '22

SITE

Southgate Marketplace

SOUTHGATE RETAIL CENTER

Shopping Center Distances

- Starbucks/ Cheddar's/ Chipotle
3 Minute Drive (1.1 driving miles)
- Longhorn Steakhouse
3 Minute Drive (1.1 driving miles)
- Sleep Number/ Black Bear Diner
3 Minute Drive (1.1 driving miles)
- McDonald'/ IHOP/ Sonic/ Wendy's
5 Minute Drive (1.4 driving miles)
- TJ Maxx/ Ross/ PetSmart/ Kohl's
5 Minute Drive (1.4 driving miles)
- THR Breeze Urgent Care
3 Minute Drive (1.1 driving miles)
- AMC Theatres
3 Minute Drive (1.1 driving miles)
- Fort Worth Spinks Airport
5 Minute Drive (1.4 driving miles)

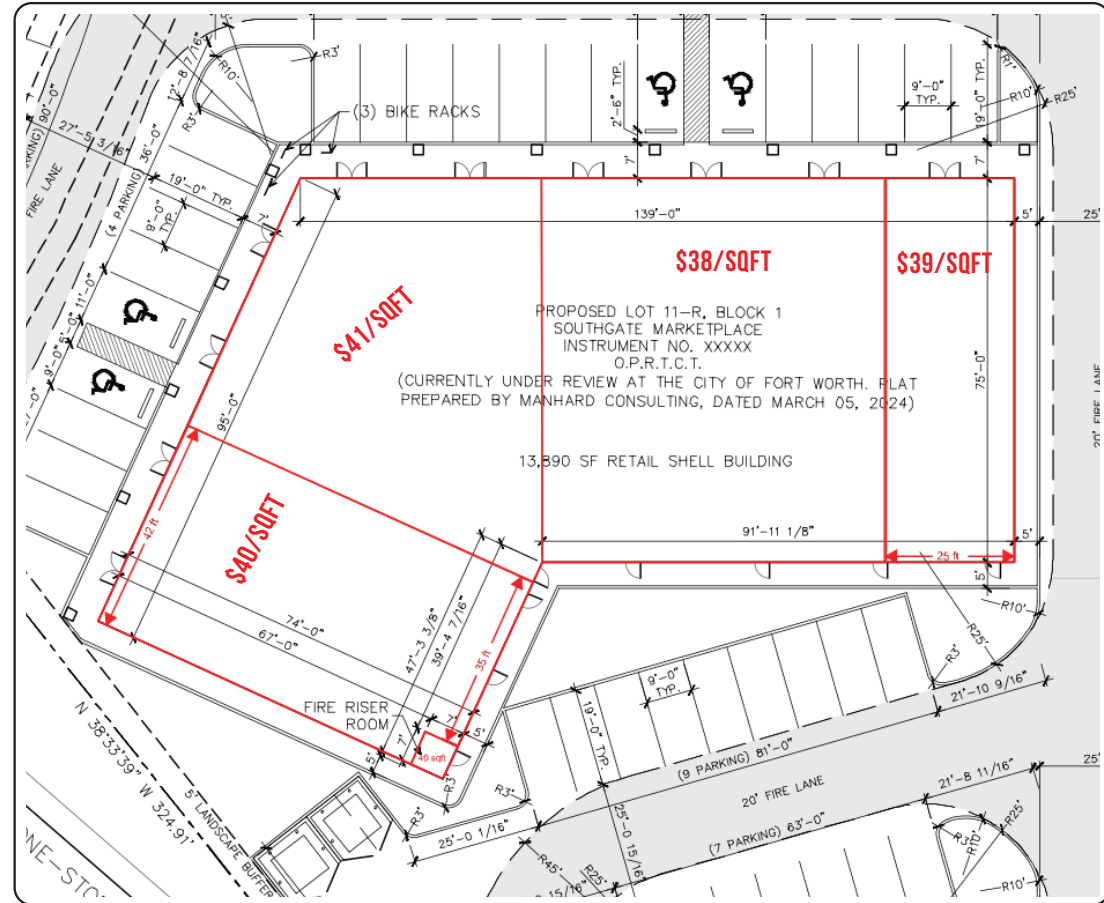
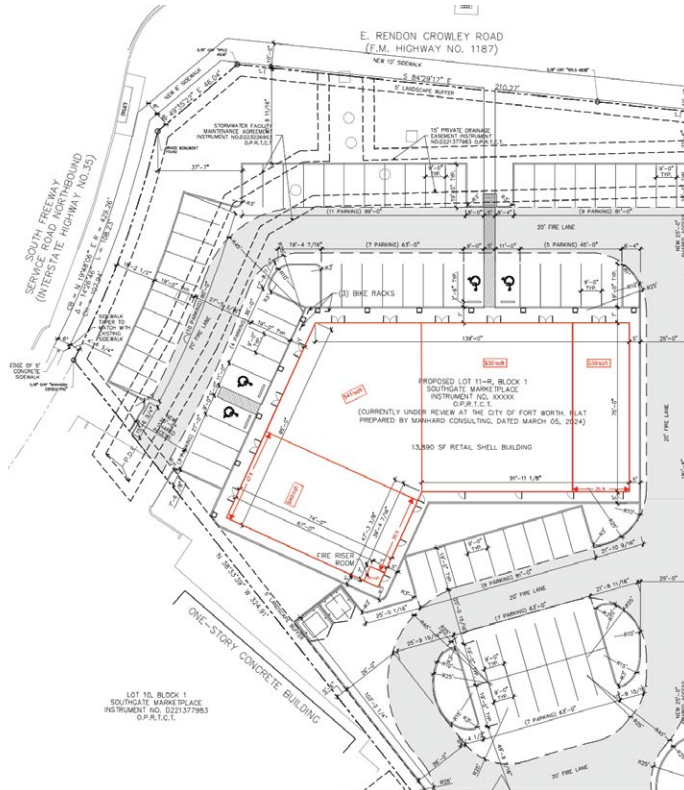
Fort Worth Spinks Airport

133,037 AADT '22



FOR LEASE

SOUTHGATE RETAIL CENTER



SOUTHGATE RETAIL CENTER

23727 Katy Freeway, Houston, TX 77494



FOR LEASE

SOUTHGATE RETAIL CENTER



CONTACT US

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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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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	