

The Shops At Longhorn

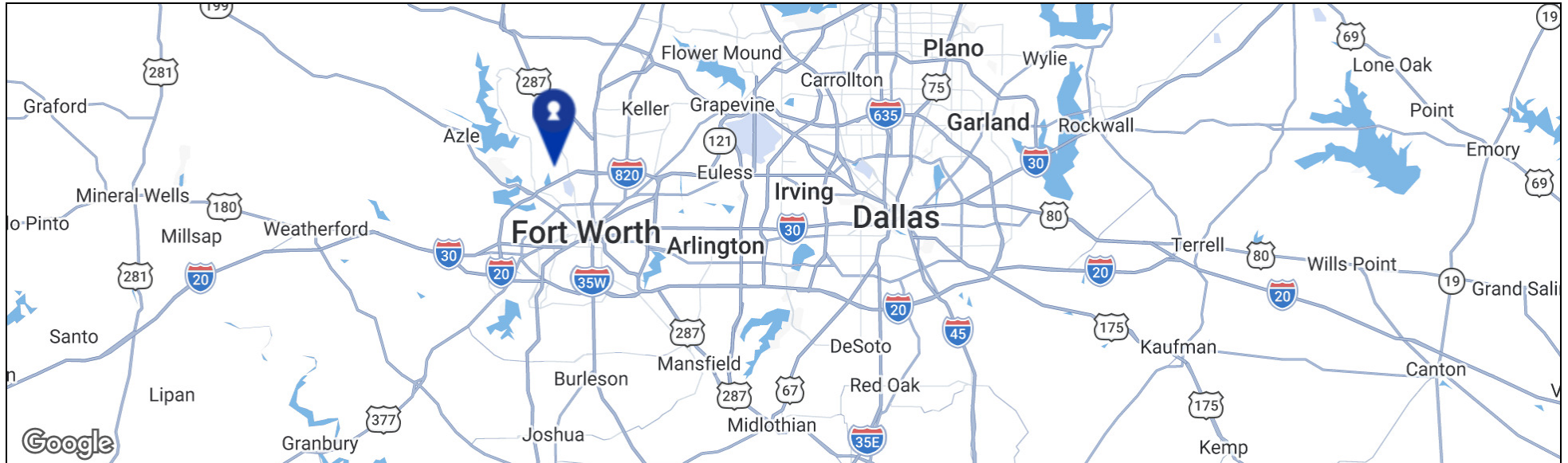
1,200 - 3,000 SF AVAILABLE | FOR LEASE



1201 LONGHORN ROAD, FORT WORTH, TX 76179 | CONTACT BROKER

Kedreon Cole
Director

For Lease – 1201 Longhorn Road, Fort Worth, TX 76179



PROPERTY DESCRIPTION

The Shops at Longhorn is a premier Northwest Fort Worth retail center. This highly visible, 19,800-square-foot neighborhood retail center sits at the high-traffic intersection of Longhorn Road and S. Old Decatur Road, capturing the daily commute of an expanding population. It features an established tenant mix, strong household demographics, and flexible retail spaces available from 1,100 to 3k sf. Small business operators can benefit from versatile retail spaces, including 2nd generation and flex space.

PROPERTY HIGHLIGHTS

- Versatile Retail Spaces: 2nd generation and move-in ready space available.
- Strong Neighborhood Demographics: More than 5k high value rooftops within 2 miles.
- Build-In Foot Traffic: Great Tenant mix, including Longhorn Spirits & Papa Murphy's
- Excellent Street Visibility: Commands up to 18,344 vehicles daily on Marine Creek Parkway.
- Seamless Highway Logistics: Quick access to Interstate 820 and Boat Club Road.

OFFERING SUMMARY

Lease Rate:	Contact Broker
Number of Units:	4
Available SF:	1,200 - 3,000 SF
Building Size:	19,800 SF

SPACES	LEASE RATE	SPACE SIZE
1201 Longhorn Rd #141	Contact Broker	1,200 SF
1201 Longhorn Rd #300	Contact Broker	3,000 SF

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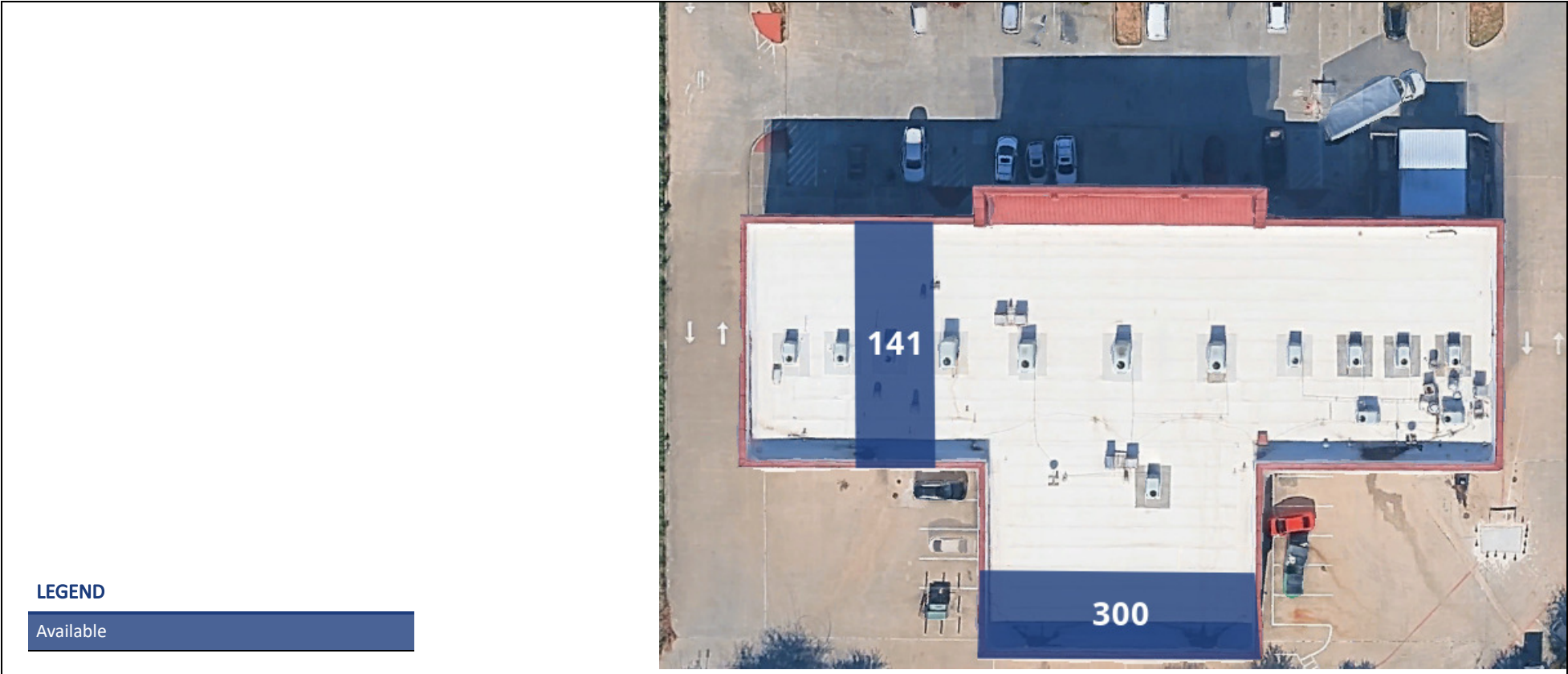
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1201 Longhorn Rd #141	Available	1,200 SF	NNN	Contact Broker
1201 Longhorn Rd #300	Available	3,000 SF	NNN	Contact Broker

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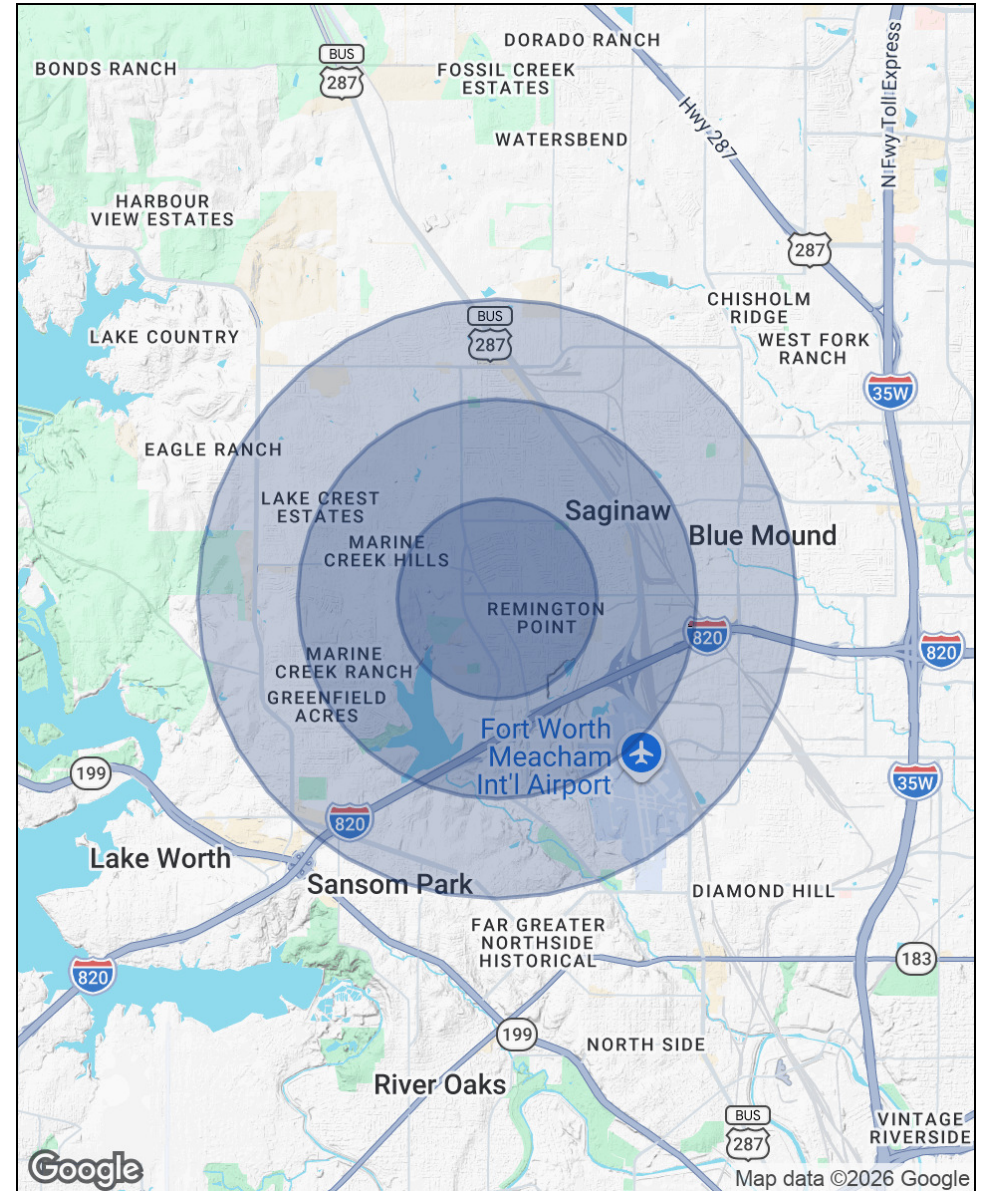
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	13,203	45,682	85,177
Average Age	32.8	32.3	32.9
Average Age (Male)	29.5	30.2	31.2
Average Age (Female)	35.8	34.3	34.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,572	15,180	27,876
# of Persons per HH	2.9	3.0	3.1
Average HH Income	\$105,058	\$108,817	\$106,305
Average House Value	\$285,935	\$285,812	\$283,472

2023 American Community Survey (ACS)

TRAFFIC COUNT	VPD
Longhorn Road and Old Decatur Road	8,888



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Information About Brokerage Services

11-03-2025



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 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 dues 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.

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