



FOR LEASE

River Oaks Shopping Center

4817 River Oaks Boulevard
River Oaks, TX 76114

\$13.50
SF/YR

Tori Mathews
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Spigel Properties
70 N.E. Loop 410
Suite 185, San Antonio, TX 78216
947.941.1908

**SPIGEL
PROPERTIES**
INVESTMENTS • REAL ESTATE

Property Overview

720 SF
AVAILABLE SF

\$13.50
ASKING RATE SF/YR

1945
YEAR BUILT

1.71
LOT SIZE

20,129
BUILDING SQFT

34510-25-A
PARCEL ID

Commercial
ZONING

Tarrant
COUNTY

341.00
FRONTAGE

32.778262,-97.392302
COORDINATES

— EXECUTIVE SUMMARY

River Oaks Shopping Center, 20,129 square foot retail center located in the affluent and rapidly growing community of River Oaks, TX. The center is composed of a mix of national and regional quick service restaurants, personal care, and service tenants. River Oaks Shopping Center has great exposure on River Oaks's Retail Corridor attracting 16,000 cars per day and provides easy access to parking and stores with multiple ingress & egress points within the property. River Oaks is one of the fastest growing cities in the US making this a very desirable location to invest in. The center's premier location, strong tenancy, and high foot traffic provide an ideal leasing opportunity in a dense suburban location with excellent demographics.

— PROPERTY HIGHLIGHTS

- Excellent visibility from River Oaks Blvd and Surrounding Businesses
- Signage opportunities visible along a high-traffic street
- Glass storefronts with aluminum frames
- Below market rates
- Easy ingress & Egress
- Covered sidewalk along entire store frontage
- The site also benefits from its positioning in an extremely dense and growing residential area
- Population of 309,756 within a 5-mile radius of River Oaks Shopping Center

ACCESSIBILITY

TRANSIT

Long & Jacksboro	0.8 mi
Quail & Shenna	0.5 mi
Isbell & Inez	0.5 mi

AIRPORTS

Dallas Fort Worth International Airport	22.0 mi
Fort Worth Meacham International Airport	3.5 mi
Alliance Airport Parking	15.2 mi

HIGHWAYS

Jim Wright Freeway	2.6 mi
Lake Worth Boulevard	2.6 mi
West Freeway	3.1 mi
US 377	3.1 mi

Space Available

4823

\$13.50 SF/Yr

SF AVAILABLE

720 SF

TYPE

NNN

TERM

Negotiable

USE

Retail

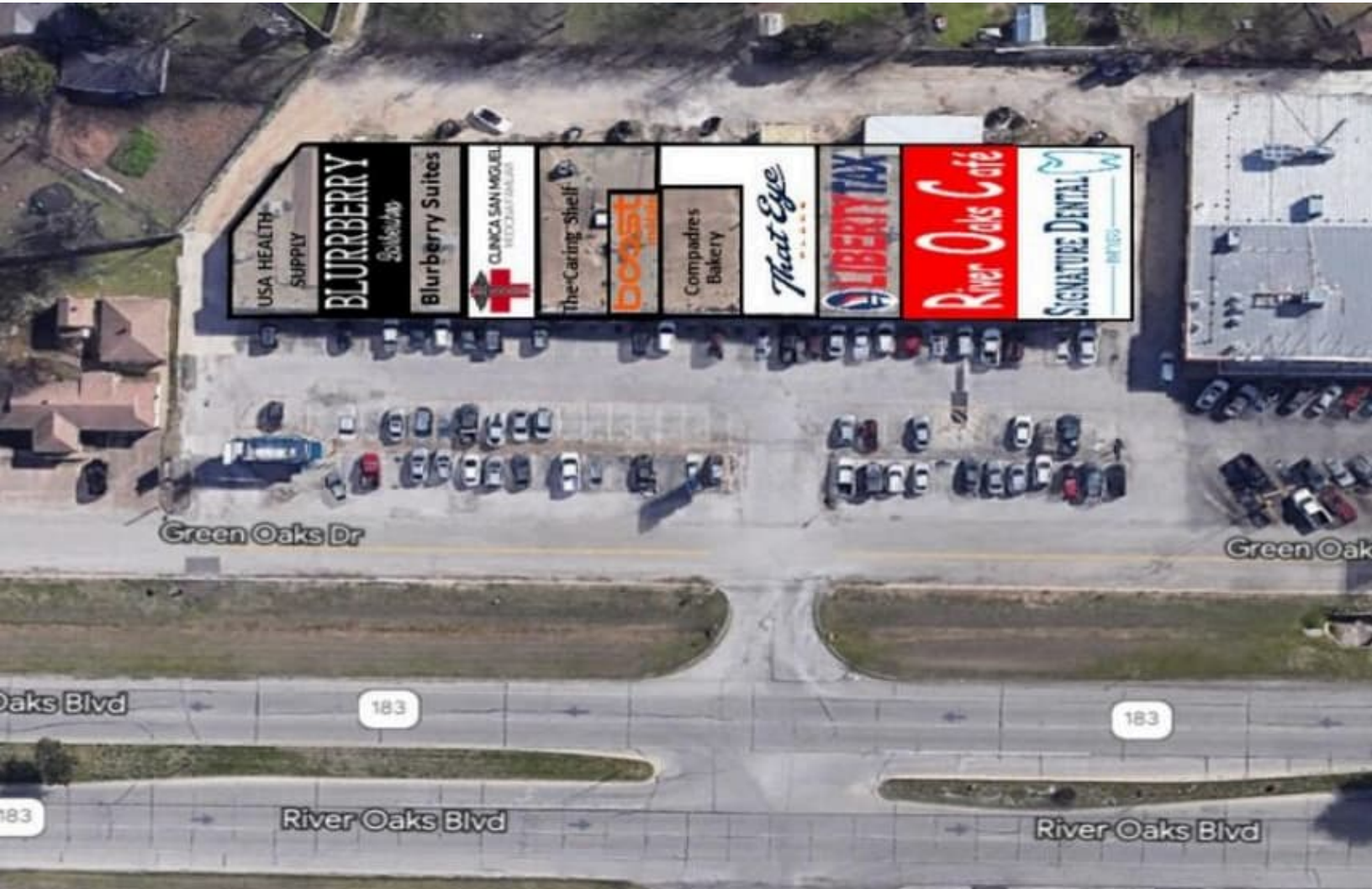


Photo Gallery



Market Overview



POPULATION
7,427

AREA
2.0 sq mi

ELEVATION
600 ft

COUNTY
Tarrant County

INCORPORATED
1940

STATE
Texas

Market Overview: River Oaks, TX

River Oaks is a city in Tarrant County, Texas, United States. Its population was 7,623 at the 2020 census. The City of River Oaks is approximately 1.9 square miles in area on the west side of the Dallas-Fort Worth Metroplex in North Central Texas. River Oaks is a suburban city, but it is located within the five-mile radius loop defined by Interstate Loop 820 around Fort Worth, in Tarrant County, Texas

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	11,530	Population	87,172	Population	221,039
Median HH Income	\$67,713	Median HH Income	\$68,089	Median HH Income	\$69,627
Households	4,078	Households	33,094	Households	87,015

Source: ESRI / ArcGIS Business Analyst



Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,707	74,877	171,179
2010 Population	11,478	77,456	183,718
2025 Population	11,530	87,172	221,039
2030 Population	11,214	88,775	230,690
2025-2030 Growth Rate	-0.55 %	0.37 %	0.86 %
2025 Daytime Population	9,151	91,628	334,931

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	4,024	25,652	60,991	less than \$15,000	399	3,411	8,707
2010 Total Households	3,960	26,829	67,291	\$15,000-\$24,999	235	1,759	4,959
2025 Total Households	4,078	33,094	87,015	\$25,000-\$34,999	195	2,508	6,274
2030 Total Households	4,036	34,781	92,939	\$35,000-\$49,999	526	3,854	9,796
2025 Avg. Household Size	2.83	2.55	2.43	\$50,000-\$74,999	941	6,607	16,929
2025 Owner Occupied Housing	2,666	16,406	40,320	\$75,000-\$99,999	736	4,538	11,565
2030 Owner Occupied Housing	2,715	17,199	42,465	\$100,000-\$149,999	614	5,068	13,530
2025 Renter Occupied Housing	1,412	16,688	46,695	\$150,000-\$199,999	180	1,824	5,909
2030 Renter Occupied Housing	1,321	17,582	50,474	\$200,000 or greater	251	3,524	9,341
2025 Vacant Housing	211	3,592	9,926	Median HH Income	\$67,713	\$68,089	\$69,627
2025 Total Housing	4,289	36,686	96,941	Average HH Income	\$83,600	\$99,706	\$101,111



Source: ESRI / ArcGIS Business Analyst

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PRESENTED BY



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DISCLAIMER