

STONEGATE SHOPPING CENTER | FOR LEASE

1305-1313 BROWN TRAIL, BEDFORD, TEXAS



CenterPoint

Commercial Properties
www.CenterPointCP.com



WHAT'S NEARBY



Redevelopment Coming Soon

NWC of Brown Trail & Bedford Euless Rd, Bedford, Texas

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AVAILABILITY

- 53,040 SF Retail Shopping Center
- 1,200 SF - 12,000 SF Available



LEASE RATES

- Call for Pricing
- NNNs: \$3.00 PSF est.



TRAFFIC COUNTS

Brown Trail: 9,810 VPD (TXDOT 2022)
Bedford Eules Rd: 9,216 VPD (TXDOT 2022)



PROPERTY DETAILS

- Redevelopment Coming Soon
- Anchored by the highly touted Turning Point Brewery and Tap Room
- Stonegate is well positioned in between Dallas and Ft. Worth and just a short jump off of SH 183
- Ideal location for Entertainment Concept



DEMOGRAPHIC SNAPSHOT

	1-mile	2-mile	3-mile	5-mile
2025 Population	15,525	60,421	114,066	256,617
Daytime Population	12,883	61,201	116,681	255,128
Average HH Income	\$94,155	\$96,147	\$107,100	\$125,651

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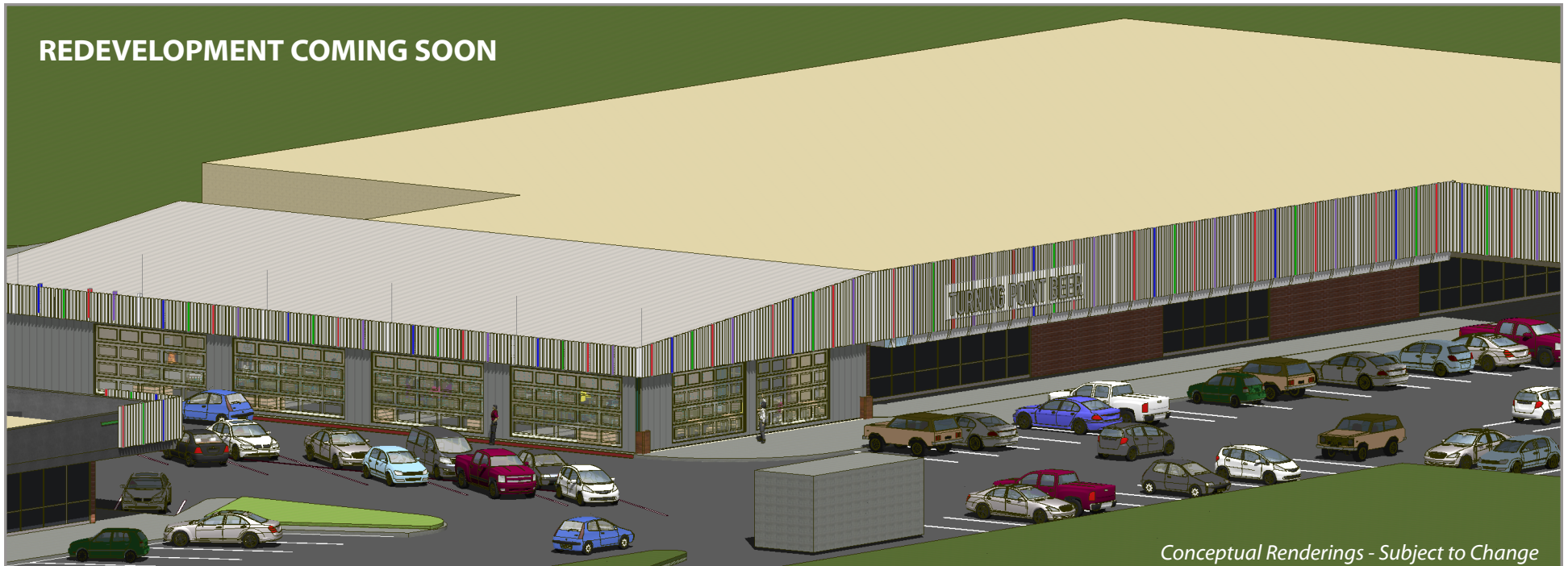
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REDEVELOPMENT COMING SOON



Conceptual Renderings - Subject to Change



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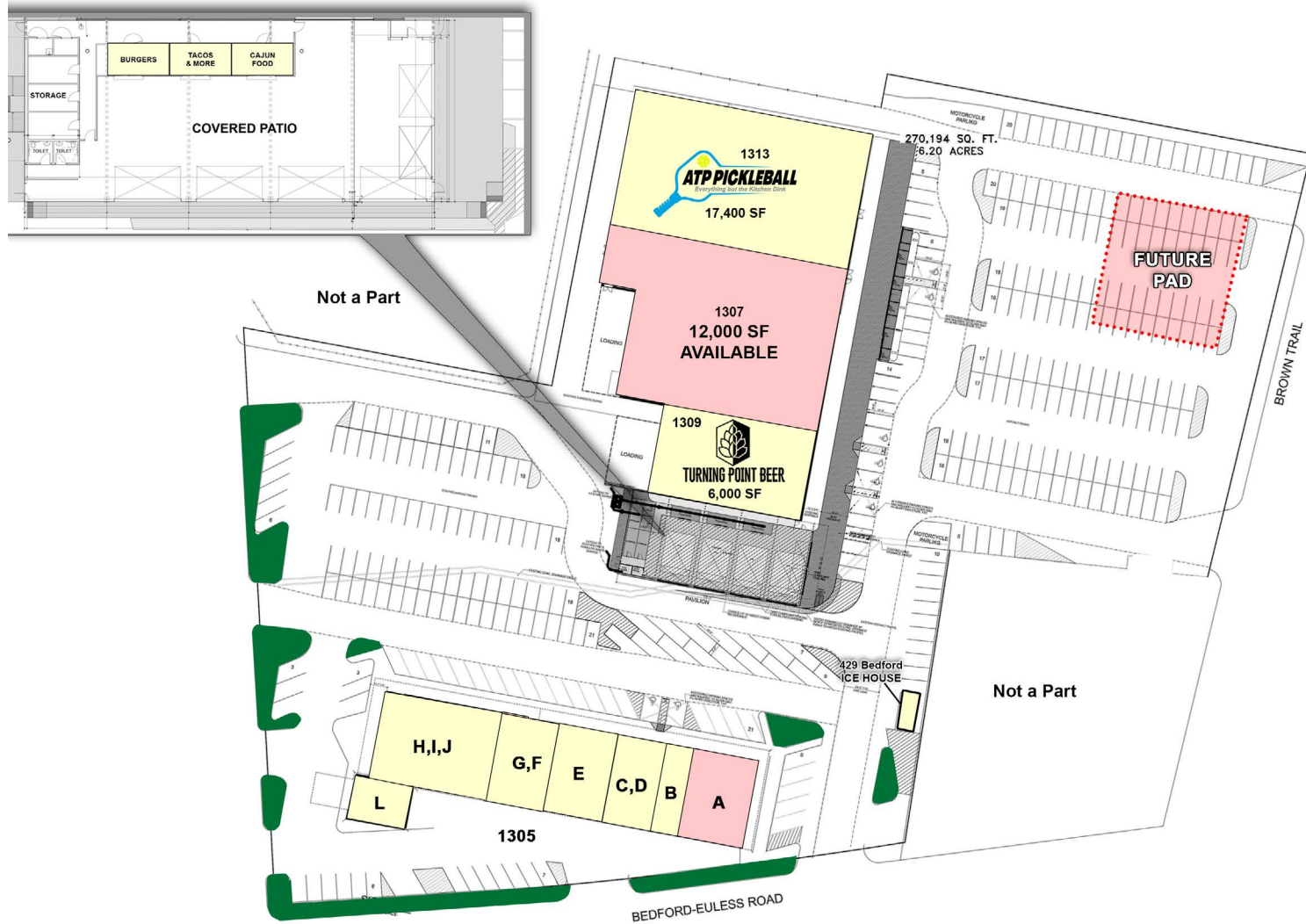
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STE	TENANT	SQ FT
1305 Brown Trail		
1035A	AVAILABLE	3,660 sf
1305B	HAIR SALON	1,200 sf
1305C,D	BALOONIQUE	2,400 sf
1305E	STOP & SHOP	2,050 sf
1305F,G	COMIC BOOK STORE	2,348 sf
1305H,I,J	RECORD STORE	3,660 sf
1305L	VIVA FOOD STORE	1,200 sf
1307 Brown Trail		
	TURNING POINT BEER	6,000 sf
1309 Brown Trail		
	AVAILABLE	12,000 sf
1313 Brown Trail		
	ATP PICKLEBALL	17,400 sf
429 Bedford		
	ICE HOUSE	200 sf
KIOSKS AVAILABLE		
1	BURGERS COMING SOON	160 sf
2	TACOS & MORE COMING SOON	160 sf
3	CAJUN FOOD COMING SOON	160 sf

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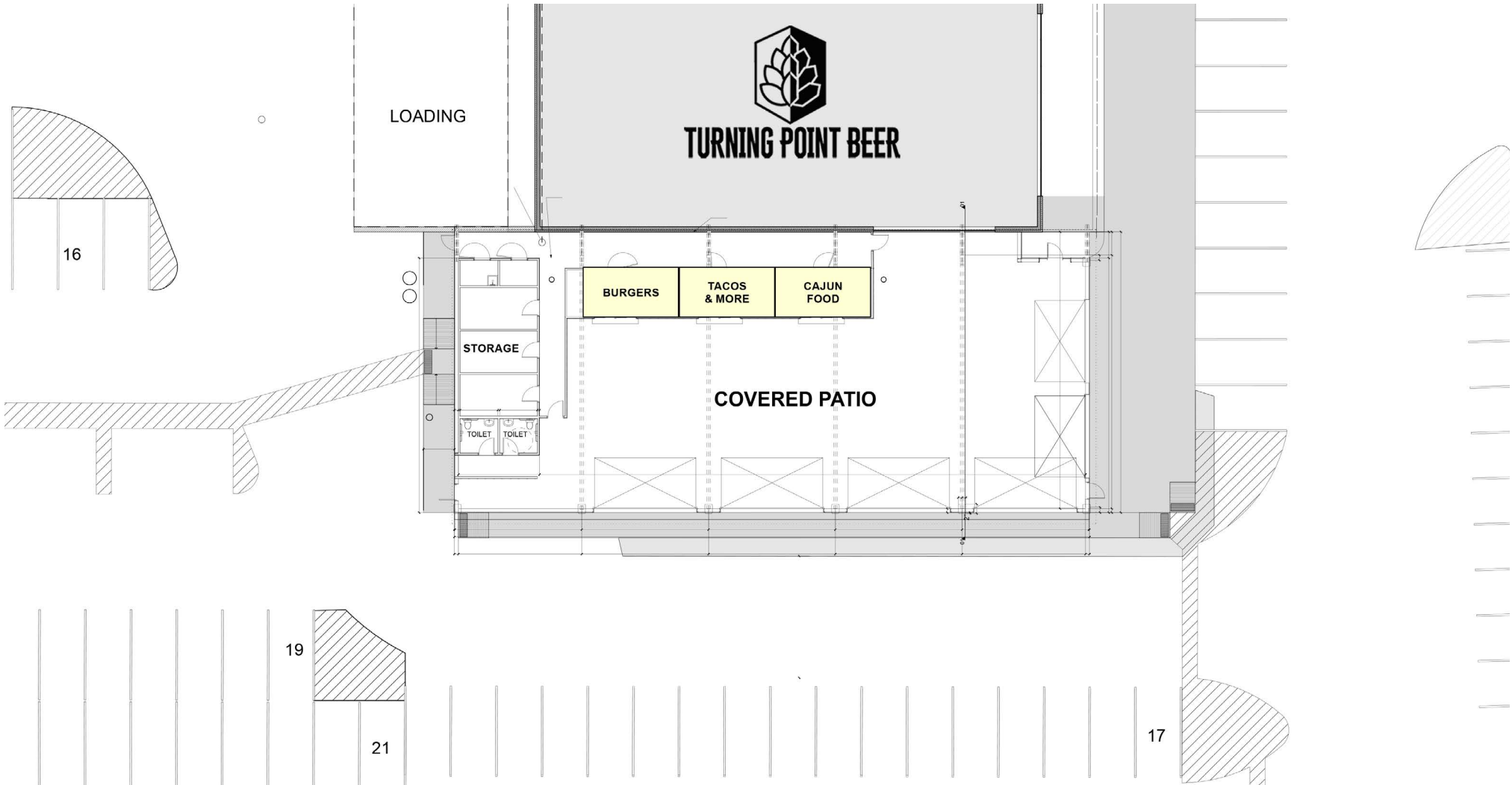
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PAVILION FLOOR PLAN



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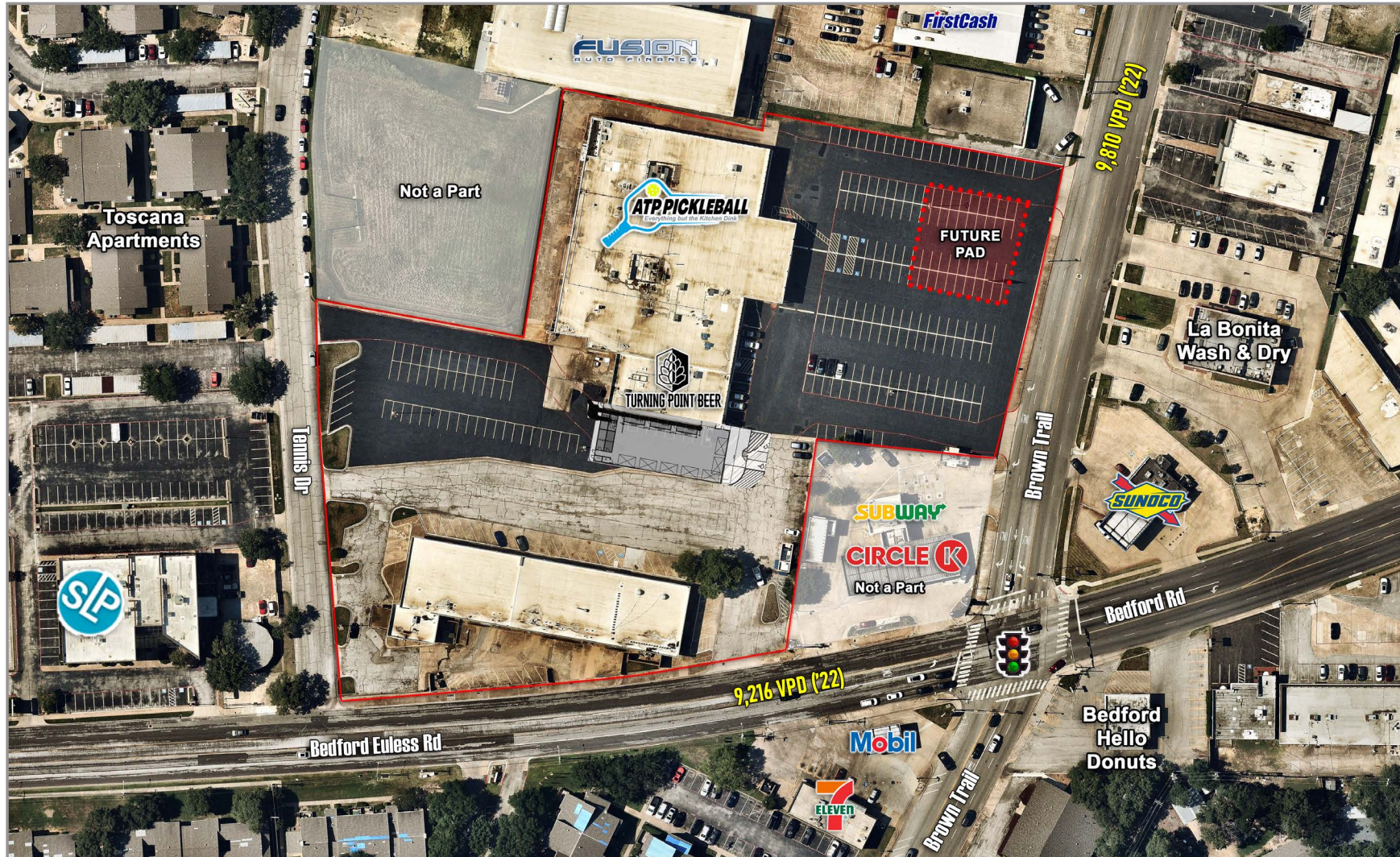
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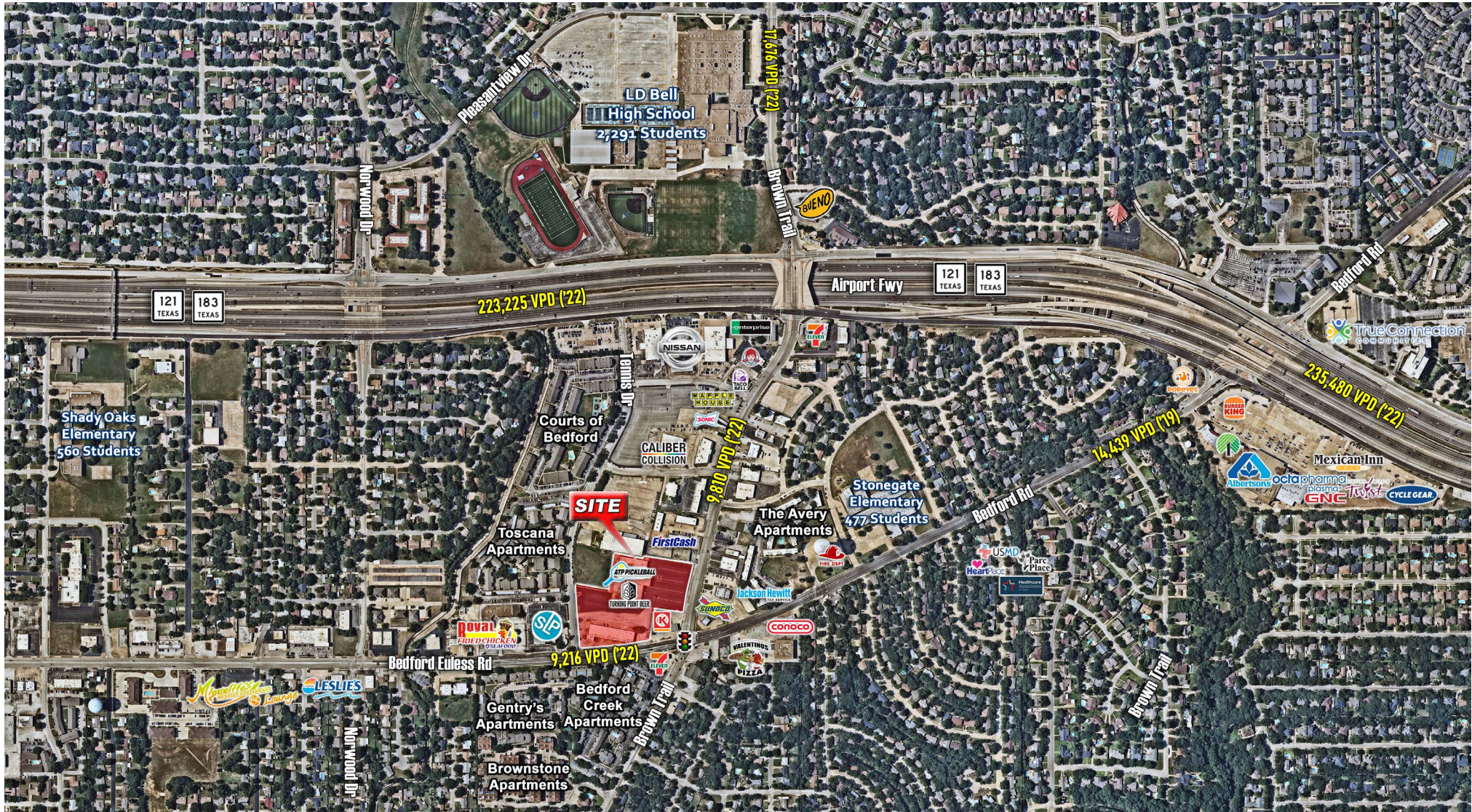
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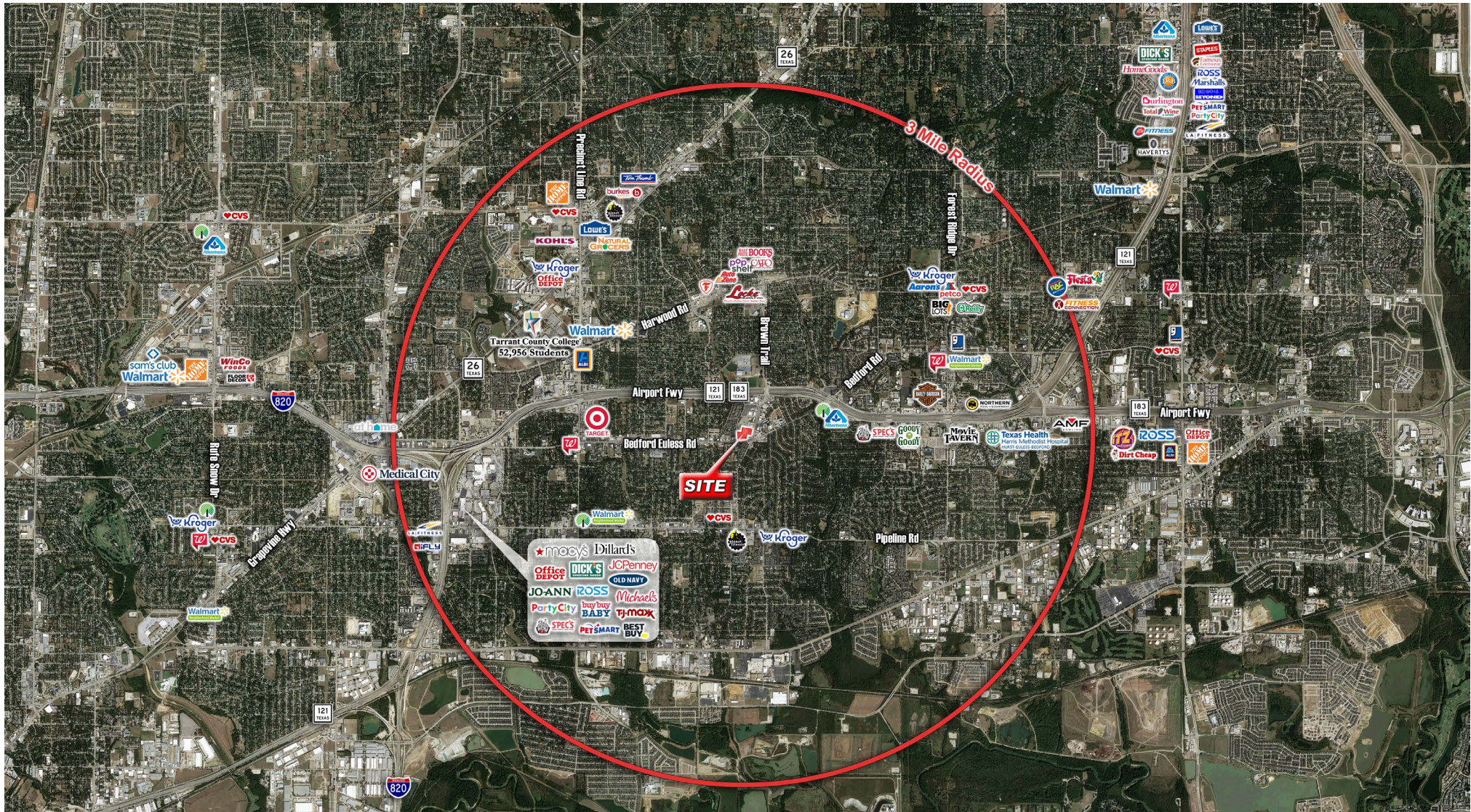
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **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.

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Stuart Monteith	695927	stuart@centerpointcp.com	972-991-9590
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date