

# LANTANA TOWN CENTER

Exclusive Retail in Affluent Trade Area and Fronting  
Lantana: Award-Winning, Master-Planned Community

NWC of FM 407 and Jeter Road  
Bartonville, Texas

COMING SOON:



**PAPAJOHNS**

 **NewQuest**

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# Project Highlights



**17%**  
POPULATION  
GROWTH  
WITHIN TRADE AREA  
FROM 2020 TO 2025

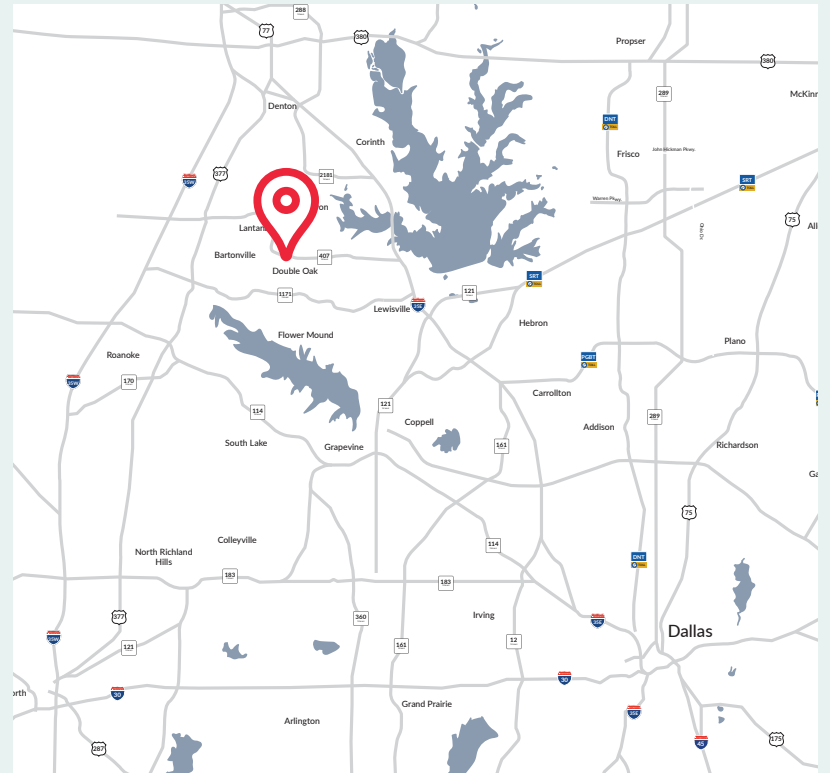
2020 Census, ESRI 2025



**\$241K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 3 MILES



**98K**  
CURRENT  
POPULATION  
WITHIN 5 MILES



## STEADY RESIDENTIAL AREA

**2,310 FUTURE HOME UNITS & 68 TOTAL HOME INVENTORY**  
**85 ANNUAL HOME STARTS & 128 ANNUAL HOME CLOSINGS**  
**\$1,238,783 AVERAGE HOME SALE PRICE**

Zonda Estimates Within 5 Miles as of Q3 2025

## KEY TENANTS



# Project Highlights



THE RETAIL COMPONENT OF REPUBLIC PROPERTY GROUP'S AWARD-WINNING LANTANA MASTER-PLANNED COMMUNITY



AFFLUENT DEMOGRAPHICS WITHIN A 3-MILE RADIUS WITH AN AVERAGE HOUSEHOLD INCOME SURPASSING \$250,000



128 ANNUALIZED CLOSINGS AREA AND AN AVERAGE HOME PRICE OF \$1,238,783 WITHIN 5 MILES IN Q3 2025

- ZONDA, Q3 '25



SIGNIFICANT CUSTOMER LOYALTY WITH 2.8 MILLION VISITS TO THE CENTER IN THE PAST 12 MONTHS

- PLACER.AI, '25

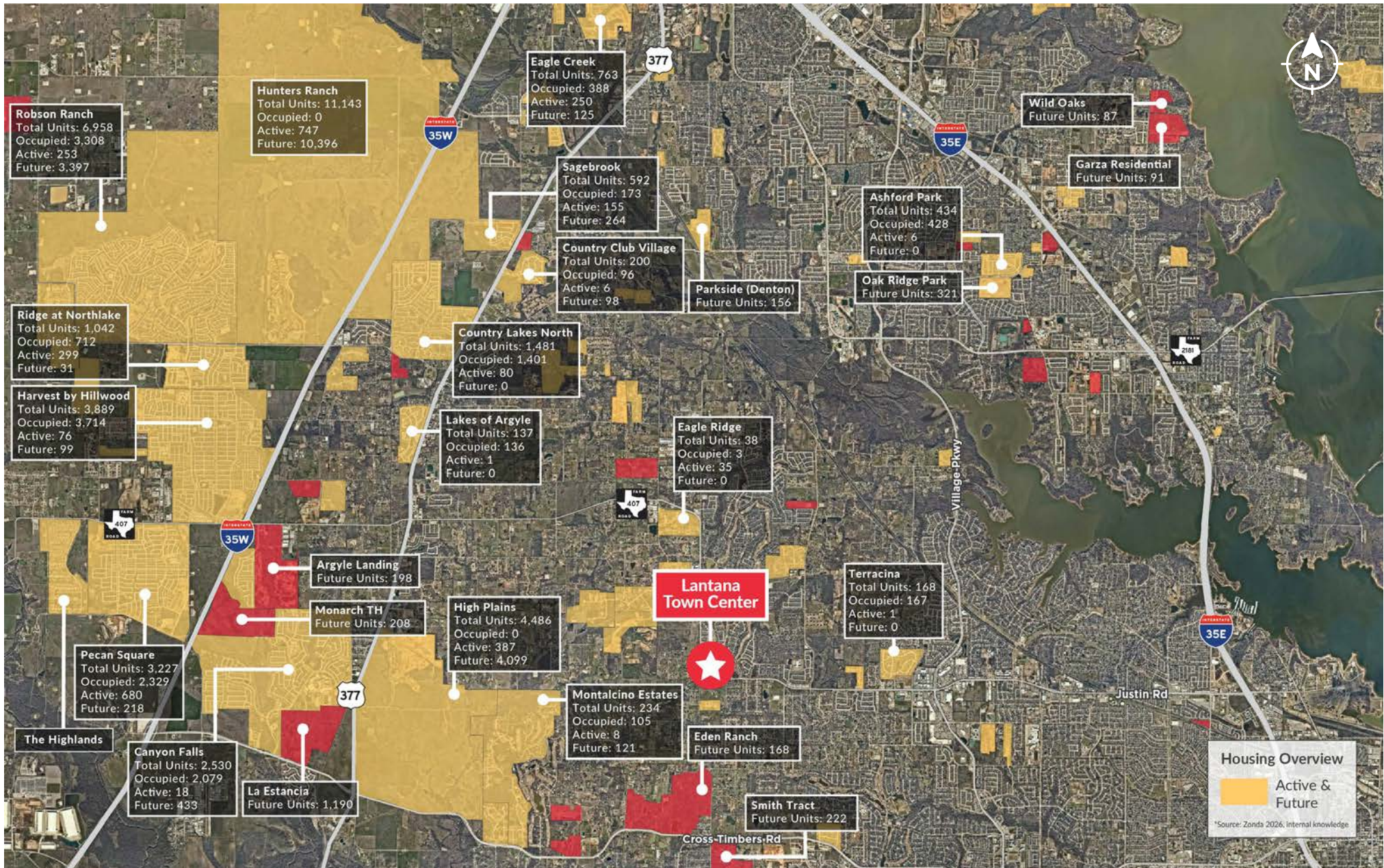


**PHASE I AVAILABLE:**  
1,420 SF 2ND-GEN RETAIL  
1,659 SF 2ND-GEN RESTAURANT

**PHASE II AVAILABLE:**  
2,450 SF IN NEW HARD CORNER PAD BUILDING  
2,085 SF INLINE  
1,050 SF INLINE



# Housing Aerial



05.26 | 01.26



TxDOT Traffic Counts as of 2024

06.26 | 05.26

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan

KEY	BUSINESS	AREAS
1	Mavis Discount Tire	6,925 SF
2	Chipotle	2,450 SF
3	Papa Johns	1,400 SF
4	Available For Lease	2,450 SF
5	Proposed Medical	2,100 SF
6	Whataburger	3,751 SF
7	Proposed Retail	10,000 SF
8	Brakes Plus	4,975 SF
9	Shellman's Fine Wine & Spirits	4,941 SF
10	Dr. Santilli, Dds	2,120 SF
11	Bank of America	1,413 SF
12	Luxury Nails Salon & Spa	2,818 SF
13	Great Clips	1,050 SF
14	Casamia Mexican Restaurant	2,842 SF
15	Wells Fargo	2,450 SF
16	Wing Stop	1,400 SF
17	Available For Lease	1,050 SF
18	Goodwill	1,400 SF
19	Hill Park Cleaners	1,050 SF
20	Available For Lease	2,085 SF
21	Proposed Dessert	1,765 SF
22	Dutch Bros. Coffee	950 SF
23	Available For Lease: 2nd-Gen Restaurant	1,659 SF
24	Domino's Pizza	2,100 SF
25	Nova Smile Care	2,100 SF
26	Bazooka Charlie's Barber Co.	1,725 SF
27	ATI Physical Therapy	2,125 SF
28	AT&T	1,909 SF
29	Starbucks	2,200 SF
30	Firestone	7,800 SF
31	Chase	3,558 SF
32	Kroger Marketplace	113,531 SF
33	Hollywood Feed	4,880 SF
34	Available For Lease	1,420 SF
35	Tokyo Samurai	3,500 SF
36	Liquor Store	1,050 SF
37	Terry's Donuts	1,400 SF
38	Blue Canyon Pools	1,400 SF
39	Pediatric Dentist	3,150 SF
40	Legacy Nails	2,450 SF
41	F45	2,100 SF
42	Lantana Eye Care	2,100 SF
43	Supercuts	1,400 SF
44	Community MED Urgent Care	3,150 SF
45	Andy's Custard	2,605 SF
46	Swig	634 SF



SP.224 | 05.26 | 10.25



# DALLAS-FORT WORTH, TEXAS



6<sup>TH</sup> MOST  
POPULATED METRO  
IN TEXAS

**8 MILLION PEOPLE<sup>1</sup>**



5<sup>TH</sup> LARGEST TECH  
WORKFORCE IN  
THE U.S.<sup>3</sup>



GDP OVER \$598  
BILLION

**TOP 10 U.S. CITIES<sup>5</sup>**

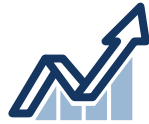


24 FORTUNE  
500 COMPANY  
HEADQUARTERS<sup>4</sup>



3<sup>RD</sup> LARGEST  
INCREASE IN  
EMPLOYMENT

**68K JOBS ADDED  
JANUARY-MAY 2024<sup>2</sup>**



HIGHEST U.S.  
POPULATION  
INCREASE

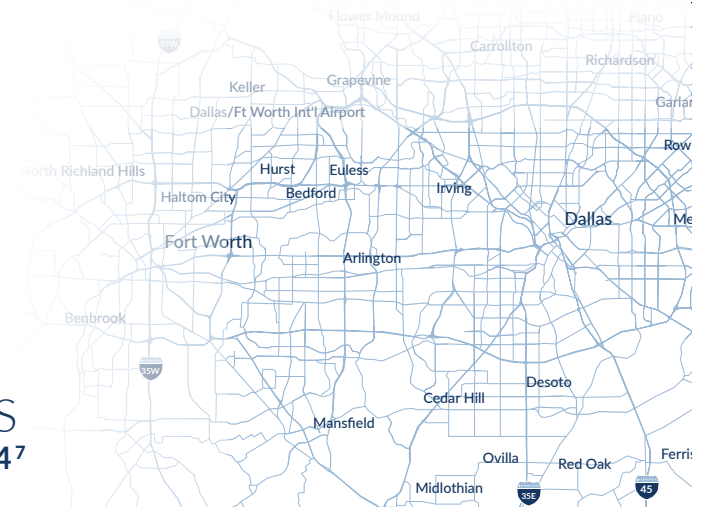
**+462K PEOPLE  
2022-2023<sup>1</sup>**



8.5% PROPERTY  
VALUE INCREASE  
JULY 2023-2024<sup>6</sup>



19.4% INCREASE  
IN RESIDENTIAL  
BUILDING PERMITS  
SEPTEMBER 2023-2024<sup>7</sup>



<sup>1</sup>U.S. Census, 2020 | <sup>2</sup>U.S. Bureau of Labor and Statistics, 2024 | <sup>3</sup>U.S. Bureau of Labor and Statistics/Dallas EDC, May 2024 | <sup>4</sup>Dallas Regional Chambers, 2024 | <sup>5</sup>Visual Capitalist, 2024 | <sup>6</sup>Dallas City Hall, 2024 | <sup>7</sup>Federal Reserve Bank of St. Louis, 2024

# Demographics



POPULATION	2 MILES	3 MILES	5 MILES	TRADE AREA
Total Households	4,680	9,912	33,606	32,956
Total Population	13,935	29,606	98,174	97,546
2020 Total Population	13,530	27,891	93,795	83,553
Population Growth 2020 to 2025	3.0%	6.1%	4.7%	16.7%
2025 Median Age	41.9	42.8	41.6	40.4

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES	TRADE AREA
2025 White	74.4%	73.6%	70.0%	71.3%
2025 Black/African American	3.3%	3.4%	3.9%	5.8%
2025 Asian	7.5%	8.9%	11.2%	8.4%
2025 Hispanic	11.9%	11.2%	12.4%	13.2%

INCOME	2 MILES	3 MILES	5 MILES	TRADE AREA
Average Household Income	\$232,511	\$240,589	\$217,355	\$198,720
Median Household Income	\$203,706	\$203,171	\$174,096	\$158,129
Per Capita Income	\$77,033	\$79,738	\$74,681	\$69,024

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES	TRADE AREA
1 Person Households	9.3%	8.5%	12.0%	14.1%
2 Person Households	31.1%	31.4%	31.3%	32.9%
3 Person Households	19.6%	19.6%	19.5%	18.4%
Owner-Occupied Housing Units	89.9%	90.7%	89.1%	87.6%
Renter-Occupied Housing Units	10.1%	9.3%	10.9%	12.4%

\*2020 Census, ESRI 2025

# 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.

**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 duties 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 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:
  - 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.

**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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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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