



MIXED USE SPACES AVAILABLE FOR LEASE

# WILLOW PARK NORTH

210-400 SHOPS BOULEVARD, WILLOW PARK, TX 76087

## Location:

- Luxury Mixed-Use Development in Willow Park, TX Consisting of Retail, Office and Residential
- Located Just West of Fort Worth in the Booming Parker County Market
- Open-Air Atmosphere with an Excellent Mix of High-end Tenants
- High Growth Area and Surrounded by Numerous Residential Developments

## Availability:

- Restaurant/Retail:  $\pm$  6,016 SF
- Restaurant/Retail:  $\pm$  11,884 SF
- Restaurant/Retail:  $\pm$  5,595 SF
- Restaurant/Retail:  $\pm$  3,588 SF
- Music Hall/Retail:  $\pm$  10,000 SF
- Multiple Pad Sites: For Sale or BTS

## Property Features:

- High-End Restaurant/Retail Development in the Heart of Willow Park!
- Open-Air & Covered Patio Space Overlooking Large Outdoor Amphitheatre
- Excellent Opportunity for Restaurants and Retail Tenants
- 2nd Story Patio Spaces Available
- Numerous Pad Sites Available with Prime Interstate Frontage
- Buildings Delivering Q4 2022!

## Willow Park North Tenants Include:



**SITE PLAN**



**Willow Park North**

#	EXISTING TENANT
1	Baylor Scott & White
2	Hedgefield Homes
3	Grounds for Hounds Veterinary
4	Williams Trew
5	Rattiken Title
6	Crown Point Dental
7	Springhill Suites

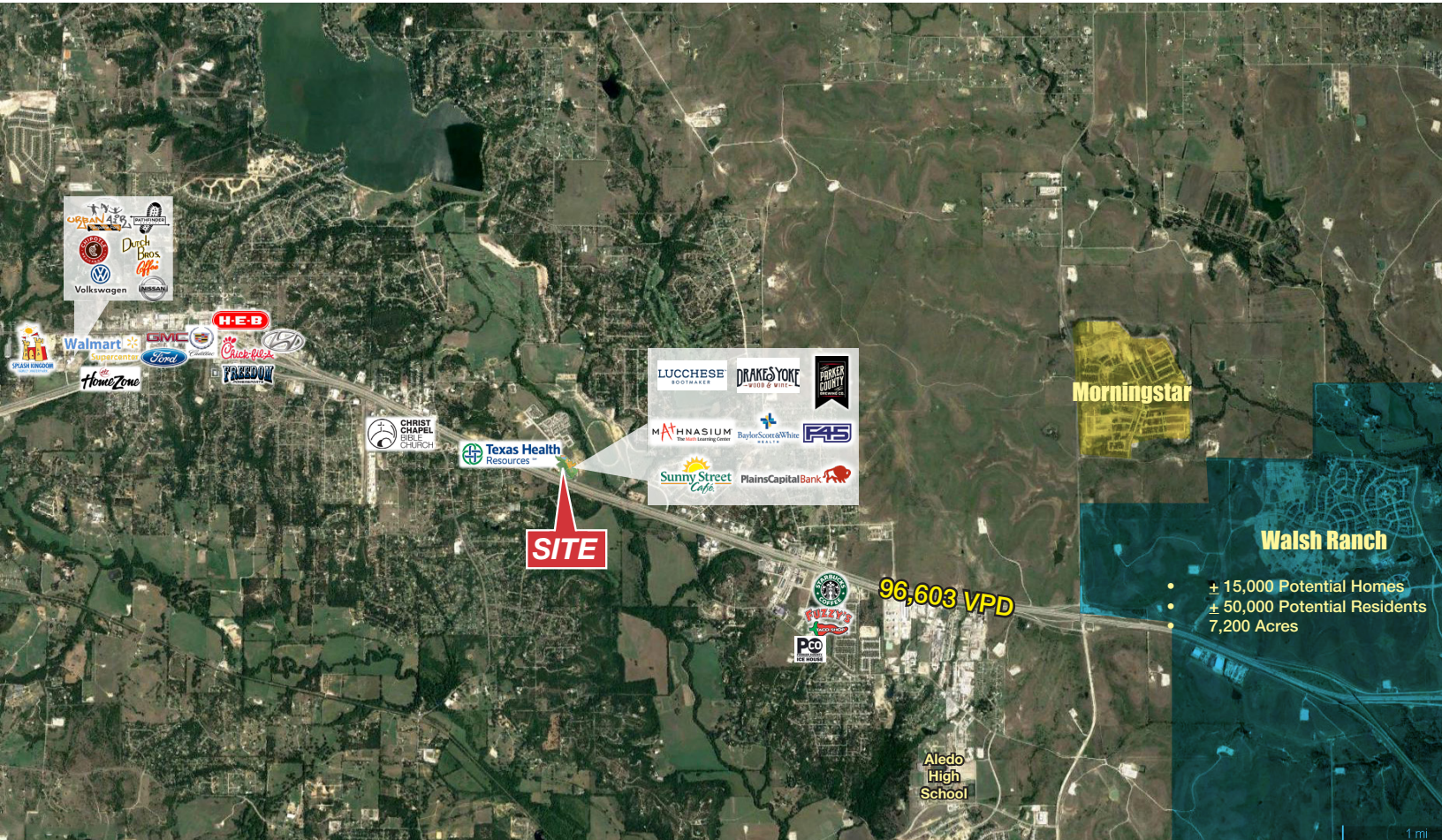
#	PLANNED COMMERCIAL TENANT
Lot #1	Pad Site - +/- 1.02 Acres
Lot #2	Pad Site - +/- 1.50 Acres
Lot #3	Pad Site - +/- 1.50 Acres
Lot #4	Pad Site +/- 1.78 Acres
Lot #5	Pad Site +/- 1.38 Acres
Bldg A	Restaurant/Retail: +/- 6,016 SF
Bldg B	Restaurant/Retail: +/- 11,884 SF
Bldg C	Restaurant/Retail: +/- 5,595 SF
Bldg D	Restaurant/Retail: +/- 3,588 SF
Bldg E	Retail/Entertainment: +/- 10,000 SF

**Shops at Willow Park**

#	TENANT
1	Café 23:5
2	Hot Chicks Chicken
3	2 Ten Salon Suites
4	Profrac Services
5	Profrac Services
6	Office Space-Profrac & Wilks Dev.
7	Office Space-Profrac
8	Tree of Life Wellness Center
9	Mathnasium
10	Sunny Street Café
11	F45 Fitness

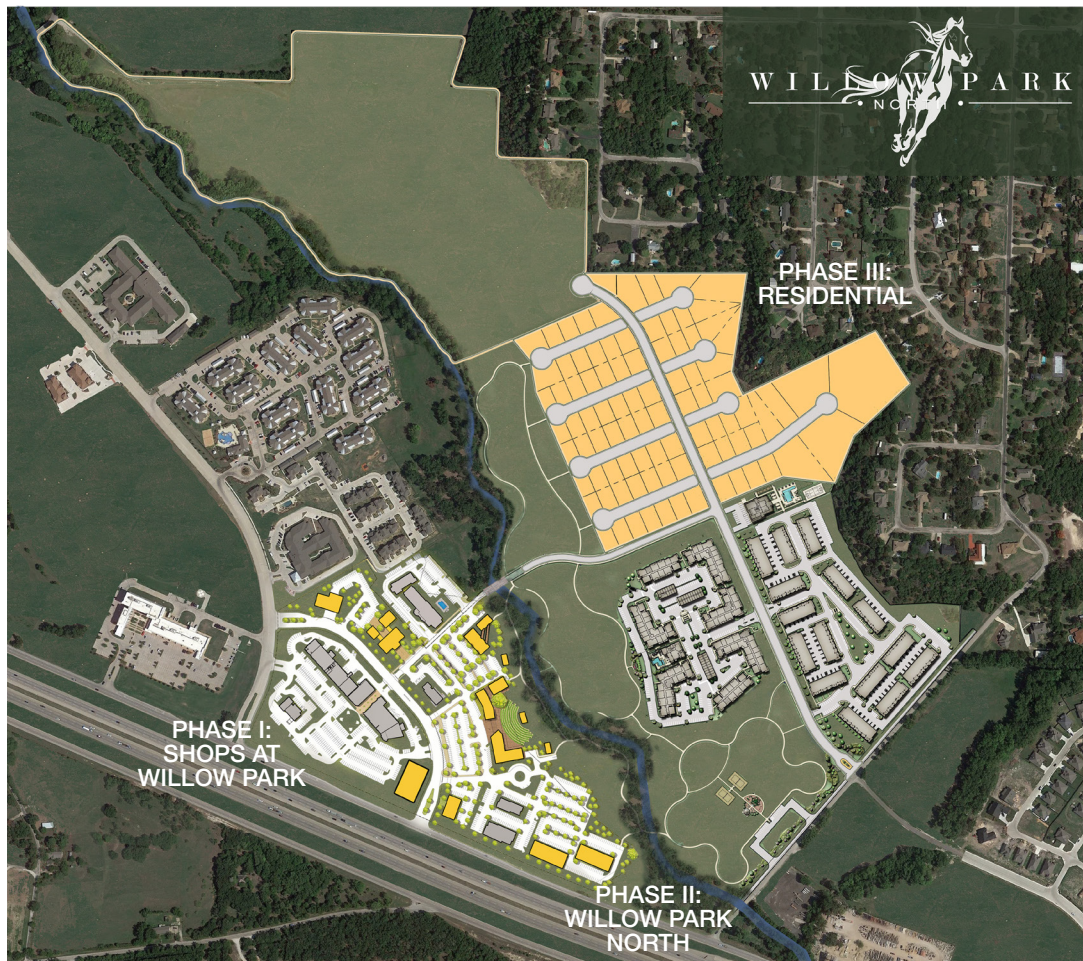
#	TENANT
12	2 Ten Salon Suites
13	Parker County Brewing Company
14	Cary Lanes
15	Zika Nail Lounge
16	Lone State Dry Goods
17	Eyes Décor
18	Drakes Yoke-Wood & Wine
19	Plains Capital Bank
20	Lucchese Bootmaker
21	AVAILABLE Pad Site - +/- 0.75 Acres

AERIAL



## DEVELOPMENT OVERVIEW

- Phase I – Shops at Willow Park
  - ± 60,000 SF of Existing Retail/Office
  - High Traffic Generating Tenants
- Phase II – Willow Park North
  - Planned Amphitheater with High-end Retail Incorporated
  - Multiple Pad Sites Available – For Sale or BTS
  - Walking Trails along the river
  - ± 20,000 SF Retail Existing
- Phase III – Residential
  - Multi-Family – 208 Apartment Units
  - Single-Family – 95 Homes
  - Townhomes – 110 Townhomes
  - Amenity Center & 45 Acre Greenbelt



## AREA HIGHLIGHTS

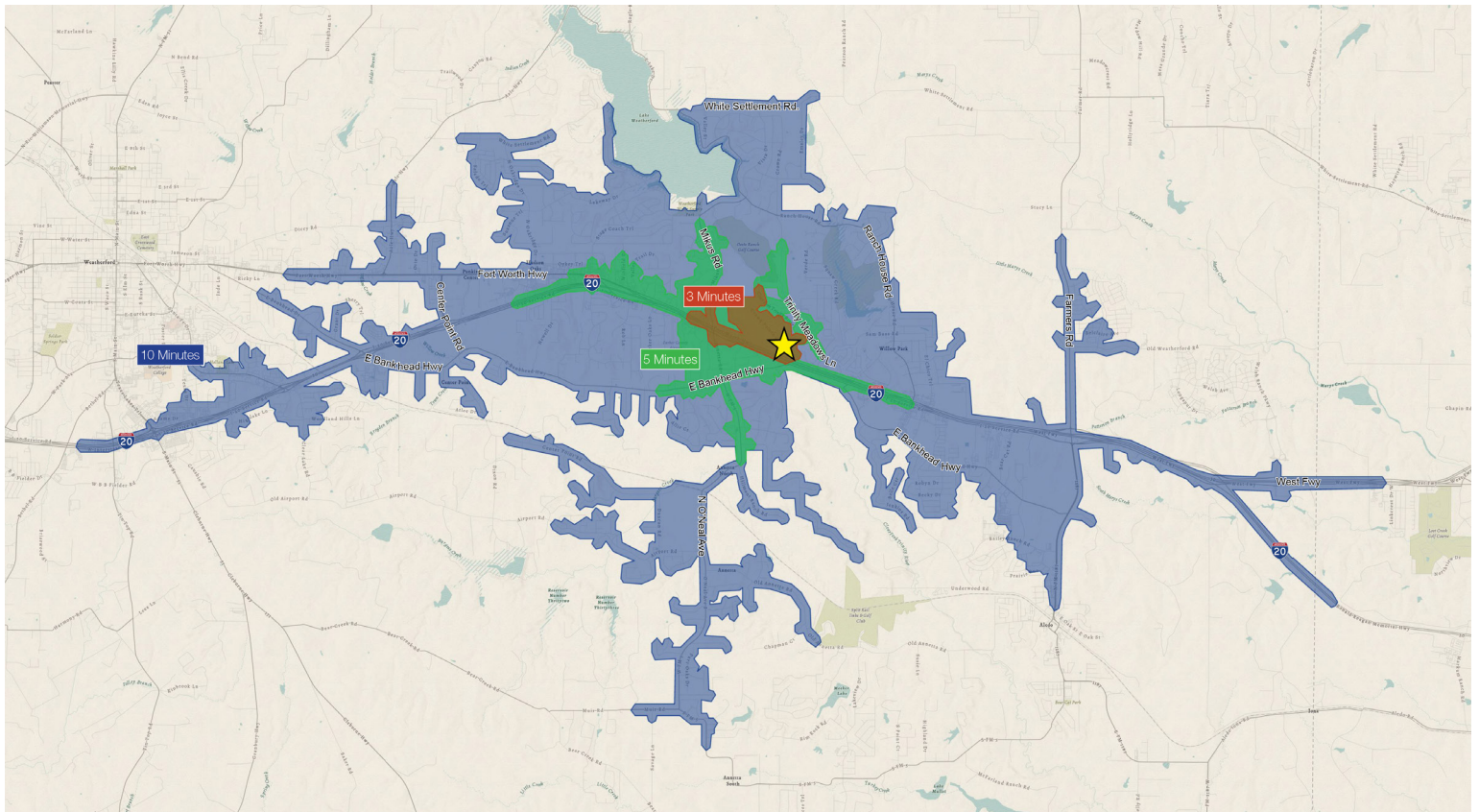


## AREA HIGHLIGHTS



## DEMOGRAPHICS & DRIVE TIME ANALYSIS

2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	3,060	16,202	33,262
TOTAL HOUSEHOLDS	1,091	5,779	11,696
AVERAGE HOUSEHOLD SIZE	2.80	2.80	2.80
AVERAGE HOUSEHOLD INCOME	\$127,651	\$129,616	\$131,878





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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.

11-2-2015



## 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.

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

\_\_\_\_\_  
Date