



Academy
SPORTS+OUTDOORS

Party
City

BOOKS
ACADEMY

Baylor Scott & White
EMERGENCY HOSPITALS

BEST
BUY

FedEx

verizon

TWIN PEAKS
DEL

FIREHOUSE
SUBS

MOOYAH
MILKSHAKES PASTAS PIZZAS

sleep number

BREEZE
URGENT CARE

SportClips
HAIRCUTS

Jersey
Mike's
Subs

CHIPOTE
MEXICAN

Black Bear
Diner

LONCHORN
STEAKHOUSE

Cheddar's
SCRATCH KITCHEN

Aspen Dental

NAVY
FEDERAL
Credit Union

3

Available

5

Starbucks

SPEC'S
WINES-SPIRITS-FINER FOODS

11

12

13

35W

Crowley Plover Rd

E Rendon Crowley Rd

McAllister Rd

BLDG C
210,500 SF

BLDG B
207,360 SF

BLDG A
99,840 SF

FOR GROUND LEASE OR BUILD-TO-SUIT

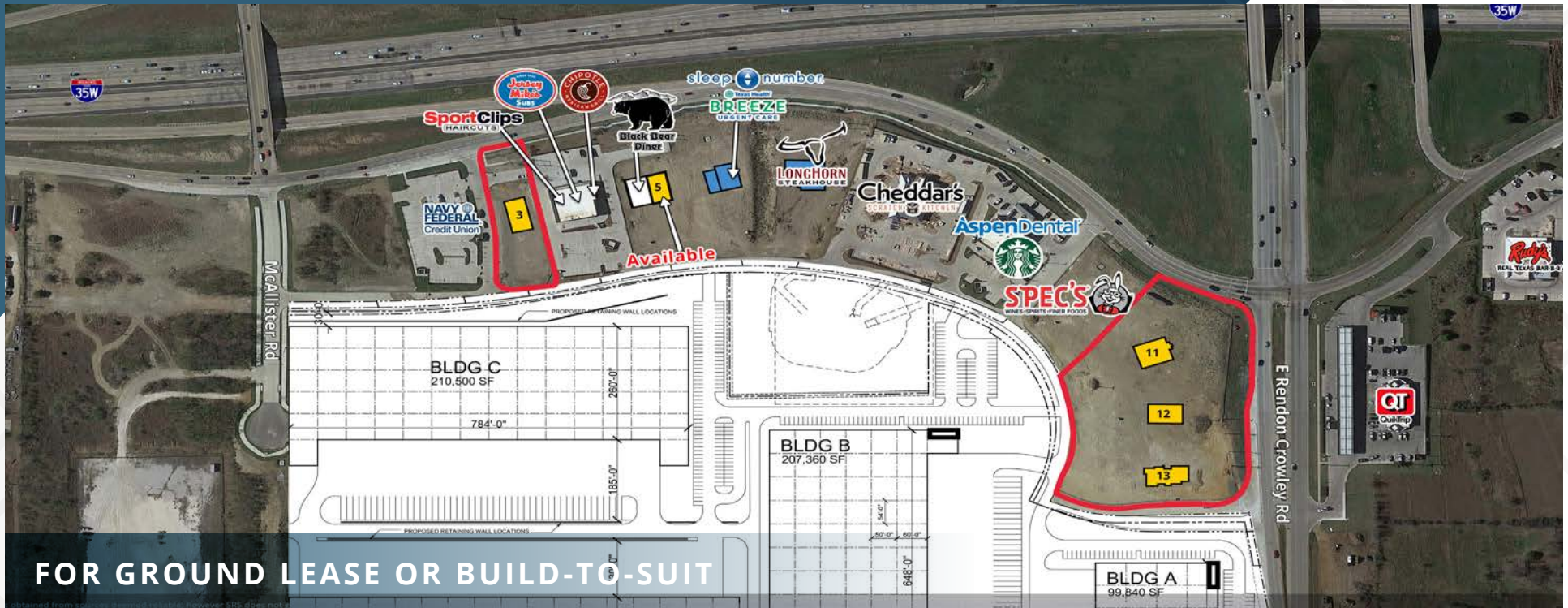
Southgate Marketplace Pad Sites Available

SEC I-35W & Rendon Crowley Rd | Fort Worth, TX



Southgate Marketplace Pad Sites Available

SEC I-35W & Rendon Crowley Rd | Fort Worth, TX



FOR GROUND LEASE OR BUILD-TO-SUIT

1.065± AC

Lot 3

1.342± AC

Lot 11

0.992± AC

Lot 12

1.543± AC

Lot 13

1,994± SF

Bldg 5 End Cap Available

Contact Broker

Rates

ABOUT THE PROPERTY

- Join these tenants serving the South Ft Worth/ Burleson trade area: Starbucks, Cheddar's, Chipotle and Aspen Dental
- Longhorn Steakhouse and Black Bear Diner coming soon

NEARBY RETAILERS



TRAFFIC COUNTS

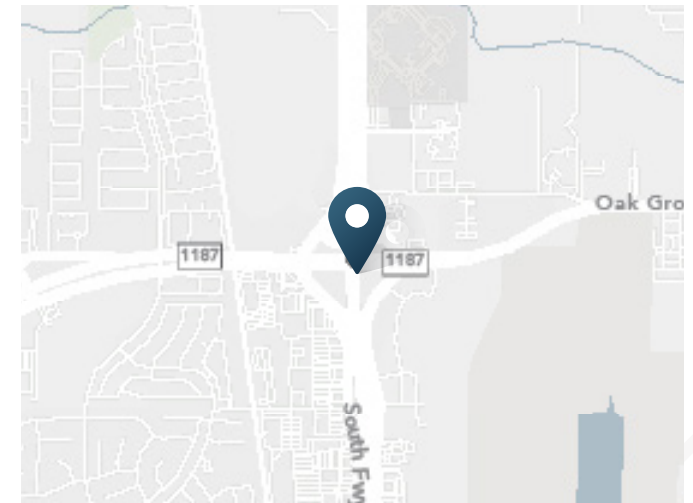
I-35W

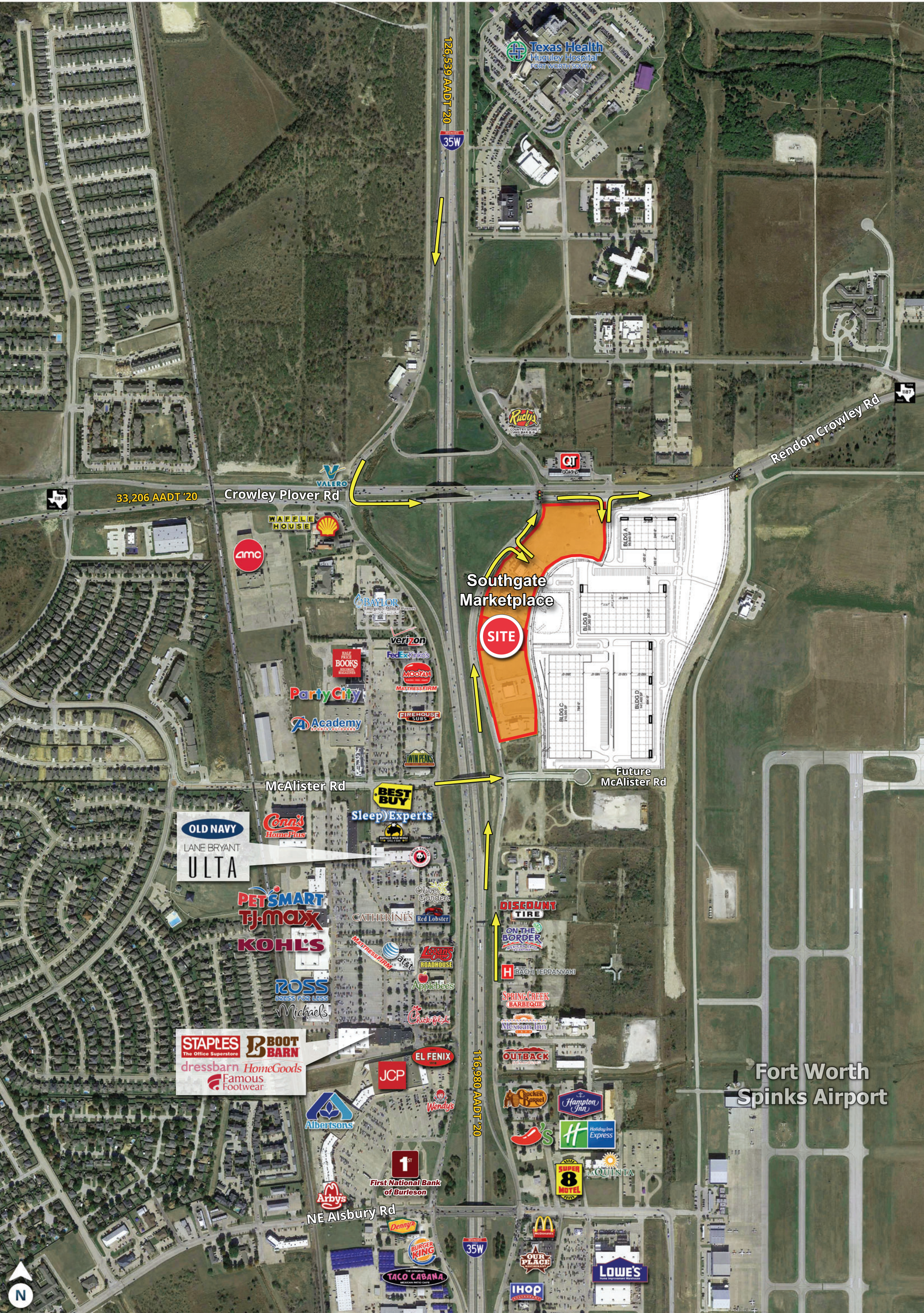
126,539 VPD

Crowley Plover Rd

33,206 VPD

Year: 2020 | Source: TxDOT





126,539 AADT '20

33,206 AADT '20

Southgate Marketplace

SITE

McAlister Rd

Future McAlister Rd

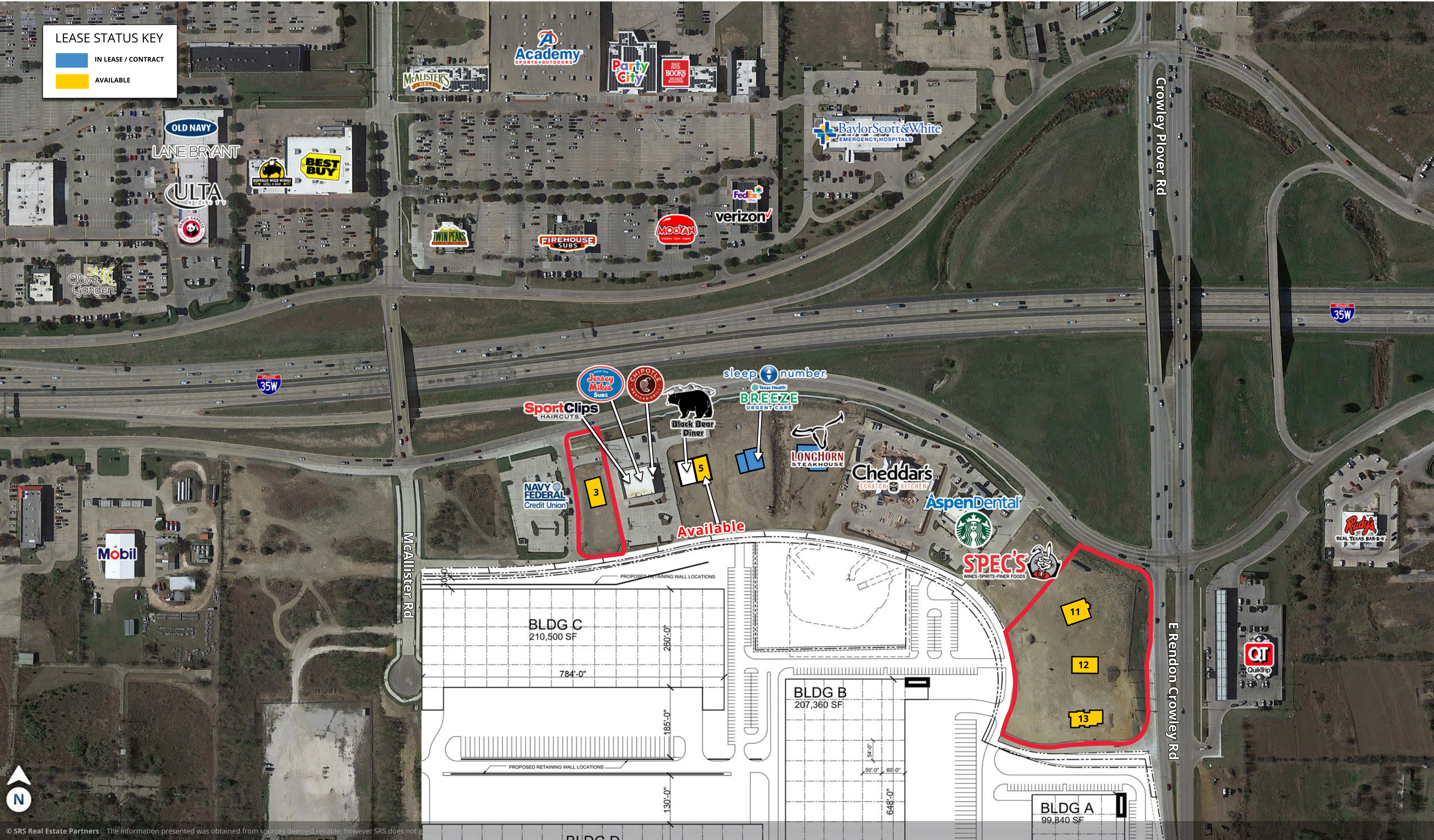
NE Aisbury Rd

Fort Worth Spinks Airport



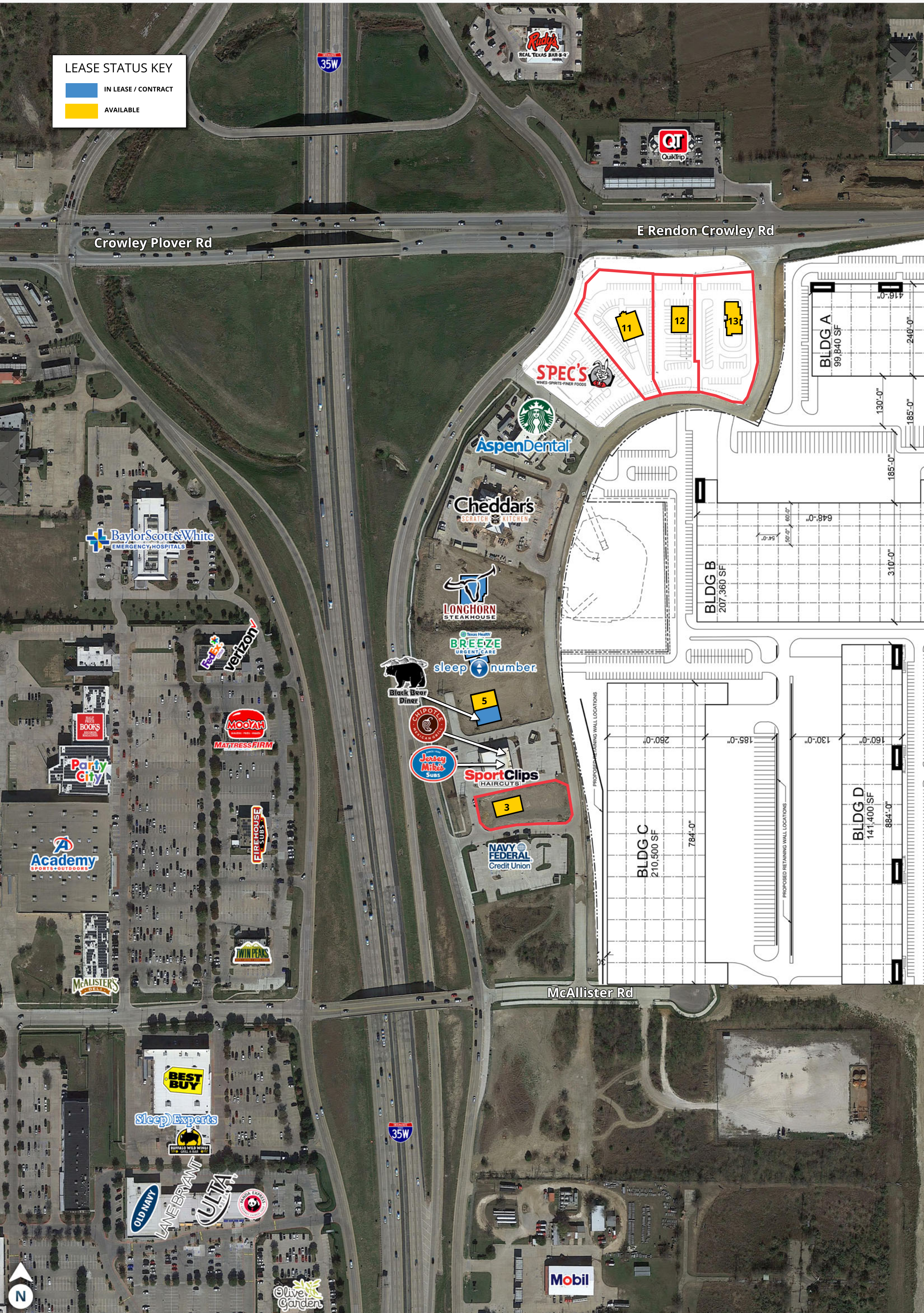
LEASE STATUS KEY

- IN LEASE / CONTRACT
- AVAILABLE



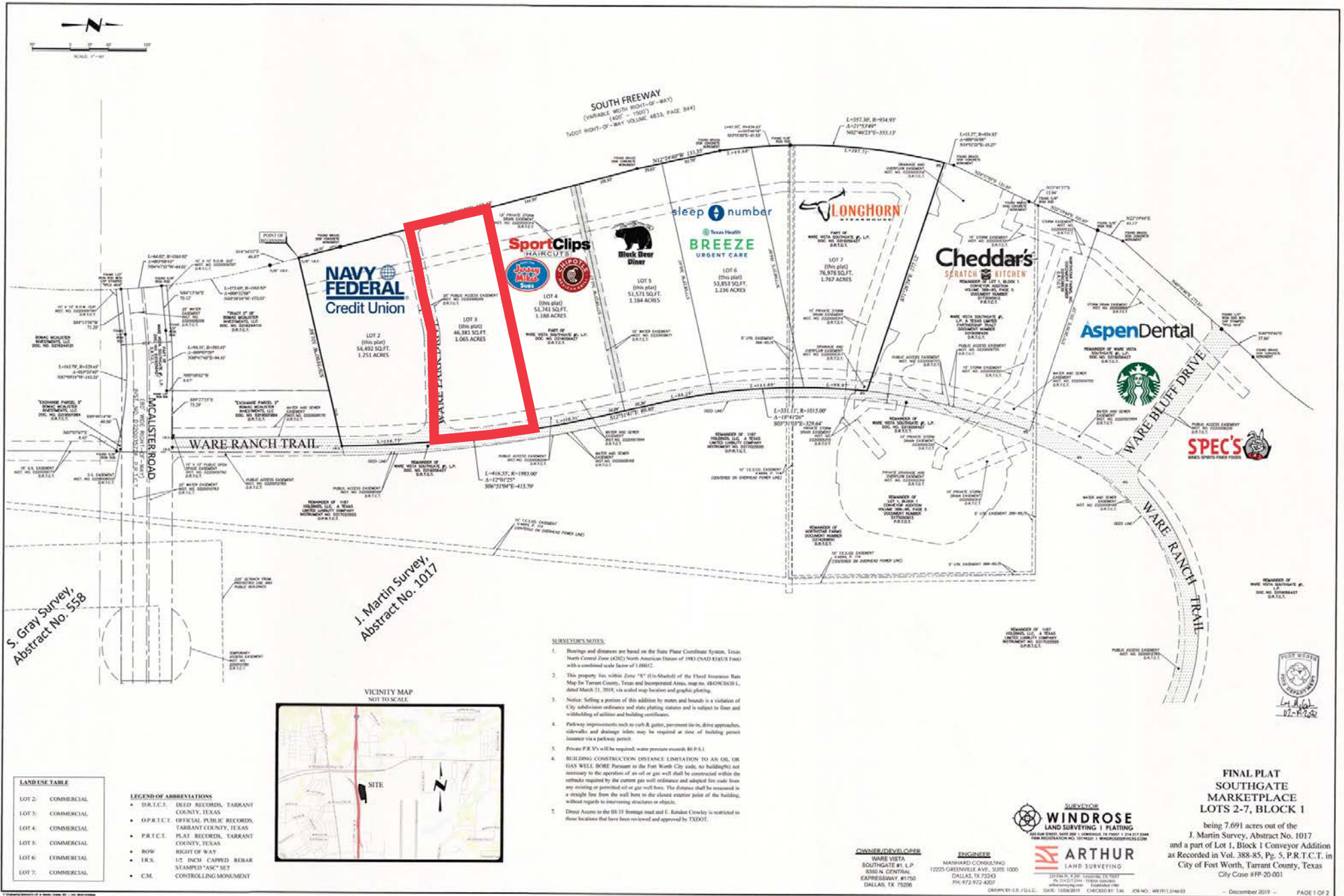
LEASE STATUS KEY

- IN LEASE / CONTRACT
- AVAILABLE



Southgate Marketplace Plat 3-9

I-35W & Rendon Crowley Rd | Fort Worth, TX



S. Gray Survey, Abstract No. 558

J. Martin Survey, Abstract No. 1017



- SUBJECT'S NOTES**
1. Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (5 Feet) with a combined scale factor of 1.00012.
 2. This property lies within Zone "C" (H-Subd) of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 44390-0439, dated March 21, 2019, via scaled map location and graphic plotting.
 3. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 4. Parkway improvements such as curb & gutter, pavement tie-ins, drive approaches, sidewalks and drainage inlets may be required at time of building permit issuance via a parkway permit.
 5. Private P.R.V.'s will be required, water pressure around 80 P.S.I.
 6. BUILDING CONSTRUCTION DISTANCE LIMITATION TO AN OIL OR GAS WELL BORE Pursuant to the Fort Worth City code, no building(s) not necessary to the operation of an oil or gas well shall be constructed within the setbacks required by the current gas well ordinance and adopted fire code laws any existing or permitted oil or gas well bore. The distance shall be measured as a straight line from the well bore to the closest exterior point of the building, without regard to intervening structures or objects.
 7. Direct Access to the I-35 highway road and E. Rendon Crowley is restricted to those locations that have been reviewed and approved by TxDOT.

LAND USE TABLE		LEGEND OF ABBREVIATIONS	
LOT 2:	COMMERCIAL	D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
LOT 3:	COMMERCIAL	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
LOT 4:	COMMERCIAL	P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
LOT 5:	COMMERCIAL	R.O.W.	RIGHT OF WAY
LOT 6:	COMMERCIAL	I.D.S.	1/2 INCH CAPRED REBAR STAMPED "AS" SET
LOT 7:	COMMERCIAL	C.M.	CONTROLLING MONUMENT

WINDROSE
LAND SURVEYING | PLATTING
4800 W. BRIDGEWAY, SUITE 1000, FORT WORTH, TX 76102
PH: 817.342.1111 FAX: 817.342.1112
WWW.WINDROSEPLATTING.COM

ARTHUR
LAND SURVEYING
2700 TEXAS EXPRESSWAY, SUITE 200, FORT WORTH, TX 76102
PH: 817.342.1111 FAX: 817.342.1112
WWW.AARTHURLANDSURVEYING.COM

FINAL PLAT SOUTHGATE MARKETPLACE LOTS 2-7, BLOCK 1
being 7.691 acres out of the J. Martin Survey, Abstract No. 1017 and a part of Lot 1, Block 1 Conveyer Addition as Recorded in Vol. 388-85, Pg. 5, P.R.T.C.T. in City of Fort Worth, Tarrant County, Texas City Case #FP-20-001

OWNER/DEVELOPER
WARE VISTA
SOUTHGATE #1 LP
6550 N. CENTRAL
EXPRESSWAY #1750
DALLAS, TX 75206

ENGINEER
MANHARD CONSULTING
12225 GREENVILLE AVE., SUITE 1000
DALLAS, TX 75242
PH: 972.972.4207

DNRP BY: E. F. L.L.C. DATE: 10/24/2019 CHECKED BY: TAL JOB NO.: WR1913446-03

Southgate Marketplace Plat 10-13

I-35W & Rendon Crowley Rd | Fort Worth, TX



FORT WORTH
 CITY PLAN COMMISSION
 CITY OF FORT WORTH, TEXAS
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL

Plat Approval Date: _____

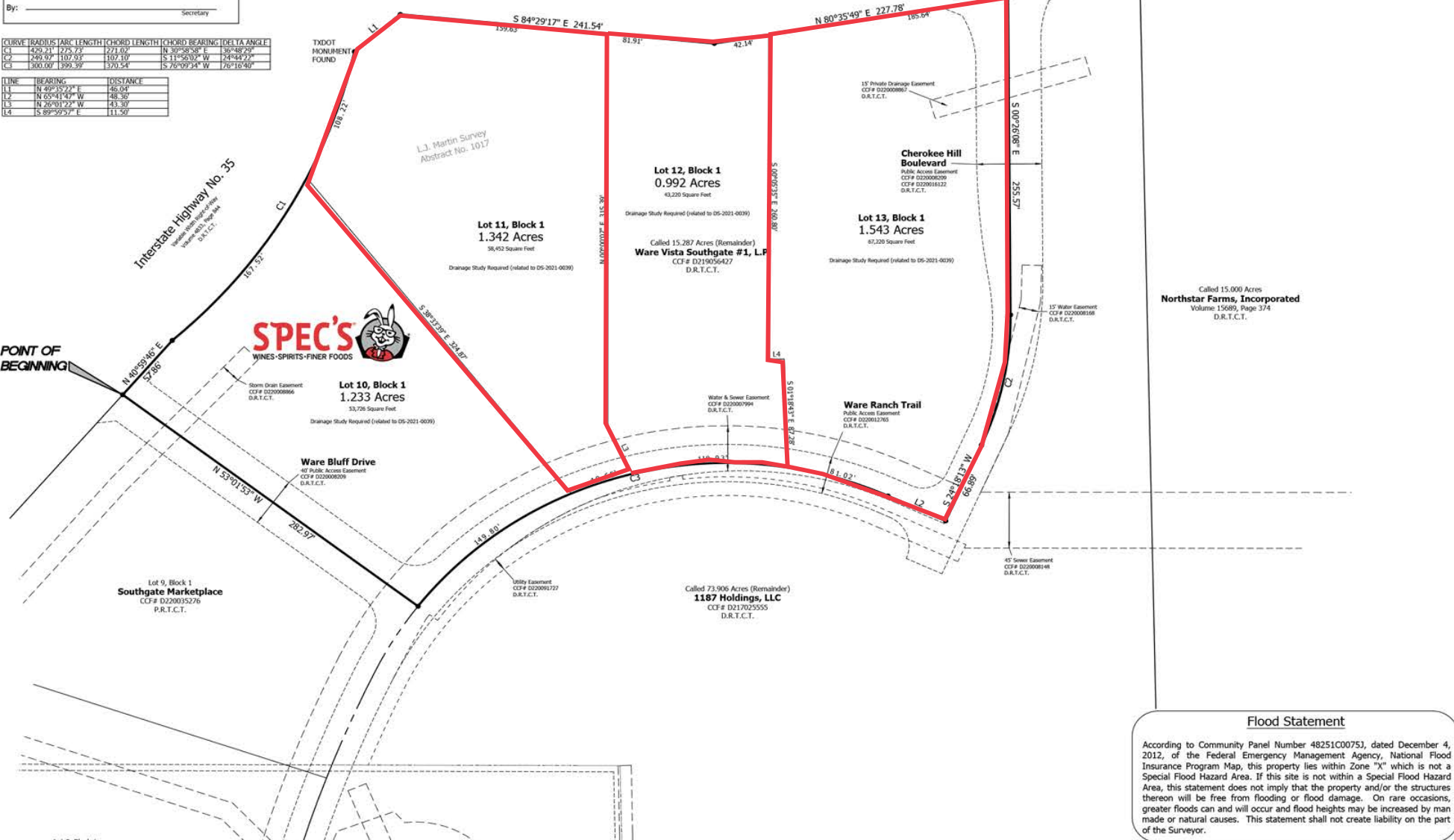
By: _____ Chairman

By: _____ Secretary

F.M. Highway No. 1187
 Variable Width Right-of-Way
 Case No. 06-0066-1
 D.R.T.C.T.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	425.21	175.71	171.02	N 30°28'30" E	90°48'20"
C2	246.97	107.93	102.10	S 11°50'03" W	24°24'27"
C3	260.09	129.39	120.54	S 70°09'34" W	75°16'49"

LINE	BEARING	DISTANCE
L1	N 69°33'21" E	46.04
L2	N 65°41'49" W	48.30
L3	N 26°01'22" W	43.30
L4	S 89°59'57" E	111.50



Flood Statement

According to Community Panel Number 48251C00753, dated December 4, 2012, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, this statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man made or natural causes. This statement shall not create liability on the part of the Surveyor.

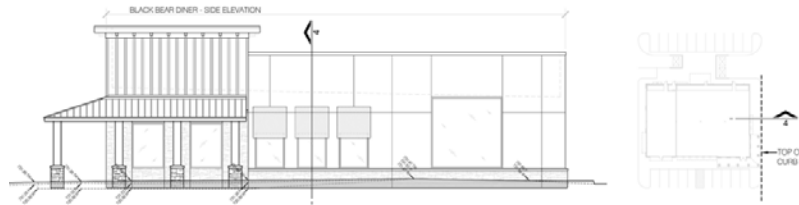
Surveyor's Certification

STATE OF TEXAS
 COUNTY OF JOHNSON

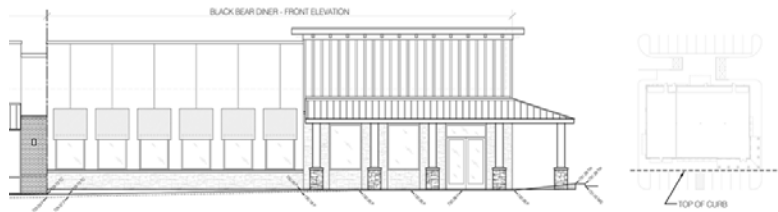
5' Utility Easement
 Volume 388-85, Page 5
 P.R.T.C.T.

Building #5

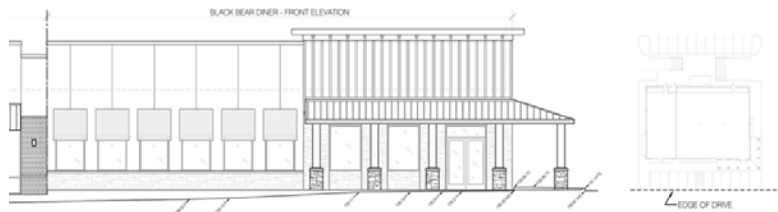
I-35W & Rendon Crowley Rd | Fort Worth, TX



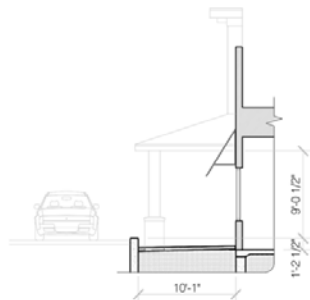
3 Preliminary Grades - Top of Wall
Scale: 3/16"=1'-0"



2 Preliminary Grades - Top of Curb
Scale: 3/16"=1'-0"

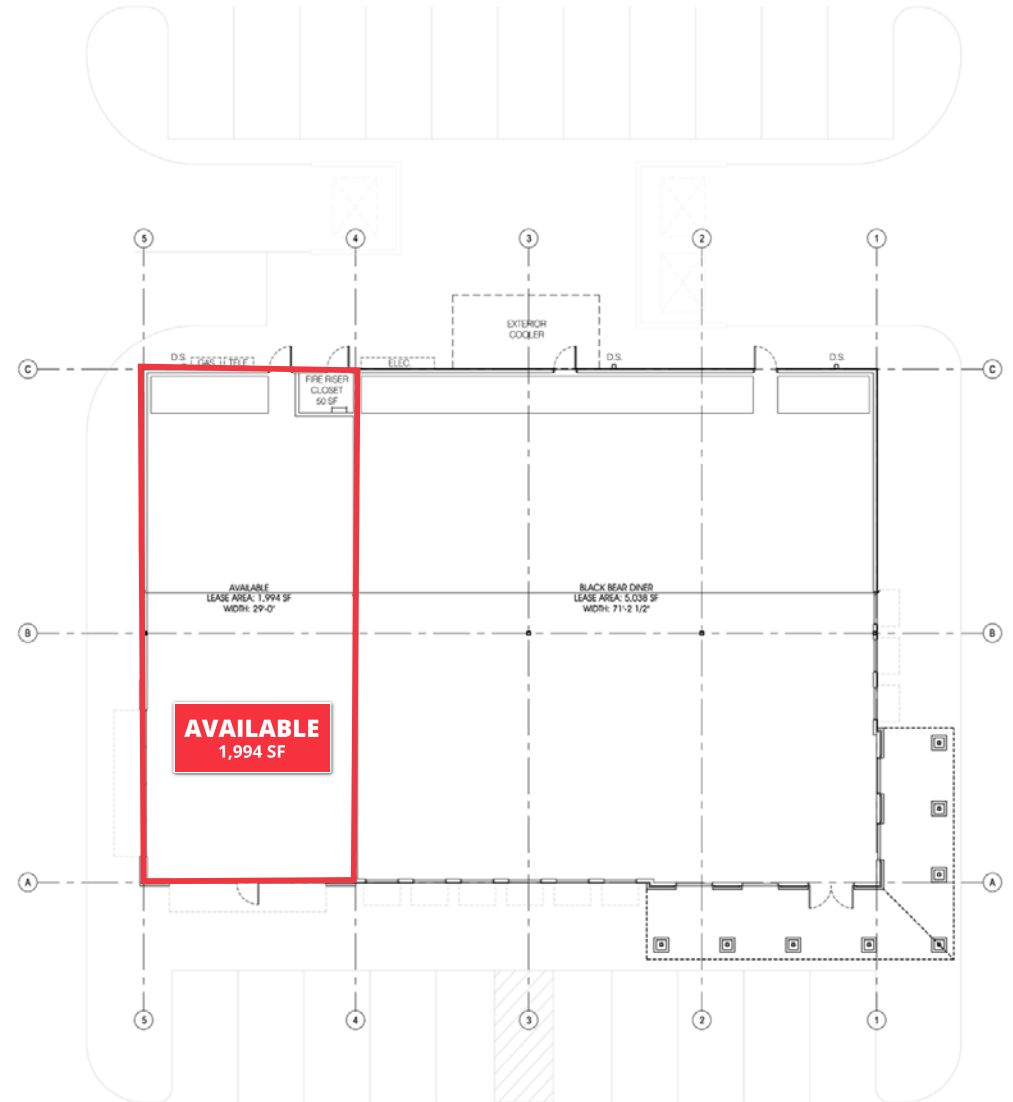


1 Preliminary Grades - Existing Dr.
Scale: 3/16"=1'-0"



4 Section of Sidewall
Scale: 3/16"=1'-0"

KEY:
M/E = MATCH
P = TOP
TC = TOP
TW = TOP
W = TOP
DOTTED LINE = FINISH
DASHED LINE = EXISTING
RB
LL
EWALK



1 Lease Outline Drawing
Scale: 1/8"=1'-0"

Southgate Marketplace Pad Sites Available

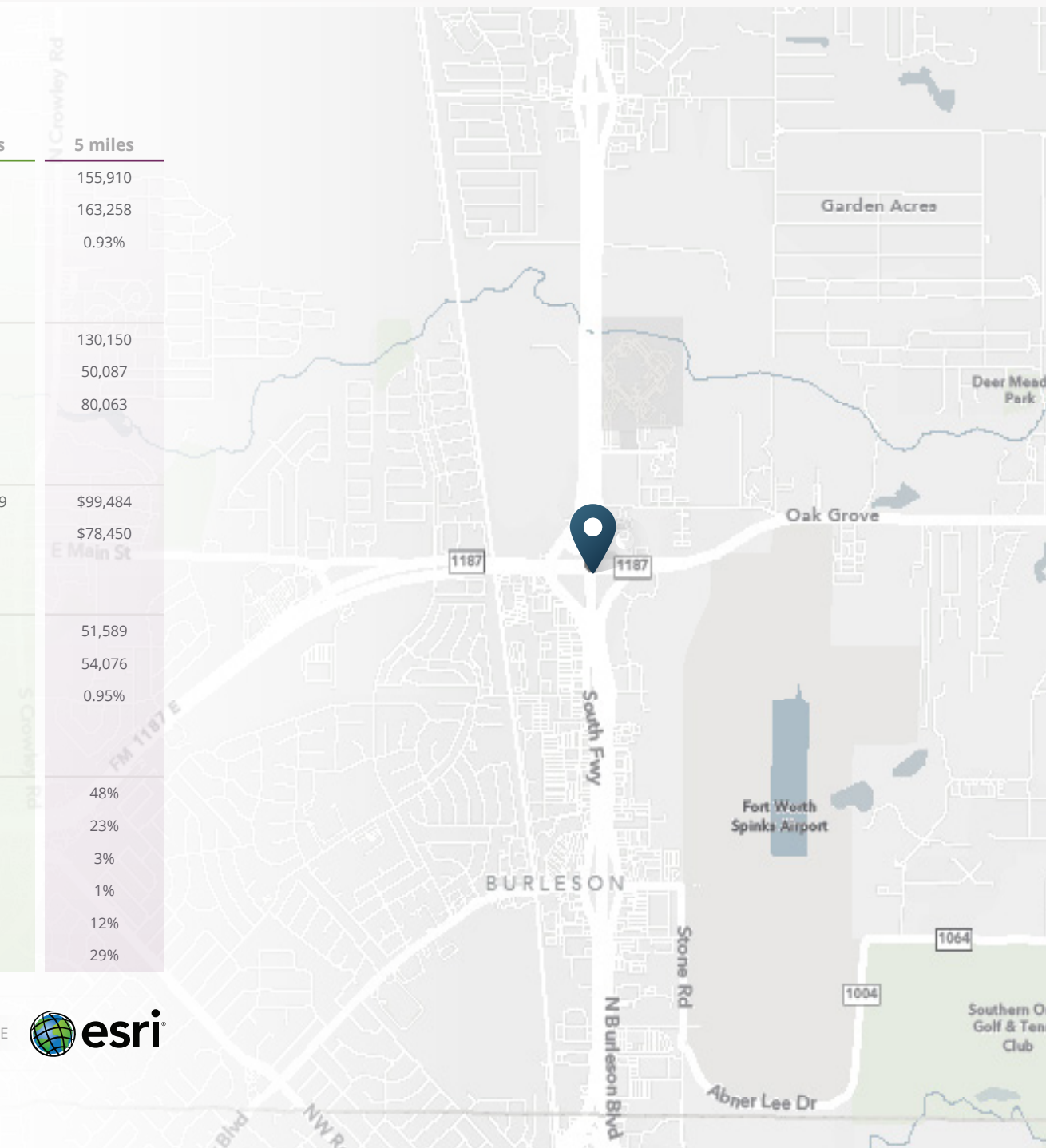
SEC I-35W & Rendon Crowley Rd | Fort Worth, TX



DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2022 Estimated Population	7,423	54,282	155,910
2027 Projected Population	8,071	56,326	163,258
Projected Annual Growth Rate 2022 to 2027	1.69%	0.74%	0.93%
Daytime Population			
2022 Daytime Population	9,547	51,321	130,150
Workers	5,624	23,316	50,087
Residents	3,923	28,005	80,063
Income			
2022 Est. Average Household Income	\$103,578	\$103,249	\$99,484
2022 Est. Median Household Income	\$85,944	\$83,111	\$78,450
Households & Growth			
2022 Estimated Households	2,468	18,839	51,589
2027 Estimated Households	2,690	19,589	54,076
Projected Annual Growth Rate 2022 to 2027	1.74%	0.78%	0.95%
Race & Ethnicity			
2022 Est. White	51%	58%	48%
2022 Est. Black or African American	24%	18%	23%
2022 Est. Asian or Pacific Islander	3%	2%	3%
2022 Est. American Indian or Native Alaskan	1%	1%	1%
2022 Est. Other Races	8%	9%	12%
2022 Est. Hispanic	23%	23%	29%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

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.

SRS Real Estate Partners-Soutwest, LLC	600324	ryan.johnson@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285
Designated Broker of Firm	License No.	Email	Phone

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 an 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.

Ryan Andrews Johnson	525292	ryan.johnson@srsre.com	214.560.3285	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
John Tyler Isbell	537583	tyler.isbell@srsre.com	214.560.3145	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS Real Estate Partners

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