



— SYCAMORE SCHOOL ROAD & SUMMER CREEK DRIVE | FORT WORTH, TEXAS

# Summer Creek Plaza



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## PROPERTY HIGHLIGHTS

- Neighborhood retail adjacent to new Chisholm Trail Parkway
- Shadow anchored by new Walmart Neighborhood Market
- At a signalized intersection
- Zoned for grocery, convenience store, restaurant pad uses
- Over 200 apartment units and 10,000 new residential lots under construction in two mile radius
- Partially improved and platted

## AVAILABILITY

58,007 SF Pad Site

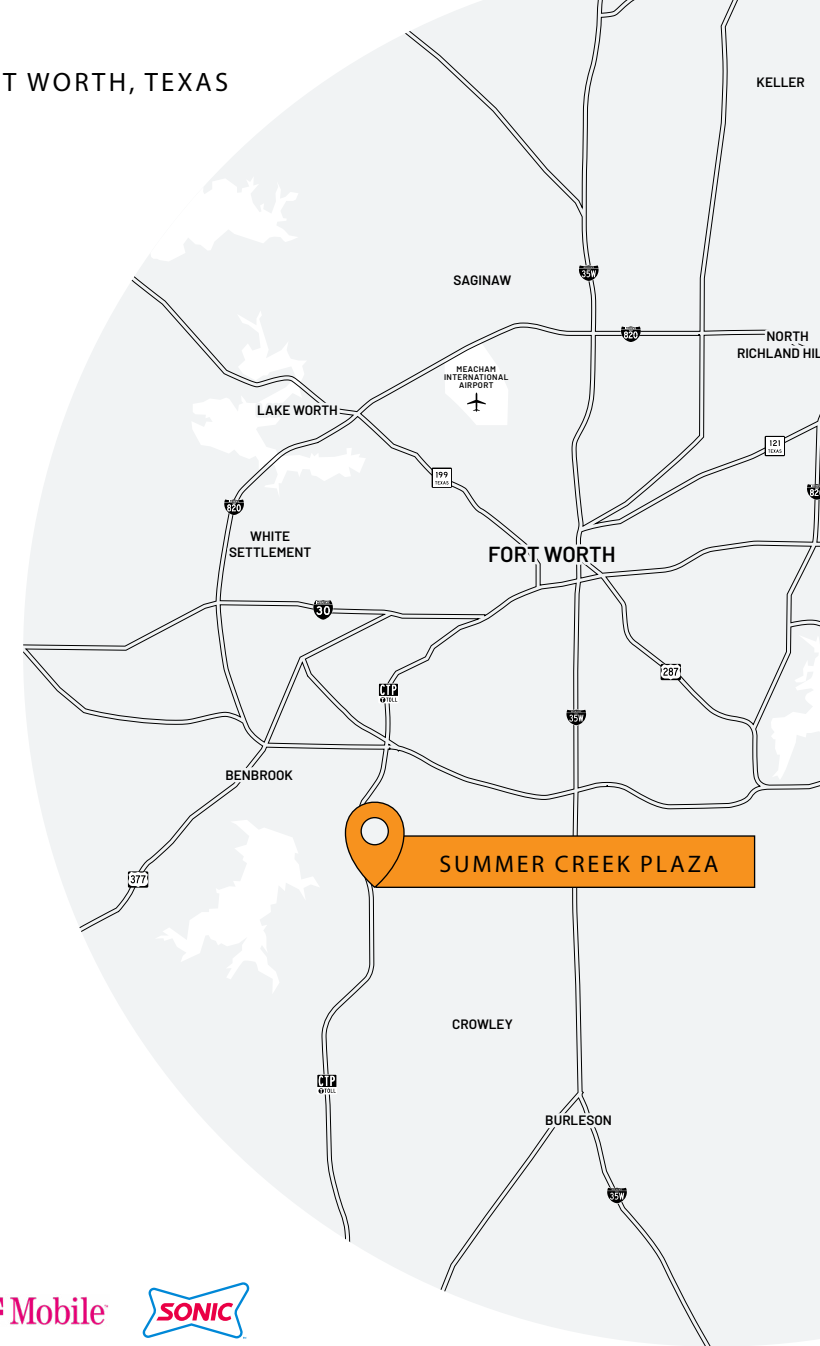
## LEASE RATES

Please Call for Rates

## DEMOGRAPHICS

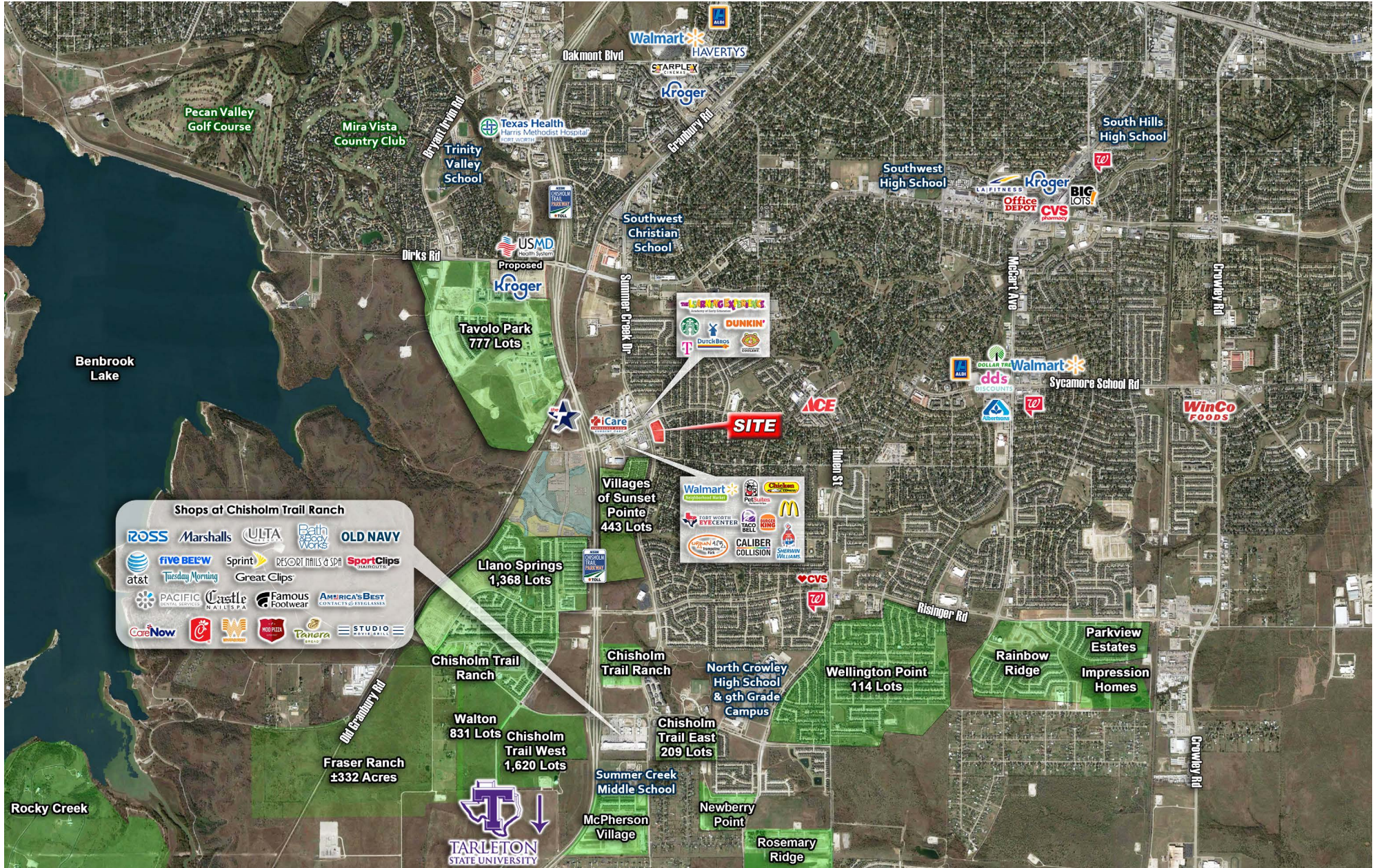
	1 mile	3 miles	5 miles
2022 Population	14,340	98,376	201,142
Total Households	5,113	36,628	75,202
Average Household Income	\$114,884	\$101,223	\$100,785
Traffic Counts	Summer Creek Dr: 19,400 VPD   Sycamore School Rd: 11,200 VPD Chisholm Trail Pkwy: 41,000 VPD		

## AREA RETAILERS









	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2023 Estimated Population	13,258	94,892	199,267
2028 Projected Population	13,941	101,666	212,769
2020 Census Population	12,914	92,474	194,513
2010 Census Population	10,830	80,172	169,035
Projected Annual Growth 2023 to 2028	1.0%	1.4%	1.4%
Historical Annual Growth 2010 to 2023	1.7%	1.4%	1.4%
2023 Median Age	35.9	35.9	36.1
<b>HOUSEHOLDS</b>			
2023 Estimated Households	4,832	36,232	76,305
2028 Projected Households	5,261	39,745	83,681
2020 Census Households	4,657	34,917	73,648
2010 Census Households	3,957	30,973	65,079
Projected Annual Growth 2023 to 2028	1.8%	1.9%	1.9%
Historical Annual Growth 2010 to 2023	1.7%	1.3%	1.3%
<b>RACE AND ETHNICITY</b>			
2023 Estimated White	40.1%	41.7%	46.9%
2023 Estimated Black or African American	34.9%	31.6%	24.7%
2023 Estimated Asian or Pacific Islander	7.2%	5.3%	4.3%
2023 Estimated American Indian or Native Alaskan	0.5%	0.7%	0.7%
2023 Estimated Other Races	17.2%	20.7%	23.4%
2023 Estimated Hispanic	20.3%	25.8%	29.6%

	1 MILE	3 MILES	5 MILES
<b>INCOME</b>			
2023 Estimated Average Household Income	\$132,591	\$108,997	\$110,414
2023 Estimated Median Household Income	\$97,012	\$83,027	\$83,476
2023 Estimated Per Capita Income	\$48,384	\$41,681	\$42,322
<b>EDUCATION (AGE 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	3.6%	4.5%	5.6%
2023 Estimated Some High School (Grade Level 9 to 11)	4.5%	4.7%	5.6%
2023 Estimated High School Graduate	22.4%	25.9%	25.5%
2023 Estimated Some College	18.2%	20.3%	20.0%
2023 Estimated Associates Degree Only	7.4%	7.7%	7.6%
2023 Estimated Bachelors Degree Only	21.2%	21.8%	21.7%
2023 Estimated Graduate Degree	22.7%	15.0%	14.0%
<b>BUSINESS</b>			
2023 Estimated Total Businesses	308	2,785	6,406
2023 Estimated Total Employees	1,633	18,436	48,236
2023 Estimated Employee Population per Business	5.3	6.6	7.5
2023 Estimated Residential Population per Business	43.0	34.1	31.1

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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.

## 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.

**VPC Property Services, Inc.**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**Colton Wright**

Designated Broker of Firm

**Mason duPerier**

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

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Date

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Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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