


6034-6060 AZLE AVE | LAKE WORTH, TEXAS 76135

# Lake Worth Marketplace

VISTA PROPERTY CO.

**MASON DUPERIER** | 214.234.2573 | mason@vistapropertyco.com

## PROPERTY HIGHLIGHTS

- 197,332 SF regional power center located in a high growth area of Fort Worth.
- Numerous national/regional big box and junior anchors and a great mix of strong national retailers.
- Excellent visibility and easy access at a high profile intersection with highway exposure.
- Prime location at a major throroughfare in the community.

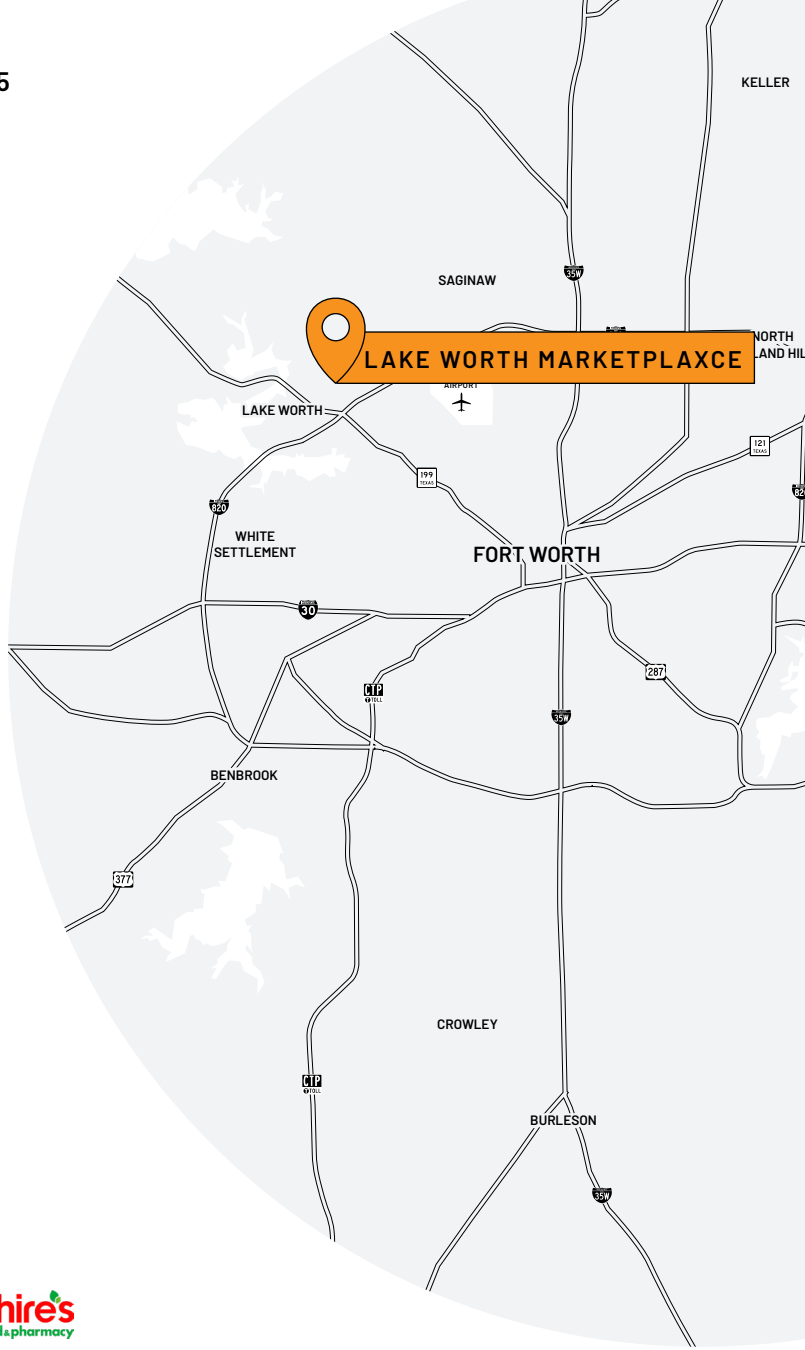
## AVAILABILITY

4,035 SF & 6,500 SF In-Line

3,087 SF End Cap

## LEASE RATES

Please Call for Rates




## DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **2026 Population** | 10,628 | 71,592 | 183,404 |
| **Daytime Population** | 13,141 | 56,195 | 169,630 |
| **Average Household Income** | $100,913 | $107,142 | $111,777 |

**Traffic Counts**

**Azle Ave:** 35,013 VPD | **Boat Club Rd:** 34,673VPD
**Lake Worth Blvd:** 39,526 VPD | **NW Loop 820:** 137,306 VPD

## AREA RETAILERS

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## 4100 BOAT CLUB RD

| | | |
|---|---|---|
| 4100 | City Vet | 5,373 SF |

## 6060 AZLE AVE

| | | |
|---|---|---|
| 200 | AVAILABLE | 3,067 SF |
| 300 | ATI Physical Therapy | 2,300 SF |
| 400 | Kay Nail Spa | 1,550 SF |
| 500 | Visionworks | 3,579 SF |
| 600 | UBREAKIFIX | 1,200 SF |
| 700 | The UPS Store | 1,430 SF |
| 800 | H&R Block | 1,259 SF |
| 900 | Firehouse Subs | 1,788 SF |

## 6054 AZLE AVE

| | | |
|---|---|---|
| 6054 | Kohl's | 88,248 SF |

## 6046 AZLE AVE

| | | |
|---|---|---|
| 100 | Lane Bryant | 7,076 SF |
| 200 | Rack Room Shoes | 6,325 SF |
| 300 | AVAILABLE | 6,500 SF |

## 6042 AZLE AVE

| | | |
|---|---|---|
| 6042 | Marshall's | 28,000 SF |

## 6038 AZLE AVE

| | | |
|---|---|---|
| 6038 | Burlington | 23,000 SF |

## 6034 AZLE AVE

| | | |
|---|---|---|
| 100 | AVAILABLE | 4,035 SF |
| 200 | pOpshelf | 9,234 SF |
| 400 | Bath & Body Works | 3,450 SF |
| 500 | Sleep Experts | 5,452 SF |

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| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **POPULATION** | | | |
| 2026 Total Population | 10.628 | 71,592 | 183,404 |
| 2031 Projected Population | 11,217 | 75,091 | 189,292 |
| 2020 Total Population | 9,933 | 64,841 | 166,919 |
| 2010 Total Population | 9,016 | 52,499 | 142,858 |
| Projected Annual Growth 2026 to 2031 | 1.08% | 0.96% | 0.63% |
| 2026 Daytime Population | 13,141 | 56,195 | 169,630 |
| 2026 Median Age | 35.5 | 33.7 | 35.1 |
| **HOUSEHOLDS** | | | |
| 2026 Total Households | 4,195 | 23,444 | 62,975 |
| 2031 Projected Households | 4,544 | 25,054 | 66,112 |
| 2020 Total Households | 3,779 | 20,737 | 55,512 |
| 2010 Total Households | 3,409 | 16,642 | 46,750 |
| 2026 Families | 2,978 | 17,763 | 46,769 |
| 2026 Average Family Size | 3.03 | 3.41 | 3.37 |
| **RACE AND ETHNICITY** | | | |
| White Alone | 55.4% | 48.6% | 51.3% |
| Black Alone | 9.5% | 10.8% | 7.7% |
| American Indian Alone | 1.1% | 1.1% | 1.1% |
| Asian Alone | 2.0% | 2.8% | 2.7% |
| Pacific Islander Alone | 0.2% | .01% | .01% |
| Some Other Race Alone | 15.7% | 19.3% | 19.1% |
| Two or More Races | 15.7% | 19.3% | 19.1% |
| Hispanic Origin | 38.7% | 47.0% | 47.4% |

| | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| **INCOME** | | | |
| 2026 Average Household Income | $100,913 | $107,142 | $111,777 |
| 2026 Median Household Income | $75,669 | $79,031 | $84,140 |
| 2026 Per Capita Income | $37,550 | $36,030 | $38,876 |
| **2026 POPULATION 25+ BY EDUCATIONAL ATTAINMENT** | | | |
| Less than 9th Grade | 6.5% | 7.9% | 8.2% |
| 9th - 12th Grade, No Diploma | 8.5% | 9.3% | 8.9% |
| High School Graduate/GED/Alternative Credential | 34.9% | 36.2% | 32.7% |
| Some College, No Degree | 20.2% | 18.7% | 18.6% |
| Associate Degree | 10.4% | 8.6% | 8.4% |
| Bachelors Degree | 15.3% | 14.2% | 16.1% |
| Graduate/Professional Degree | 4.2% | 5.2% | 7.0% |
| **2026 EMPLOYED POPULATION 16+ BY OCCUPATION** | | | |
| Total | 5,269 | 36,640 | 96,132 |
| White Collar | 52.9% | 53.5% | 53.2% |
| Management/Business/Financial | 13.4% | 15.4% | 16.2% |
| Professional | 17.1% | 14.4% | 16.2% |
| Sales | 8.7% | 9.0% | 9.1% |
| Administrative Support | 13.7% | 14.7% | 12.9% |
| Services | 15.2% | 16.4% | 16.7% |
| Blue Collar | 31.9% | 30.1% | 30.1% |

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2010 and 2020 decennial Census data converted by Esri into 2026 geography

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# Information About Brokerage Services

2-10-2025

*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 listng 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.

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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|---|---|---|---|
| VPC Property Services, Inc. | 9004601 | colton@vistapropertyco.com | 214.234.2555 |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Colton Wright | 550365 | colton@vistapropertyco.com | 214.234.2574 |
| Designated Broker of Firm | License No. | Email | Phone |
| Mason duPerier | 9004601 | mason@vistapropertyco.com | 214.234.2573 |
| Licensed Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| | | | |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____