



6034-6060 AZLE AVE | LAKE WORTH, TEXAS 76135

Lake Worth Marketplace



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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 thoroughfare in the community.

AVAILABILITY

1,750 SF - 5,838 SF

LEASE RATES

Please Call for Rates

DEMOGRAPHICS

	1 mile	3 miles	5 miles
2023 Population	9,842	66,796	173,691
Daytime Population	12,341	52,372	162,020
Average Household Income	\$82,059	\$86,347	\$91,195
Traffic Counts	Azle Ave: 26,937 VPD Boat Club Rd: 27,622 VPD Lake Worth Blvd: 42,880 VPD NW Loop 820: 121,717 VPD		

AREA RETAILERS







4100 BOAT CLUB RD

4100	AVAILABLE	5,838 SF
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6060 AZLE AVE

100	AVAILABLE	3,574 SF
300	AVAILABLE	1,750 SF
400	Kay Nail Spa	1,550 SF
500	AVAILABLE	3,615 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
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6046 AZLE AVE

100	Lane Bryant	7,076 SF
200	Rack Room Shoes	6,325 SF
300	Kirkland's	6,500 SF

6042 AZLE AVE

6042	Marshall's	28,000 SF
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6038 AZLE AVE

6038	Burlington	23,000 SF
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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





	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Total Population	9,842	66,796	173,691
2028 Projected Population	11,144	71,362	181,577
2020 Total Population	10,001	64,748	166,954
2010 Total Population	9,095	52,339	142,407
Projected Annual Growth 2023 to 2028	2.52%	1.33%	0.89%
2023 Daytime Population	12,341	52,372	162,020
2023 Median Age	32.7	31.8	33.4
HOUSEHOLDS			
2023 Total Households	3,739	21,492	58,064
2028 Projected Households	4,264	23,084	61,115
2020 Total Households	3,797	20,705	55,524
2010 Total Households	3,436	16,577	46,615
2023 Families	2,501	15,507	41,806
2023 Average Family Size	3.21	3.57	3.49
RACE AND ETHNICITY			
2023 White Alone	53.3%	45.9%	49.4%
2023 Black Alone	10.0%	11.6%	8.4%
2023 American Indian Alone	1.1%	1.1%	1.1%
2023 Asian Alone	2.2%	3.6%	3.2%
2023 Pacific Islander Alone	0.2%	0.2%	0.1%
2023 Some Other Race Alone	16.5%	19.9%	19.4%
2023 Two or More Races	16.7%	17.7%	18.4%
2023 Hispanic Origin	40.2%	47.9%	47.8%

	1 MILE	3 MILES	5 MILES
INCOME			
2023 Average Household Income	\$82,059	\$86,347	\$91,195
2023 Median Household Income	\$64,098	\$63,256	\$67,183
2023 Per Capita Income	\$30,035	\$28,056	\$30,694
2023 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Less than 9th Grade	4.2%	8.0%	8.8%
9th - 12th Grade, No Diploma	8.4%	9.3%	9.7%
High School Graduate/GED/Alternative Credential	31.2%	36.2%	32.1%
Some College, No Degree	19.5%	17.9%	17.7%
Associate Degree	9.1%	7.5%	7.5%
Bachelors Degree	21.9%	15.5%	17.7%
Graduate/Professional Degree	5.7%	5.7%	6.3%
2023 EMPLOYED POPULATION 16+ BY OCCUPATION			
Total	4,597	32,330	84,019
White Collar	52.9%	50.6%	52.4%
Management/Business/Financial	15.9%	15.6%	15.8%
Professional	16.3%	13.6%	16.9%
Sales	9.7%	8.1%	8.1%
Administrative Support	11.1%	13.3%	11.6%
Services	14.7%	16.3%	15.4%
Blue Collar	32.4%	33.1%	32.2%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography



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

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