FORT WORTH RETAIL

SH-170 & Beach St

SEGOVIA PARTNERS



Property Information

LOCATION:

SWC of SH-170 & Beach St, Fort Worth, TX 76244

LEASE RATES:

Available Upon Request

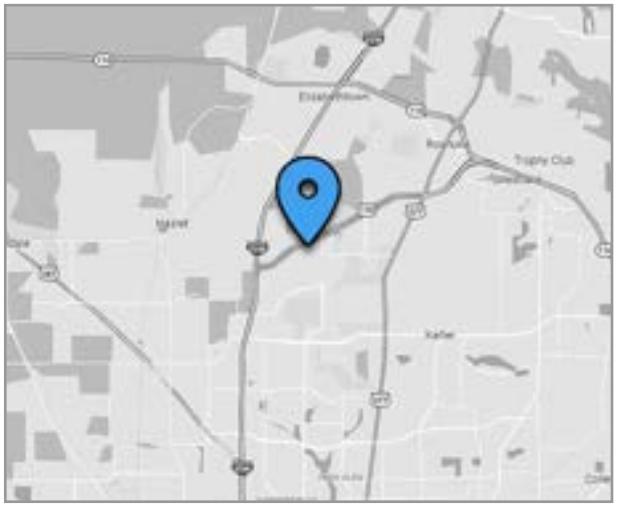
NNN: $9.90 PSF

HIGHLIGHTS:

- Two spaces available: 2,500 SF & 2,531 SF
  - Immediate delivery
- Next to Whataburger, Taco Bell & Panda Express
- First retail center on SH-170 between I-35W & US-377
- Over 8,100 homes in the surrounding neighborhoods
- Daytime traffic from Alliance distribution centers like Walmart, Nestle, DHL & UPS
- Beach St is the first exit off I-35W into the neighborhoods
- Beach St is the nearest crossing since Alta Vista Rd closed
- New Northwest ISD high school for 3,200 students opens nearby in August 2027

Traffic Counts

SH-170: 53,623 VPD (2025)



Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	11,323	55,470	147,735
HOUSEHOLDS	3,817	18,074	50,263
AVG HH INCOME	$116,570	$124,501	$124,186
DAYTIME POPULATION	9,072	53,179	141,045

Albert Enterprises

*Developing places that **inspire**.*

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com
661.319.5000

Jim Jamerson
jim@segoviapartners.com
214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



WHY 170 & BEACH

Two crowds. One corner.

SH-170's Beach St exits now also serve Old Denton Rd and Alta Vista Rd, so drivers headed to either road come off the highway right at this corner — Alliance's workforce by day, thousands of families by night.

8,100+

homes in The Ranches, McPherson Ranch, Saratoga & Villages of Woodland Springs

53,179

daytime population within 3 miles, led by Alliance's distribution centers

53,623

vehicles per day on SH-170 and its frontage roads (TxDOT, 2025), up from 43,760 in 2019

3,200

students at Northwest ISD's new Davis High School, opening August 2027 near I-35W & SH-170

Lot counts and map courtesy of AllianceTexas.

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

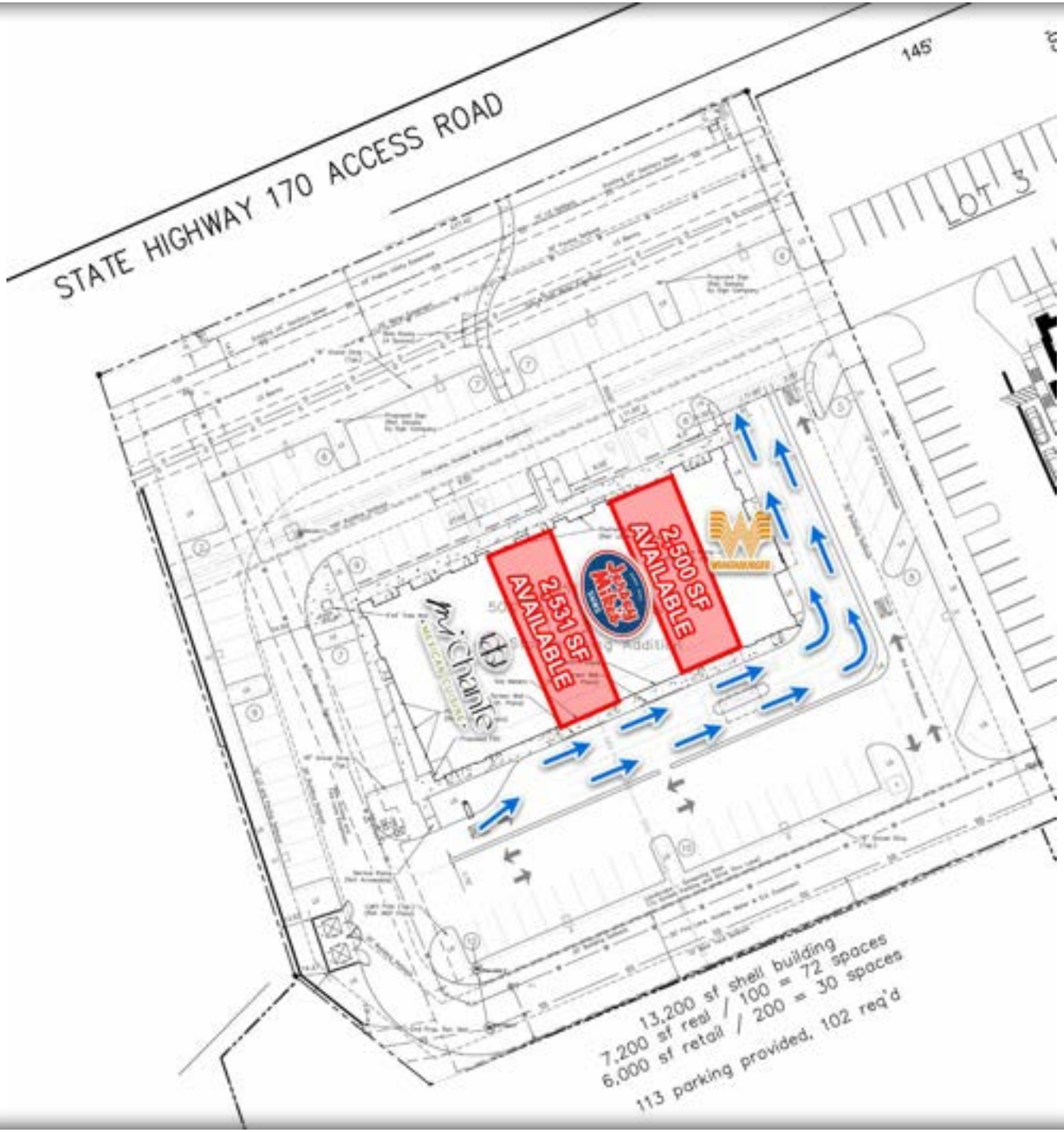
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

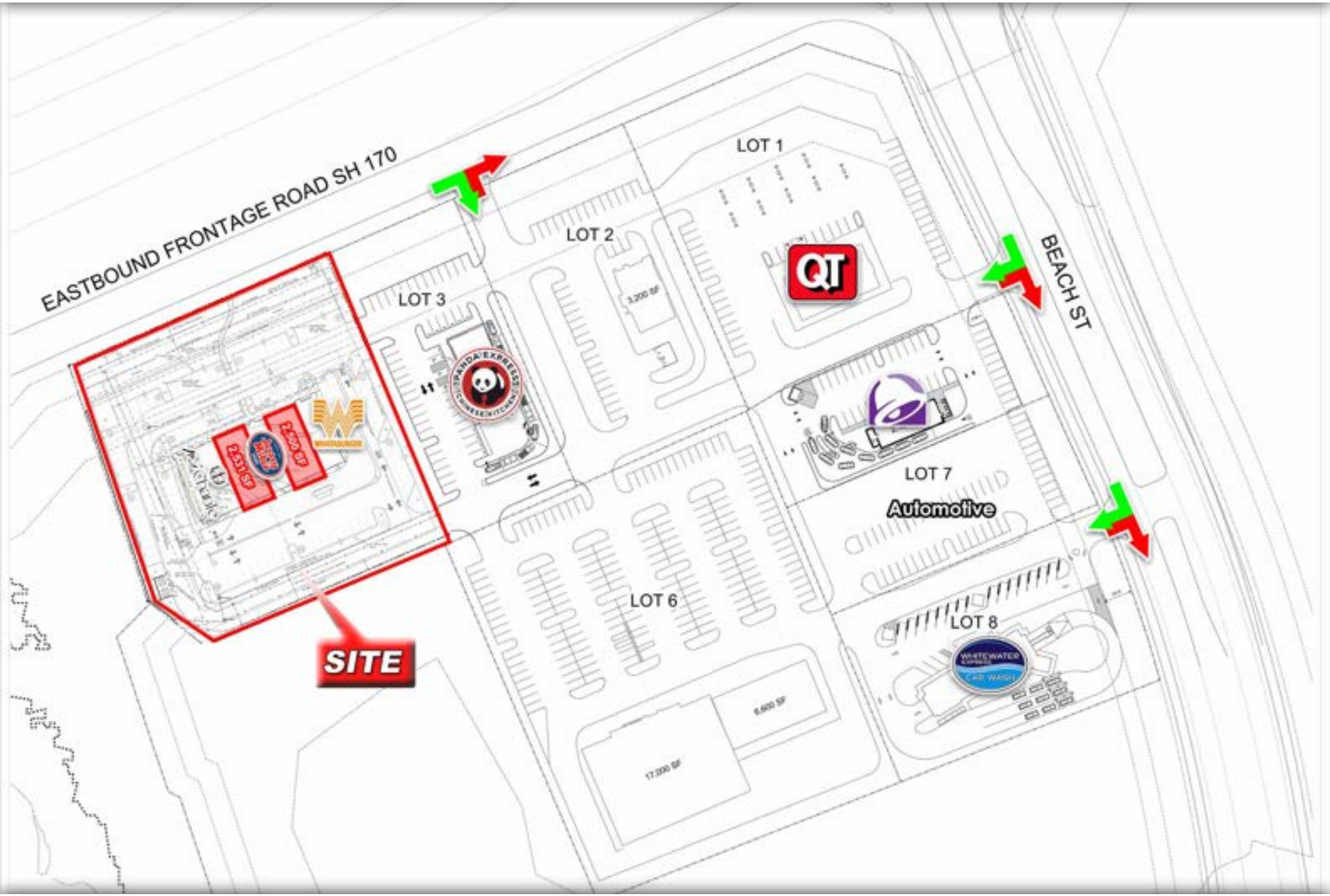
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

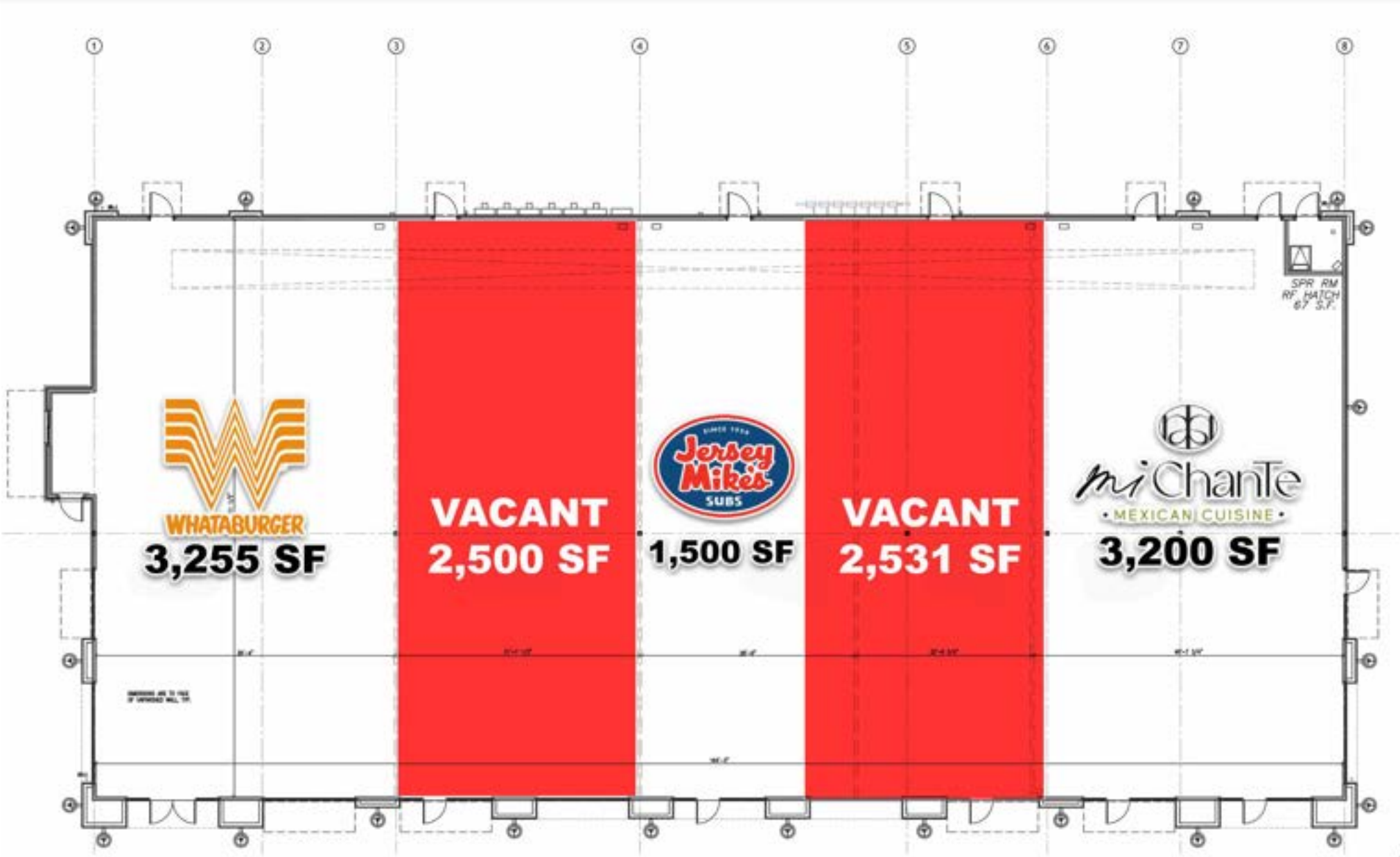
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

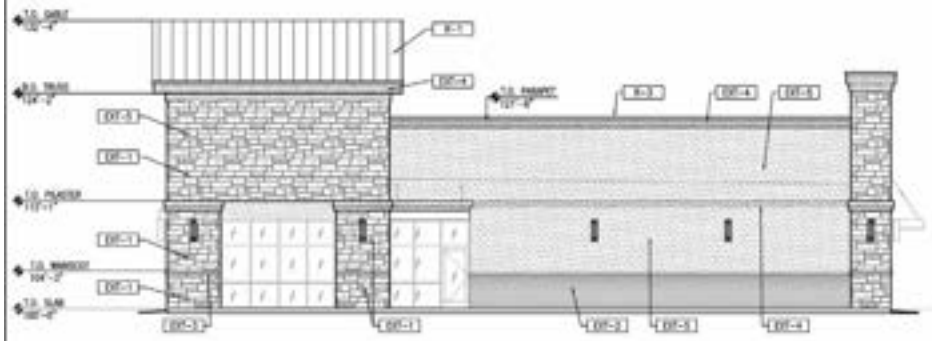
Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

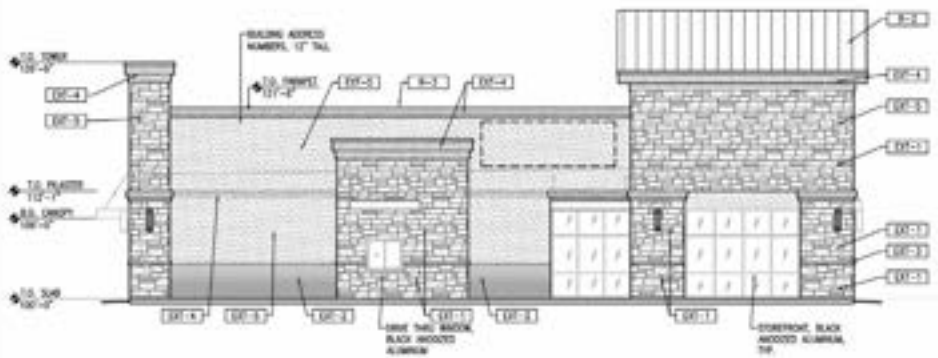
SEGOVIA PARTNERS



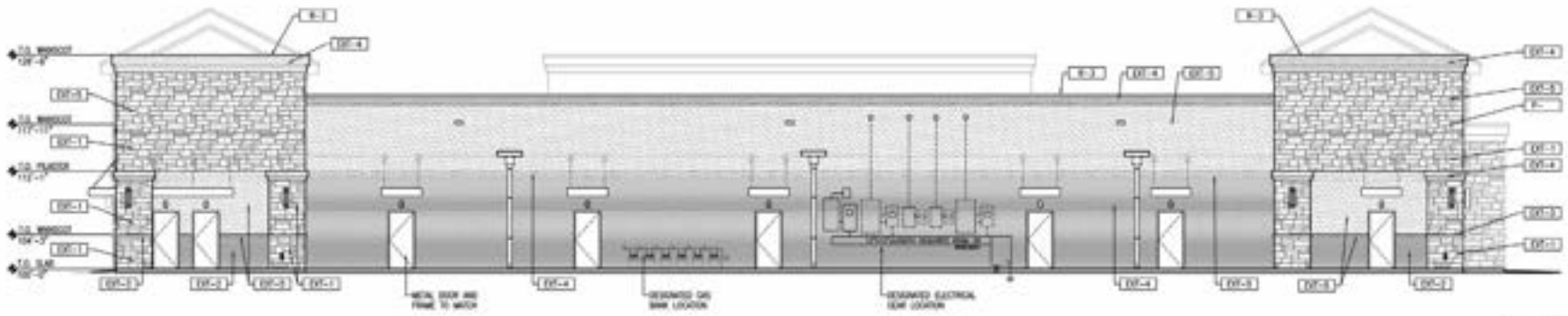
NORTH ELEVATION 1



WEST ELEVATION 2



EAST ELEVATION 3



SOUTH ELEVATION 4

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

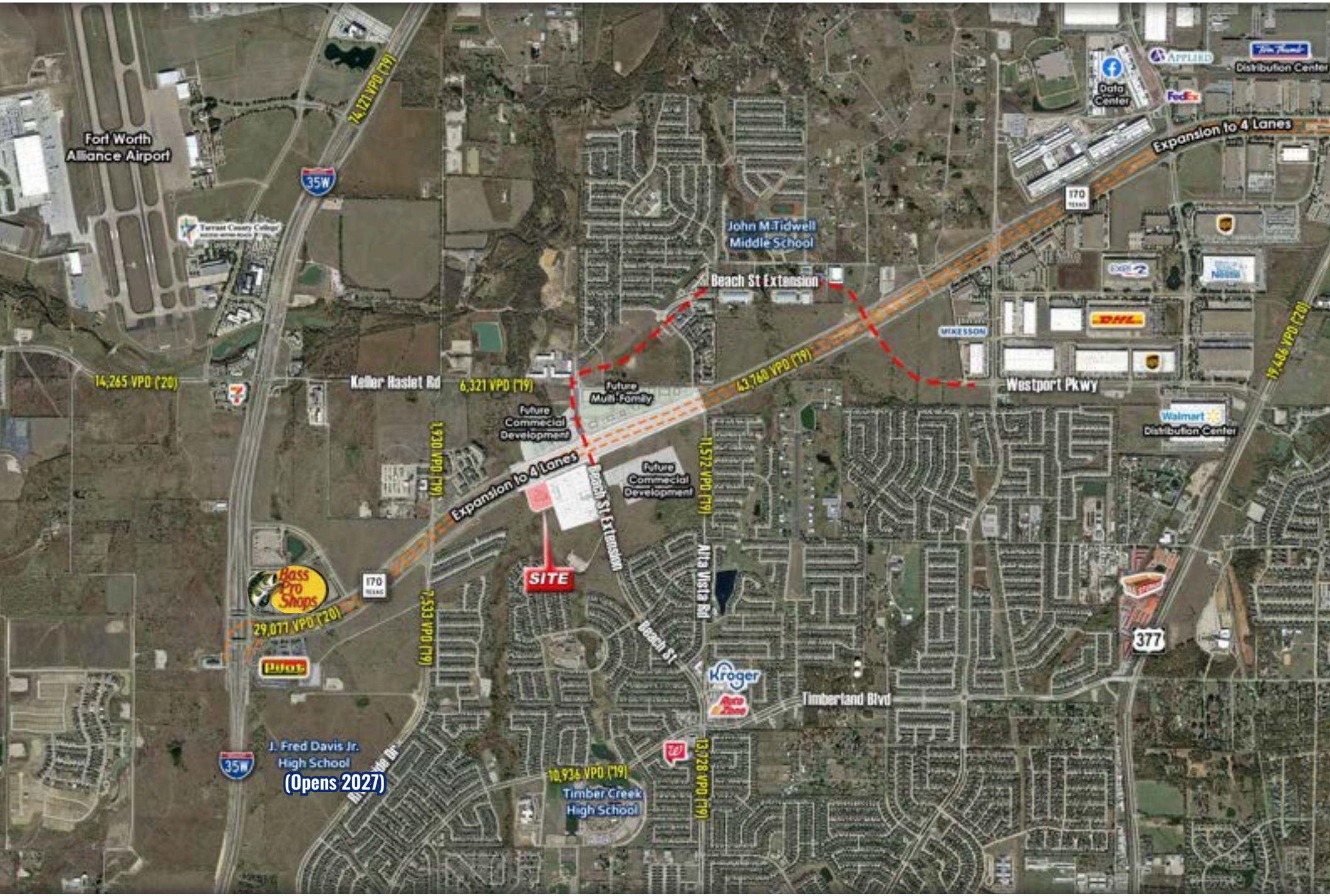
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

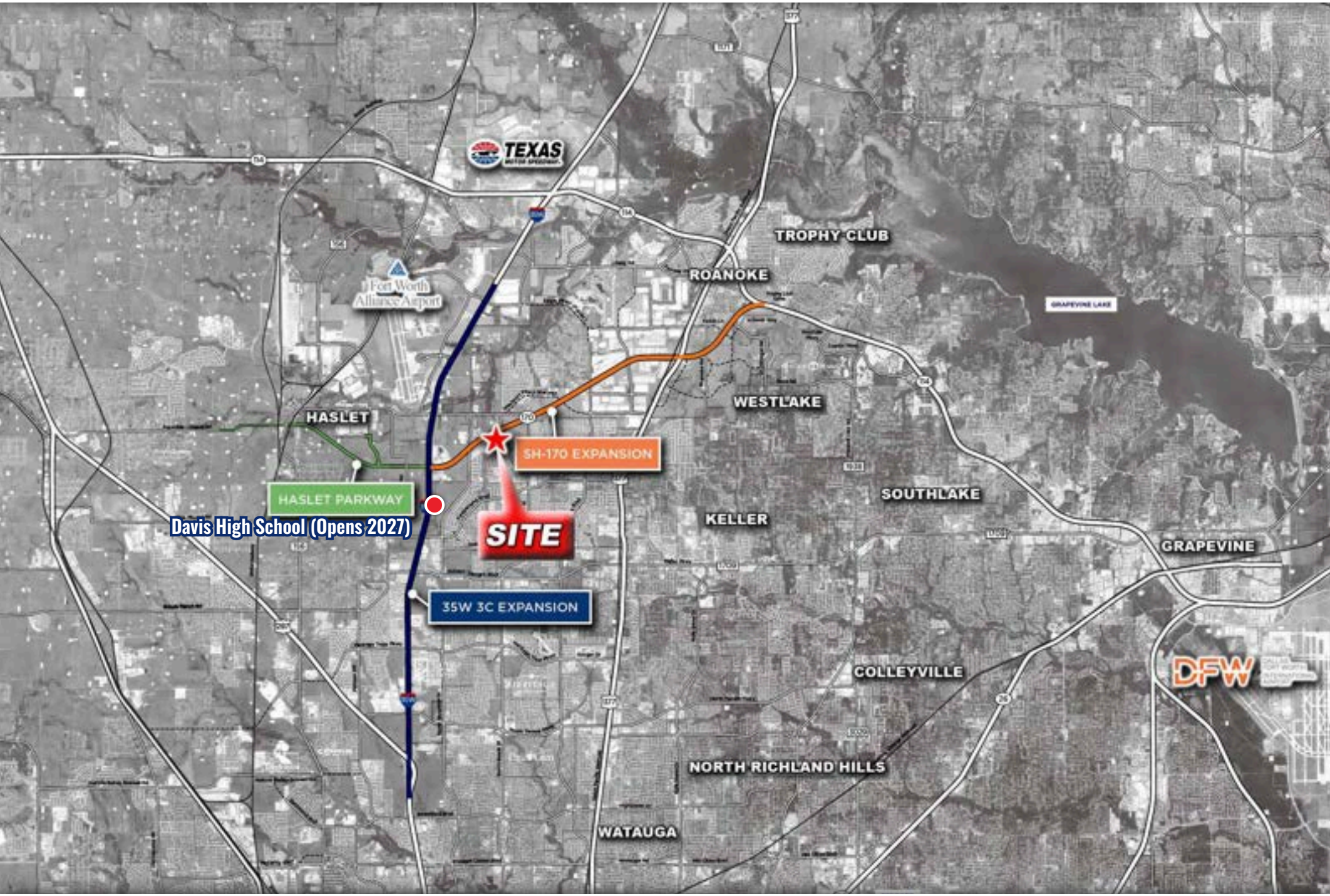
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

Fort Worth Retail

SWC of SH-170 & Beach St, Fort Worth, TX 76244

SEGOVIA PARTNERS



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
jim@segoviapartners.com • 214.437.0025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Segovia Retail Group LLC	9004086	jennifer@segoviapartners.com	214.224.4618
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jennifer Elizabeth Frank	369268	jennifer@segoviapartners.com	214.668.0605
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
James F Jamerson	389746	jim@segoviapartners.com	469.480.8832
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Bretley Roche	677043	bretley@segoviapartners.com	661.319.5000
Name of Sales Agent/Associate	License No.	Email	Phone

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