

THE retail CONNECTION

FOR LEASE

RIDGMAR TOWN SQUARE

FORT WORTH, TX
ALTA MERE & GREEN OAKS

CONTACTS

JAKE BURNS
214.572.8425
jburns@theretailconnection.net

RACHEL FORSLUND
214.276.5279
rforslund@theretailconnection.net

STRATTON ROSS
469.571.0457
sross@theretailconnection.net

MARKET OVERVIEW

MARKET HIGHLIGHTS

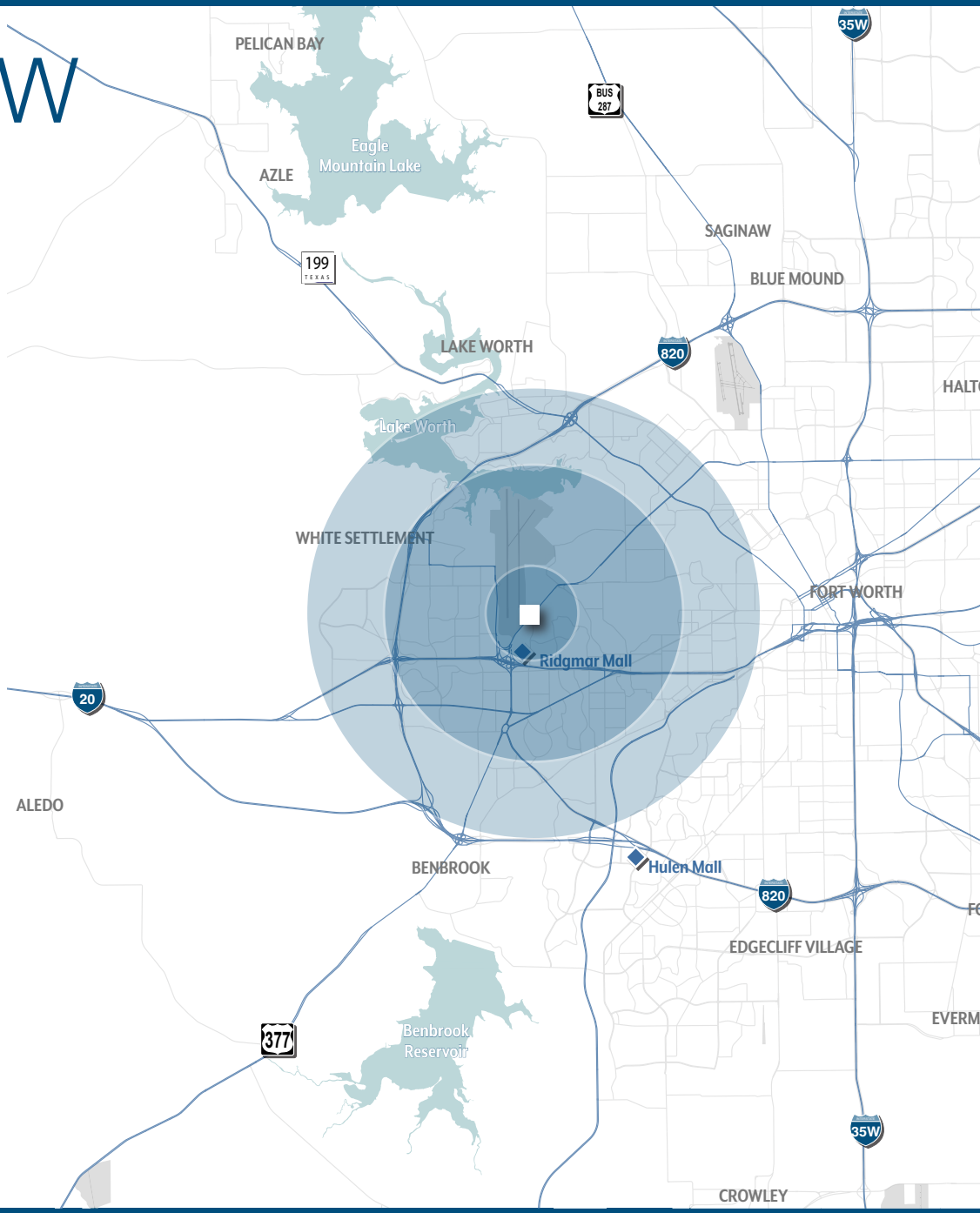
- **Strong Daytime Population:** Over 31,000 daytime employees with adjacent Naval Joint Reserve Base, Lockheed Martin and Shady Oaks Country Club
- **New Housing:** The first retail power center in proximity to Walsh Ranch, which has plans for 15,000 new homes
- **Growing City:** Positioned to accommodate Fort Worth's rapid population growth, as the city surpassed 1 million residents in 2024, making it the 11th largest city in the US

AREA TRAFFIC DRIVERS + RETAILERS

target, Walmart, Lockheed Martin, NAS Fort Worth Joint Reserve Base, Dillard's, Starbucks, Chick-fil-A, LA Fitness, ALDI, Lowe's, Hawks Creek Golf Club, Shady Oaks Country Club, sam's club, QuikTrip

DEMOGRAPHICS
2025

	1 MILE	3 MILES	5 MILES
POPULATION	5,997	89,049	211,752
DAYTIME POPULATION	11,789	105,704	250,039
TOTAL HOUSEHOLDS	2,948	37,160	87,925
AVG HH INCOME	$82,663	$91,772	$106,244



PROPERTY HIGHLIGHTS

- **Great Accessibility:** Located conveniently on Alta Mere/Hwy 183 with close proximity to I-30
- **Tenant Success:** Current tenants have an average 15 year tenure at the property, demonstrating a strong commitment to the project
- **Ample Parking:** Sufficient surface parking designed to accommodate large volumes of customers across various retail categories

PROPERTY RETAILERS

Burlington · five BELOW · DOLLAR TREE · AMERICA'S BEST EYECARE + EYEWEAR · ROSS · PETSMART · Olive Garden ITALIAN KITCHEN · HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES



SITE PLAN

SPACE	TENANT	SF
A-1	Available	2,100
A-2	Available	4,534
A-3	Available	4,047
A-4	H&R Block	1,260
A-5	Available	2,686
G-1	Burlington	55,000
G-2	Harbor Freight	15,941
G-3	Available	4,859
A-6	National Sporting Goods	60,933
B-1	PetSmart	25,015
B-2	Available	36,805
D-1	Available	23,405
D-2	Available	8,140
D-3	Available	1,216
D-4	Five Below	9,957
D-5	America's Best	3,868
D-6	Ross Dress For Less	30,070
D-7	Dollar Tree	9,803
D-8	Available	1,216
E-1	Available	20,000
E-2	Available	15,311
E-3	Available	9,540
E-4	Asian Star Buffet	9,724
E-5	Cisco's Barber Shop	600
E-6	Scarlet Tyde Tattoo	1,800
E-7	Available	1,010
E-8	Available	1,450
F	Available [2nd Gen Rest]	6,924

Available

LOI Working

At Lease



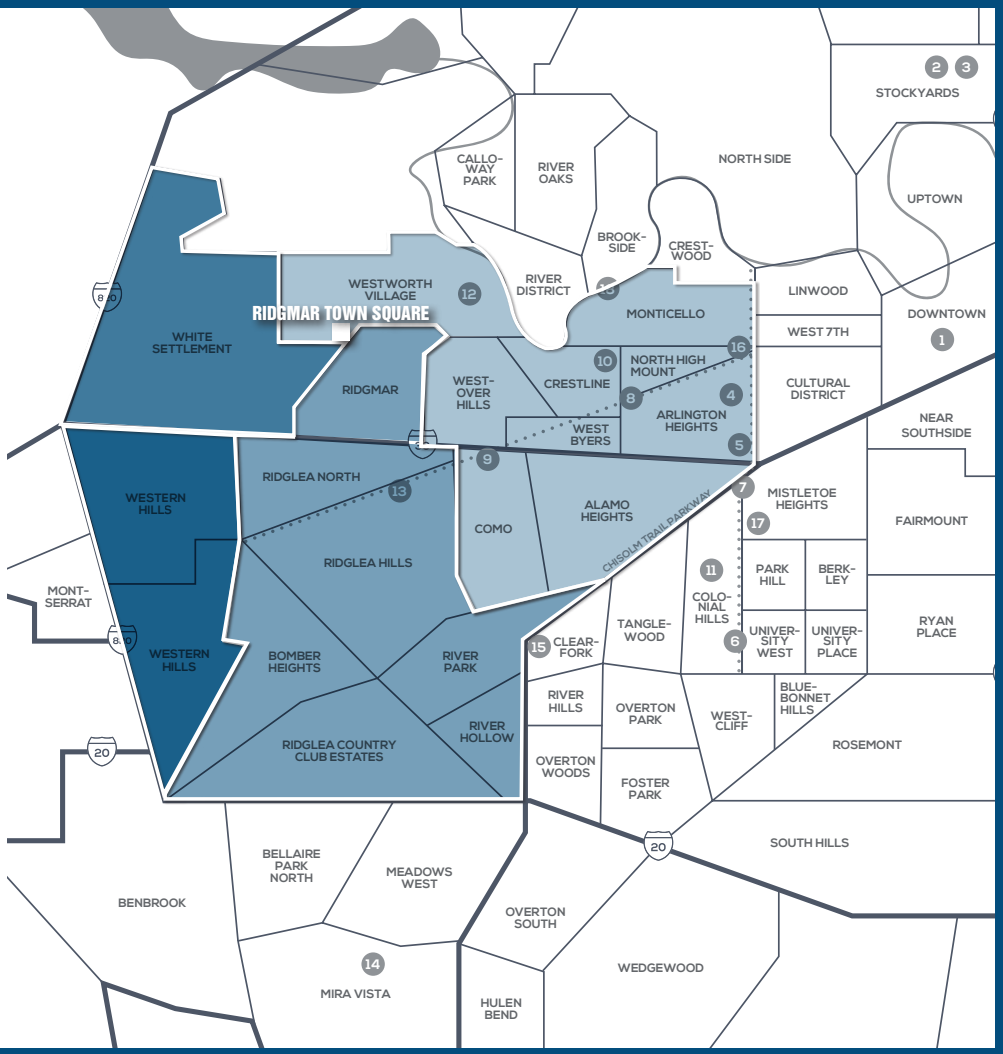
TRADE AERIAL



ZOOM AERIAL


Lockheed Martin
Naval Air Station
JRB Fort Worth
Active Duty Enlistments: 10,000
Employs 17,000 contractors and other base personnel
Alta Mere Dr
30,721 VPD
Green Oaks Rd
Ridgmar Blvd
Ridgmar Meadow Rd
183
TEXAS
Westover Hills
Overture Ridgmar
101 units
ALDI
SHOE DEPT.
Goodwill
target
Burlington
HARBOR FREIGHT TOOLS
PETSMART
Olive Garden
DOLLAR TREE
ROSS
DRESS FOR LESS
five BELOW
Taco Master
AMERICA'S BEST
N

NEAR WEST FORT WORTH'S MOST **ESTABLISHED** NEIGHBORHOODS





Ridglea North

List Price: $1,750,000

Distance: 6 min from RTS



Westover Hills

List Price: $4,500,000

Distance: 6 min from RTS



Monticello

List Price: $4,500,000

Distance: 10 min from RTS



Crestline

List Price: $1,799,000

Distance : 8 min from RTS

FORT WORTH IS HEADING WEST

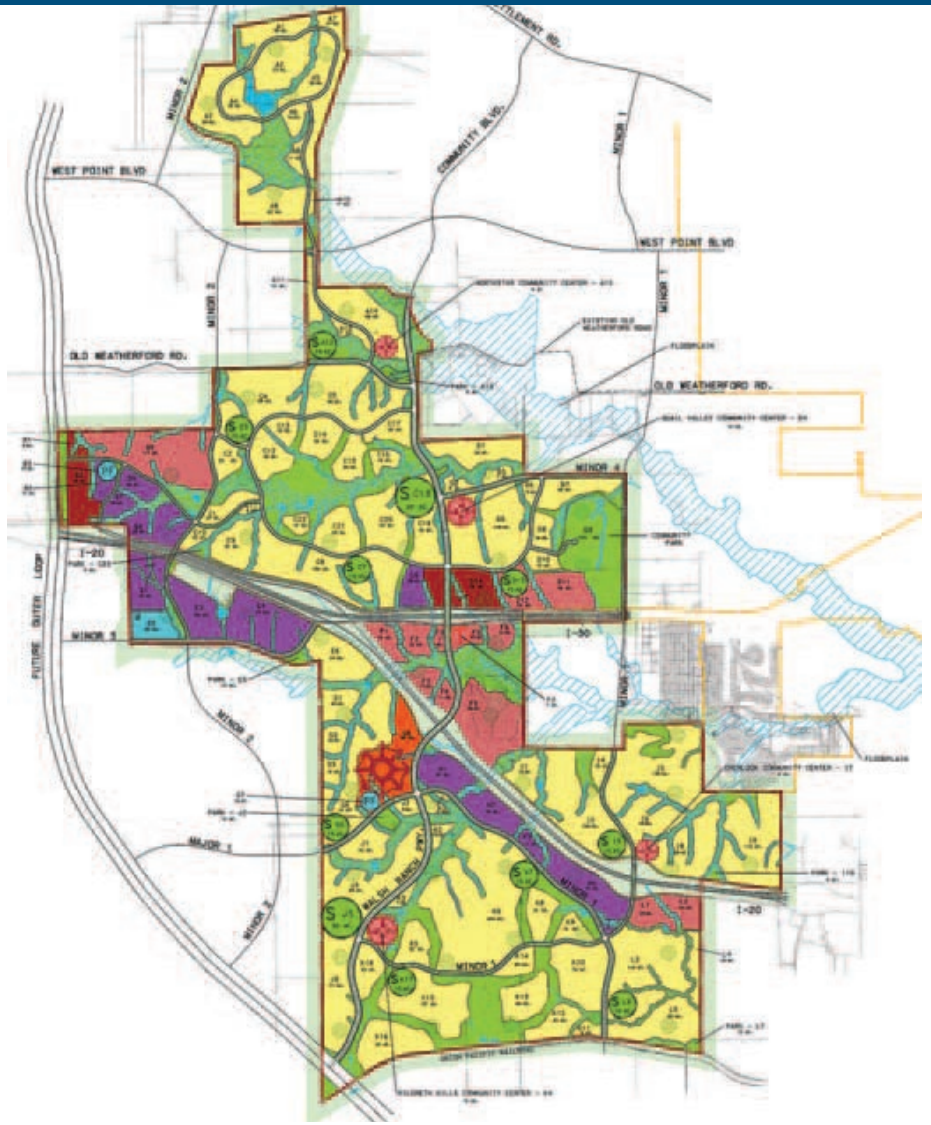
WALSH RANCH AT A GLANCE

The once-rural area of Fort Worth is transforming into a vibrant area of growth, spearheaded by the 7,200 acre Walsh Ranch

- **10 minute drive** from Ridgmar Town Square
- **15,000** single family homes
- **4,000** multi-family and urban living units

WALSH TOTALS

SIZE:	7,200 acres
DEVELOPMENT COMMENCED:	2016
YEAR COMPLETED:	+/-2050
USES:	15,000 Single Family Residential Lots
	9M SF of Commercial & Mixed Use
	4,000 Multi-Family & Urban Living Units
	SCHOOLS: 8 ES, 2 MS, 1 HS



Star-Telegram FORT WORTH

'A game changer.' UT Arlington plans new campus in this booming Fort Worth development

BY HARRISON MANTAS
UPDATED AUGUST 05, 2024 2:49 PM

THE REAL DEAL
REAL ESTATE NEWS

Worthington Bank to build $55M HQ in wide-open West Fort Worth

Regional bank plans to occupy two floors of eight-story building in Walsh community

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.

EQUAL HOUSING OPPORTUNITY

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:

  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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 _____