



FOR LEASE

RIDGMAR TOWN SQUARE

FORT WORTH, TX
ALTA MERE & GREEN OAKS

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MARKET OVERVIEW

MARKET HIGHLIGHTS

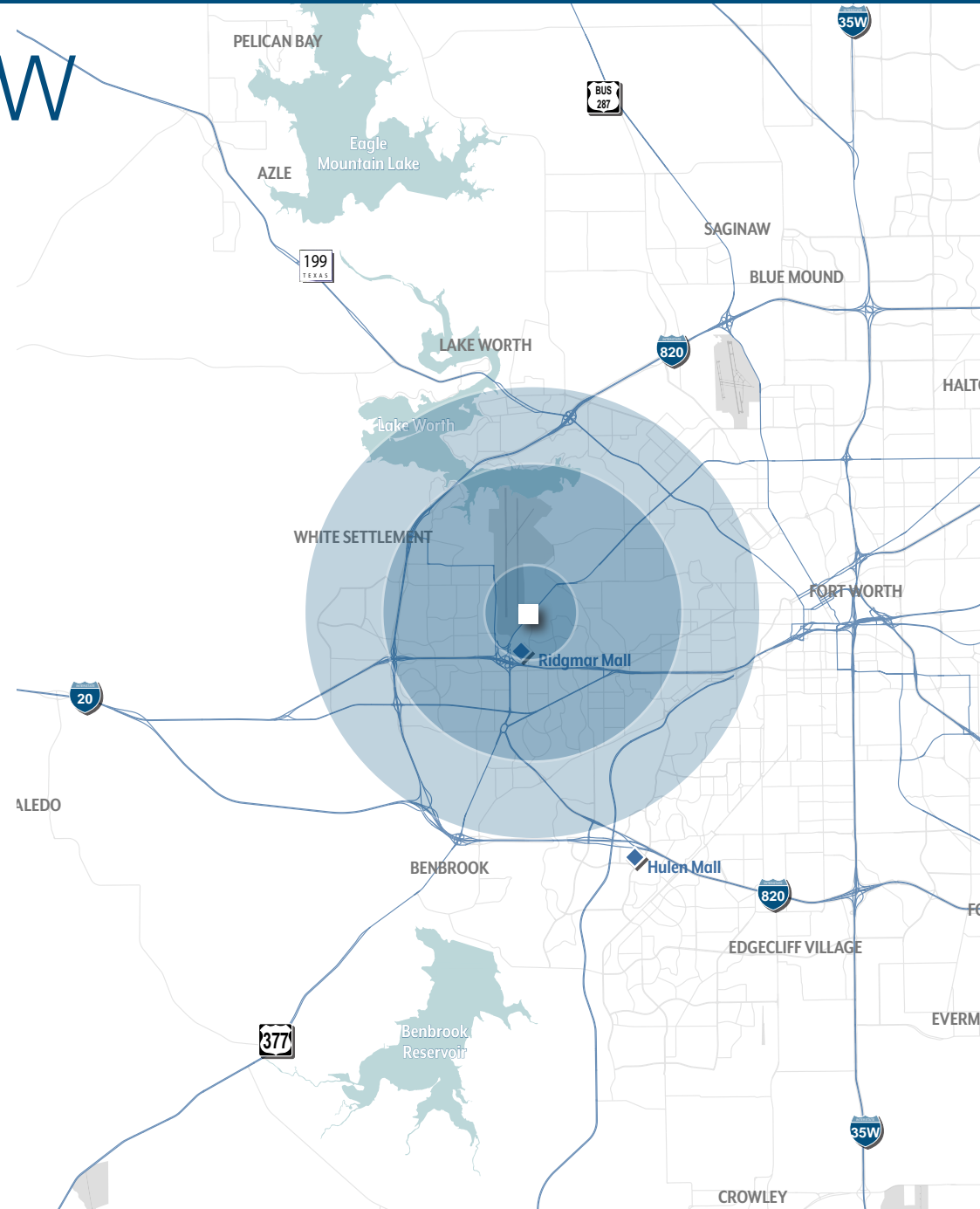
- **Strong Daytime Population:** Over 31,000 daytime employees with adjacent Naval Joint Reserve Base, Lockheed Martin and Shady Oaks Country Club)
- **New Housing:** The first retail power center in proximity to Walsh Ranch, with plans for 15,000 new homes
- **Growing City:** Positioned to accommodate Fort Worth's rapid population growth, which recently surpassed Boston and Seattle and is the 12th largest U.S. city

AREA TRAFFIC DRIVERS + RETAILERS



DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
POPULATION	6,012	76,104	168,503
DAYTIME POPULATION	11,700	102,816	246,103
TOTAL HOUSEHOLDS	2,900	36,041	85,799
AVG HH INCOME	\$82,134	\$87,822	\$103,557



PROPERTY HIGHLIGHTS

- **Great Accessibility:** Located conveniently on Alta Mere/Hwy 183 with close proximity to I-30
- **Tenant Success:** Current tenant's 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
CONTACTS & EYEGLASSES

 ROSS
DRESS FOR LESS

 JOANN

 PET SMART

 Olive Garden
ITALIAN KITCHEN

 HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

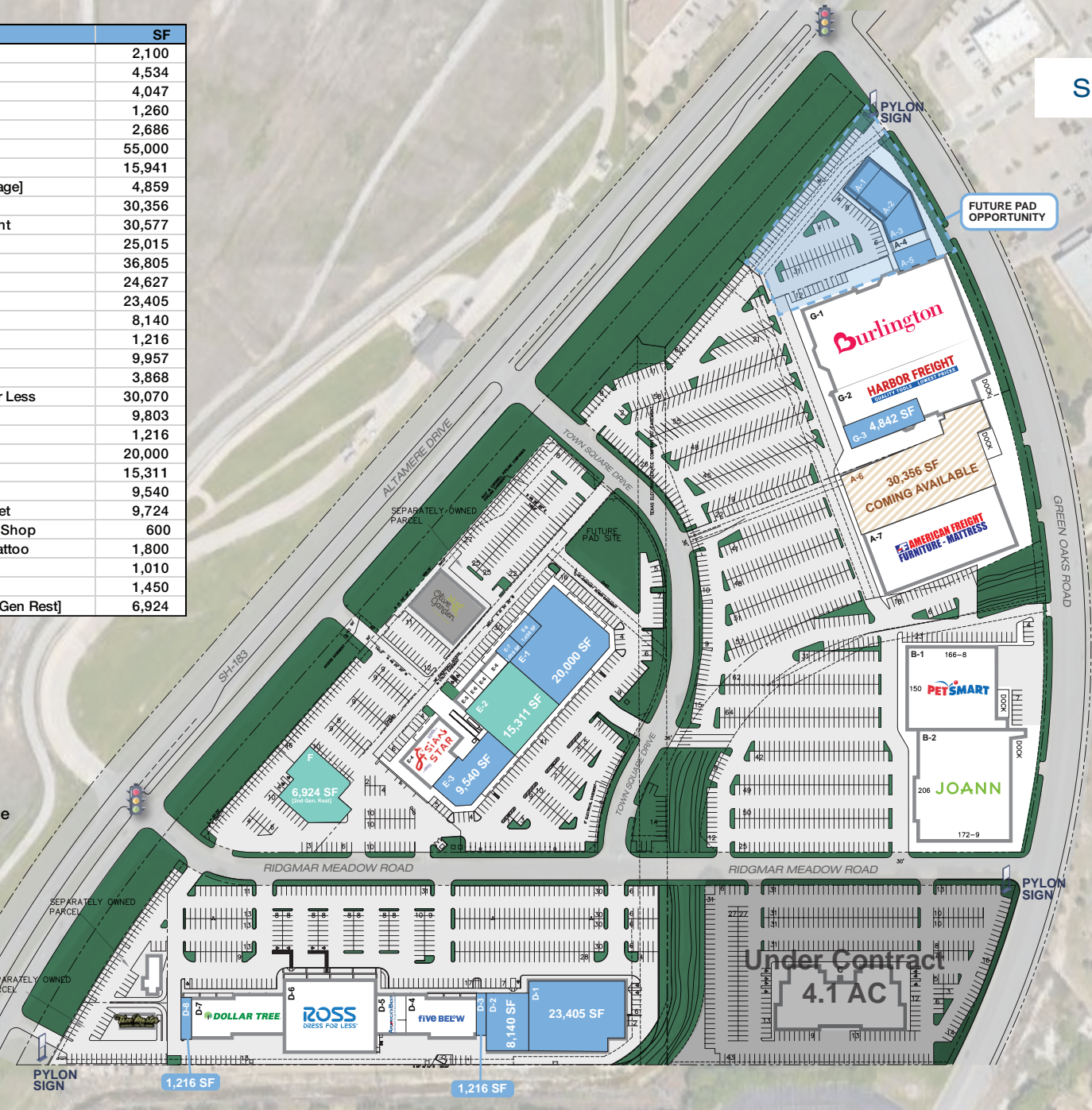




SITE PLAN

LABEL	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 [Storage]	4,859
A-6	Big Lots*	30,356
A-7	American Freight	30,577
B-1	PetSmart	25,015
B-2	Jo-Ann's	36,805
C	Available	24,627
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
- Coming Available



TRADE AERIAL



Naval Air Station
JRB Fort Worth
Active Duty Enlistments: 10,000

Employs 17,000 contractors and
other base personnel

Walmart
Supercenter

sam's club

LOWE'S

SHOE DEP'T

petco

CHASE
BOOKS
Party City
McDonald's

target

Ridgmar Town Square
Curlington JOANN
PETSMART
ROSS
TIVE BEEV

Dillard's
Proposed
Ridgmar Mall
Redevelopment
JCPenney

MORNINGSTAR
3 RIFLES

Liberty ES
596 Students

Brewer MS
1,097 Students

Burton Hill ES
513 Students

W Hills ES
98 Students

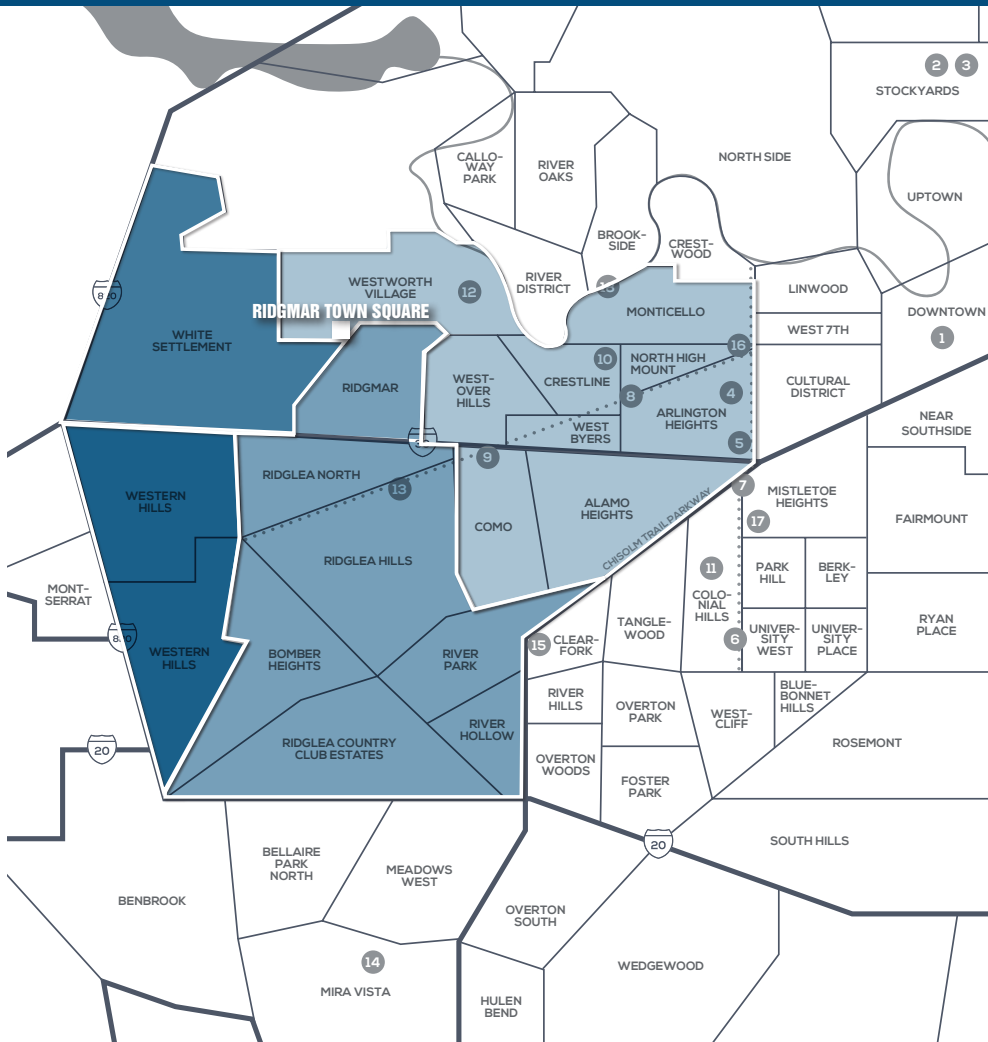
W Hills Pri
543 Students

ZOOM AERIAL

Lockheed Martin
Naval Air Station
JRB Fort Worth
Active Duty Enlistments: 10,000
Employs 17,000 contractors and
other base personnel



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: 11 min from RTS



Crestline

List Price: \$1,799,000
Distance : 8 min from RTS

FORT WORTH IS HEADING WEST

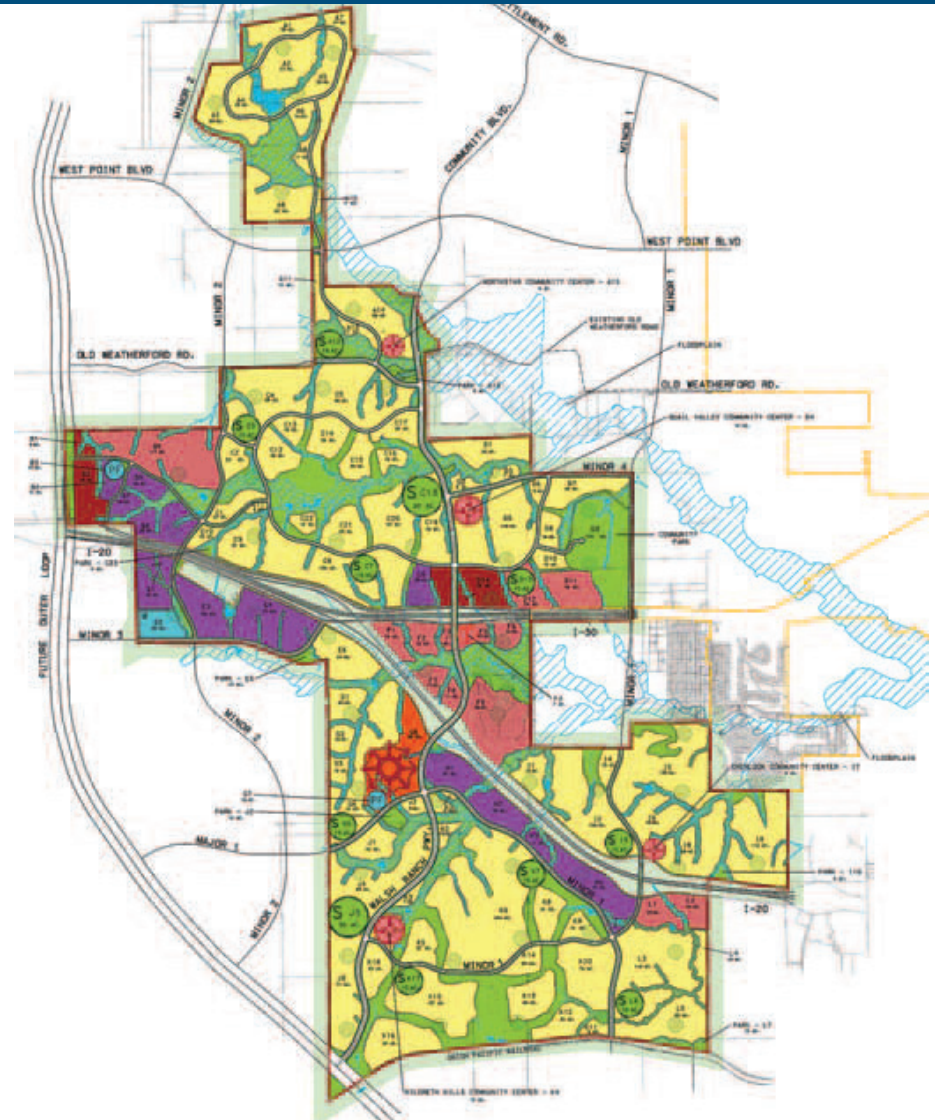
WALSH RANCH AT A GLANCE

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

