

1245 LONGHORN ROAD

FORT WORTH, TX | SEC LONGHORN ROAD AND OLD DECATUR ROAD



- Hard Corner end-cap drive thru opportunity with patio: +/-3,500 SF available at a highly visible commercial corner, with shared access and cross-traffic from an adjacent fuel and convenience operation
- Prime location in high-growth corridor: positioned at the southeast corner of Longhorn Road and N. Old Decatur Road, the site benefits from strong traffic counts and rapid residential expansion, with average household incomes around \$100K within the trade area
- Ideal for café, restaurant, or service retail: the available end cap with patio is well-suited for coffee, fast casual, dessert, or neighborhood dining concepts, capturing both daily convenience traffic and longer dwell-time visits
- Strong daytime and evening demand drivers: Chisholm Trail High School, Tarrant County College, and Marine Creek Middle School are all within approximately one mile, providing consistent traffic throughout the day

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2025 Population	15,843	89,734	222,350
2025 Total Households	5,196	29,666	73,235
2025 Daytime Population	9,009	69,852	187,634
2025 Average HH Income	\$108,479	\$111,776	\$108,657
2025 Median HH Income	\$86,342	\$94,845	\$87,213

TRAFFIC COUNTS:

Longhorn Rd.: 5,900 VPD
 Old Decatur Rd.: 11,814 VPD
 Highway 820: 140,148 VPD

AVAILABILITY: 3,500 SF

LEASE RATES:
 PLEASE CALL FOR DETAILS

TRAFFIC GENERATORS:



TCC | Tarrant County College
 SUCCESS WITHIN REACH.

LIFE TIME

Public Storage

Papa Murphy's
 TAKE 'N BAKE PIZZA

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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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LANA CONSTANTINE

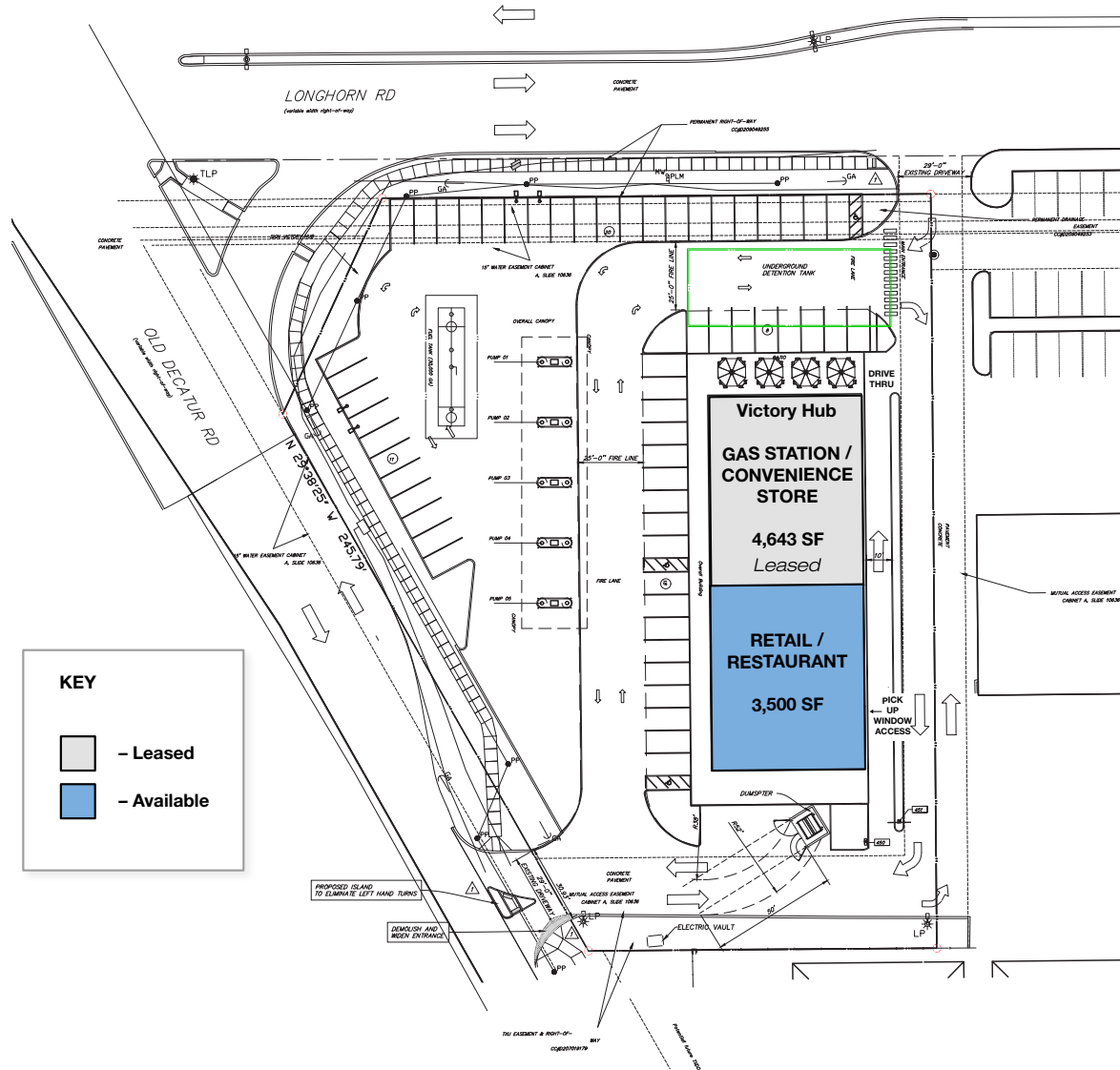
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Proposed Site Plan with Gas Station / Convenience Store and Drive-Thru Restaurant / Retail



KEY

- Leased
- Available

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:
 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
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