RIDGE ROCK PLAZA

FORT WORTH, TX | 4965 OVERTON RIDGE BOULEVARD



THE retail CONNECTION

ALTO Real Estate Funds

RIDGE ROCK PLAZA

FORT WORTH, TX | 4965 OVERTON RIDGE BOULEVARD



- Regional retail center in the heart of the Hulen retail trade area
- Surrounded by high performing and trafficked businesses
- Rare outparcel opportunity new to market, fronting Overton Ridge Boulevard

CENTER SIZE: 114,495 SF

UP TO 1.5 AC OUTPARCEL AVAILABLE FOR GROUND LEASE

AREA RETAILERS:

macy's
HOBBY LOBBY
Dillard's
Michaels
BARNES & NOBLE
Total Wine & MORE
FLOOR & DECOR

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2026 Population	9,846	106,884	287,412
2026 Total Households	5,184	46,862	112,248
2026 Daytime Population	22,015	108,037	287,163
2026 Average HH Income	$94,819	$129,325	$122,310
2026 Median HH Income	$63,775	$84,544	$82,215

TRAFFIC COUNTS:

Overton Ridge Blvd.: 14,681 VPD ['24]
Chisolm Trail Pkwy: 52,360 VPD
S. Hulen St.: 36,056 VPD

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FOR MORE INFORMATION, PLEASE CONTACT:

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SUITE	TENANT	SF
4921	Michael's	30,512
4931	Absolute Recomp	35,177
4941	Sun & Ski Sports	15,678
4949	Chair King	17,198
4965 A	Mattress Firm	5,396
4965 B	Freebirds	2,614
4901	Skechers	7,921

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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 _____