



AVAILABLE

RIDGMAR MALL BIG BOX OPPORTUNITY

1800 GREEN OAKS ROAD • FORT WORTH, TX 76116

CBRE

RIDGMAR MALL | BIG BOX OPPORTUNITY

PROPERTY INFORMATION

LOCATION

1800 Green Oaks Rd, Fort Worth, TX 76116

HIGHLIGHTS

- Redevelopment potential
- Located near Downtown Fort Worth and Texas Christian University
- Over 211,500 people in 5 miles with average household incomes over \$100,000

PRICING

- Call for information

AVAILABLE SPACE

- \pm 156,293 SF two-story big box
 - » 1st Floor: \pm 78,864 SF
 - » 2nd Floor: \pm 77,429 SF
- \pm 17,110 SF auto center
- \pm 12.56 AC

2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	8,311	93,367	211,527
DAYTIME POPULATION	12,200	105,504	240,709
AVERAGE HH INCOME	\$107,465	\$86,225	\$100,133
MEDIAN AGE	40.9	37.3	36.0

TRAFFIC COUNTS (2022)

STREET NAME	COUNT
GREEN OAKS RD	14,739 vpd
INTERSTATE 30	102,809 vpd



AERIAL

3 Miles



Lockheed Martin Corporation

Fort Worth Spinks Airport

Clifford St

White Settlement Rd

Walmart
sam's club
LOWE'S
ALDI

Hawks Creek Golf Club

White Settlement Rd

Shady Oaks Country Club

Roaring Spring Rd

River Crest Country Club

Camp Bowie Blvd

Colonial Country Club

Subject Site

RIDGMAR MALL
Dillard's
JCPenney
CINEMARK

WORLD MARKET
The Container Store

Western Hills HS
Students: 918

UNIVERSITY PARK VILLAGE
WILLIAMS-SONOMA BANANA REPUBLIC
Madewell POTTERY BARN
J.CREW ATHLETA lululemon athletica

Western Hills HS
Students: 918

Tom Thumb

SPROUTS
FARMERS MARKET
Ridglea Country Club

TRADER JOE'S

THE SHOPS
AT CLEARFORK
Neiman Marcus ARHAUS LOUIS VUITTON

Texas Christian University
Students: 10,222

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AERIAL

Fort Worth Spinks Airport

183

Burlington

BIG LOTS!

American Freight

PET SMART
JO-ANN

28,829 VPD 22

HomeZone

ROSS
DRESS FOR LESS

Taco
Master Grill

Phở Little Saigon
The Fish Place
Elegant Image
Med Spa
Woody Creek
Bar-B-Q

Steamist

Texas Ballet
Theater School

RIDGMAR MALL
JCPenney
Dillard's
CINEMARK

Subject Site

14,739 VPD 22

Green Oaks Rd

TX Health and Human
Services Offices

Althensons

Office DEPOT

Applebee's

MATTRESS FIRM

COURTYARD
BY HARRIOTT

102,809 VPD 22

30

97,536 VPD 22

Westside Fields
Fort Worth Youth Soccer

Western Hills
Little League

Super 8
LAQUINTA
INNS & SUITES

FAIRFIELD
INN & SUITES
Marriott

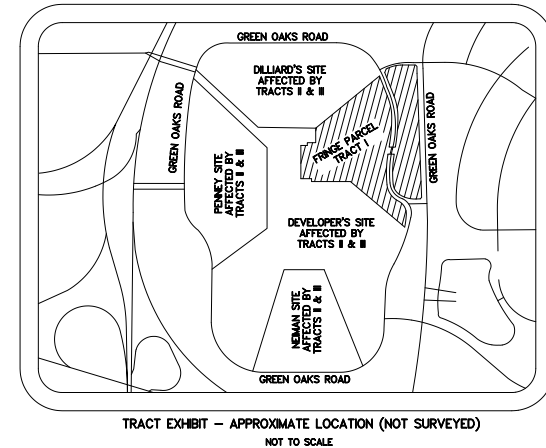
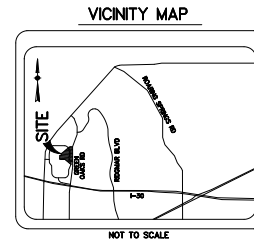
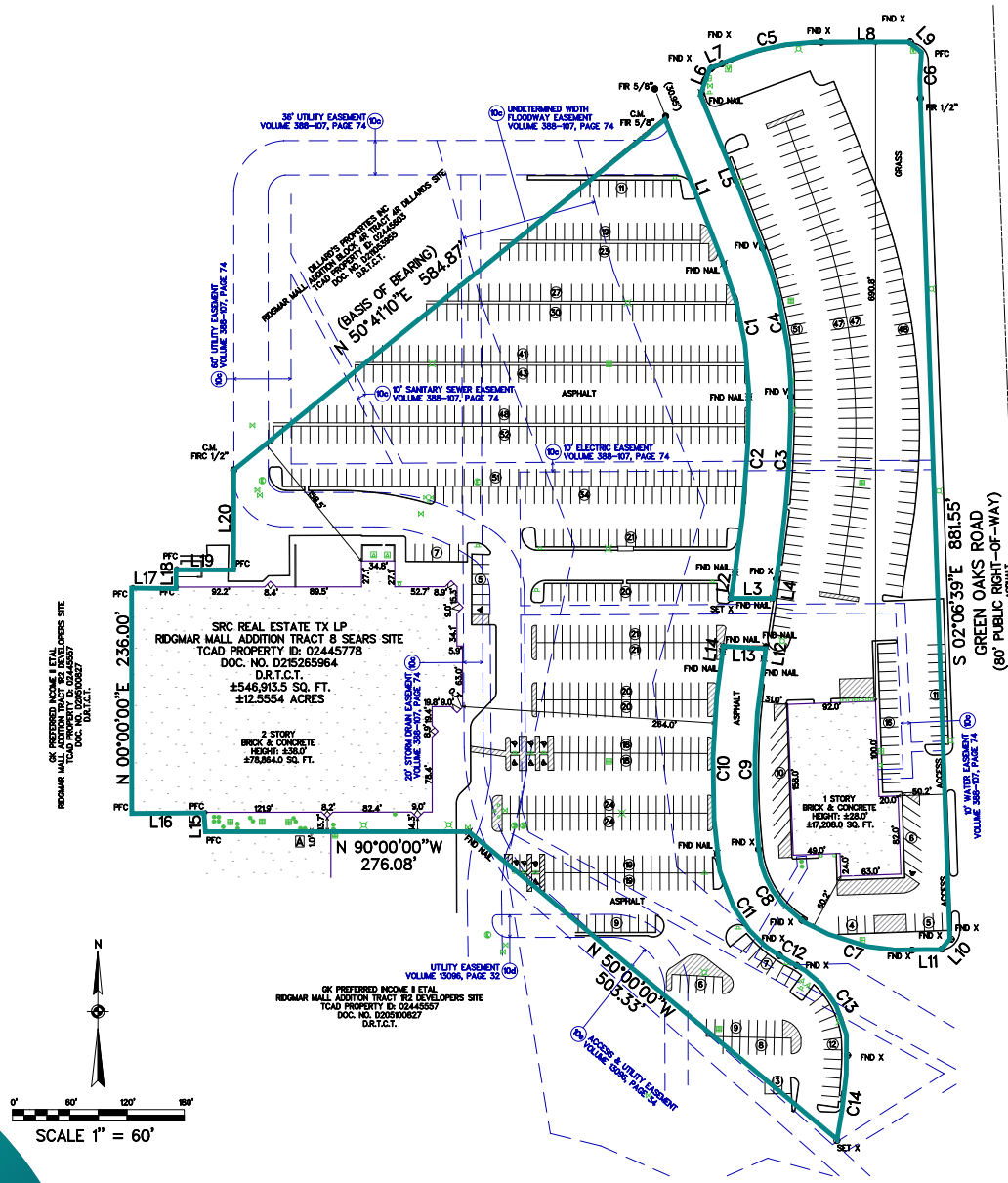
Hampton Inn

North Z
Boaz Park

30

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RIDGMAR MALL | BIG BOX OPPORTUNITY SURVEY



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CONTACT US

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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.



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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