



**PARKWOOD PLAZA** | 5363-5836 N TARRANT PARKWAY, FORT WORTH, TX 76244

**Features**

Parkwood Plaza is located in the rapidly growing North Fort Worth submarket with excellent visibility and frontage on North Tarrant Parkway

- [Drone Footage](#)

**FOR LEASE**

**TOTAL SF:** 32,500  
**AVAILABLE SF:** 1,400  
**CONTACT FOR MORE INFORMATION**

Traffic Counts		Demographics	YEAR: 2023	1 MILE	3 MILE	5 MILE
N Tarrant Parkway	34,222 VPD	Total Population		19,031	139,324	319,998
Highway 377	48,440 VPD	Daytime Population		15,532	104,355	261,376
		Average Household Income		\$123,116	\$122,475	\$123,333
		5 Year Population Growth		0.06%	0.11%	1.45%

**Maggie Hansen**  
 Vice President  
 214.442.7513  
 mhansen@weitzmangroup.com

**Emilie Paulson**  
 Vice President  
 214.720.3626  
 emilie@weitzmangroup.com

Area Retailers & Businesses



**PARKWOOD PLAZA**  
FORT WORTH, TEXAS

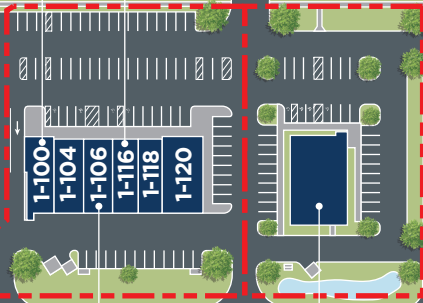
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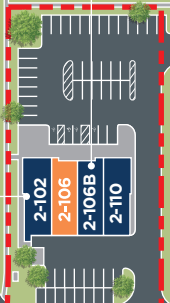
N TARRANT PKWY - 34,222 VPD

377

DENTON HWY - 48,440 VPD



ideal dental



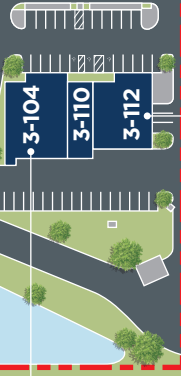
Batteries+Bulbs

ME MedExpress



**HARBOR FREIGHT**  
QUALITY TOOLS LOWEST PRICES

LAKWOOD HILL DR



FIRST WATCH  
THE DAYTIME CAFE



SUITE	TENANT	SF
1-100	Bahama Bucks	1,800
1-104	American Shaman of Keller	1,050
1-106	Batteries & Bulbs	1,575
1-116	Massage Envy	3,375
1-118	Vapor Galleria	1,400
1-120	The Point Pub & Grill	2,500
2-102	Ideal Dental	2,200
2-106	Available	1,400
2-106B	Subway	1,400
2-110	Alex Pizza Pasta & Subs	2,000
3-104	Navy Federal Credit Union	3,500
3-110	1-800 Flowers	1,700
3-112	First Watch	3,600
GL	MedExpress	5,000

**SITE LEGEND**

- Available
- Occupied
- Site Boundary
- Not A Part
- Occupied, but Available



PARKWOOD HILL BLVD



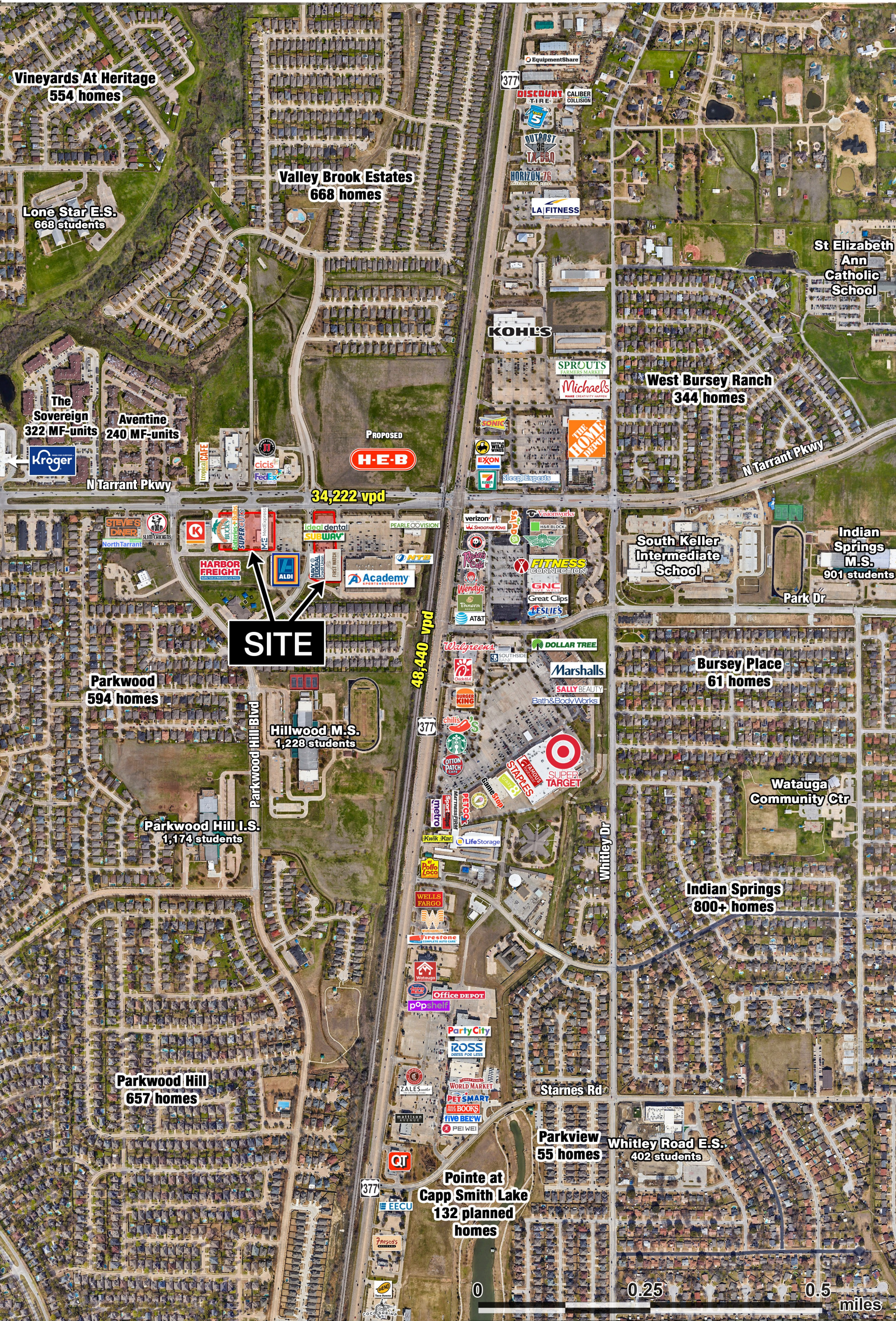
# PARKWOOD PLAZA | 5836 N TARRANT PKWY | 8424 LAKEWOOD HILL DR, FORT WORTH, TX 76244



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

**weitzman**<sup>®</sup>





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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 on 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Weitzman

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Emilie Gioia Paulson

Sales Agent/Associate's Name

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Date