

# PAD FOR LEASE

PRINCIPAL SEEKS STRONG NATIONAL CREDIT TENANT TO COMPLETE RIVER OAKS GROWING RETAIL SECTOR

## RIVER OAKS, TEXAS | FORT WORTH SUB-MARKET

5400 RIVER OAKS BLVD, RIVER OAKS, TX 76114



**0.4482**  
ACRES

### SITE HIGHLIGHTS

- » Infill, DRIVE THRU Location in Downtown River Oaks
- » Ideal for Fast Food Concept
- » Immediate neighboring operators include CHICKEN EXPRESS, TACO BELL, and GRUMPS BURGERS
- » Ingress/Egress from HWY 183
- » Only restriction: Prepared Mexican Food
- » Market Gap: Coffee Drive Thru/Burger Drive Thru
- » **APPROVED DRIVE-THRU**
- » Traffic Counts 2026 approx. 24k VPD
- » Going to Work Side of Street
- » Numerous City Grants & Incentives Available



**MARATHON COMMERCIAL DEVELOPMENT**

[www.marathoncommercial.com](http://www.marathoncommercial.com)

**DIANE SMITH, MANAGING DIRECTOR**

Marathon Commercial Development

📞 817-948-6994 CST ✉ [diane@marathonri.com](mailto:diane@marathonri.com)

Broker: Franks Realty International, LLC

# RETAIL MAP



# ZOOMED OUT MAP



**SITE**  
**5400**  
**RIVER OAKS BLVD**

**LOCKHEED MARTIN**

**NAVAL AIR STATION  
JOINT RESERVE BASE**

Walmart sam's club  
LOWE'S Krispy Kreme SONIC ALDI!  
SHOE DEPT. EXON  
T-Mobile KAY JEWELERS WHATABURGER Starbucks

crumbl cookies Waffle House petco  
McDonald's Panda Express Cane's Arby's Panera Bread



Burlington ROSS DRESS FOR LESS HARBOR FREIGHT TOOLS Olive Garden  
PET SMART DOLLAR TREE

**Dillard's jcpenny**

Albertsons MATTRESS FIRM Applebee's

metro by T-Mobile Advance! Auto Parts  
McDonald's WHATABURGER Auto Zone planet fitness

Walmart SUBWAY Panda Express KFC

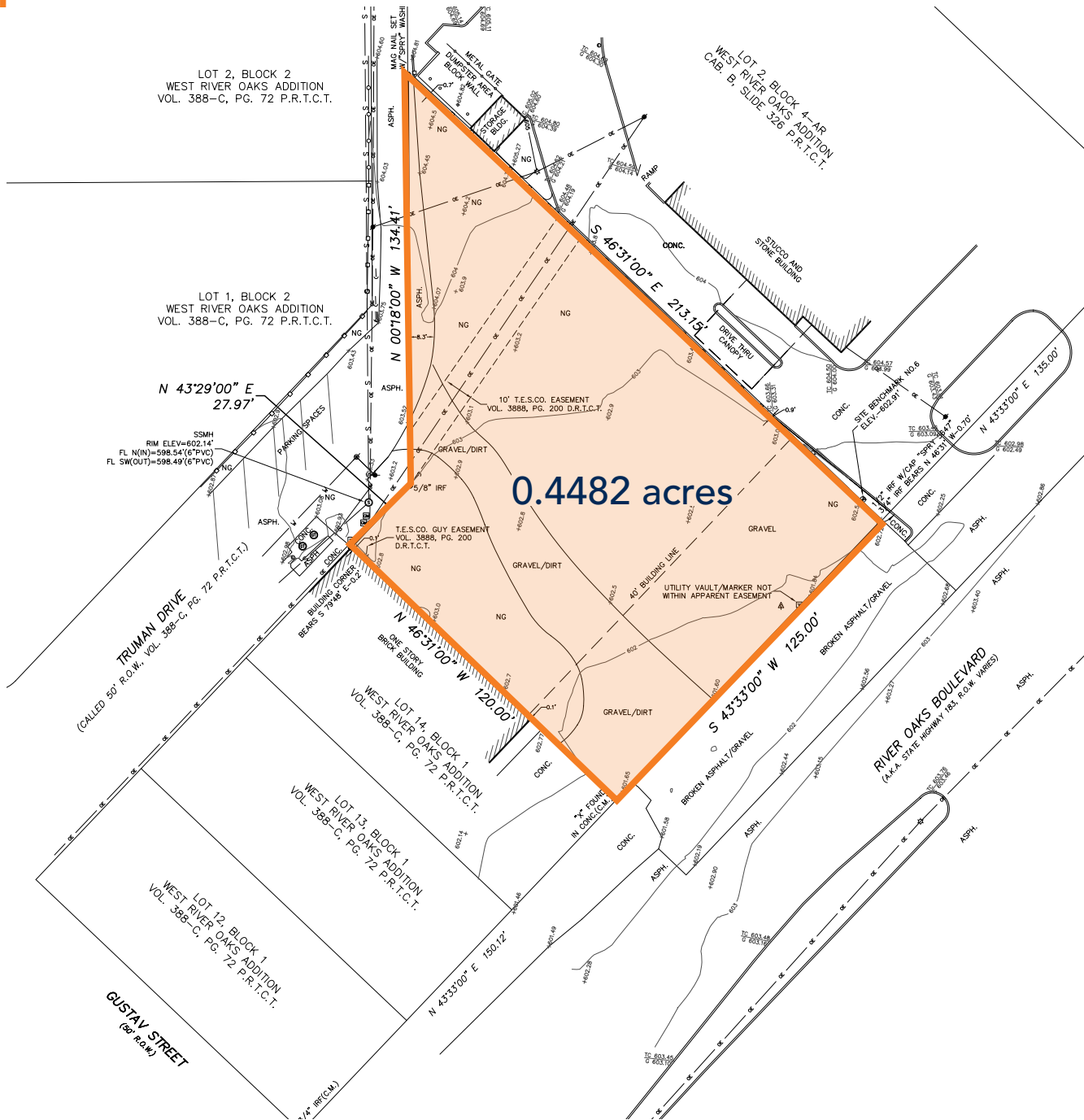
Little Caesars O'Reilly

**RIVER OAKS BLVD**

**CAMP BOWIE BLVD**



# SITE SURVEY



# REGIONAL MAP

- » 1,056 feet/0.2 mile from the busy signalized intersection of HWY 183 and Roberts Cut Off
- » 1 mile to Fort Worth's newest, trendy entertainment district - The River District
- » 2 miles to Fort Worth's Naval Air Station Joint Reserve Base
- » 5 miles to downtown Fort Worth



**NAVAL AIR STATION  
JOINT RESERVE BASE  
2 MILES**

**THE RIVER  
DISTRICT  
1 MILE**

**DOWNTOWN  
FORT WORTH  
5 MILES**

## MARKET OVERVIEW

### RIVER OAKS: CITY OVERVIEW

River Oaks is a well located, thriving sub-market of Fort Worth located just minutes to Fort Worth's vibrant downtown, the exciting new River District, the Naval Air Station Joint Reserve Base, and the historic Stockyards. The section of HWY 183 from Jacksboro HWY up until Westworth Village is a densely populated corridor currently underserved. 5400 River Oaks Boulevard is one of the last available vacant lots allowing for a full drive thru located directly next to a Chicken Express and Taco Bell situated across the road from a CVS. With over 20K VPD, the lot is highly accessible both from the N.E. and S.W. with direct ingress/egress from HWY 183 (River Oaks Blvd). There is a busy, signalized intersection at about 1,056 feet/0.2 miles away at the intersection of Robert's Cut Off and HWY 183. Market gaps include drive thru coffee, burgers, health food, or really anything other than 'prepared Mexican Food' which is the only deed restriction. With a median age of 37, the population continues to grow, new schools are under construction, and this commercial corridor becomes busier and busier.

## DEMOGRAPHICS OVERVIEW

| 2025 SUMMARY             | 1 MILE   | 3 MILE    | 5 MILE    |
|--------------------------|----------|-----------|-----------|
| Population               | 11,252   | 87,129    | 230,855   |
| Households               | 4,304    | 34,027    | 91,089    |
| Average Household Size   | 2.61     | 2.48      | 2.41      |
| Median Age               | 37.0     | 36.0      | 34.7      |
| Median Household Income  | \$68,586 | \$68,215  | \$68,685  |
| Average Household Income | \$91,505 | \$101,081 | \$100,853 |

### 5 MILE RADIUS



TOTAL  
BUSINESSES  
**13,323**



TOTAL  
EMPLOYEES  
**191,133**



MEDIAN  
NET WORTH  
**\$86,295**



PER CAPITA  
INCOME  
**\$40,343**

# MAJOR EMPLOYMENT IN THE TRADE AREA WITHIN APPROX. 2 MILES

## LOCKHEED MARTIN'S FORT WORTH FACILITY

- » Approx. 22,000 employees
- » Global headquarters for its Aeronautics business area, primarily focusing on the development, manufacturing, and sustainment of advanced fighter aircraft.
- » Located at **Air Force Plant 4**, it is the main production site for the F-35 Lightning II and F-16 Fighting Falcon.

## KEY ACTIVITIES AT LOCKHEED MARTIN

- » **F-35 Lightning II Production:** The facility is the hub for producing the world's most advanced multi-role fighter, with production capacity designed to meet high global demand.
- » **F-16 Fighting Falcon:** Continued production and support for the F-16.
- » **Aeronautics Headquarters:** Manages research, design, engineering, and manufacturing for Lockheed Martin's air-based defense solutions.
- » **Economic Impact:** As a major employer in Tarrant County, the site drives significant local economic growth and supports thousands of jobs.

The site operates in close proximity to Naval Air Station Joint Reserve Base Fort Worth, facilitating flight tests and military collaboration with Lockheed. The Joint Reserve has approximately 11,700 staff.



# PROPERTY PHOTOS





# 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.

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

|  |             |                           |              |
|--|-------------|---------------------------|--------------|
| Franks Realty International, LLC                                     | 9006449     | kris@krisfranksrealty.com | 817-720-5500 |
| Name of Sponsoring Broker (Licensed Individual or Business Entity)   | License No. | Email                     | Phone        |
| Kristopher Franks  | 0586589     | kris@krisfranksrealty.com | 817-805-2400 |
| Name of Designated Broker of Licensed Business Entity, if applicable | License No. | Email                     | Phone        |
| Name of Licensed Supervisor of Sales Agent/Associate, if applicable  | License No. | Email                     | Phone        |
| Diane M Smith-Marathon Development, LLC                              | 628083      | Diane@MarathonRI.com      | 817-948-6994 |
| Name of Sales Agent/Associate  | License No. | Email                     | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date