



## **WOODLAND SPRINGS PLAZA**

NWC OF KELLER HICKS & WOODLAND SPRINGS DR  
11477 Woodland Springs Dr., Fort Worth, TX 75244

## **FOR LEASE**

DOUGLAS WILDER | KM REALTY  
doug@kmrealty.net | 214.682.0502



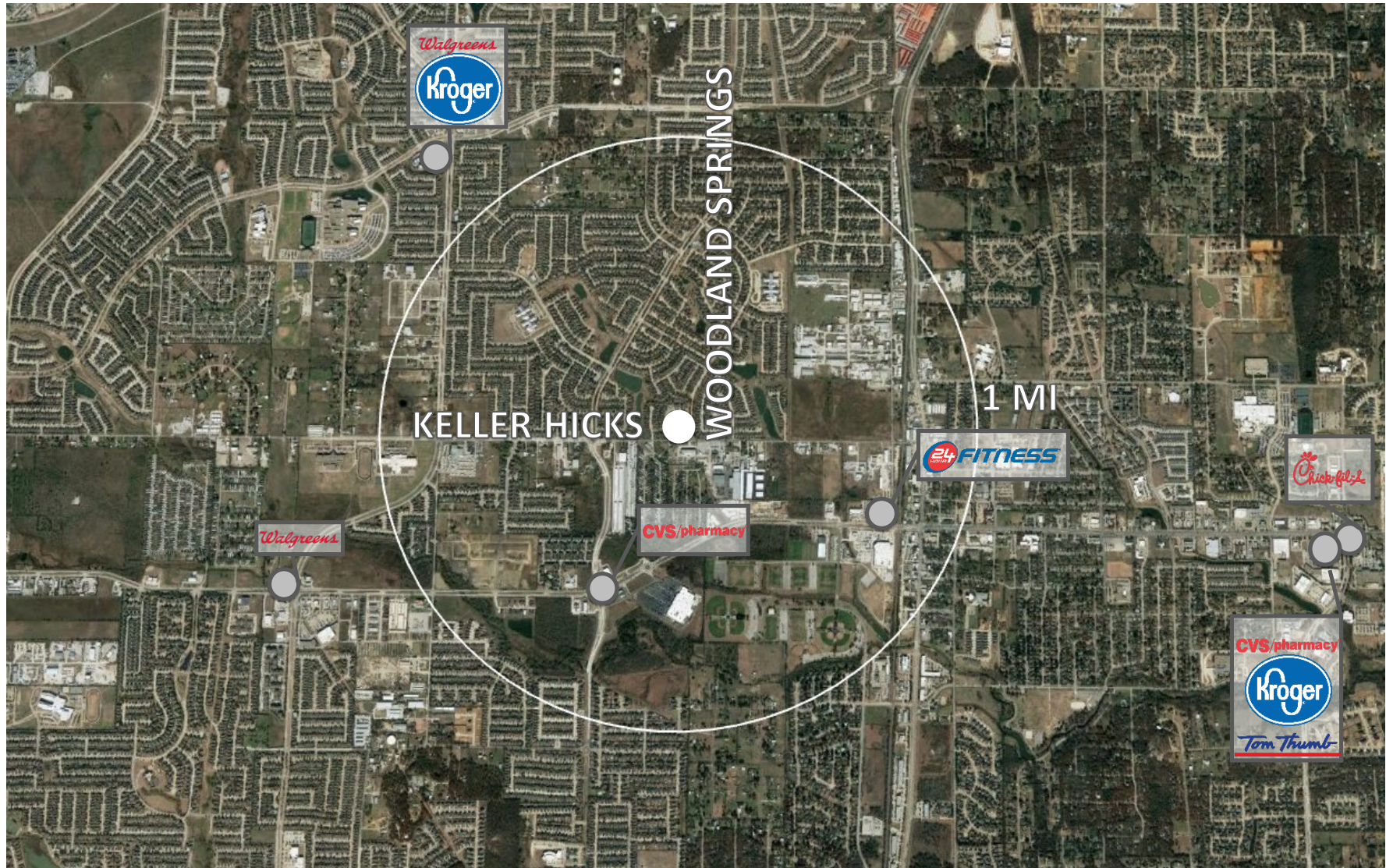
## HIGHLIGHTS

- + Excellent Visibility & Daytime Traffic
- + Multiple Points of Ingress / Egress
- + Entrypoint to Major Planned Community
- + Diverse Tenant Mix with Recognizable and Popular Names
- + Close Proximity to 377

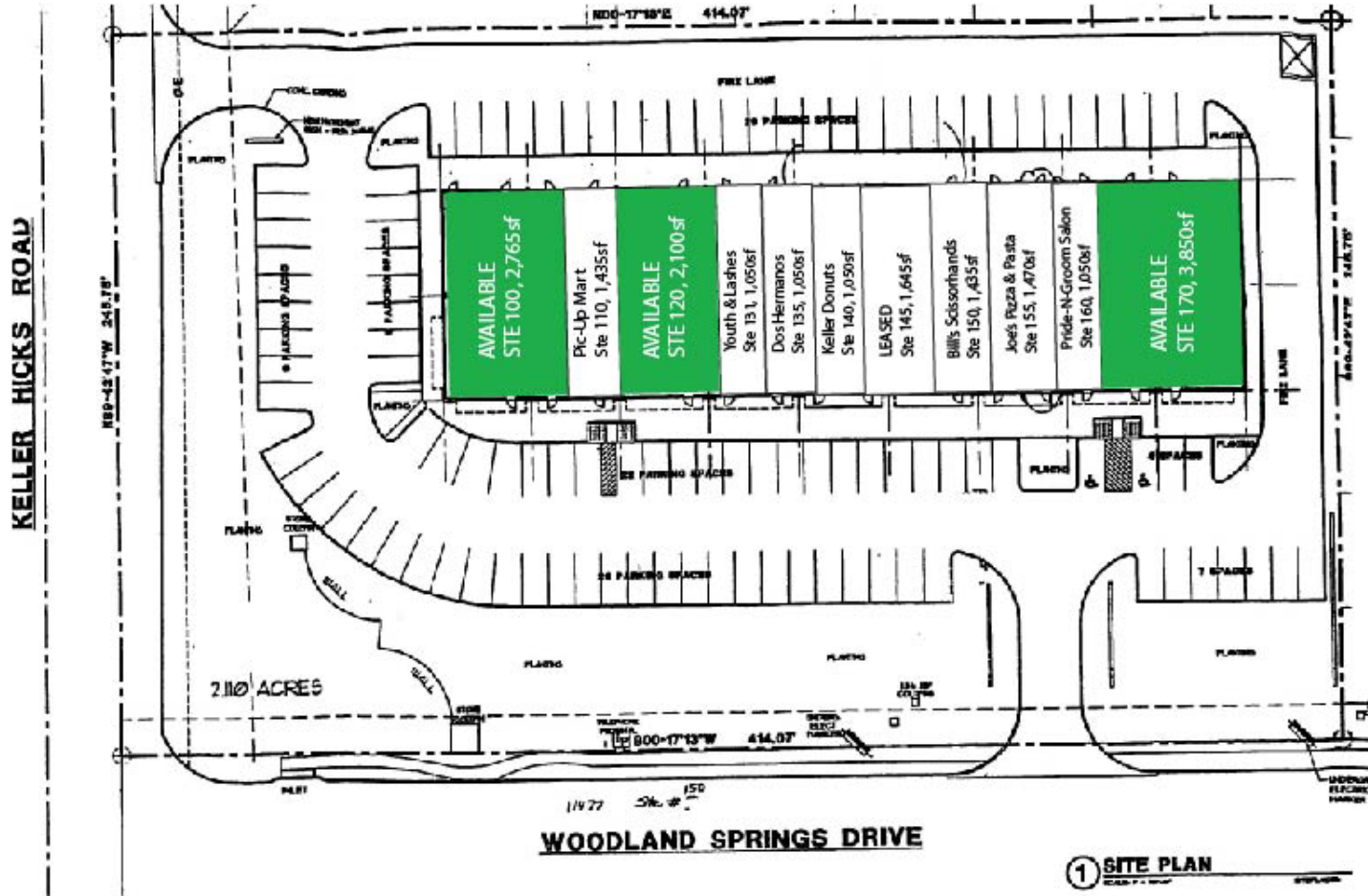
## DESCRIPTION

Size: 18,900 SF Retail Center on 75,358 SF Land  
Built: 2006  
Parking: 105 Spaces (5.55 Spaces per 1,000 SF)  
Addtl: Monument Signs; Canopy Walkway Along Storefronts  
Mgmt: KM Realty

## NOTABLE CO-TENANTS



# SITE PLAN



## TENANT KEY

#	Tenant	SF
100	<b>AVAILABLE</b>	<b>2,765</b>
110	Pic-Up Mart	1,435
120	<b>AVAILABLE</b>	<b>2,100</b>
131	Youth & Lashes	1,050
135	Dos Hermanos	1,050
140	Keller Donuts	1,050
145	Leased	1,645
150	Bill's Scissorhands	1,435
155	Joe's Pizza & Subs	1,470
160	Pride-N-Groom	1,050
170	<b>AVAILABLE</b>	<b>3,850</b>



## Building 1

Size: SF (Spaces As Small As 2,100 SF)

Rate: Call Broker for Pricing

Available: Immediately

Fmr Use: N/A

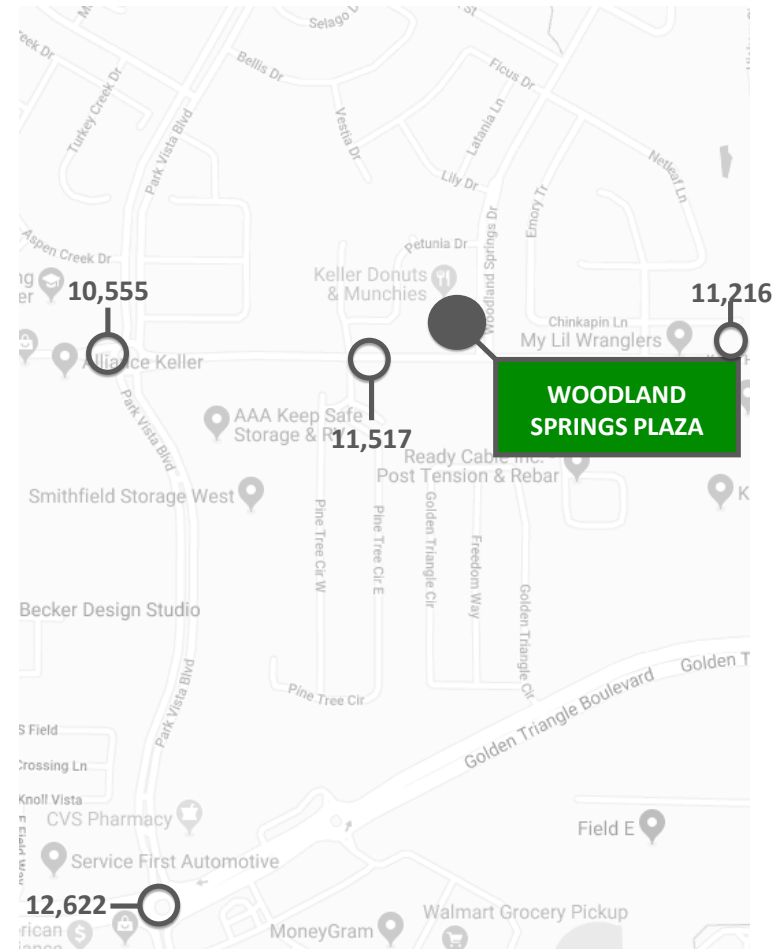
Notes: Woodland Springs sits at the entrance to a larger master-planned community and represents an optimal location for any small business. Currently, there are no dry cleaners within almost 1 mile of the center.

# DEMOGRAPHICS & TRAFFIC



Population	1 MI	3 MI	5 MI
2019 Population	7,104	95,005	231,855
<b>Households</b>			
Avg Household Inc	\$109,888	\$145,107	\$137,645
2019 Avg HH Vehicles	2.00	2.00	2.00
<b>Employment</b>			
Daytime Employment	7,248	40,088	101,198

## TRAFFIC COUNTS







EXCLUSIVE LEASING BROKER

Douglas Wilder  
Leasing Broker, KM Realty  
214.682.0502 | doug@kmrealty.net

KM Realty | Leasing  
5851 Legacy Circle, Suite 600  
Plano, Texas 75024

INFORMATION PRESENTED

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