

# Shops At Cheek Sparger

3700 Cheek-Sparger Rd, Bedford, TX 76021

Retail  
Leasing Opportunity

Leasing Brochure



**MATTHEWS**™

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# Project Scope

**±1,831 SF**  
Available

**±13,332 VPD**  
Cheeks Sparger Rd

**±11,594 VPD**  
Right Frontage SH - 121

## Project Scope

- Walmart and HEB anchored retail center
- Strong retail corridor
- Easy access to Hwy 121
- Former State Farm office
- Ample Parking



## Demographics

| Population               | 1-Mile    | 3-Mile    | 5-Mile    |
|--------------------------|-----------|-----------|-----------|
| Current Year Estimate    | 12,262    | 113,982   | 214,276   |
| Households               | 1-Mile    | 3-Mile    | 5-Mile    |
| Current Year Estimate    | 5,188     | 48,513    | 88,644    |
| Income                   | 1-Mile    | 3-Mile    | 5-Mile    |
| Average Household Income | \$163,657 | \$139,902 | \$144,328 |

## Nearby Retailers





  
**Creekside**  
48 Homes

  
**Trinity Union**  
459 Units

  
**Silverwood**  
88 Homes

**H-E-B**

Cheek Sparger Rd ± 13,332 VPD

**Walmart**  
Supercenter

Top 19% of National Locations  
Source: AlphaMap



121

Rio Grande Blvd

Woodpark Ln

Right Frontage SH - 121 ± 11,594 VPD

± 118,652 VPD

54<sup>TH</sup> STREET

Valvoline

QT  
QuikTrip

WAFLE HOUSE

TEXAS TRUST

frozko  
TACO SPOT

CityVet RBFCU

SAJAD





**SLICK CITY ACTION PARK**

**Market STREET**

**LIFETIME FITNESS**

**Walmart**  
Neighborhood Market

**Glenhope Elementary School**  
±546 Students

**Colleyville Heritage High**  
±1,984 Students

**TARGET**

W Glade Rd ± 11,619 VPD

**belk** **five BELOW**

**HomeGoods**  
**DICK'S SPORTING GOODS** **ULTRA BEAUTY**

**HOBBY LOBBY** **McDonald's** **FUZZY'S TACO SHOP**

**LA FITNESS** **LOWE'S**  
**DOLLAR TREE** **PET SMART**  
**Marshalls** **STAPLES**

**IHOP** **Freddy's** **Red Lobster** **Batteries + Bulbs**  
**Schlotzsky's** **CHIPOTLE** **STARBUCKS** **SMOOTHIE KING**

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**WHOLE FOODS MARKET** **petco**

**at home** The Home Decor Superstore  
**EoS** **DAVE'S NESTERS** **MOD**

Cheek Sparger Rd ± 13,332 VPD

Future **H-E-B**

**Kensington by the Vineyard**  
±256 Units

**Bedford Junior High**  
±1,001 Students

**Subject Property**

**Walmart Supercenter**

**Lakewood Elementary**  
±574 Students

**the Y**

**Kroger**

**Harwood Junior High**  
±1,024 Students

**Walgreens**

**planet fitness**

360

**Kroger**

121

± 29,459 VPD

± 98,054 VPD

± 118,652 VPD



**Dallas Fort Worth International Airport**  
85.7 Million Annual Passengers



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**Broker of Record**

**Patrick Graham**

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)



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

|  |             |                           |              |
|--|-------------|---------------------------|--------------|
| Matthews Real Estate Investment Services, Inc.                     | 9005919     | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                     | Phone        |
| Patrick Graham   | 528005      | licensing@matthews.com    | 866-889-0050 |
| Designated Broker of Firm  | License No. | Email                     | Phone        |
| Patrick Graham   | 528005      | licensing@matthews.com    | 866-889-0050 |
| 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.

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