



TOWN & COUNTRY SHOPPING CENTER  
 2420-2536 Jacksboro Highway  
 Fort Worth, Texas 76114

FOR LEASE  
 1,445-27,588 SF

**NAI** Robert Lynn / Retail



## AMENITIES + MAP + DEMOGRAPHICS



**Anchor Space Available -  
Up to 27,588 SF**



**Located in the Historic Northside at  
High Traffic Intersection of Hwy 199  
& Hwy 183 (34,456 VPD)**



**Adjacent to Top Performing Walmart  
Supercenter (99th % Percentile Rank in  
the Nation)**



**Excellent Mix of National, Regional  
and Local Tenants**



**Lease Rate: Call Broker**

### ADDITIONAL AMENITIES:

- Pylon Signage Available
- Anchor & Junior Anchor Spaces
- Dock High & Grade Level Loading
- Prime Visibility to Hwy 199

### TRAFFIC GENERATORS:



**and many more!**



### DRIVE TIME:

Downtown Fort Worth 11 Minutes  
Fort Worth Stockyards 8 Minutes  
Loop 820 5 Minutes  
Interstate 35 11 Minutes  
Interstate 30 12 Minutes  
Chisholm Trail 12 Minutes

### JACKSBORO HWY

**34,456 VPD**

### RIVER OAKS BLVD

**22,685 VPD**

*Source: TXDOT 2022*

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## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,858	88,238	223,022
TOTAL HOUSEHOLDS	4,567	29,268	81,505
AVERAGE HOUSEHOLD SIZE	3.40	2.90	2.60
AVERAGE HOUSEHOLD INCOME	\$56,344	\$72,381	\$82,758

Source: CoStar 2023

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE	14,690	79,544	187,367
BLACK	590	4,934	23,254
HISPANIC ORIGIN	12,414	58,877	113,173
AMERICAN INDIAN/ALASKAN NATIVE	218	1,071	2,459
ASIAN	84	951	4,817
HAWAIIAN & PACIFIC ISLANDER	17	90	264
TWO OR MORE RACES	259	1,649	4,862

### AGENT

**Jake Blankenship**

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**NAIRL** Robert Lynn

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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.

2-10-2025



### 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.

### 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. **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.

**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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