

BEDFORD RETAIL FOR LEASE

SEQ CHEEK-SPARGER RD & HERITAGE AVE, BEDFORD, TEXAS 76201

SHOP COS.



Max Keffer / MAX@SHOPCOMPANIES.COM / 214-556-2918

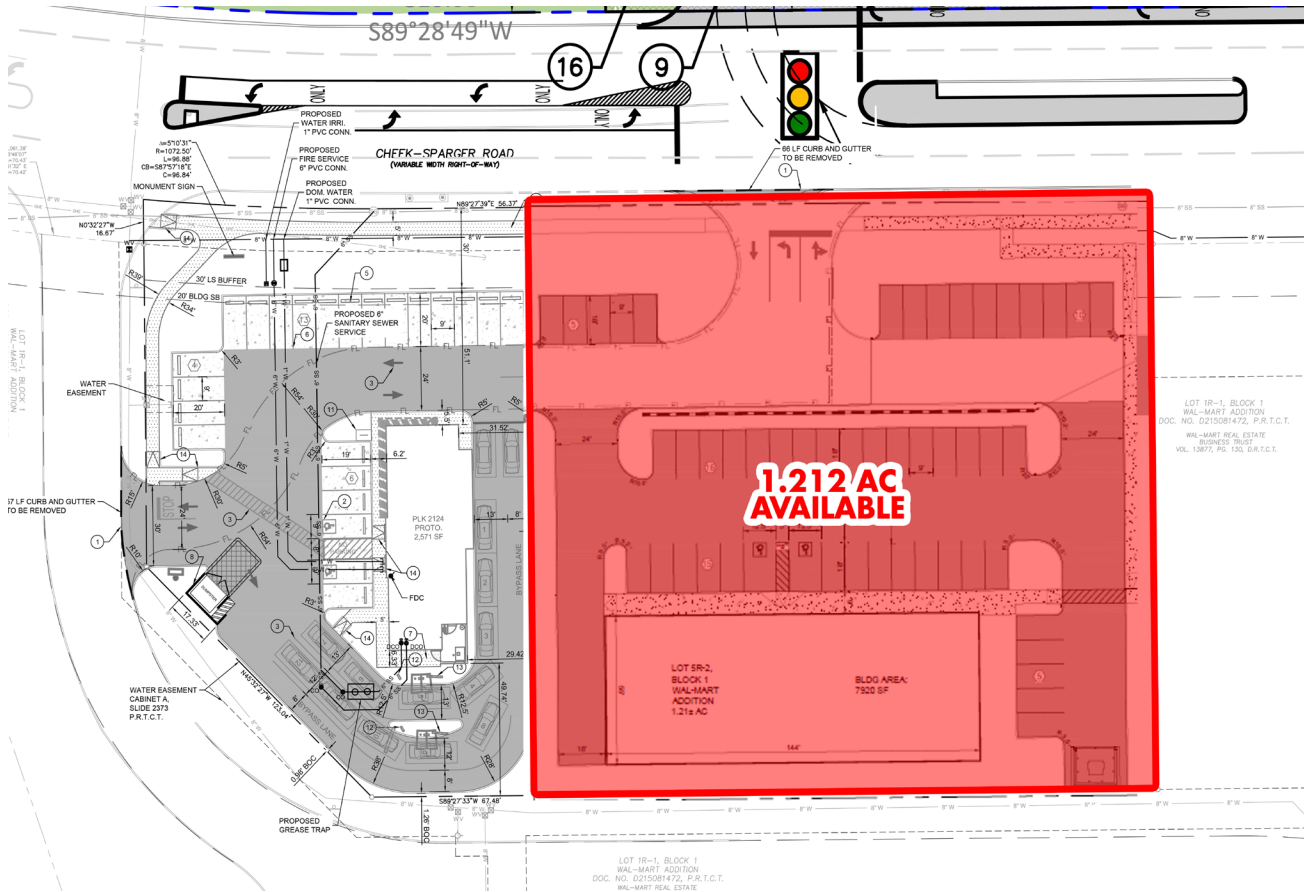
Jake Sherrington / JAKE@SHOPCOMPANIES.COM / 214-960-4623

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PROJECT SCOPE

Walmart anchored pad site immediately adjacent to a future Popeyes, and across the street from a new 126,000 square foot HEB that is slated to open in early to mid 2026. The site will benefit from direct access to a median break that will be installed along Cheek Sparger Rd (which will also be a signalized intersection as the main entrance into HEB once open), as well as cross access via Popeyes over to the Walmart entrance drive from Cheek Sparger Rd.

DETAILS

- 1.212 AC/52,785 SF Available
(ownership will consider demising the parcel) - See next page for conceptual plans
- Direct access from Cheek Sparger Rd at a full median break that will be a signalized intersection
- Located directly across from future HEB (under construction)
- Popeyes scheduled to open Spring 2026
- Water, sewer, electric, and gas service are present

TRAFFIC COUNTS

o Cheek-Sparger:	16,666 VPD
o SH Hwy 121:	90,314 VPD

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	12,731	114,367	217,837
Avg. HH Income	\$156,659	\$128,599	\$133,727
Total Housing Units	5,707	49,626	91,640
Daytime Population	11,010	106,812	25,600
Median Home Value	\$393,259	\$394,148	\$396,681

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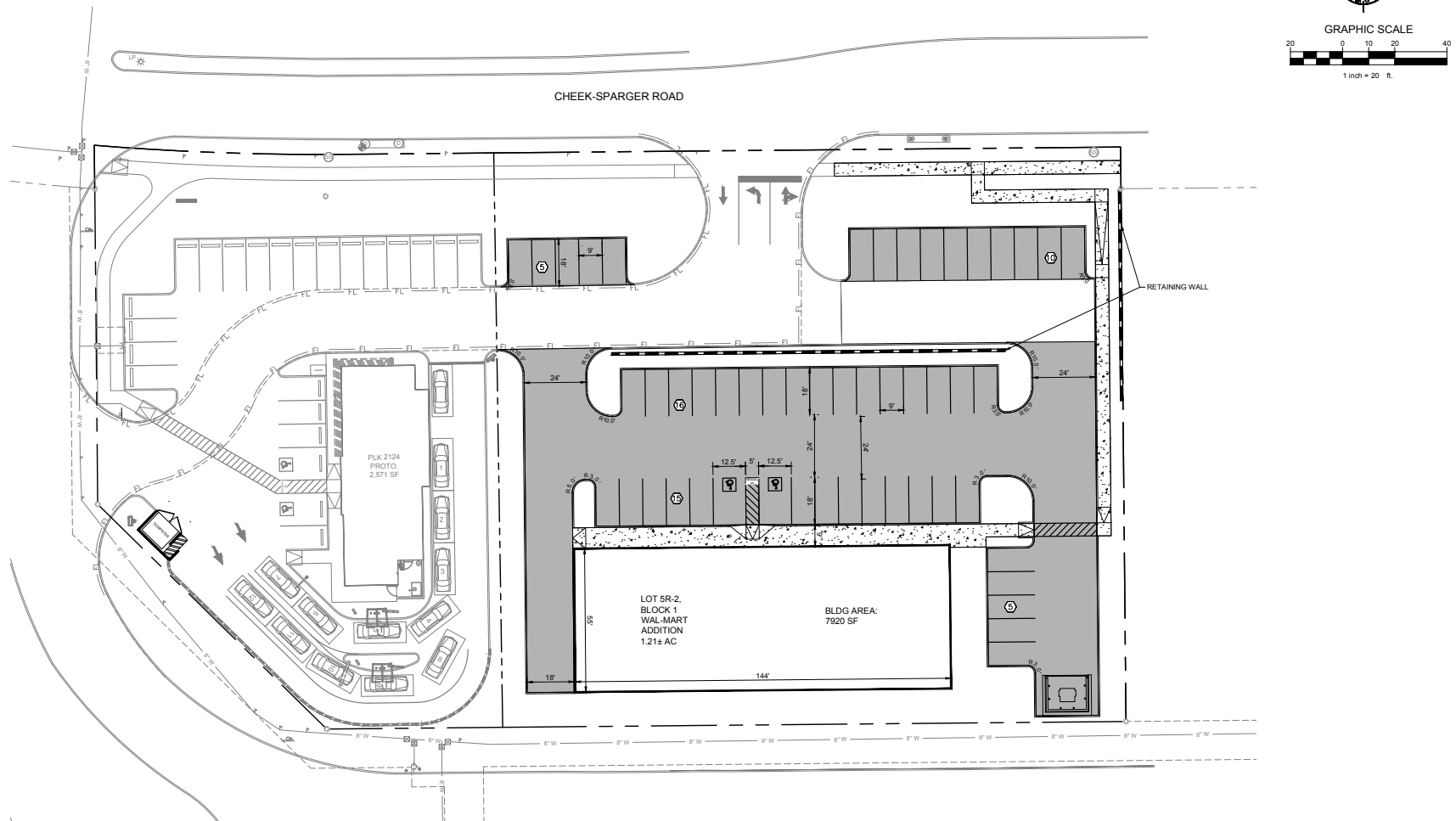
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Conceptual
Plan:



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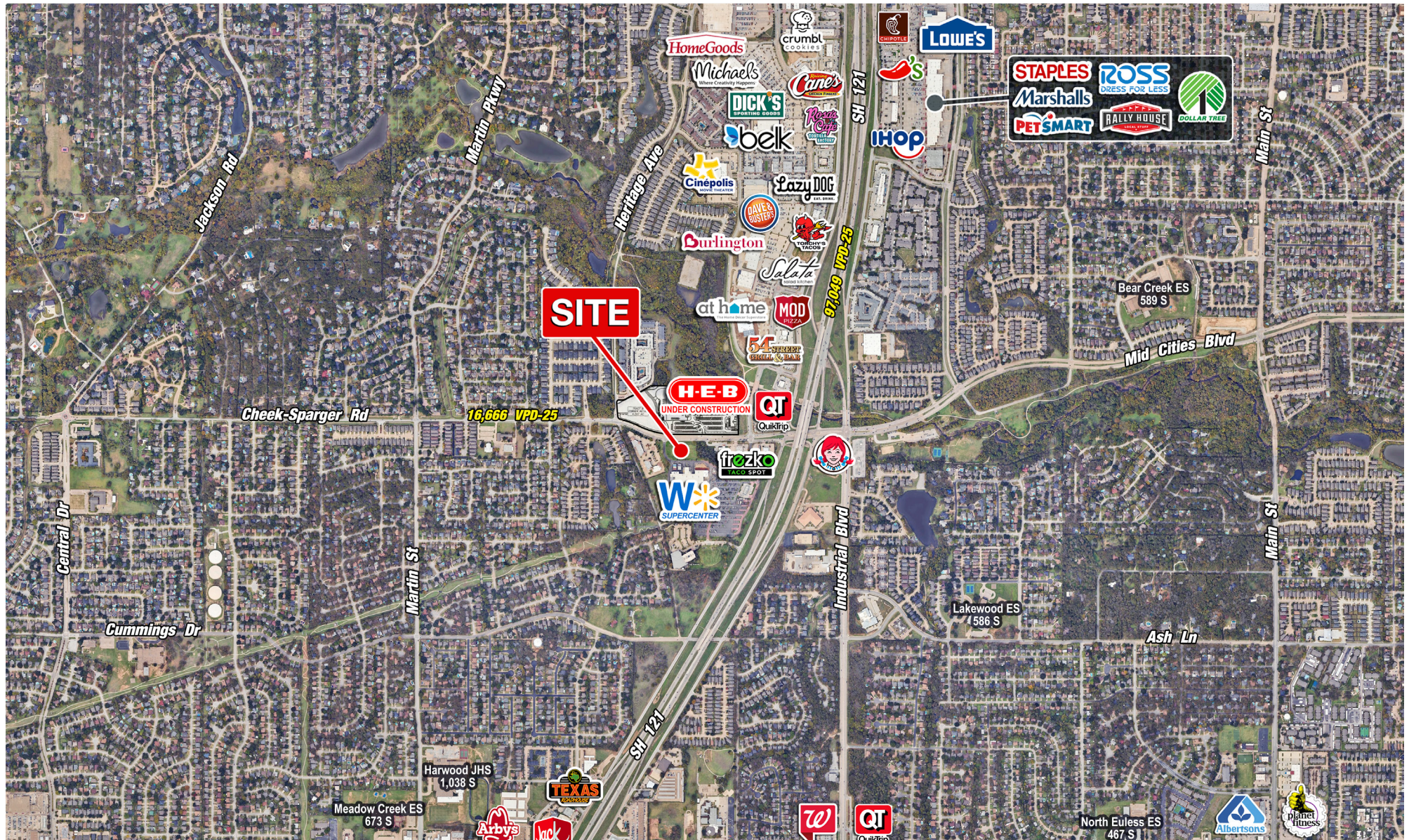
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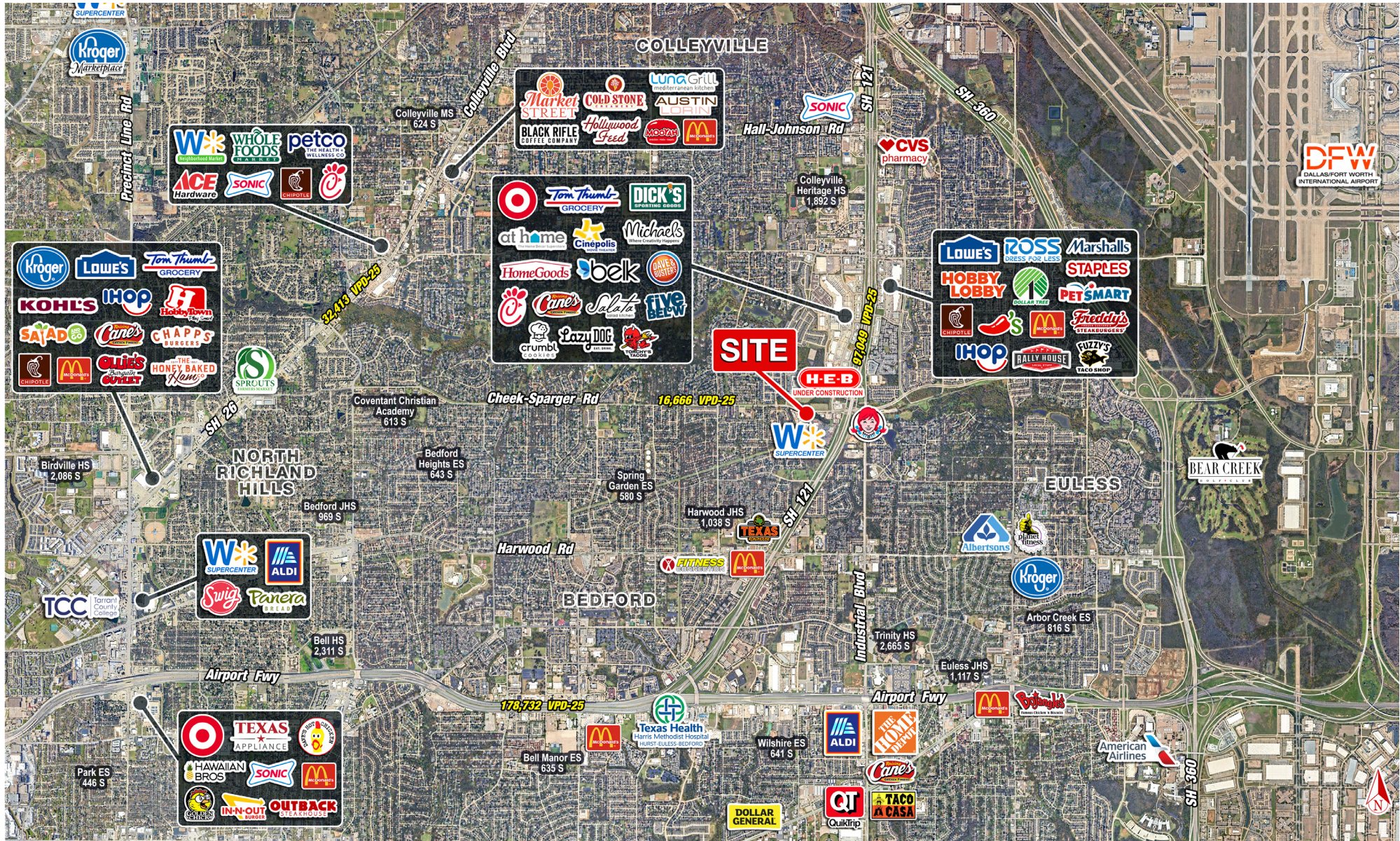
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November 20, 2024

H-E-B breaks ground on stores in Murphy, Mid-Cities area New stores continue the retailer's expansion in the DFW Metroplex

H-E-B officially started construction on two H-E-B stores in Murphy, a city northeast of Dallas, and in the Mid-Cities area in the Euless and Bedford communities. The two stores are expected to open in 2026.

At 122,000 square feet in size, the Murphy H-E-B store will be at FM 544 and McCreary Road in Collin County. For the Mid-Cities location, the 126,000-square-foot store will be at the northwest corner of Cheek-Sparger Road and Rio Grande Blvd. in Tarrant County. Both stores will include a full-service H-E-B Pharmacy with a drive-thru, True Texas BBQ restaurant, and H-E-B Curbside and Home Delivery, which will allow customers to place orders online for pickup at the store or delivery to the home. The locations also will have a fuel station with car wash. Inside and out, H-E-B designed the stores to reflect the character unique to each community.

More details about these stores will be shared closer to opening. The two locations will showcase all the quality products and innovative services H-E-B customers have come to love and expect.

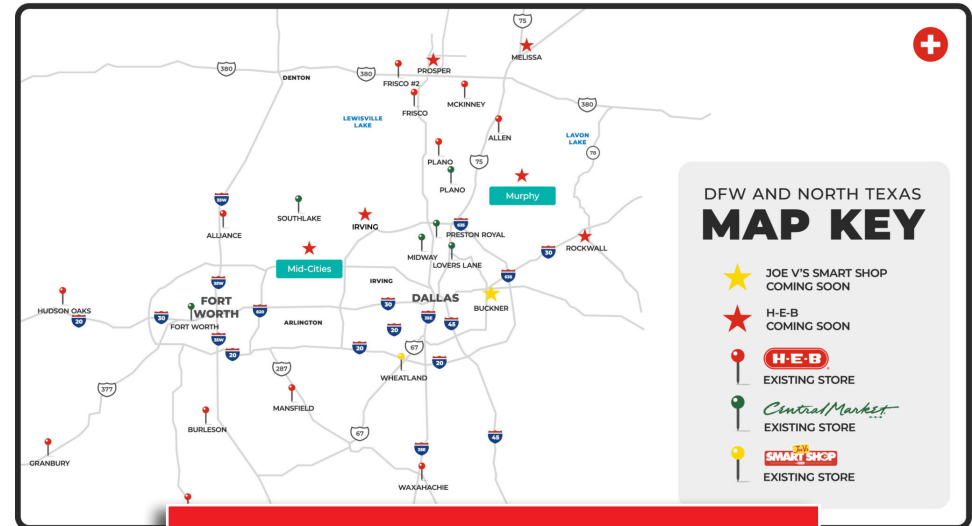
The company's continued expansion into the DFW Metroplex reinforces the retailer's commitment to serve more customers and communities in this dynamic and growing part of Texas. Regularly recognized as a top employer in the nation, H-E-B will offer positions that range from department managers to cashiers. H-E-B will post all job opportunities to its H-E-B Careers site in the coming months.

Through its Spirit of Giving philosophy, H-E-B is passionately dedicated to its customers beyond its stores. In this spirit, H-E-B announced it will donate a total of \$100,000 to organizations that serve the area to commemorate the two groundbreaking ceremonies. For the Murphy groundbreaking, H-E-B gifted \$10,000 each to Friends of the Smith Public Library, Wylie ISD Education Foundation, Amazing Grace Food Pantry, Coventry Reserve, and the Collin County Children's Advocacy Center. For the Mid-Cities store, H-E-B gifted \$10,000 each to The Clubhouse for Special Needs, 6 Stones, Uprights Theatre Co., Serving our Seniors, and the HEB ISD Education Foundation. These donations build on H-E-B's support of more than 100 non-profit organizations and public schools in the DFW Metroplex.

In the DFW area, H-E-B has opened H-E-B stores in Frisco, Plano, McKinney, Allen, Alliance, and Mansfield. Additionally, the company also recently opened Joe V's Smart Shop Wheatland in Dallas. Another location is set to open next year in Dallas at Buckner Blvd. and Samuell Blvd. Joe V's Smart Shop is part of H-E-B's family of brands offering an innovative price format that delivers the most relevant, high-quality, fresh products H-E-B is known for at even lower prices.

A proud Texas company, H-E-B's presence in the Metroplex runs deep. H-E-B has served the broader community for two decades with its Central Market stores, which were introduced to the DFW area in 2001 and grew to serve customers in Dallas, Plano, Southlake, and Fort Worth. H-E-B stores also serve communities near the Metroplex including Burleson, Hudson Oaks, Granbury, and Waxahachie.

The largest privately held employer in Texas, H-E-B has more than 435 stores and 160,000 Partners in Texas and Mexico, and the retailer continues to be an economic driver as it expands in North Texas and other areas of the state. As a multi-format retailer, H-E-B operates Joe V's Smart Shop and Central Market stores throughout Texas, as well as Mi Tienda store formats in Houston. H-E-B also owns Favor Delivery, a fast and convenient delivery service that serves cities across the state.



[Click here to view the full article](#)

<https://newsroom.heb.com/h-e-b-breaks-ground-on-stores-in-murphy-mid-cities-area/>

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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 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.

SHOP COMPANIES

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