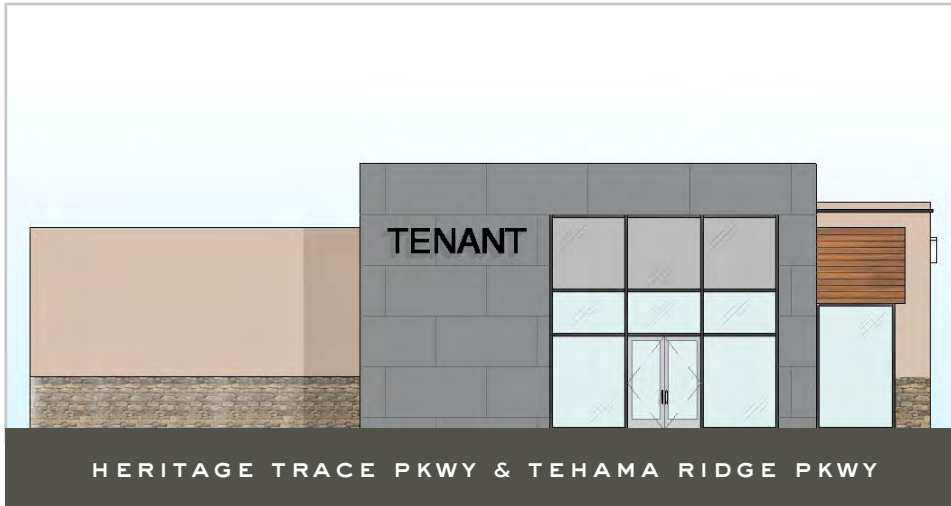


# HERITAGE TRACE RETAIL/OFFICE

NWQ HERITAGE TRACE PARKWAY & TEHAMA RIDGE PARKWAY - FORT WORTH, TEXAS 76177



## PROPERTY OVERVIEW

- » Adjacent to Kiddie Academy of Alliance (9773 Tehama Ridge Parkway, Fort Worth, Texas 76177)
- » Proposed 10,000 SF for Lease
- » Or +/- 30,580 SF Improved Lot for Sale or Ground Lease
- » NW Quadrant of Heritage Trace Parkway & Tehama Ridge Parkway
- » Retail/Medical/Office

## DAILY TRAFFIC

Heritage Trace Pkwy 17,000 VPD

## NOW OPEN



## DEMOGRAPHIC INFORMATION

3 Mile Radius Population	66,737
3 Mile Avg. HH Income	\$105,360
Population Growth between 2000-2016	30.9%

## AREA RETAILERS

Ashley Furniture	Dick's Sporting Goods	Kroger
Belk	DSW Shoes	PetSmart
Best Buy	Hobby Lobby	Rue21
Cinemark	JCPenney	Ulta

## PROPERTY BUSINESSES

- 7-Eleven
- Kiddie Academy
- International Leadership of Texas



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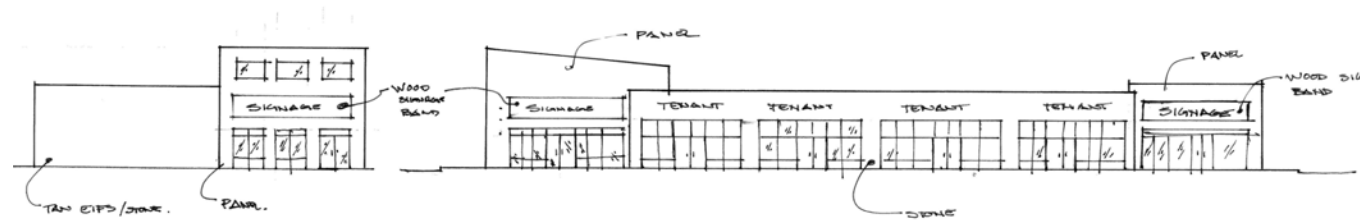
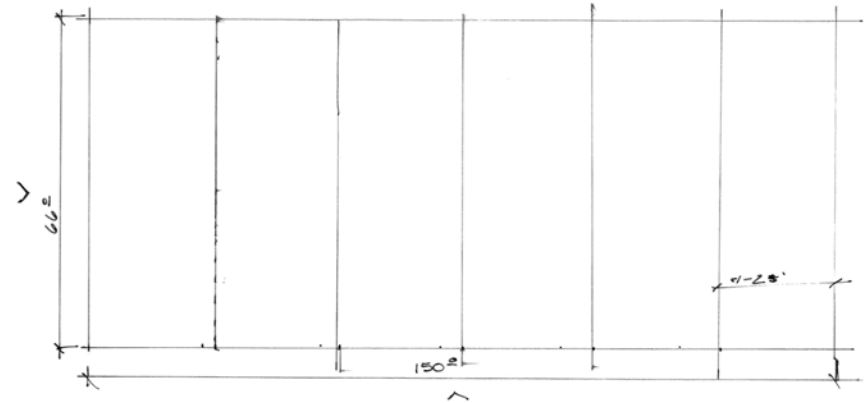
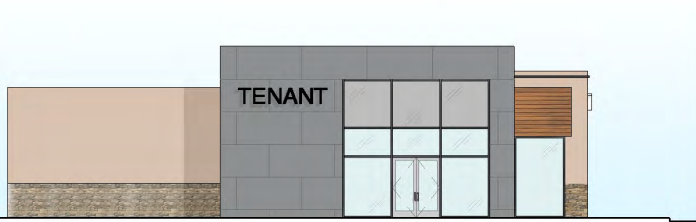
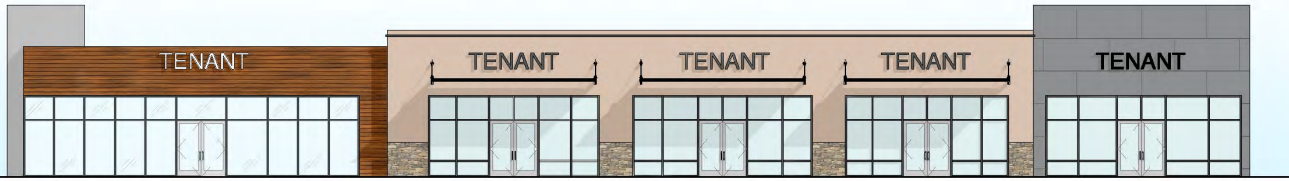


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