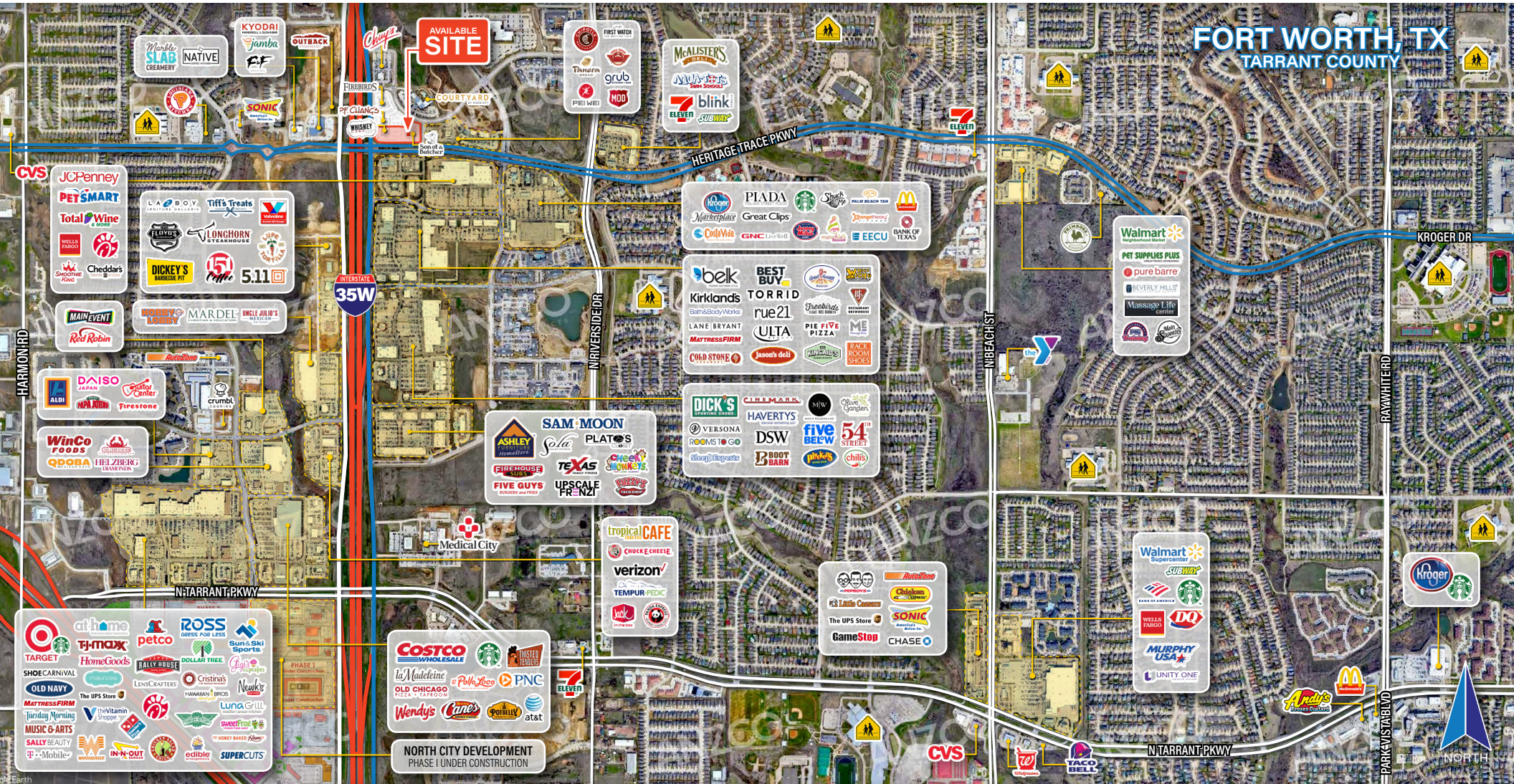


FOR LEASE RESTAURANT SITE | PROPOSED 2,500± SF BUILDING WITH PATIO

NEC OF I-35 & HERITAGE TRACE PARKWAY | FORT WORTH, TX 76244 | TARRANT COUNTY



7500 San Jacinto Place | Plano, TX 75024 ■ 4455 E. Camelback Rd, Suite E-180 | Phoenix, AZ 85018 8909 ■ Regents Park Dr, Suite 420-2 | Tampa, FL 33647 ■ www.anzcollc.com



The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sale, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



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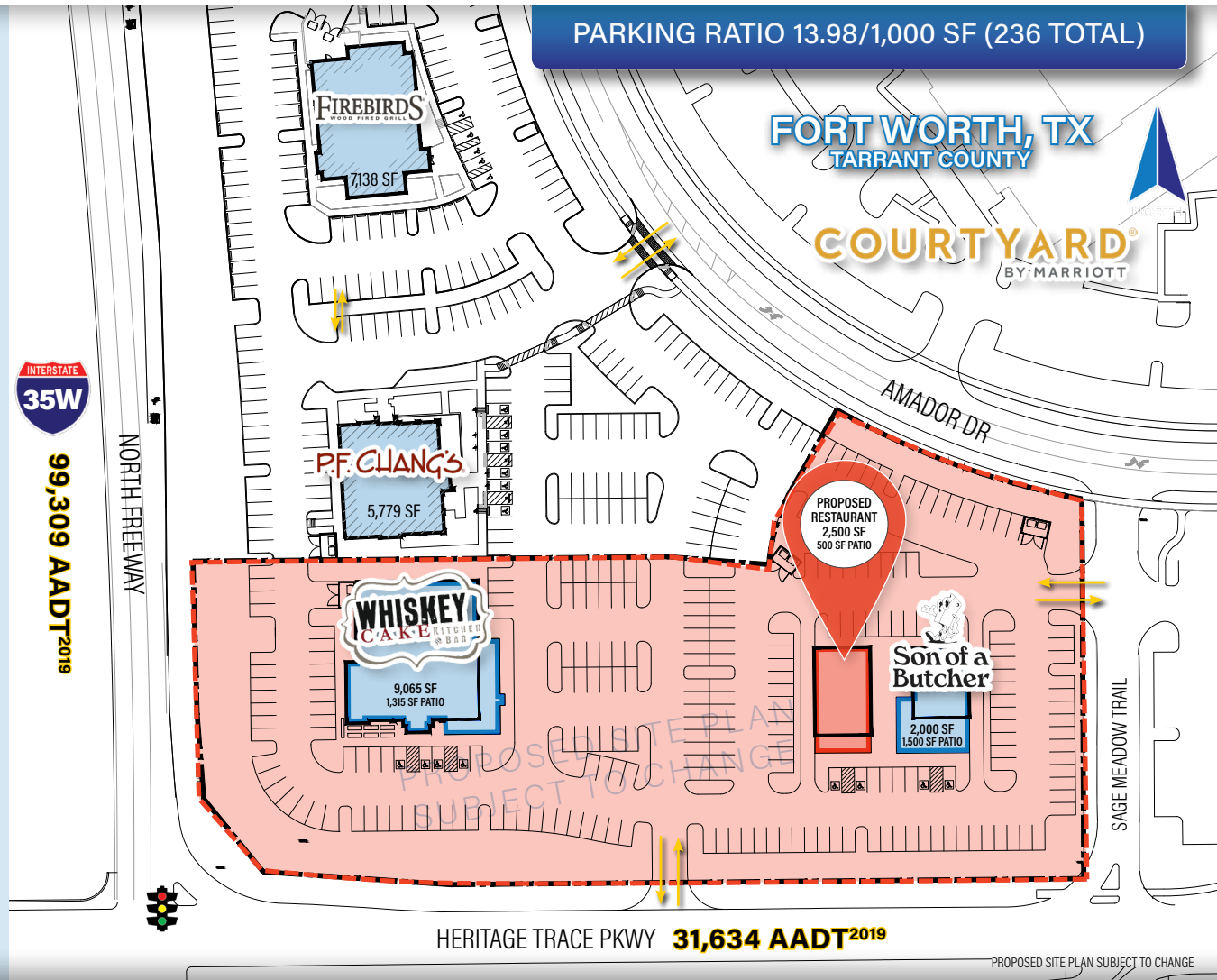
NEC OF I-35 & HERITAGE TRACE PARKWAY | FORT WORTH, TX 76244 | TARRANT COUNTY

PROPERTY FEATURES:

- FOR LEASE RESTAURANT PAD: proposed 2,500± SF building with 500± SF patio on 3.62± acres total
- Excellent location at the NEC of I-35 & Heritage Trace Parkway on the northside of Fort Worth
- Site has great visibility and access from I-35 (North Freeway) and Heritage Trade Parkway; area traffic counts are strong.
- In a rapidly devleoping area with an 3.5+% projected growth rate and high average incomes.
- Restauranteurs in close proximity to site include Whiskey Cake, Son of a Butcher, Firebirds, Chuys, PF Changs, Chipotle, Panera, First Watch, Shell Shack, Grub, MOD Pizza, Pei Wei and more
- New Courtyard by Marriott across the street
- Parking ratio is 13.98/1,000 SF (236 total spaces)

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
 TOTAL POPULATION	6,635	74,072	217,717
 POPULATION GROWTH (5 YR. FORECAST)	3.71%	3.56%	3.58%
 AVERAGE HOUSEHOLD INCOME	\$132,238	\$137,198	\$128,912
 TOTAL EMPLOYEES	3,205	23,497	64,253



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4.25.22

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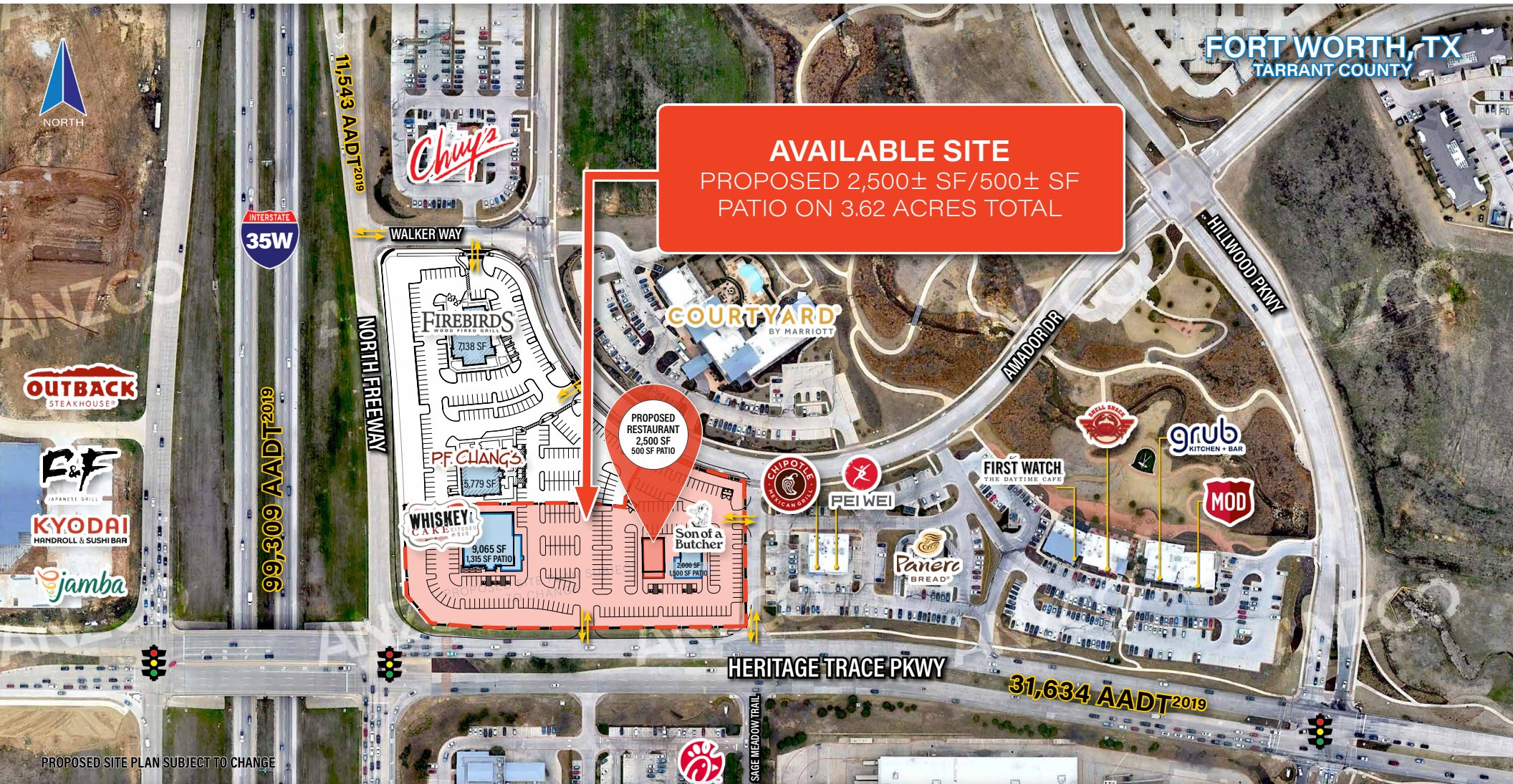
ANZCO
REAL ESTATE SERVICES LLC

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FOR LEASE RESTAURANT SITE | PROPOSED 2,500± SF BUILDING WITH PATIO

NEC OF I-35 & HERITAGE TRACE PARKWAY | FORT WORTH, TX 76244 | TARRANT COUNTY



AVAILABLE SITE
PROPOSED 2,500± SF/500± SF
PATIO ON 3.62 ACRES TOTAL

PROPOSED RESTAURANT
2,500 SF
500 SF PATIO

PROPOSED SITE PLAN SUBJECT TO CHANGE

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