

NORTH CITY

North City is one of the largest mixed-use developments in the southwest. The site possesses a rare blend of high incomes, density, traffic counts, and daytime population.

North City will provide shoppers a one-of-a-kind environment that aims to be the super-regional draw of North Fort Worth.

Project Overview

- Small Shop Retail & Restaurant Space Available
- Pad Sites Available for Ground Lease or Build-to-Suit
- Anchor Land Available

Alliance Corridor

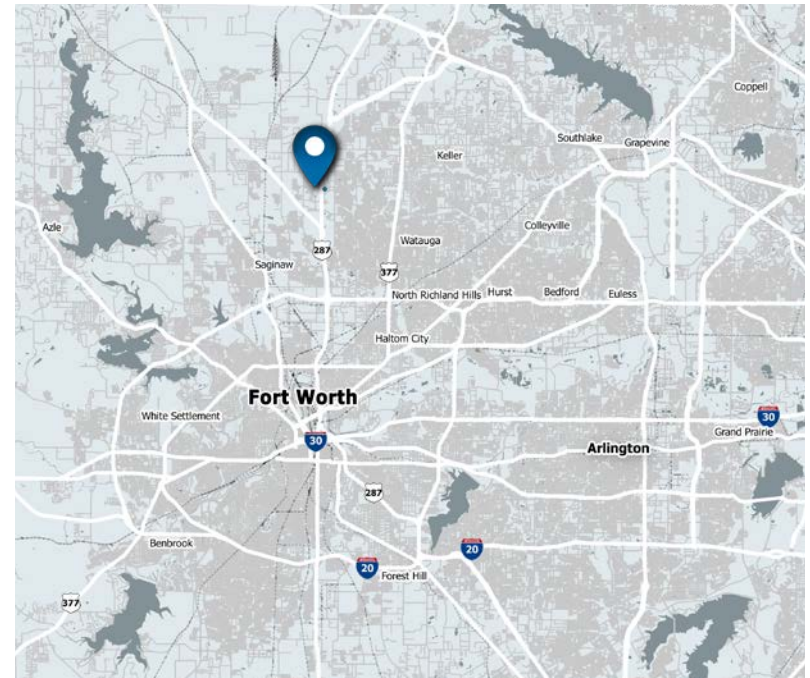
- Alliance is home to over 525 companies (office & industrial) which have built more than 50 million SF.
- Multiple corporate offices including Amazon, Facebook, General Electric, Fidelity and BNSF Railway
- One of The fastest growing submarkets in all of DFW
- Hillwood's Alliance development has generated approximately \$84 Billion in economic impact and created nearly 62,000 jobs.

Demographics

| | <u>1 mile</u> | <u>3 Miles</u> | <u>5 miles</u> | <u>7 miles</u> |
|--------------------|---------------|----------------|----------------|----------------|
| Population | 6,683 | 125,844 | 269,048 | 456,040 |
| Avg. HH Income | \$110,914 | \$100,758 | \$103,699 | \$104,531 |
| Daytime Population | 1,054 | 28,691 | 74,422 | 128,111 |

Traffic Counts

| | |
|----------------|--------------------|
| 35W | 121,249 VPD |
| Hwy 287 | 41,433 VPD |
| N Tarrant Pkwy | 15,187 VPD |



Area Attractions



JOIN



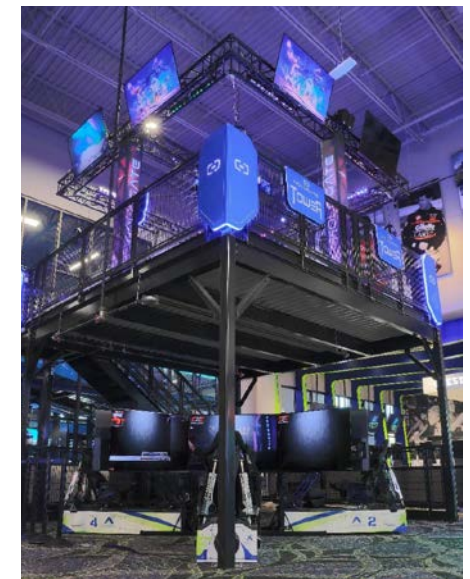
Living Spaces

- Attracts 800,000+ visitors per year
- Open for business

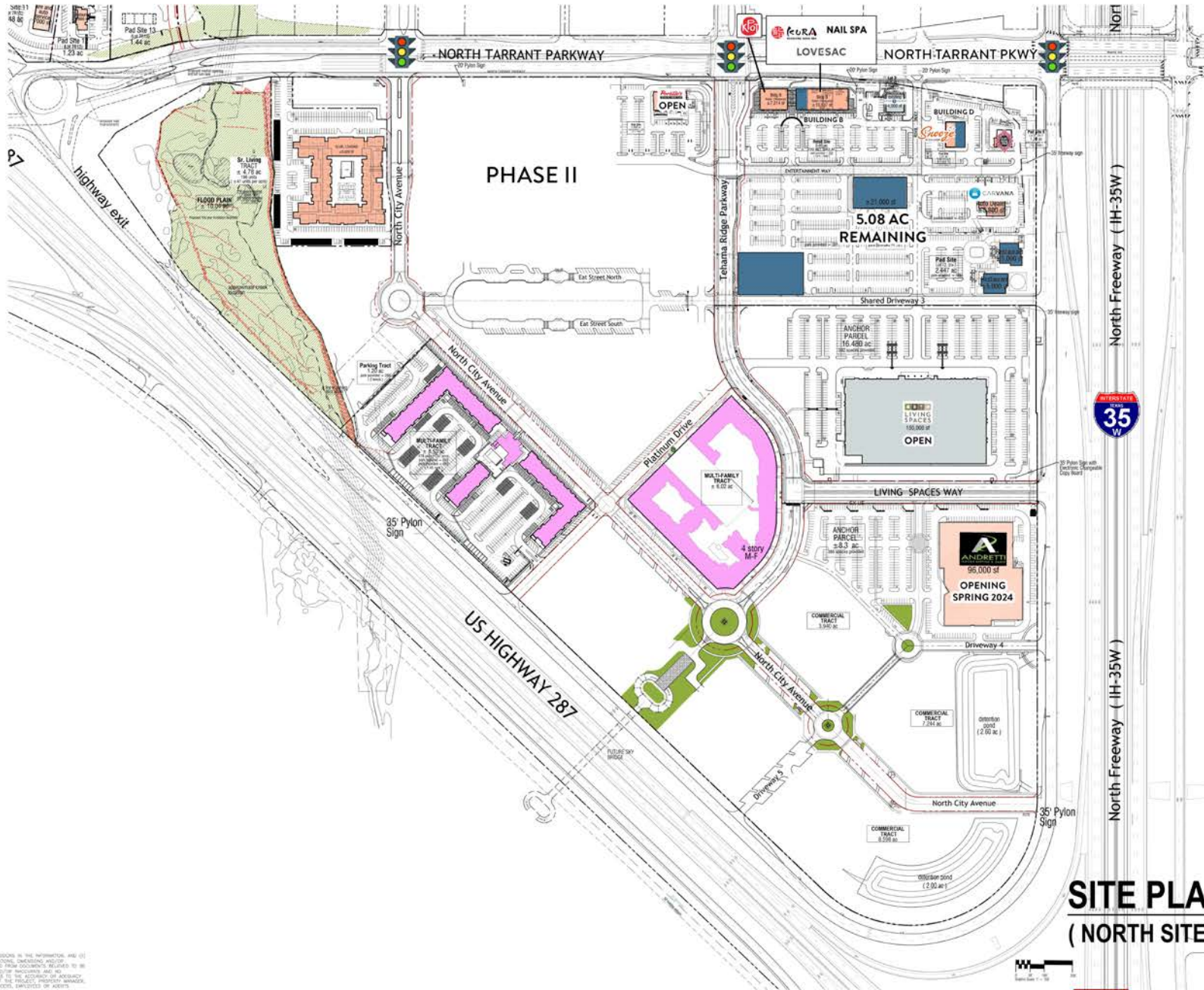


Andretti

- Under construction - opening Spring 2024
- 8.3 acre user - approximately 96,000 sf
- See location on site plan attached
- Typically draws 800,000 - 1M visitors annually



CURRENT SITE PLAN FEBRUARY 2024



SITE PLAN (NORTH SITE)



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NAIL SPA

LOVESAC

NORTH TARRANT PKWY



20' Pylon Sign

20' Pylon Sign

Bldg B
Retail / Restaurant
±7,214 sf

Bldg B
Retail / Restaurant
±13,637 sf

existing
sleep number
4,000 sf

BUILDING B

Retail Site
5.07 ac
20,861 sqft
park provided = 228
(10.9 / 1000)

BUILDING D

Snooze
AN AM EATERY



Pad Site 6
Lot X, Blk X
1.38 ac
park provided = 45
(19 / 1000)

35' freeway sign



ENTERTAINMENT WAY

RIVA WAY

Tehama Ridge Parkway

±21,000 sf

**5.08 AC
REMAINING**



Auto Dealer
±5,800 sf

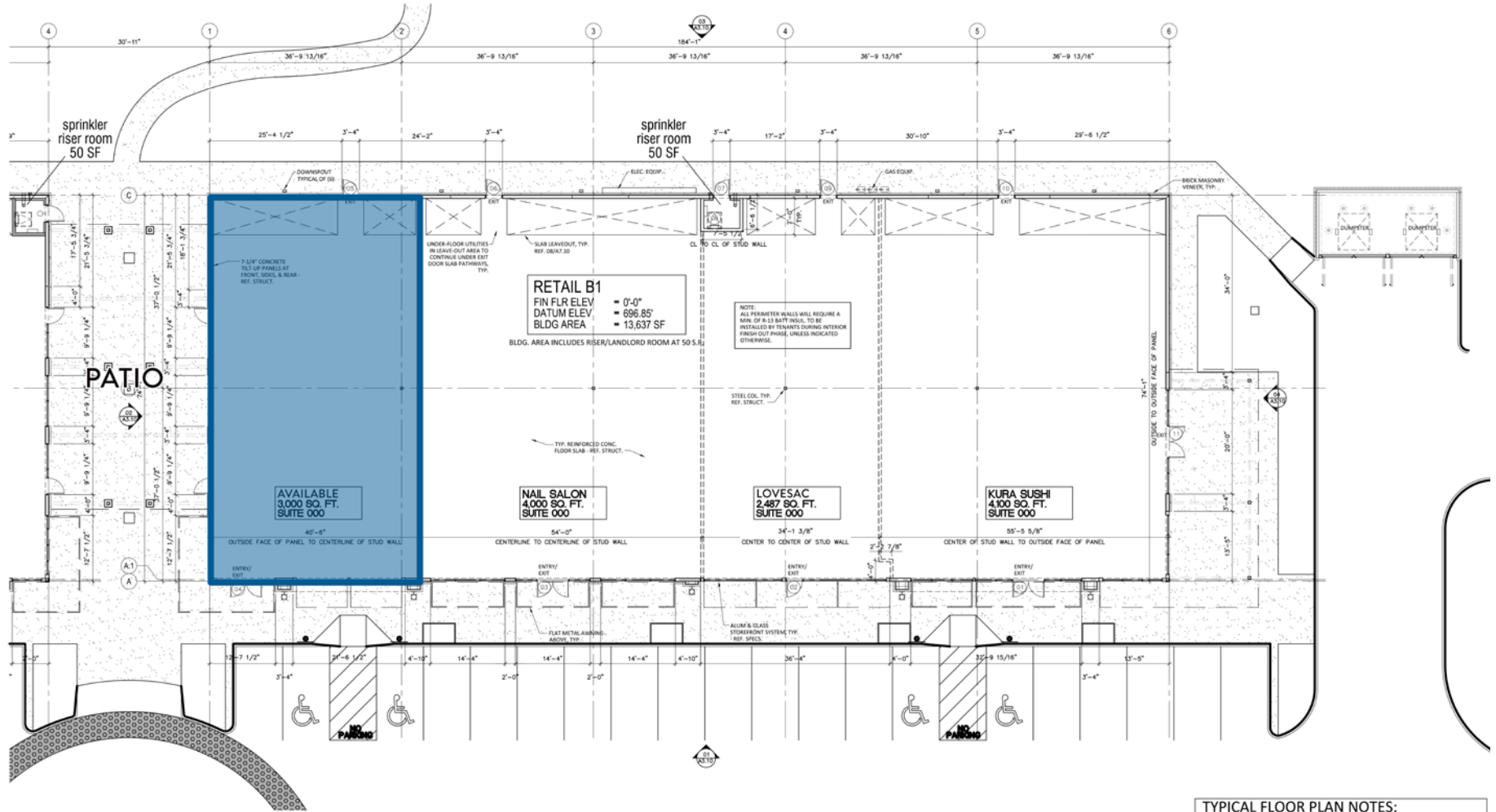
Pad Site
Lot 12, Blk 1
2.447 ac

Restaurant
±5,000 sf

Restaurant
±5,000 sf

Shared Driveway 3

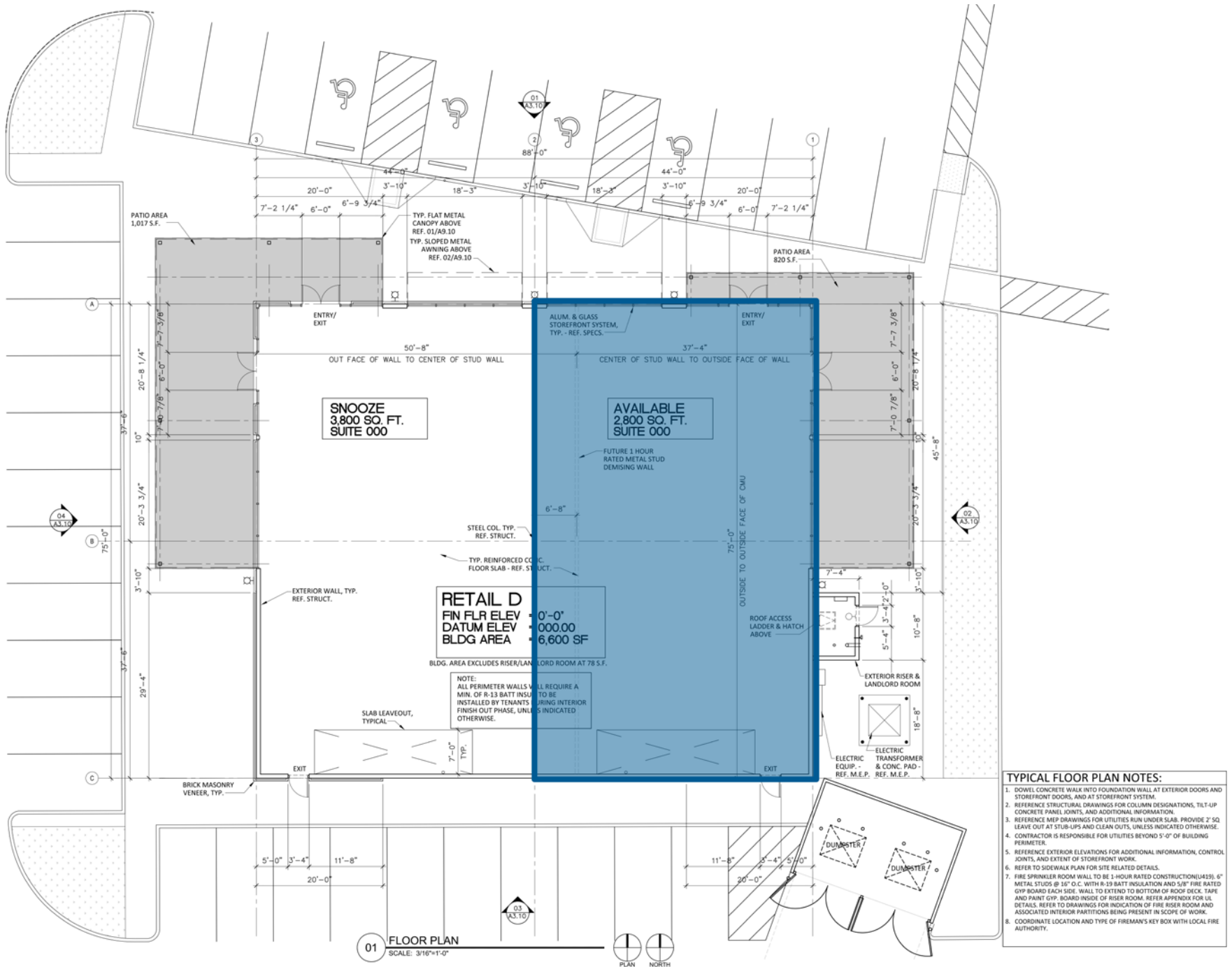
BUILDING B



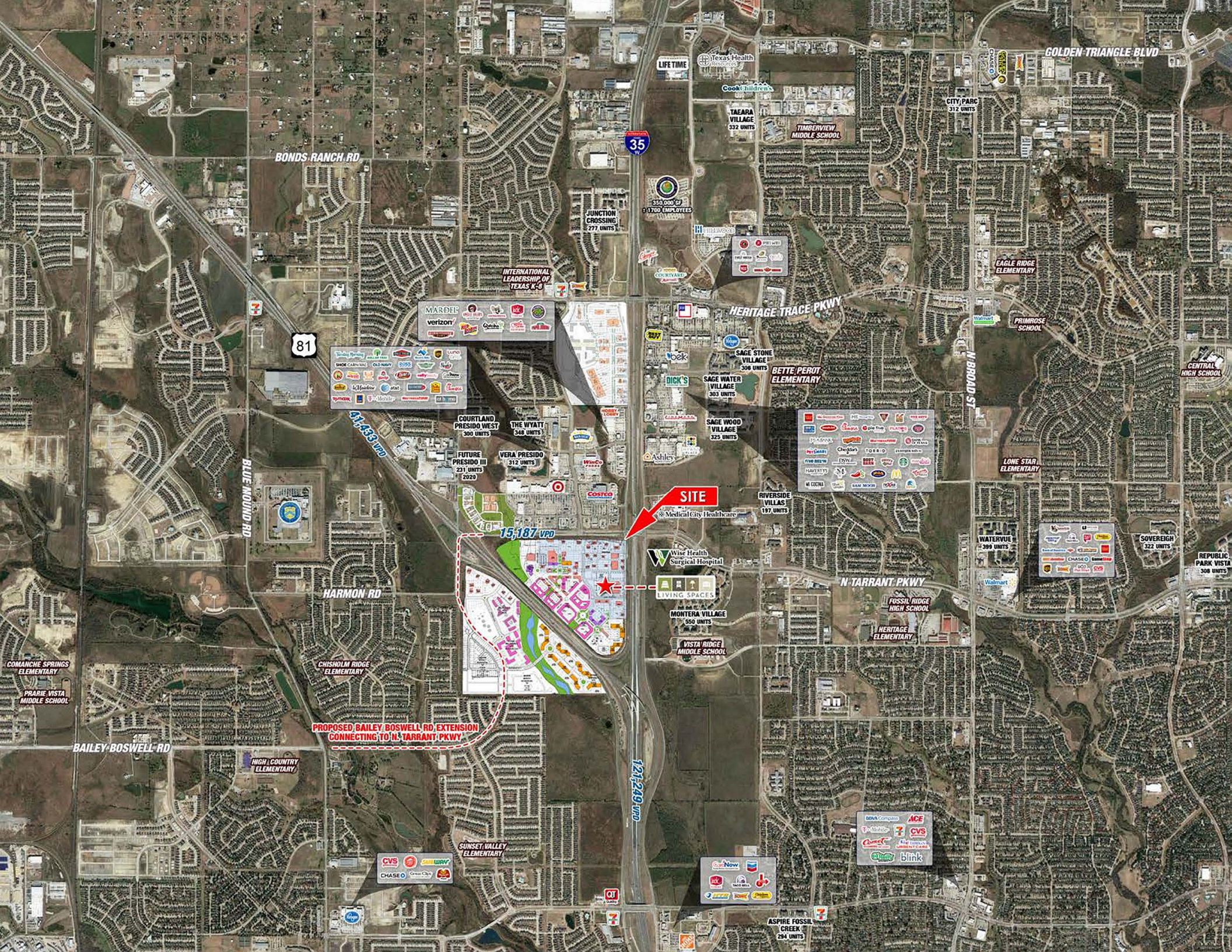
01 FLOOR PLAN
SCALE: 1/8"=1'-0"

- TYPICAL FLOOR PLAN NOTES:**
1. DOWEL CONCRETE WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
 2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS, TILT-UP CONCRETE PANEL JOINTS, AND ADDITIONAL INFORMATION.
 3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2" SQ LEAVE OUT AT STUB-UPS AND CLEAN OUTS, UNLESS INDICATED OTHERWISE.
 4. CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5'-0" OF BLDG. PERIMETER.
 5. REFERENCE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION, CONTROL JOINTS, AND EXTENT OF STOREFRONT WORK.
 6. REFER TO SIDEWALK PLAN FOR SITE RELATED DETAILS.
 7. FIRE SPRINKLER ROOM WALL TO BE 1-HOUR RATED CONSTRUCTION(U419), 6" METAL STUDS @ 16" O.C. WITH R-19 BATT INSULATION AND 5/8" FIRE RATED GYP BOARD EACH SIDE. WALL TO EXTEND TO BOTTOM OF ROOF DECK. TAPE AND PAINT GYP. BOARD INSIDE OF RISER ROOM. REFER APPENDIX FOR UL DETAILS. REFER TO DRAWINGS FOR INDICATION OF FIRE RISER ROOM AND ASSOCIATED INTERIOR PARTITIONS BEING PRESENT IN SCOPE OF WORK.
 8. COORDINATE LOCATION AND TYPE OF FIREMAN'S KEY BOX WITH LOCAL FIRE AUTHORITY.

BUILDING D



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GOLDEN TRIANGLE BLVD

BONDS RANCH RD

35

CITY PARK 312 UNITS

TAEARA VILLAGE 332 UNITS

TIMBERVIEW MIDDLE SCHOOL

JUNCTION CROSSING 277 UNITS

INTERNATIONAL LEADERSHIP OF TEXAS K-9

MARDEF

81

HERITAGE TRACE PKWY

EAGLE RIDGE ELEMENTARY

PRIMROSE SCHOOL

SAGE STONE VILLAGE 308 UNITS

BETTE PEROT ELEMENTARY

SAGE WATER VILLAGE 303 UNITS

N BROAD ST

CENTRAL HIGH SCHOOL

COURTLAND PRESIDO WEST 300 UNITS

THE WYATT 348 UNITS

FUTURE PRESIDO III 231 UNITS 2020

VERA PRESIDO 312 UNITS

SAGE WOOD VILLAGE 325 UNITS

LONG STAR ELEMENTARY

BLUE NOOND RD

41-433 vpd

SITE

Medical City Healthcare

RIVERSIDE VILLAS 197 UNITS

15,187 vpd

Wise Health Surgical Hospital

SOVEREIGN 322 UNITS

HARMON RD

N TARRANT PKWY

LIVING SPACES

MONTERA VILLAGE 550 UNITS

VISTA RIDGE MIDDLE SCHOOL

FOSSIL RIDGE HIGH SCHOOL

HERITAGE ELEMENTARY

COMANCHE SPRINGS ELEMENTARY

PRAIRIE VISTA MIDDLE SCHOOL

CHISHOLM RIDGE ELEMENTARY

PROPOSED BAILEY BOSWELL RD, EXTENSION
CONNECTING TO N TARRANT PKWY

BAILEY BOSWELL RD

HIGH COUNTRY ELEMENTARY

SUNSET VALLEY ELEMENTARY

ASPIRE FOSSIL CREEK 294 UNITS

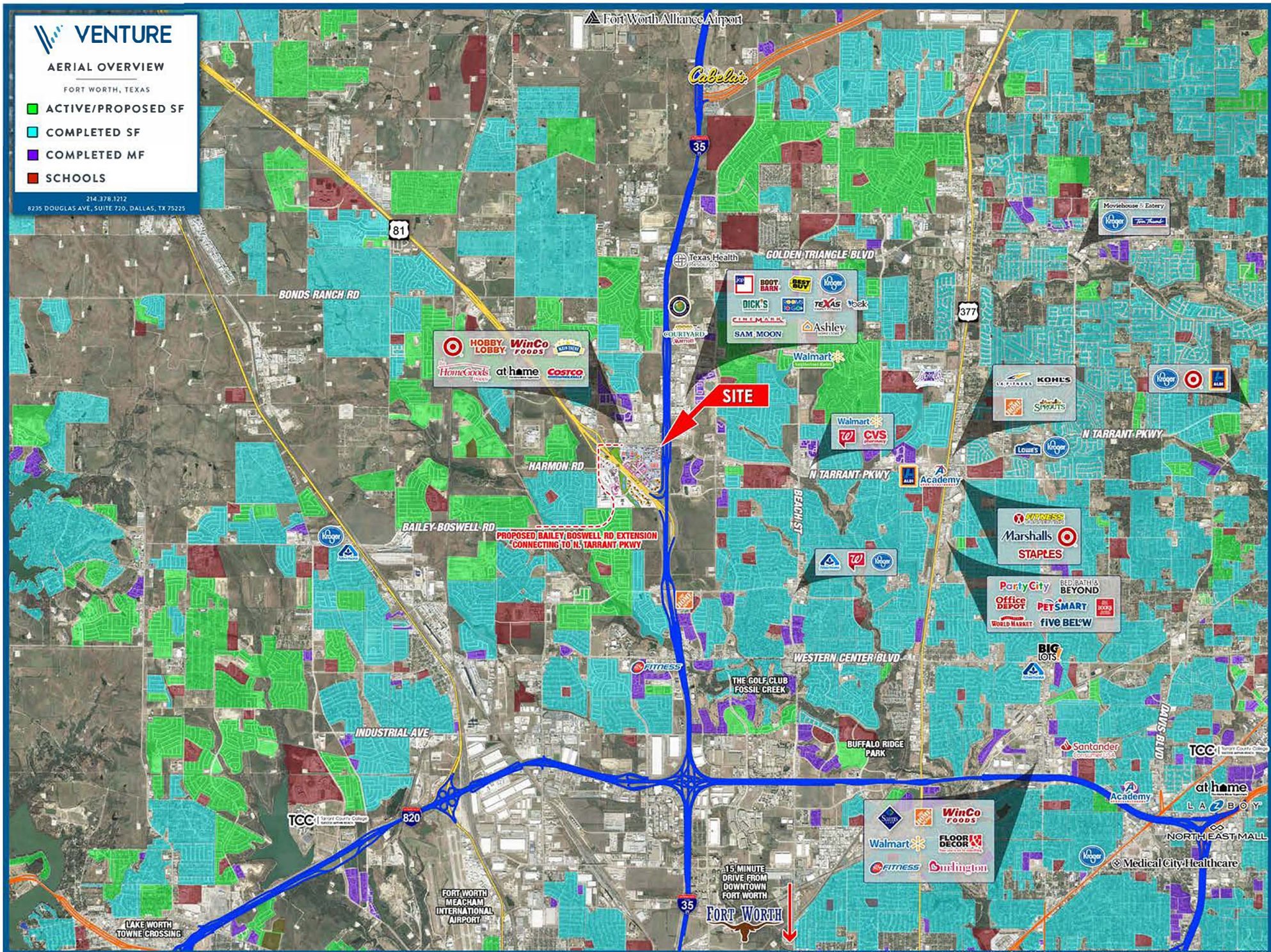
VENTURE

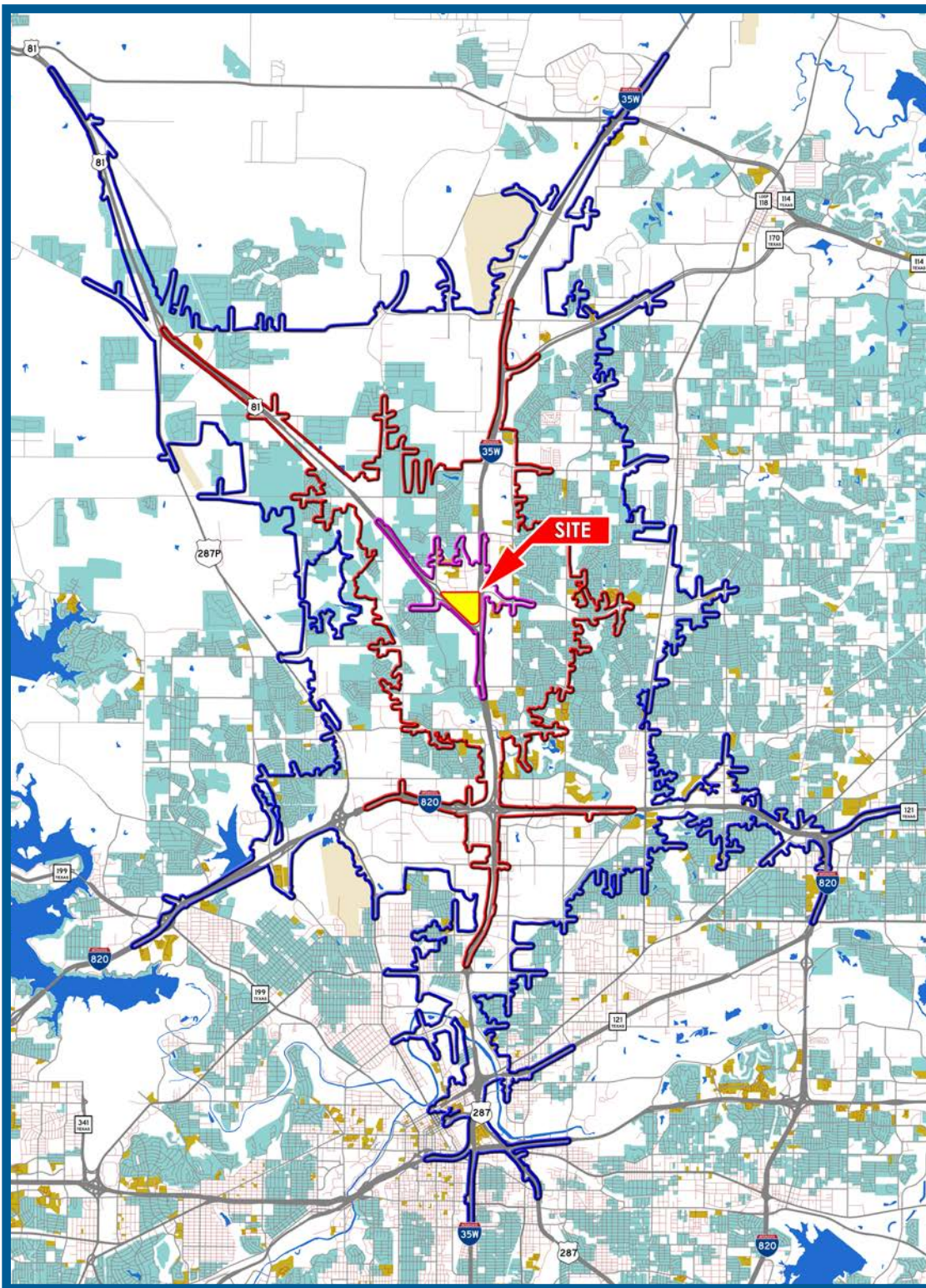
AERIAL OVERVIEW

FORT WORTH, TEXAS

- ACTIVE/PROPOSED SF
- COMPLETED SF
- COMPLETED MF
- SCHOOLS

214.378.1212
8235 DOUGLAS AVE, SUITE 720, DALLAS, TX 75225





Drive Time Map

- 5 Minutes
- 10 Minutes
- 15 Minutes
- Single Family
- Multi Family

5 Minutes

Total Population: 1,549
 Single Family (Homes): 236
 Multi Family (Units): 827

10 Minutes

Total Population: 67,767
 Single Family (Homes): 16,604
 Multi Family (Units): 5,227

15 Minutes

Total Population: 245,149
 Single Family (Homes): 50,392
 Multi Family (Units): 17,200

Looking South



Looking South at the hard corner of N Tarrant Pkwy & I-35



Looking South
at Living Spaces



Looking South
at The Omni building





VENTURE

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MIA UREÑA

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Transaction Manager
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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
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| | | | |
|---------------------------------------------------------|---------------------|-------------------------------------|---------------------|
| Venture Commercial Real Estate, LLC | 476641 | info@venturedfw.com | 214-378-1212 |
| Broker’s Licensed Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael E. Geisler | 350982 | mgeisler@venturedfw.com | 214-378-1212 |
| Designated Broker’s Name | License No. | Email | Phone |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX |
| Agent’s Supervisor’s Name | License No. | Email | Phone |
| Amy Pjetrovic | 550374 | apjetrovic@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Agent’s Supervisor’s Name | License No. | Email | Phone |
| Tim Henson | 623244 | thenson@venturedfw.com | 214-378-1212 |
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| Mia Ureña | 748118 | murena@venturedfw.com | 214-378-1212 |
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