

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

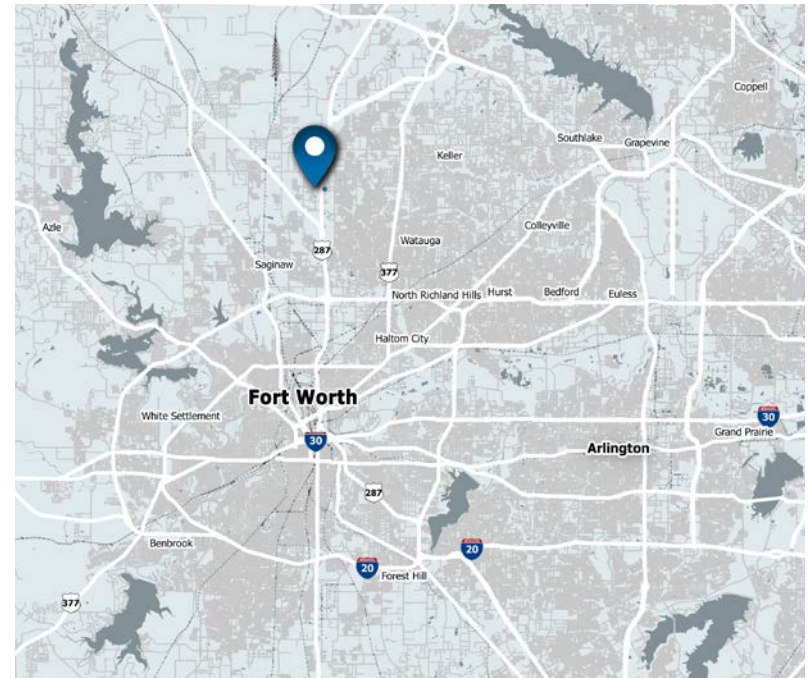
- Alliance is home to over 525 companies (office & industrial) which have built more than 50 million SF.
- Multiple corporate offices including Amazon, Facebook, General Electric, Fidelity and BNSF Railway
- One of The fastest growing submarkets in all of DFW
- Hillwood's Alliance development has generated 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	8,015	123,933	265,386	442,601
Avg. HH Income	\$113,433	\$130,254	\$133,783	\$133,421
Daytime Population	3,020	23,967	65,873	116,558

Traffic Counts

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



Area Attractions



JOIN



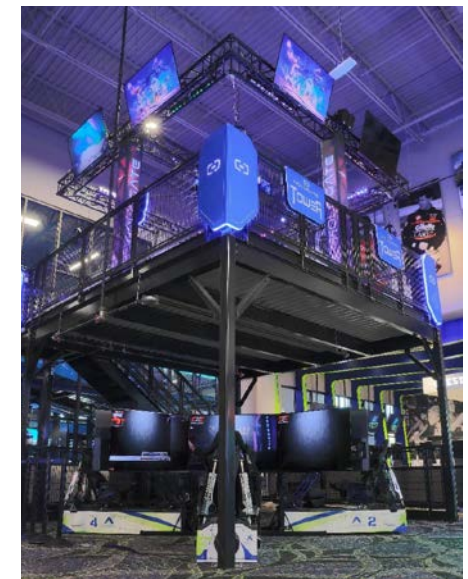
Living Spaces

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

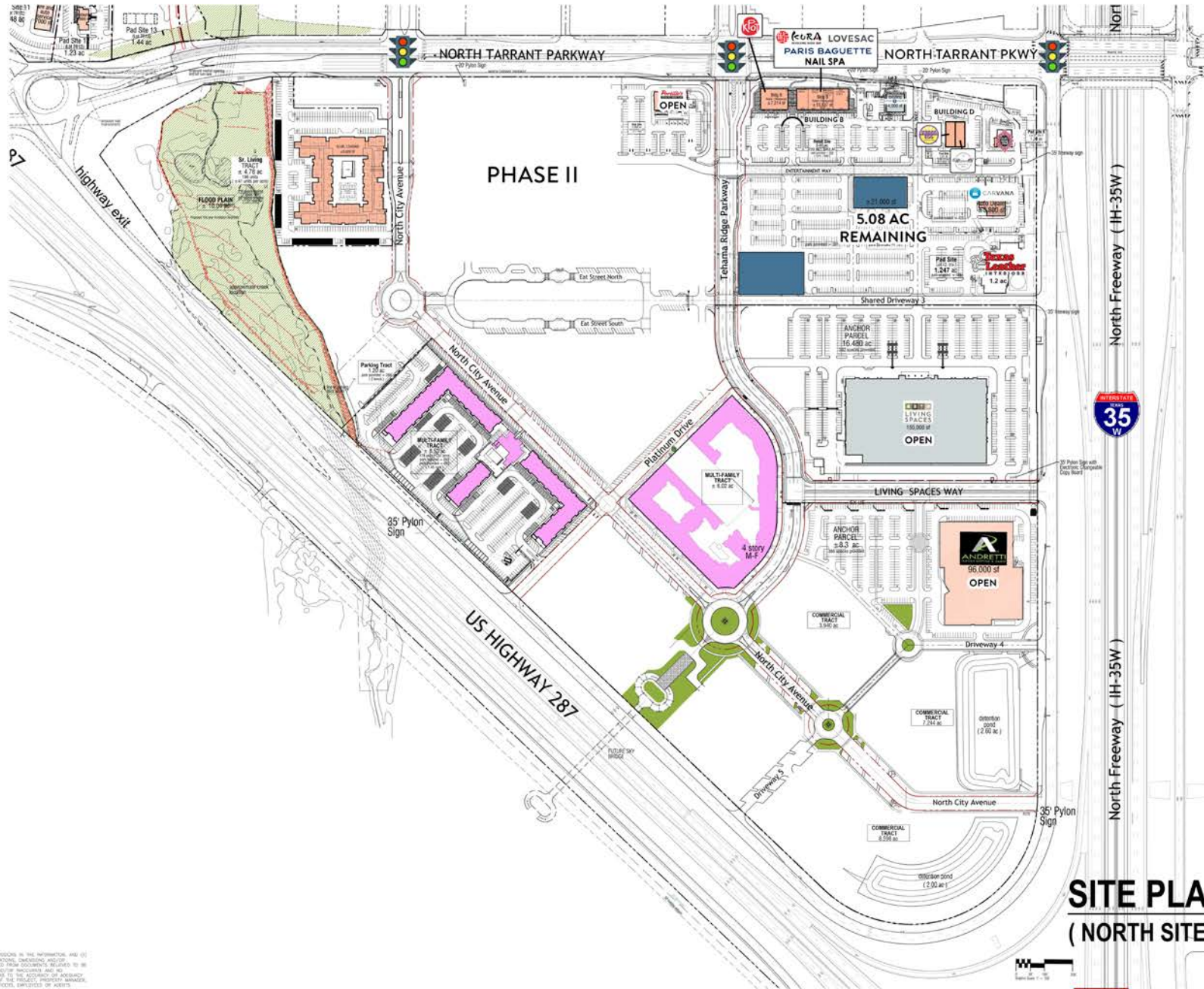


Andretti

- Now open
- 8.3 acre user - approximately 96,000 sf
- See location on site plan attached
- Typically draws 800,000 - 1M visitors annually



CURRENT SITE PLAN OCTOBER 2024



SITE PLAN
(NORTH SITE)



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KURA **LOVESAC**
 REVOLVING SUSHI BAR
PARIS BAGUETTE
NAIL SPA

NORTH TARRANT PKWY



Bldg B
 Retail / Restaurant
 ±7,214 sf

Bldg B
 Retail / Restaurant
 ±13,637 sf

Lot 3
 0.50 ac
 park provided = 18
 (45 / 1000)
 existing
 sleep number
 4,000 sf

BUILDING D

URBAN EGG
 restaurant

VENNY TACO

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

Retail Site
 5.07 ac
 20,851 sqft
 park provided = 228
 (10.9 / 1000)

Mister O
 Doughnuts

ENTERTAINMENT WAY

±21,000 sf

CARVANA
 Auto Dealer
 ±5,800 sf

**5.08 AC
 REMAINING**

Pad Site
 Lot 12, Blk 1
 1.247 ac
 park provided = 109

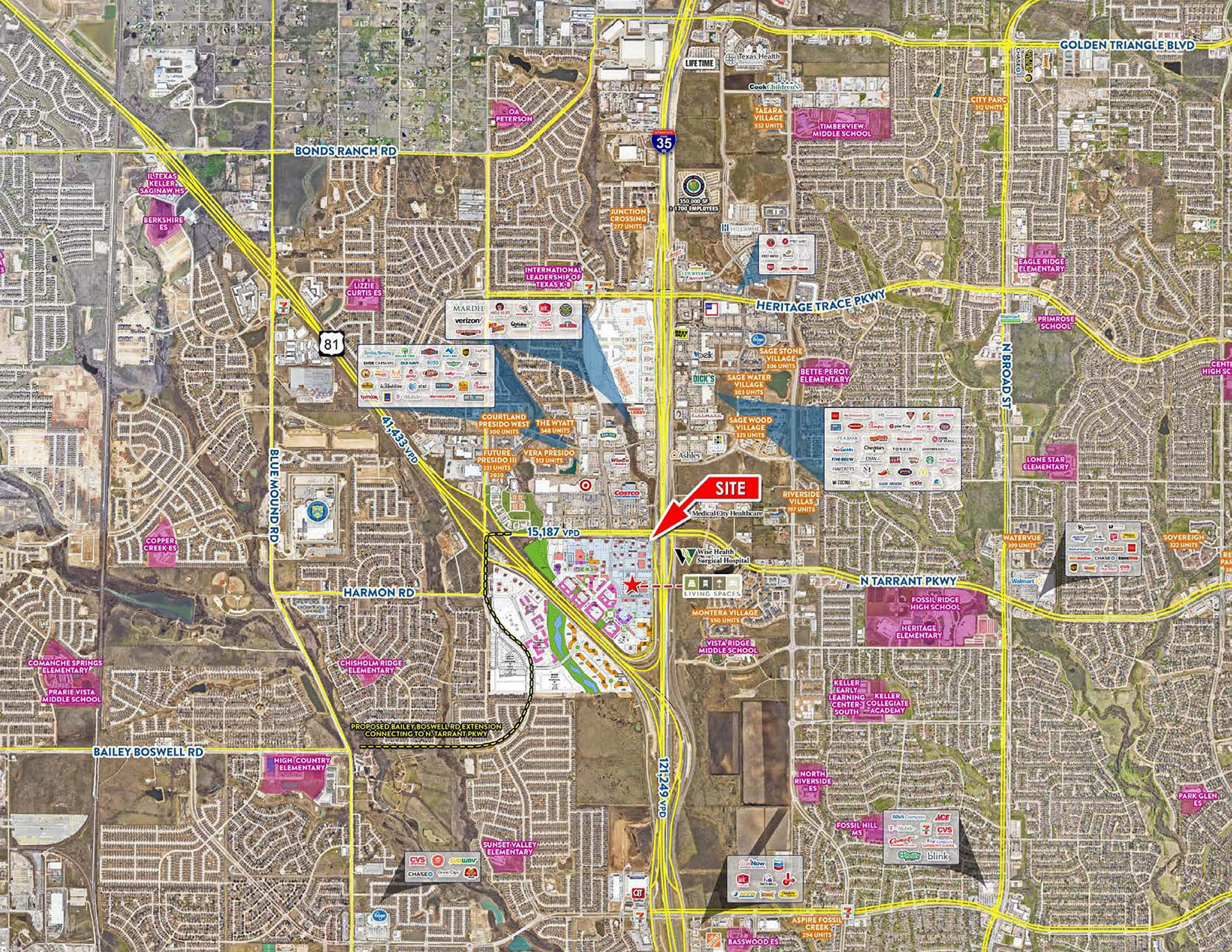
**Texas
 Leather**
 INTERIORS
 1.2 ac

Tehama Ridge Parkway

Shared Driveway 3



35 freeway sign



GOLDEN TRIANGLE BLVD

BONDS RANCH RD

35

TEXAS KELLERS SAGINAW HS

BERKSHIRE ES

GA PETERSON

TIMBERVIEW MIDDLE SCHOOL

CITY PARK 312 UNITS

EAGLE RIDGE ELEMENTARY

LIZZIE CURTIS ES

INTERNATIONAL LEADERSHIP OF TEXAS CO

350,000 SF
1,700 EMPLOYEES

HERITAGE TRACE PKWY

PRIMROSE SCHOOL

81

MARDEE
verizon

41,433 VPD

COURTLAND PRESIDIO WEST 300 UNITS

THE WYATT 348 UNITS

SAGE STONE VILLAGE 305 UNITS

BETTE PEROT ELEMENTARY

LONE STAR ELEMENTARY

BLUE MOUND RD

FUTURE PRESIDIO III 231 UNITS

VERA PRESIDIO 312 UNITS

SAGE WATER VILLAGE 303 UNITS

SAGE WOOD VILLAGE 325 UNITS

RIVERSIDE VILLAS I 397 UNITS

SITE

15,187 VPD

Walmart

WATERVUE 399 UNITS

HARMON RD

N TARRANT PKWY

LIVING SPACES

MONTERA VILLAGE 550 UNITS

VISTARIDGE MIDDLE SCHOOL

FOSSIL RIDGE HIGH SCHOOL

HERITAGE ELEMENTARY

COMANCHE SPRINGS ELEMENTARY

PRARIE VISTA MIDDLE SCHOOL

CHISHOLM RIDGE ELEMENTARY

KELLER EARLY LEARNING CENTER

KELLER COLLEGIATE ACADEMY

BAILEY BOSWELL RD

HIGH COUNTRY ELEMENTARY

PROPOSED BAILEY BOSWELL RD EXTENSION CONNECTING TO N TARRANT PKWY

SUNSET VALLEY ELEMENTARY

NORTH RIVERSIDE ES

FOSSIL HILL MS

CVS
Chase
Walmart
Target
Home Depot
Ace Hardware
Blink

121,249 VPD

CVS
Chase
Walmart
Target
Home Depot
Ace Hardware
Blink

ASPIRE FOSSIL CREEK 394 UNITS

BASSWOOD ES

PARK GLEN ES

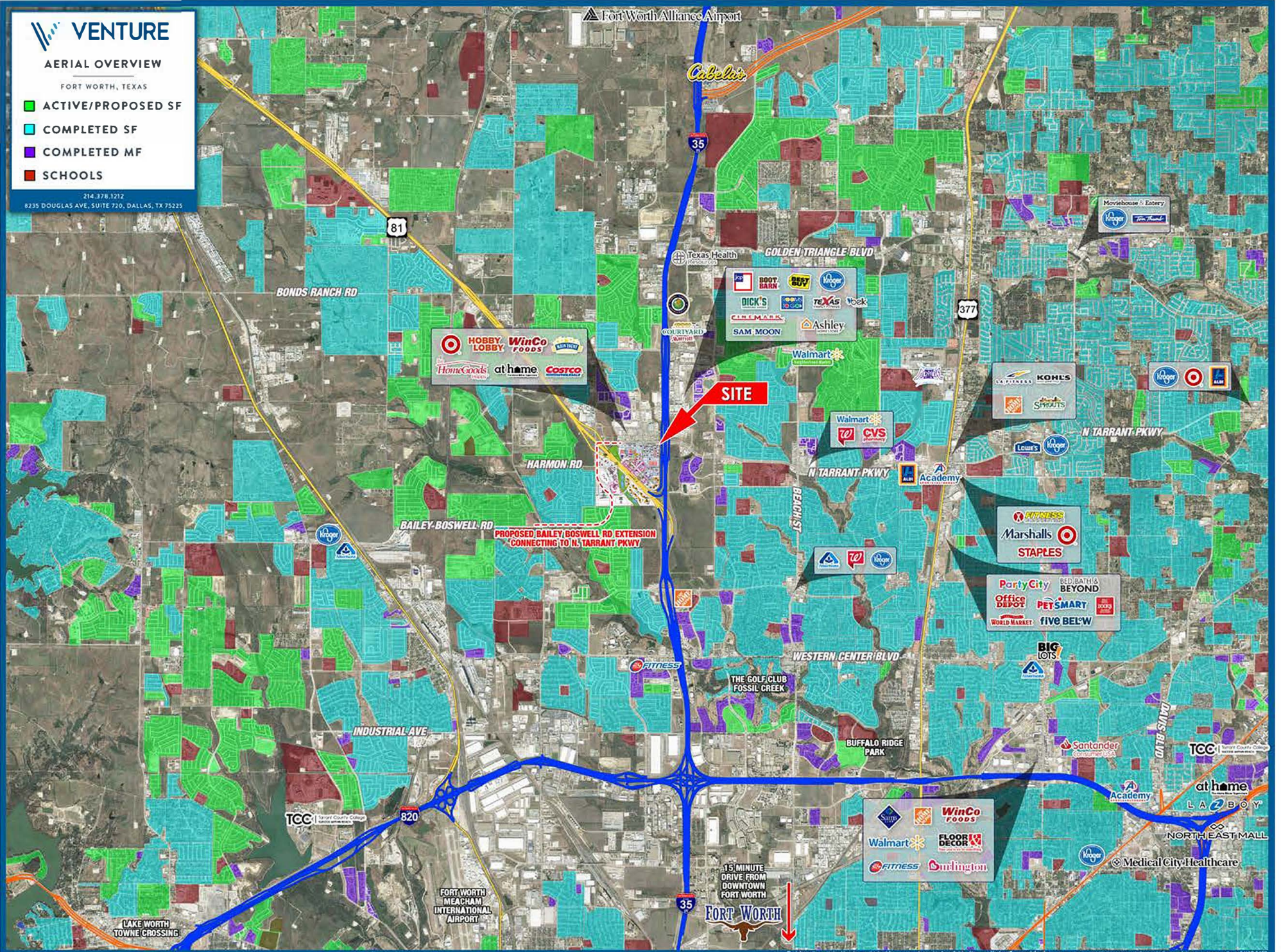
VENTURE

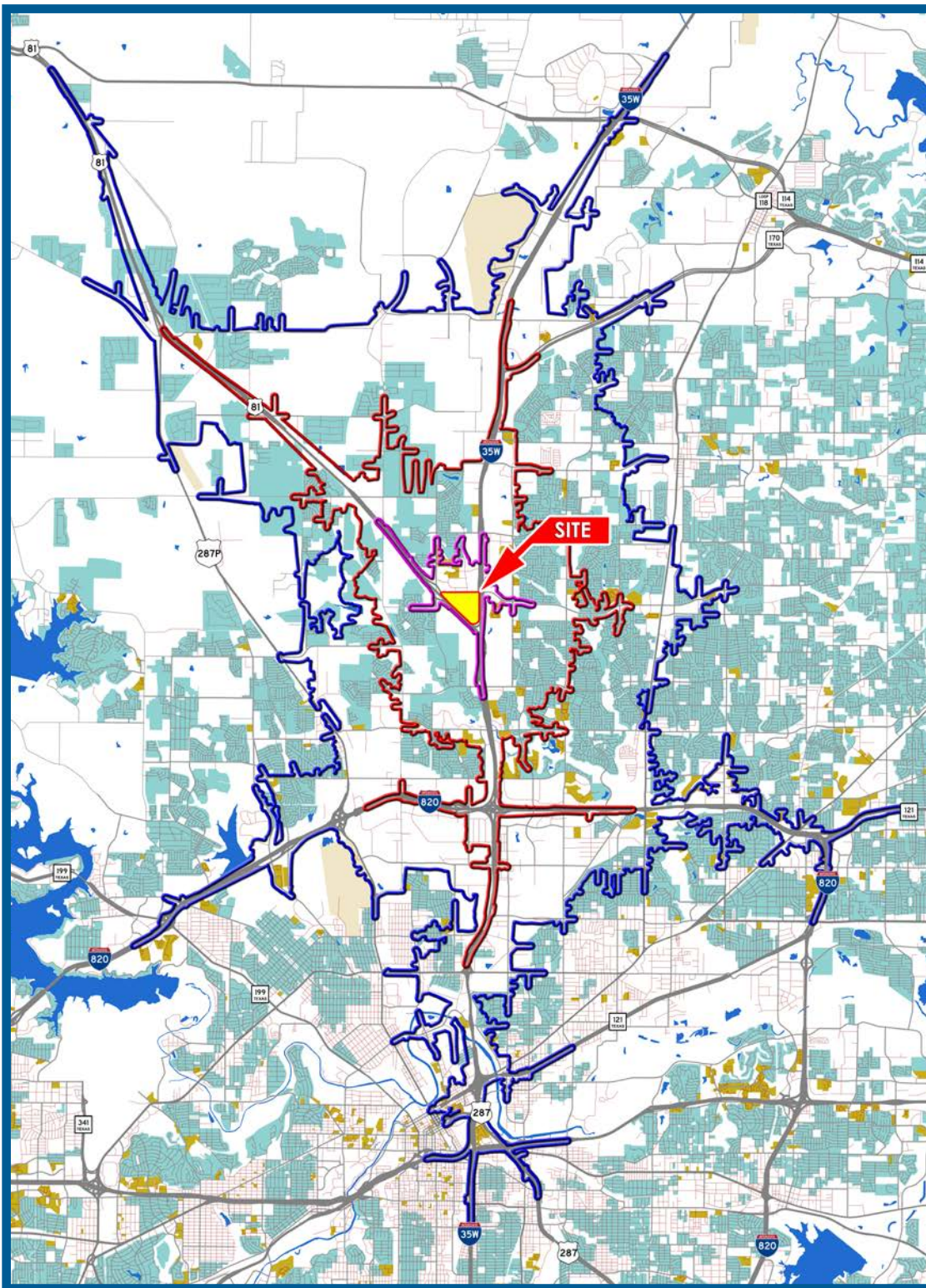
AERIAL OVERVIEW

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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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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- **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:
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 - That the owner will accept a price less than the written asking price;
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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
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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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