

Retail ★ LEASE

LanCarteCRE.com

9555 HARMON ROAD FORT WORTH, TX 76117

UNDER CONSTRUCTION! OVER 60% PRE-LEASED



LANCARTE
COMMERCIAL

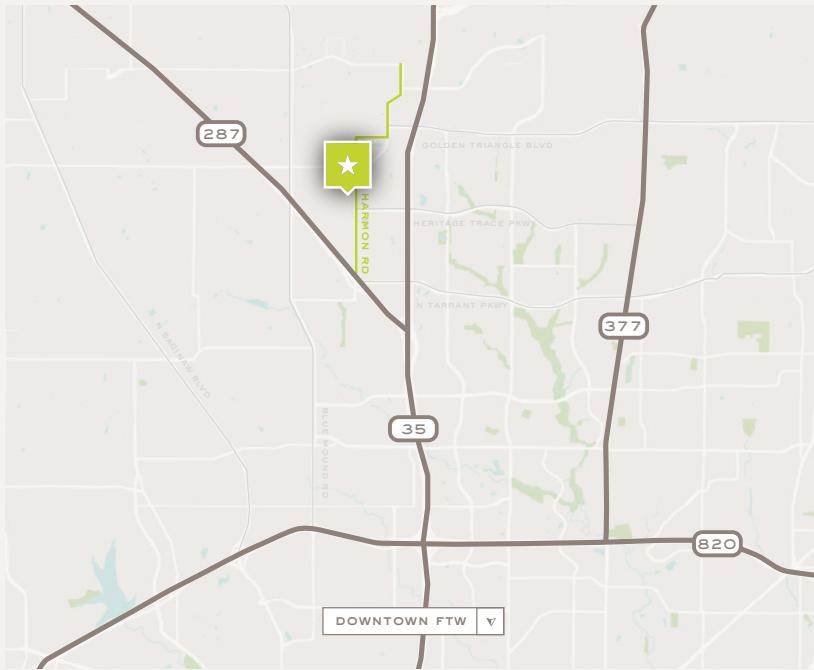
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PROPERTY FEATURES

- Total Space Available: 8,804 SF (Buildings B and C)
 - Building B: 7,408 SF
 - Building C: 1,396 SF
- Zoning Allows for Most Commercial & Retail Uses
- 180 Parking Spaces
- Outdoor Patio Space Available
- Estimated Delivery Q3 2025

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Average Household Income:	\$106,641	\$116,480	\$110,875
2010 Households:	1,283	16,058	54,200
2022 Households:	3,986	27,338	74,311
2027 Household Projection:	4,606	30,392	80,865
Total Employees (Daytime):	2,383	14,717	47,799

LOCATION OVERVIEW

The property is located on a prominent corner in the rapidly growing Alliance submarket in one of the fastest developing areas of North Texas. It is surrounded by dense residential development with strong demographics and a rapidly expanding population. The location provides easy access to Hwy I-35 and Hwy 287. The newly expanded Harmon Road and Roundabout at Heritage Trace has provided this location with enhanced access and visibility.

LEASING STRUCTURE

CONTACT BROKER

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7/24/25 AERIAL PHOTOS AND RENDERING

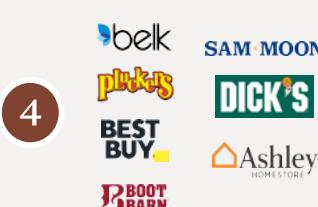
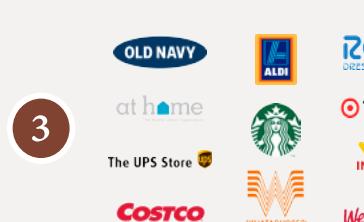


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AERIAL RETAIL MAP

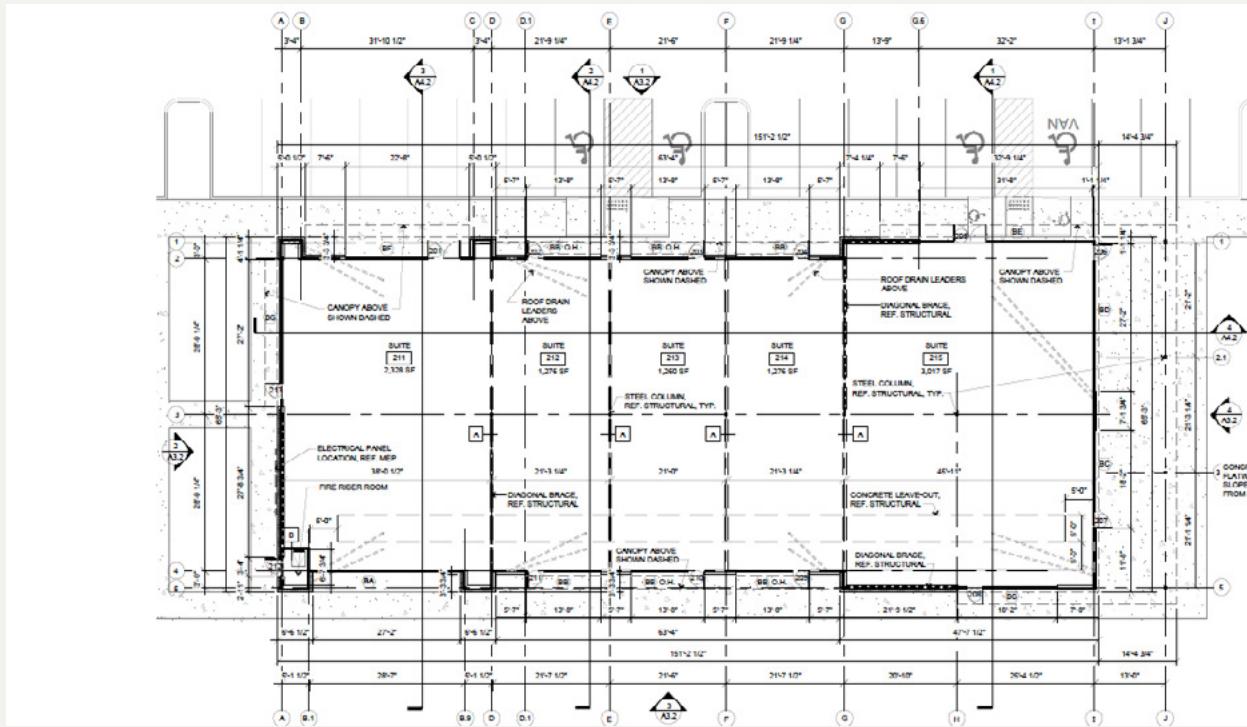


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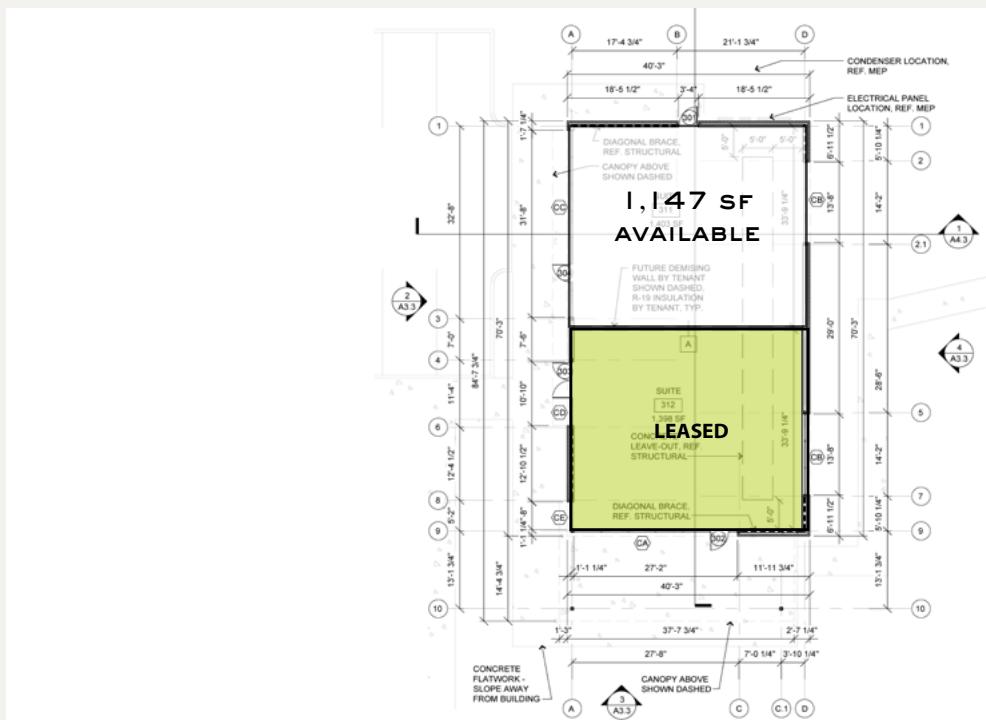
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BUILDING B - 7,408 SF AVAILABLE



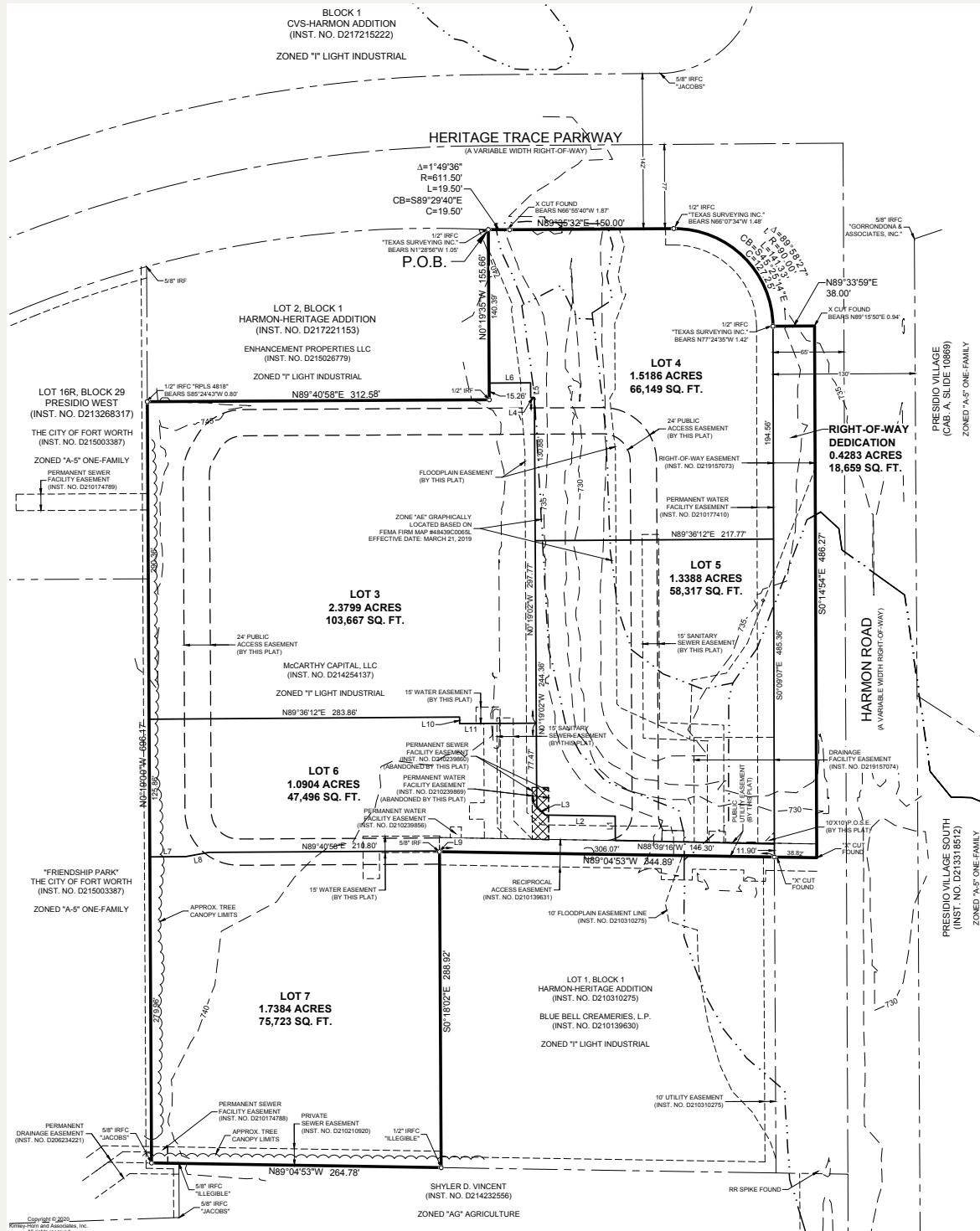
BUILDING C - 1,147 SF AVAILABLE



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SURVEY





LANCARTE COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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