



## Retail/Flex ★ LEASE

2400- 2421 Westport Pkwy,  
Fort Worth, Tx, 76177

I35 FRONTAGE  
FLEX OFFICE SPACE  
RETAIL  
MEDICAL  
STRIP CENTER 900 - 9,000 SF SUITES AVAILABLE

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Ben Gehrke  
612-306-5401 | [bgenhrke@lancarte.com](mailto:bgenhrke@lancarte.com)

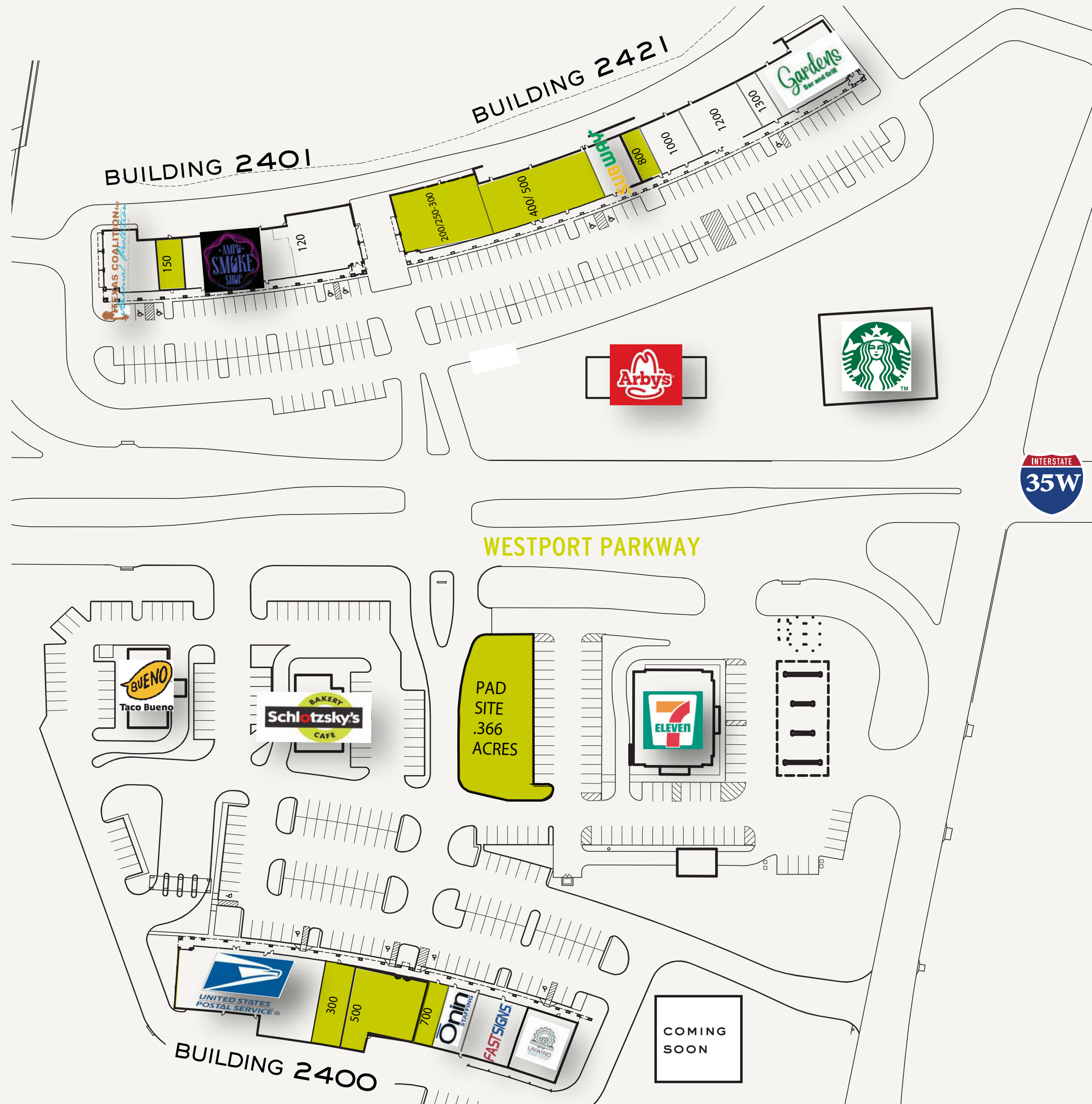
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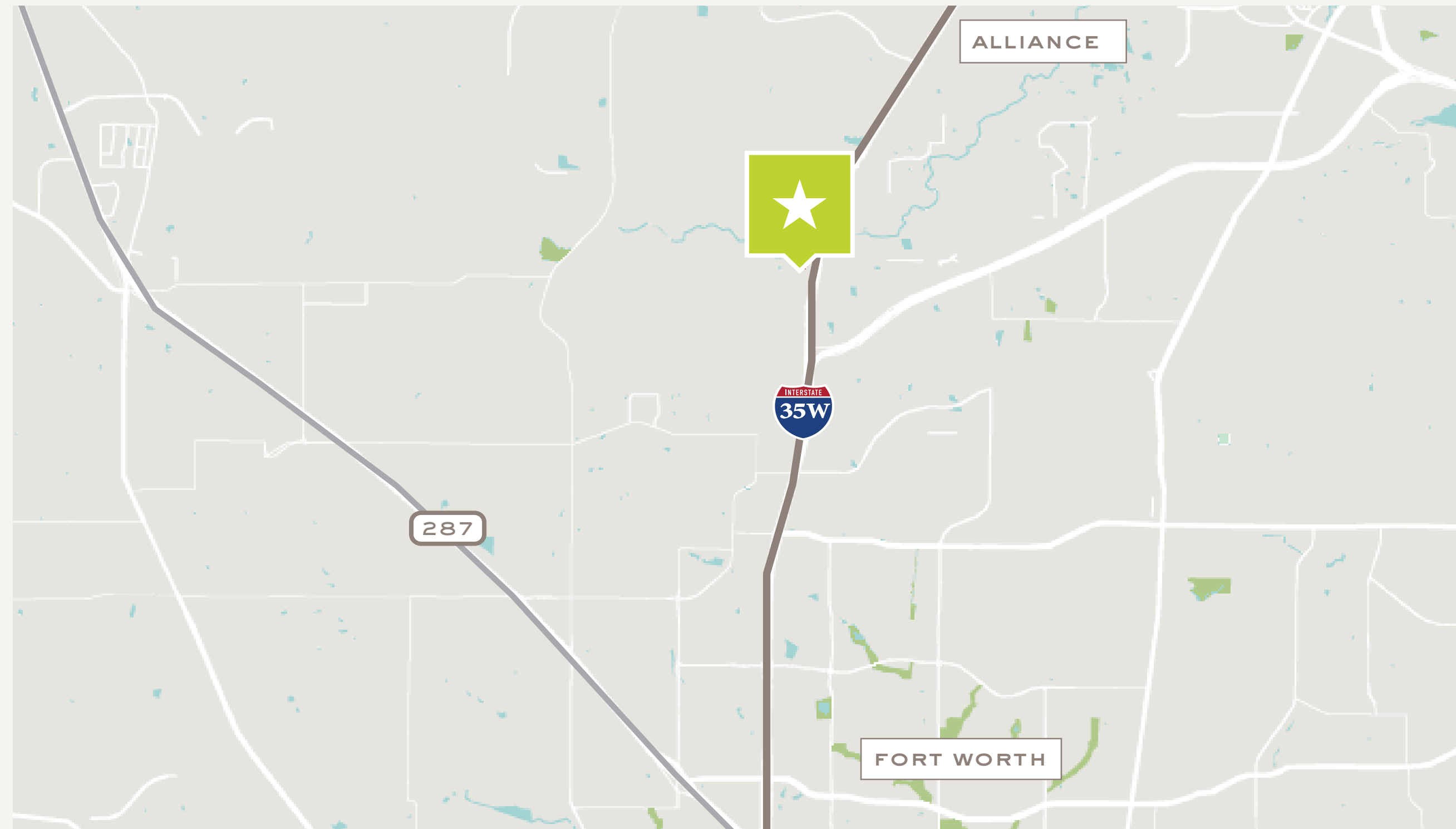


	UNIT	TENANT
BUILDING 2401	SUITE 140	TEXAS COALITION FOR ANIMALS
	SUITE 150	AVAILABLE- 2,426 SF
	SUITE 130	AMPS SMOKE SHOP
	SUITE 120	LONESTAR BRUNCH
BUILDING 2421	SUITE 200/300	AVAILABLE- 6,648 SF
	SUITE 400/500	AVAILABLE- 3,158 SF
	SUITE 700	SUBWAY
	SUITE 800	AVAILABLE- 974 SF
	SUITE 1000	FAMILY DENTISTRY
	SUITE 1200	DRAGON HQ CARDS & GAMES
	SUITE 1300	FED EX EMPLOYEE CU
BUILDING 2400	SUITE 1400	GARDENS BAR & GRILL
	SUITE 100/200	USPS
	SUITE 300	AVAILABLE- 1,523 SF (SEE AS BUILT)
	SUITE 500	AVAILABLE- 4,145 SF
	SUITE 700	AVAILABLE- 879 SF
	SUITE 800	ONIN STAFFING
	SUITE 900	FASTSIGNS
	SUITE 1300	MAI THAI
	PAD SITE	AVAILABLE 0.366 AC

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## LOCATION OVERVIEW

2400-2421 Westport Parkway, is the gateway to the Alliance Corridor. Positioned in the heart of one of North Texas' fastest-growing commercial and logistics hubs.

## PROPERTY HIGHLIGHTS

- Strategically positioned within a retail void on I-35W, equal distance between Heritage Trace and Highway 114.
- Class A retail center positioned at the gateway to Fort Worth Alliance Airport.
- 2nd generation office space
- Area tenants Starbucks, Arbys, Subway, Taco Bueno, Popeyes, Wendys, and more
- Grease trap available
- Pad site available (Suite 500 at Building 2400)

### TRAFFIC CROWDS

I-35W

**54,071 VPD**

WESTPORT PKWY

**7,840 VPD**

HERITAGE PKWY

**4,050 VPD**

N FREEWAY

**13,670 VPD**

### 2025 POPULATION

WITHIN THREE MILES

**41k**

WITHIN FIVE MILES

**170k**

### AVERAGE INCOME

THREE MILES

**\$113k**

FIVE MILES

**\$125k**

### PAD SITE

**PAD SITE**

**AVAILABLE 0.366 AC**

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## RETAIL MAP



## LOCAL RETAIL COMPANIES

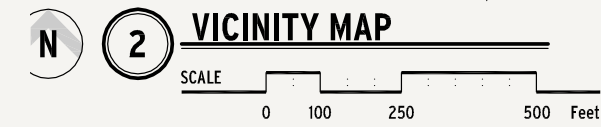
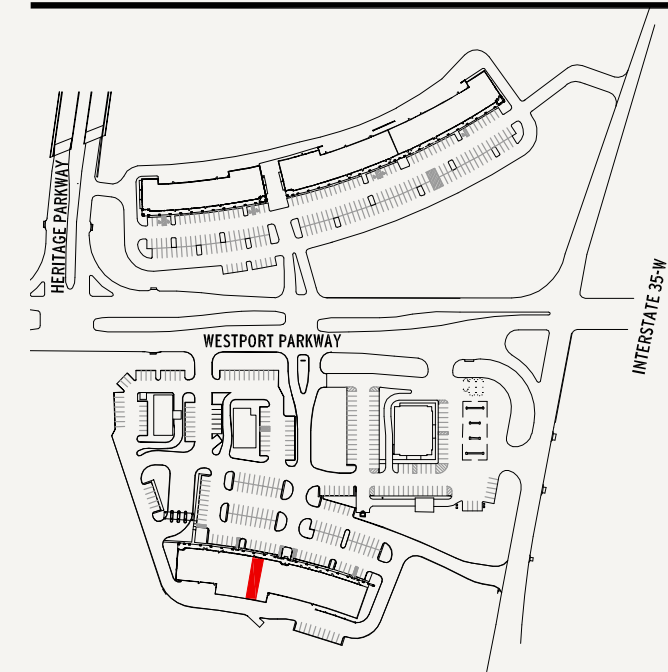
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|----|---|----|---|
| 1  |    | 2  |    |
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| 5  |    | 6  |    |
| 7  |  | 8  |  |
| 9  |  | 10 |  |
| 11 |  | 12 |  |

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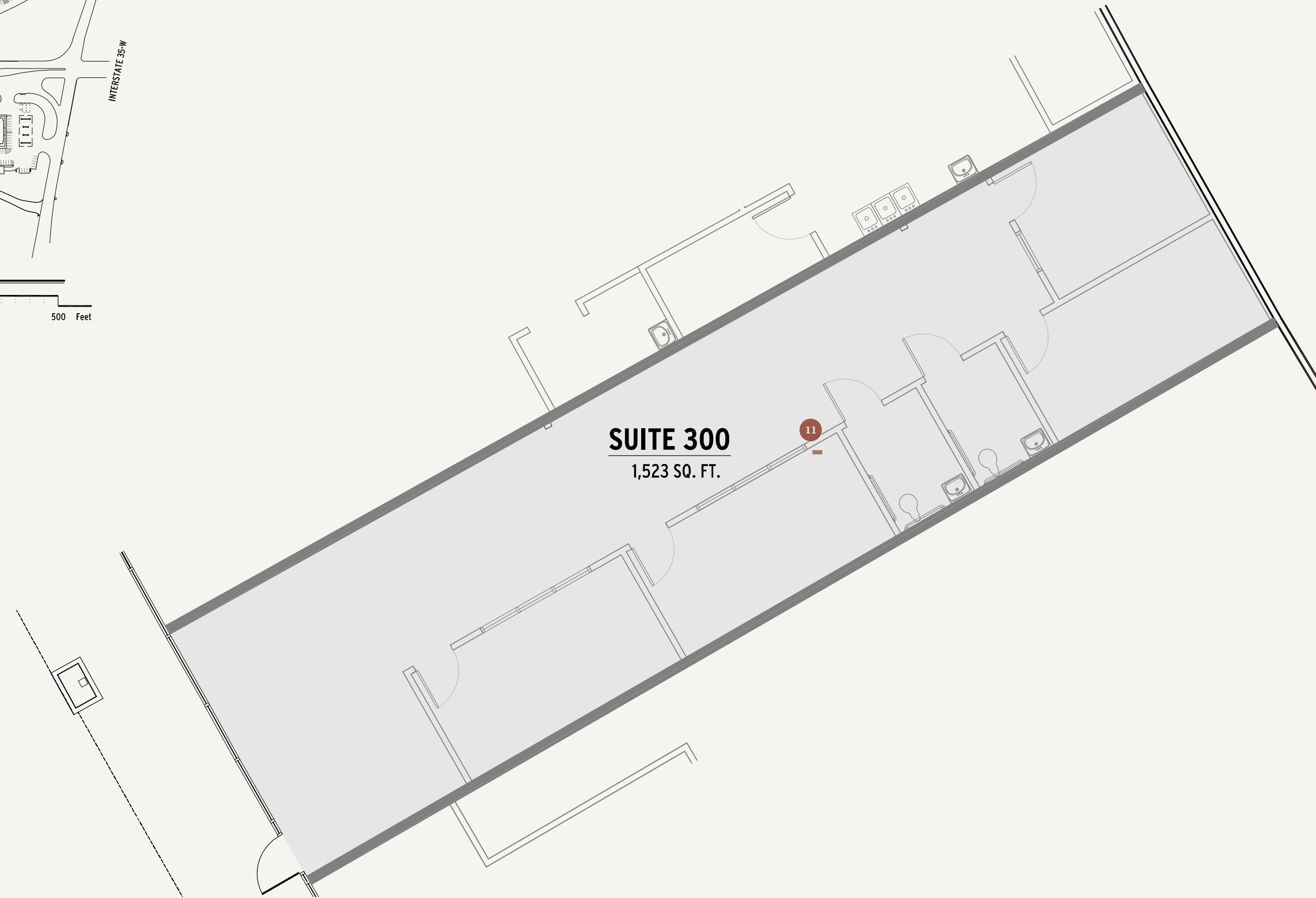
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## FLOORPLAN



301 S. DAK STREET, STE 100  
DALLAS, TX 76202  
PH: 214-430-3382  
RGAARCHITECTS.COM

**ALLIANCE CROSSING**  
Westport Parkway  
Fort Worth, TX 76177



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## 2400 WESTPORT PKWY IMAGES



# Retail ★ LEASE

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## 2401 WESTPORT PKWY IMAGES





LANCARTE  
COMMERCIAL

*Relentlessly Pursuing What Matters*

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