

# VANCOE COMMERCIAL



## Heritage Trace Retail

NWC HERITAGE TRACE PKWY & I-35W | FORT WORTH, TEXAS 76177

A Development By:



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# Heritage Trace Retail

NWC Heritage Trace Pkwy & I-35W | Fort Worth, Texas 76177  
Property Highlights



## LOCATION

NWC of Heritage Trace Pkwy & I-35W  
Fort Worth, Texas 76177

## AVAILABLE

- +/- 2,100 SF In-Line Space Available
- +/- 1,338 SF In-Line Space Available

## RATE

Call for Info & Price

## TRAFFIC COUNTS (TXDOT)

<b>147,392 VPD ('24)</b> I-35W South of Site	<b>116,824 VPD ('24)</b> I-35W North of Site	<b>47,535 VPD ('24)</b> Heritage Trace Pkwy
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## DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	13,662	114,577	273,725
2030 Population	14,004	120,091	284,217
Daytime Population	14,765	86,020	220,437
Average HH Income	\$130,784	\$141,130	\$134,911

## HIGHLIGHTS

- Located at the northwest corner of I-35W and Heritage Trace Pkwy in the booming Alliance Trade Area
- Alliance Texas has over 350 Corporations, and more than 32,000 Employees
- Surrounded by communities ranging in sales price from \$150,000 - \$500,000



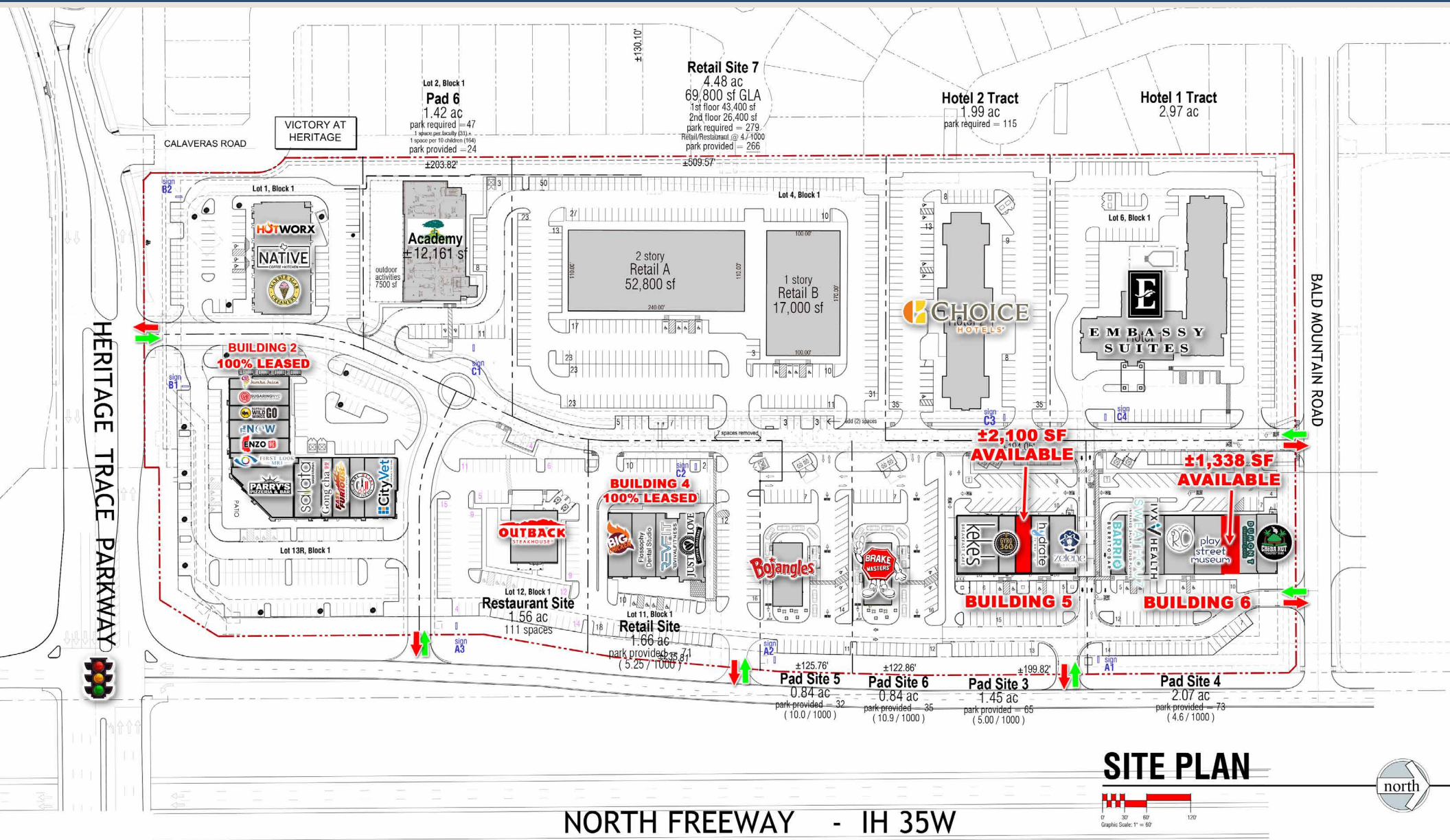
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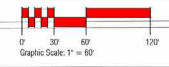
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Site Plan



## SITE PLAN



NORTH FREEWAY - IH 35W



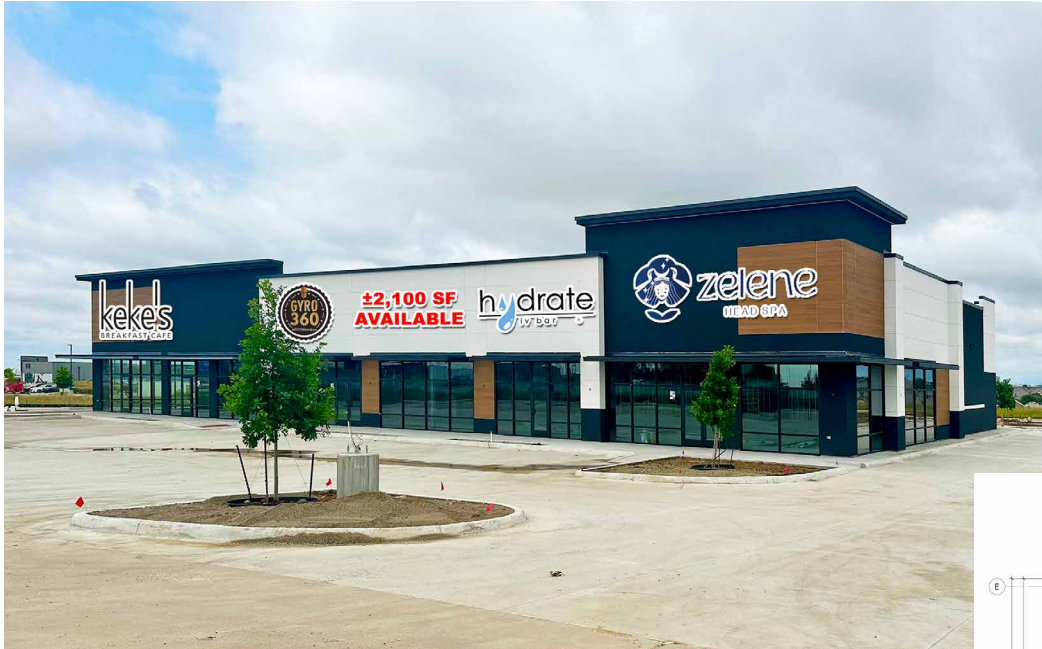
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# Heritage Trace Retail

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Building 5 Floor Plan



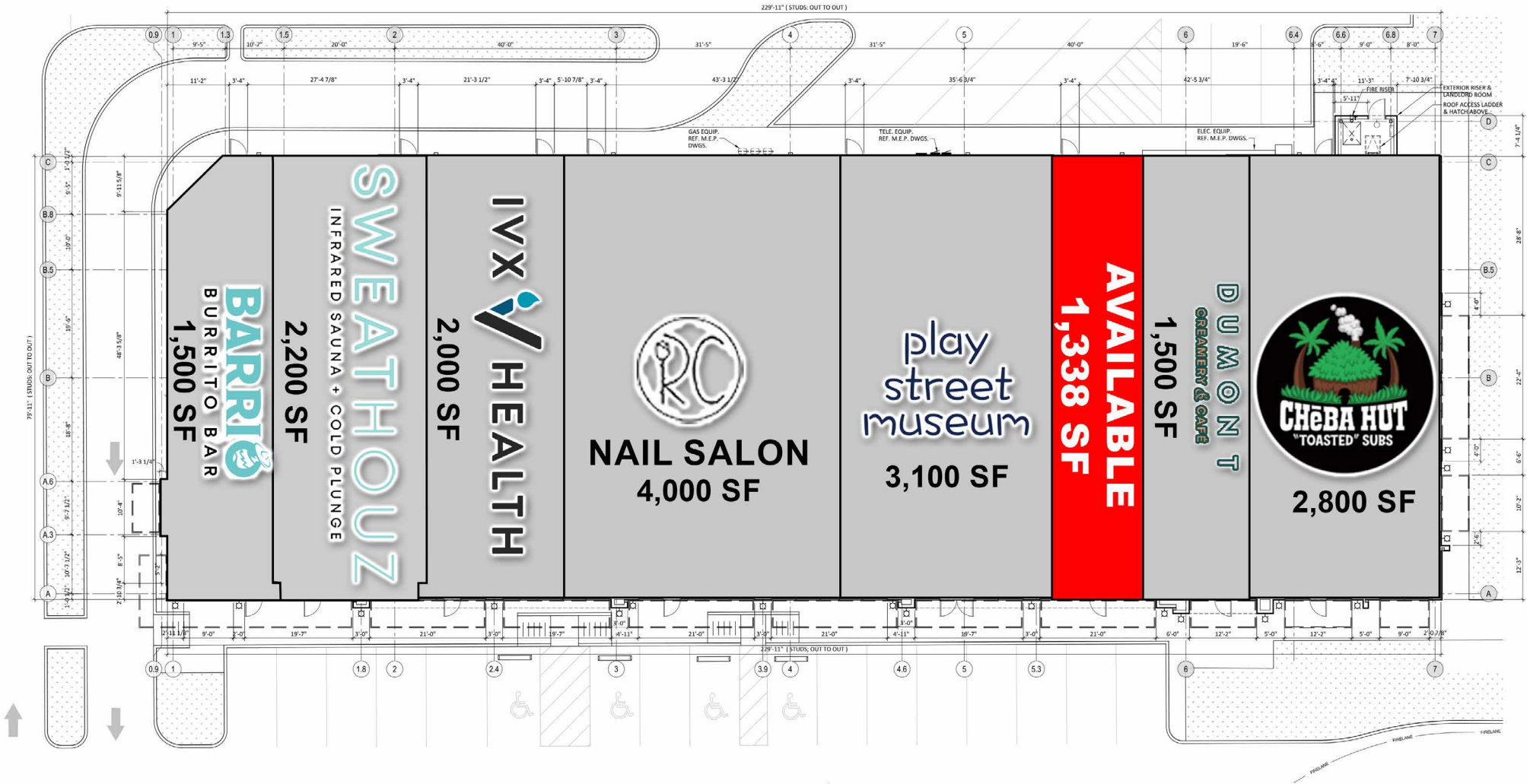
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Building 6 Floor Plan



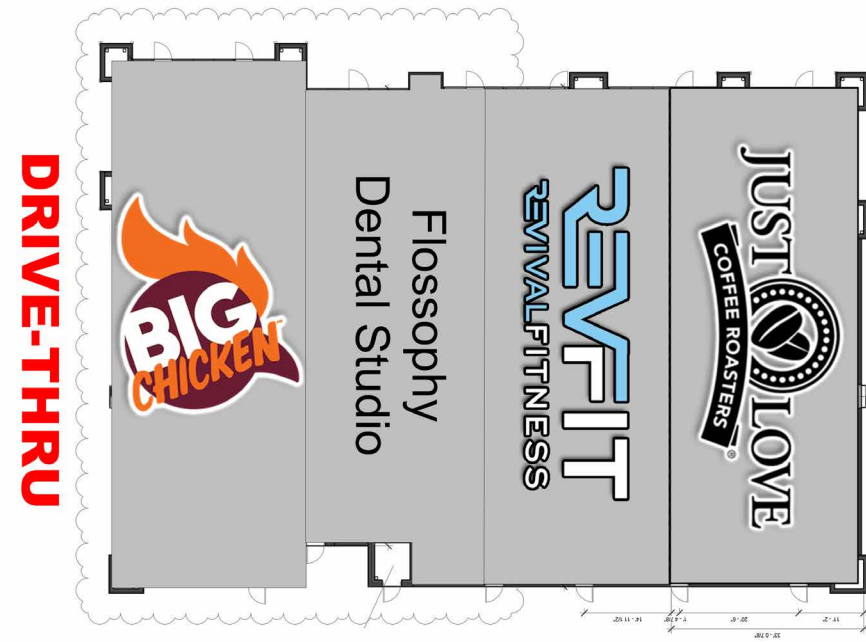
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# Heritage Trace Retail

NWC Heritage Trace Pkwy & I-35W | Fort Worth, Texas 76177  
Building 4 Floor Plan



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# Heritage Trace Retail

NWC Heritage Trace Pkwy & I-35W | Fort Worth, Texas 76177  
 Building 2 Floor Plan



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# Heritage Trace Retail

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Looking Southwest



Citadel at Heritage Trace  
Under Construction

Proposed  
Multi-Family  
+/-500 Units

Tehama Ridge Pkwy

Heritage Trace Pkwy  
FANTASTIC SAM'S  
CUT & COLOR

International  
Leadership  
of Texas School

KIDDIE ACADEMY  
EDUCATIONAL CHILD CARE

Tahema  
Ridge  
Community  
Center

Tahema  
Bluffs

±2,100 SF  
AVAILABLE

CHOICE  
HOTELS

EMBASSY  
SUITES

±1,338 SF  
AVAILABLE



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# Heritage Trace Retail

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Looking Northeast



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# Heritage Trace Retail

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Looking East



±1,338 SF AVAILABLE

±2,100 SF AVAILABLE



Hillwood Commons Office Building

Tallgrass Village

COURTYARD Marriott

FIREBIRDS

EMBASSY SUITES

CHOICE HOTELS

OUTBACK STEAKHOUSES

CityVet

PARRY'S PIZZERIA & BAR

salata

HOTWORX

WILD GO WINGS

NATIVE

Heritage Trace Pkwy



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# Heritage Trace Retail

NWC Heritage Trace Pkwy & I-35W | Fort Worth, Texas 76177  
Market Aerial



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## Information About Brokerage Services

2-10-2025



*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 sponsored by a broker 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 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. 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. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

The broker's duties and responsibilities to you, and your obligations under the representation agreement.

Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Cal Ryan Fuqua</b>	<b>605847</b>		<b>214-385-2820</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1

