



Overlook Retail Sites

1.54 ACRE PAD SITE

State Highway 170 and Old Denton Rd
Fort Worth, Texas 76177
Tarrant County

- 1.54 acre pad site for retail or restaurant
- High visibility on State Highway 170 next to the #2 Cabela's store in the nation

	RADIUS	3 MILES	5 MILES
2025 Population		58,561	172,151
2030 Projected Population		60,448	185,716
2025-2030 Growth		3.22%	7.88%
2025 Average HH Income	\$152,909	\$156,009	
Daytime Employment	25,452	76,120	

OLD DENTON ROAD



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AllianceTexas® is a 27,000-acre master-planned community including three distinctive developments — Alliance®, Circle T Ranch®, and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.



**GUY GRIVAS
MCKENNA BATEY**

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