



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

Ben Gehrke

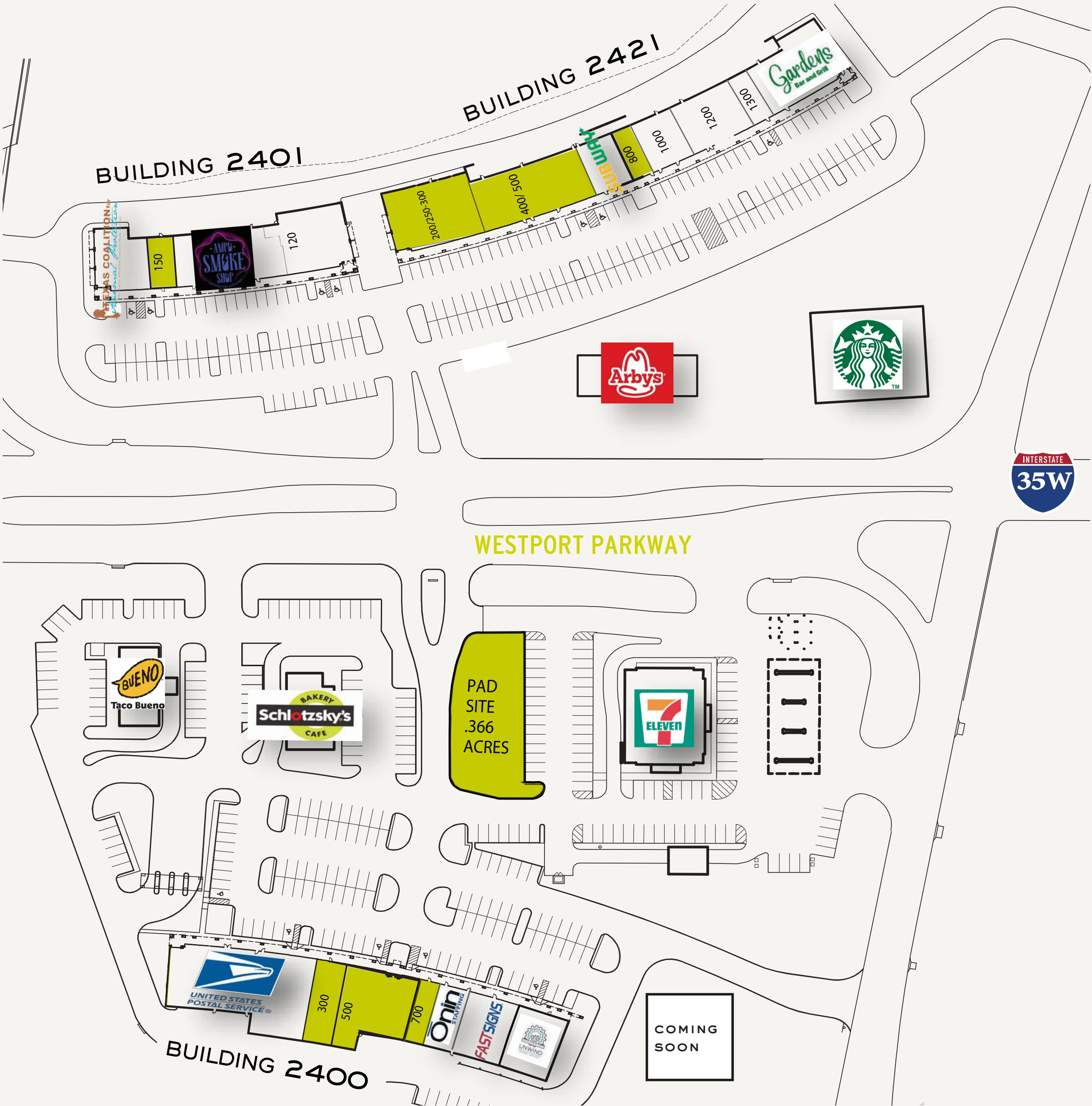
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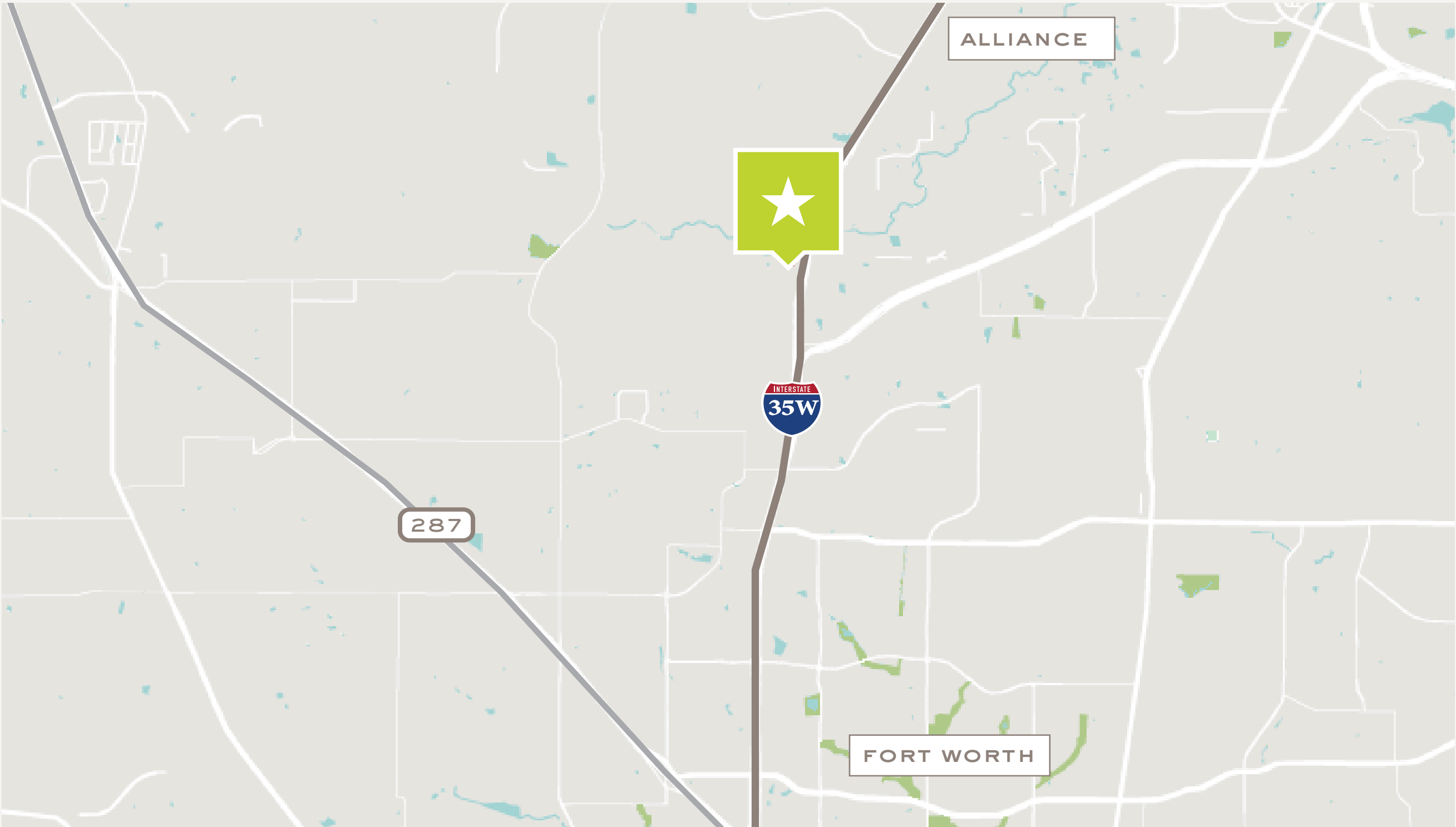


	UNIT	TENANT
BUILDING 2401	SUITE 140	TEXAS COALITION FOR ANIMALS
	SUITE 150	AVAILABLE- 2,426 SF
	SUITE 130	AMPS SMOKE SHOP
	SUITE 120	LONESTAR BRUNCH
BUILDING 2421	SUITE 200/300	AVAILABLE- 6,648 SF
	SUITE 400/500	AVAILABLE- 3,158 SF
	SUITE 700	SUBWAY
	SUITE 800	AVAILABLE- 974 SF
	SUITE 1000	FAMILY DENTISTRY
	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 commerical 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

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RETAIL MAP



LOCAL RETAIL COMPANIES

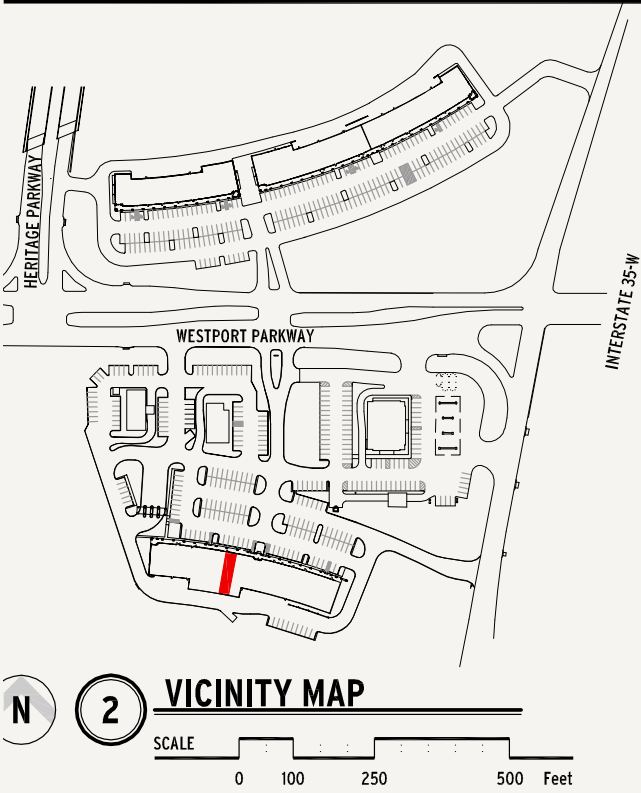
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FLOORPLAN



ALLIANCE CROSSING
Westport Parkway
Fort Worth, TX 76177

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2400 WESTPORT PKWY IMAGES



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2401 WESTPORT PKWY IMAGES





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COMMERCIAL

Relentlessly Pursuing What Matters

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