

Heritage Trace Pkwy and Interstate 35W



1.515-Acre Pad Site Available

- 1.1 million square feet of existing retail
- 2,400+ existing multi-family units with over 3,000 planned
- 500,000 SF of existing office space with over 2 MSF planned
- Home to four hospitals: Texas Health Resources, Cook Children's, Wise Regional, and Medical City Alliance

RADIUS

	3 MILE	5 MILE
2025 Population	110,588	270,541
2030 Projected Population	115,629	280,341
2025 Average Household Income	\$142,339	\$136,923
Daytime Employment (ARCGis)	35,051	96,811
Interstate 35W (2023 Traffic Counts)		107,708
Heritage Trace Pkwy (2023 Traffic Counts)		33,437



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1.515 AC AVAILABLE PAD SITE IN ALLIANCE TOWN CENTER

GUY GRIVAS / MCKENNA BATEY

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