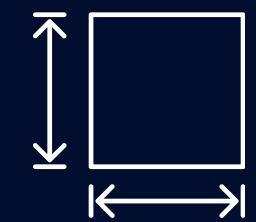
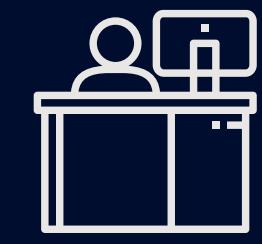


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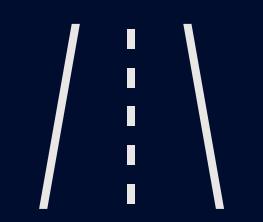
3100 Capital Way, Suite 120  
Fort Worth TX



1,450 SF



Open Floorplan



Next To  
Hwy 35W



Near Alliance  
Town Center



Built In 2021



Available Now



Steve Shrum  
817-881-3837

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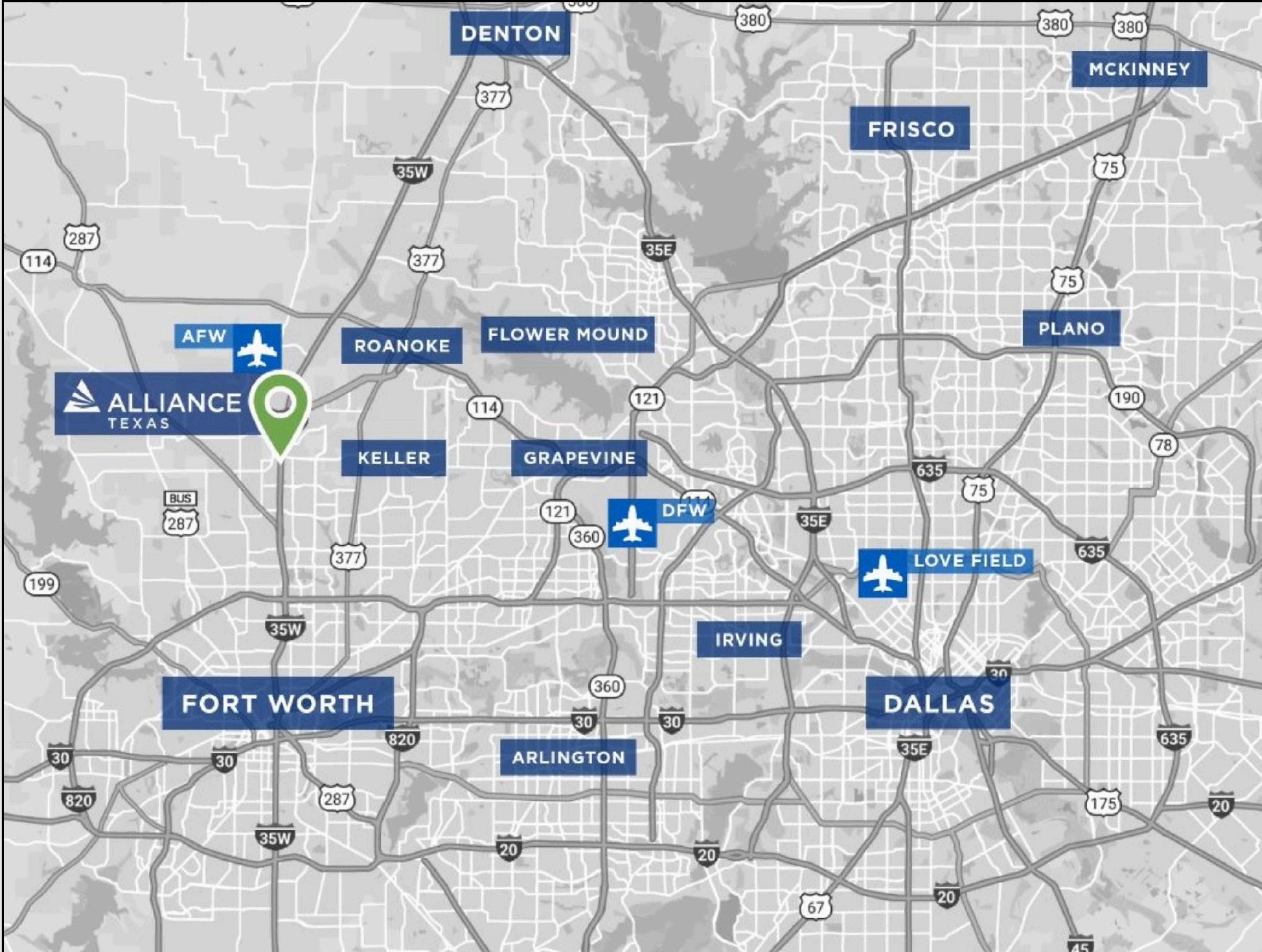
## ABOUT ALLIANCE TEXAS

AllianceTexas is one of the nation's largest and most successful master-planned developments, encompassing approximately 27,000 acres across Tarrant and Denton Counties—nearly double the size of Manhattan—and generating more than \$130 billion in total economic impact since 1990. The area supports a rapidly expanding residential base with over 15,400 homes built and thousands more planned through premier communities such as Treeline, Pecan Square, Harvest, Heritage, and Park Glen, while also serving as a major employment, healthcare, and logistics hub anchored by Perot Field Fort Worth Alliance Airport, the BNSF Alliance Intermodal Facility, Amazon Air, FedEx, UPS, and two Class I rail lines. Healthcare is a defining strength of the immediate area, led by Texas Health Resources Alliance, Medical City Alliance, Cook Children's Alliance, and Wise Health Surgical Hospital, all integrated within or adjacent to Alliance Town Center, a 900-acre mixed-use destination offering retail, dining, Class A office, hotel, medical, and urban living. Home to 590 companies, more than 66,000 jobs, and supported by 162 miles of roadway including I-35W and Highways 114 and 170, AllianceTexas represents one of the most robust live-work-play-heal environments in North Texas.

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- ~15 Miles To Downtown Fort Worth
- ~20 Miles To DFW Airport
- ~30 Miles To Downtown Dallas
- \$100k+ Nearby Household Income
- 650k+ Population Within 10 Miles
- Contact For Pricing

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