

THE NEIGHBORHOOD

- 200,400 Population
- \$90,575 Avg. HH Income
- 22,000 VPD I-35W Exit at Heritage Trace Pkwy.
- 1,500 New Jobs FAA Headquarters
- Adjacent to Alliance Town Center on I-35W

5-Mile Radius; Regis Online 2015

AVAILABLE
Retail 1,400 - 1,600 SF

CENTER SERVING ALLIANCE COMMUNITY & FAA HEADQUARTERS



HERITAGE
TRACE PLAZA
3505-3529 Heritage Trace
Pkwy, Fort Worth, TX 76244

LEASING CHRIS MUNCY
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HERITAGE TRACE PLAZA

Source: Regis Online
 DEMOGRAPHICS

(2015)	1-Mile	3-Mile	5-Mile
Population	11,354	79,469	200,400
Household	3,510	25,450	66,997
Daytime Population	1,954	13,976	52,064
Avg HH Income	\$100,278	\$93,840	\$90,575



TEXAS HEALTH HARRIS
 METHODIST HOSPITAL
 ALLIANCE

HILLWOOD DEVELOPMENT
 (including office, multifamily,
 retail and hospitality)
 IN PROGRESS

KELLER ISD
 ED. CENTER

TIMBERWOOD
 MIDDLE SCHOOL



105,000 VPD

FAA
 HEADQUARTERS

OLD DENTON ROAD

HERITAGE
 TRACE PLAZA

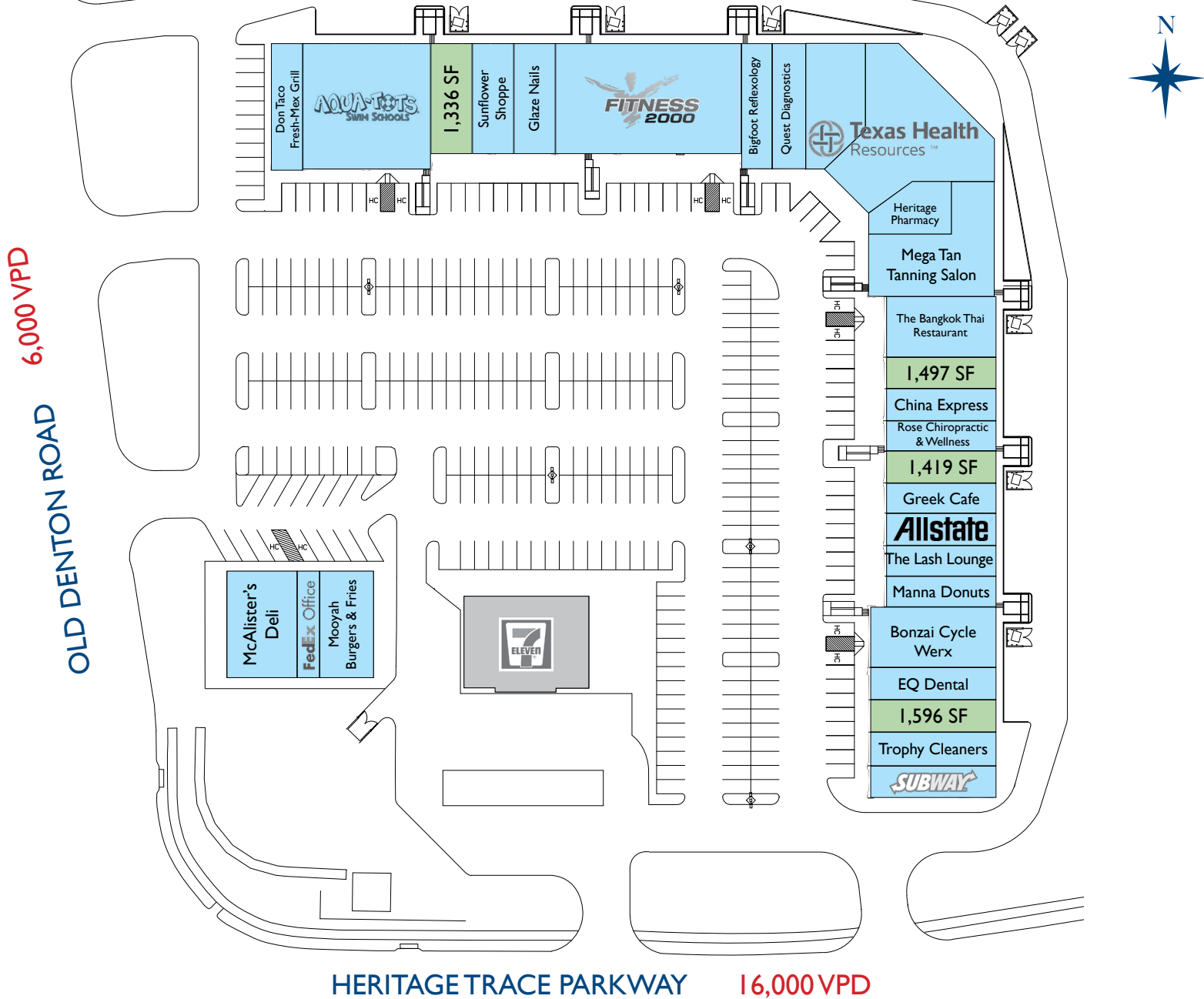
ALLIANCE
 TOWN CENTER

HERITAGE
 AMENITY CENTER



16,000 VPD

HERITAGE TRACE PKWY





DINING McAlister's Deli • Mooyah Burgers & Fries • Don Taco Fresh Mex Grill • Greek Cafe • Subway • China Express • Manna Donuts • The Bangkok Thai Restaurant • **HEALTH & PERSONAL CARE** Bigfoot Reflexology • Texas Health Resources • Fitness 2000 • Quest Diagnostics • Rose Chiropractic & Wellness • Mega Tan Tanning Center • EQ Dental • Heritage Pharmacy • Glaze Nails • The Lash Lounge • **SERVICES** AllState Insurance • FedEx Office • H2C Trophy Dry Cleaners • **EDUCATION** Aqua Tots Swim School • **SPECIALTY RETAIL** Bonzai Cycle Werx Bike Shop • Sunflower Shoppe •



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