

5,370 SF Building



HERITAGE TRACE CENTER – FOR LEASE

2403 Heritage Trace Pkwy, Fort Worth, TX 76177

Cody Johnson 214.295.8583 cjohnson@crestcommercial.com

Heritage Trace Center

For Lease

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PROPERTY DESCRIPTION

Pre-Leasing now available on new retail center
Terrific frontage to Heritage Trace Pkwy
Located near Alliance Town Center and Presidio Junction

PROPERTY HIGHLIGHTS

- Pre-Leasing now available on new retail center
- Terrific frontage to Heritage Trace Pkwy
- Located near Alliance Town Center and Presidio Junction

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,140 - 1,460 SF
Building Size:	5,370 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,469	31,994	82,216
Total Population	15,765	100,066	250,798
Average HH Income	\$130,796	\$135,128	\$129,483

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9330 Lyndon B Johnson Fwy #1080

Dallas, TX 75243

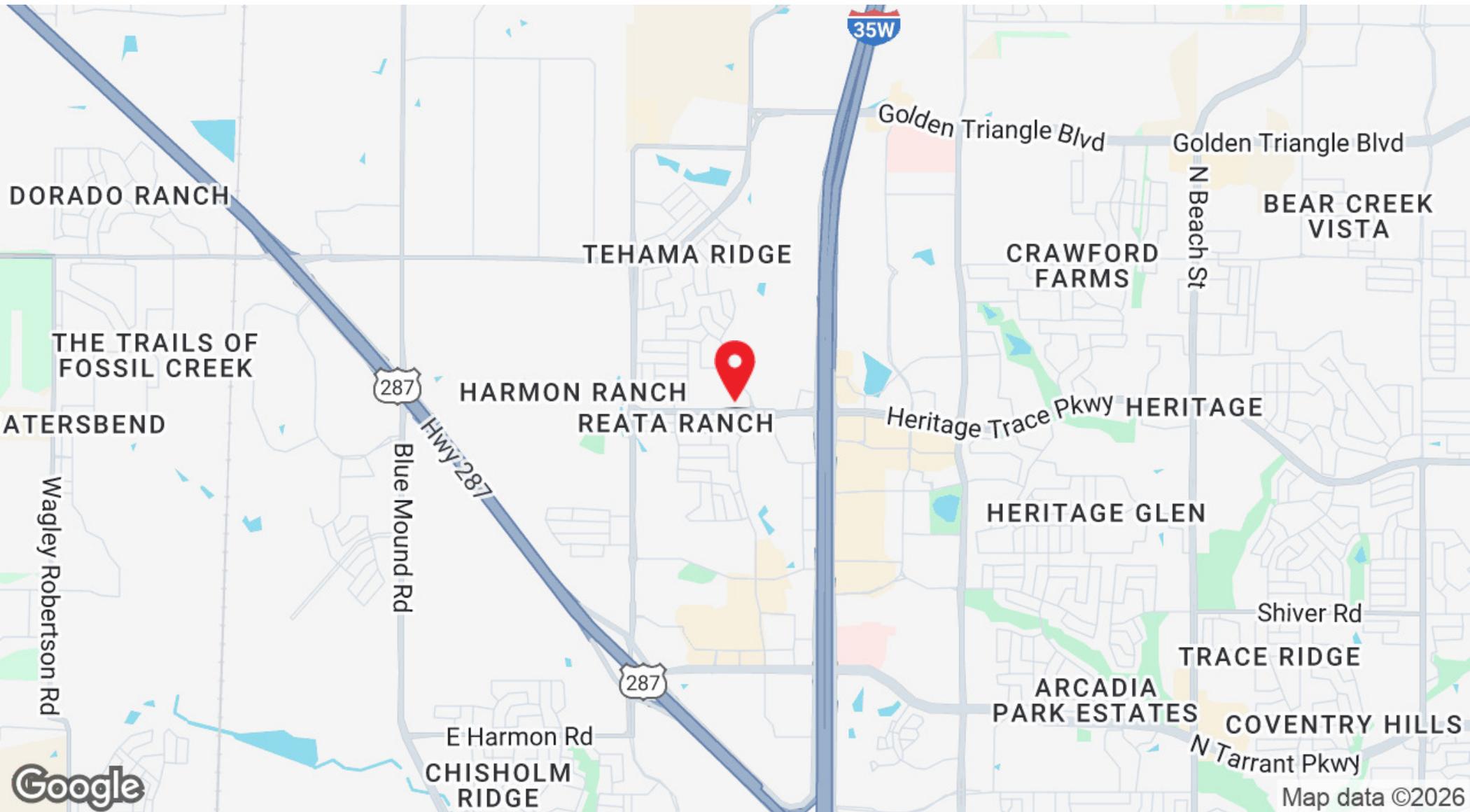
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Map data ©2026

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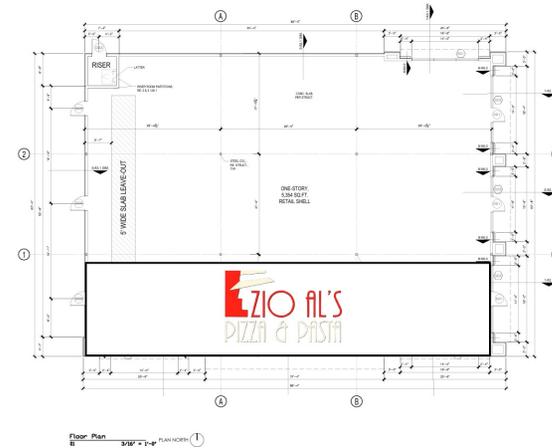


LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,140 - 1,460 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Zio Al's Pizza & Pasta	-	1,500 SF	NNN	Negotiable	01
AVAILABLE	Available	1,140 SF	NNN	Negotiable	02
AVAILABLE	Available	1,460 SF	NNN	Negotiable	03
AVAILABLE	Available	1,190 SF	NNN	Negotiable	-



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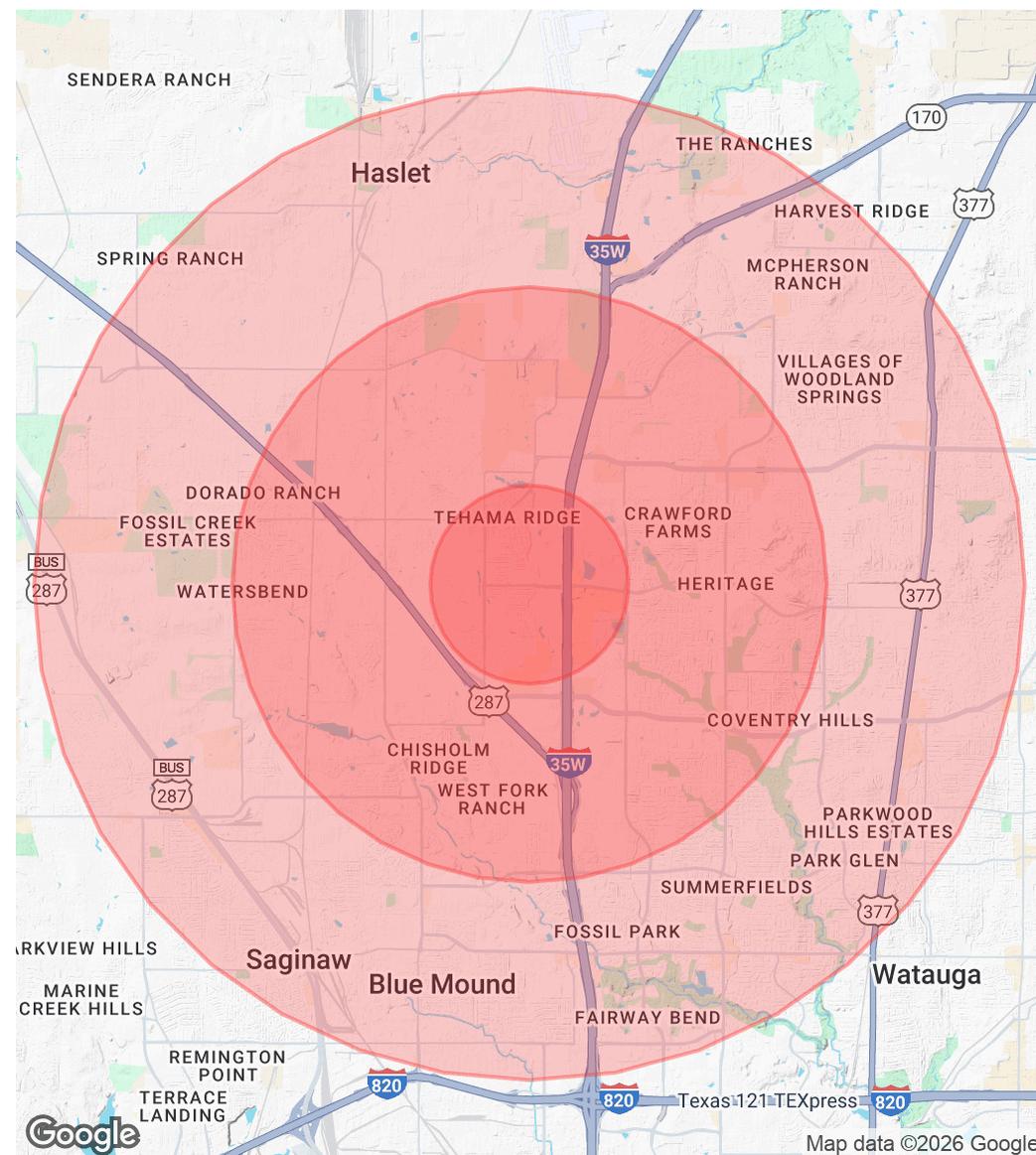
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,765	100,066	250,798
Average Age	33	35	36
Average Age (Male)	32	34	35
Average Age (Female)	34	35	36

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,469	31,994	82,216
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$130,796	\$135,128	\$129,483
Average House Value	\$365,228	\$368,561	\$363,939

RACE	1 MILE	3 MILES	5 MILES
% White	50.1%	52.8%	55.6%
% Black	16.5%	13.0%	11.2%
% Asian	13.8%	11.5%	9.5%
% Hawaiian	0.1%	0.2%	0.2%
% American Indian	0.6%	0.7%	0.8%
% Other	5.6%	6.8%	7.6%

Demographics data derived from AlphaMap



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	325490	erik@crestcommercial.com	214-696-6677
Designated Broker of Firm	License No.	Email	Phone
Cody Johnson	719863	cjohnson@crestcommercial.com	214-696-6677
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date