



FOR LEASE

HERITAGE TRACE RETAIL

NWQ OF I-35W & HERITAGE TRACE PKWY

FORT WORTH, TEXAS

DOYLE MCALPIN Vice President
doyle@duwestrealty.com | 214.720.0004

CHARLIE BOYD Senior Associate
charlieboyd@duwestrealty.com | 214.720.0004

DUWEST
CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
duwestrealty.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

SPACE FOR LEASE | NWQ of I-35W & Heritage Trace Pkwy, Fort Worth, Texas

OVERVIEW

- ±2,499 SF & 2,850 SF End Cap Spaces Available in Building 4
- Located at the northwest quadrant of I-35W and Heritage Trace Pkwy in the booming Alliance Trade Area
- Join Parry's Pizzeria & Bar, Outback Steakhouse, Bojangles, Salata, Gong cha, Fast Furious Japanese Grill, Jamba Juice, Buffalo Wild Wings GO, Native Coffee+Kitchen, Marble Slab Creamery, CityVet, Cool Heads, HotWorx, and Embassy Suites & Choice Hotels coming soon
- Located just south of Alliance Texas with over 350 Corporations, and more than 32,000 Employees
- Call for Info & Price

TRAFFIC COUNTS

Interstate 35W: 125,787 VPD (TXDOT 2023)

Heritage Trace Parkway: 30,711 (TXDOT 2022)

Granbury St: 9,860 VPD (Kalibrate 2023)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	13,832	112,449	266,102
2029 Projected Pop.	14,707	118,739	278,773
Daytime Pop.	14,903	83,678	216,545
Avg HH Income	\$128,794	\$141,198	\$132,041



DuWest
CREATING, ENHANCING & PROTECTING VALUE

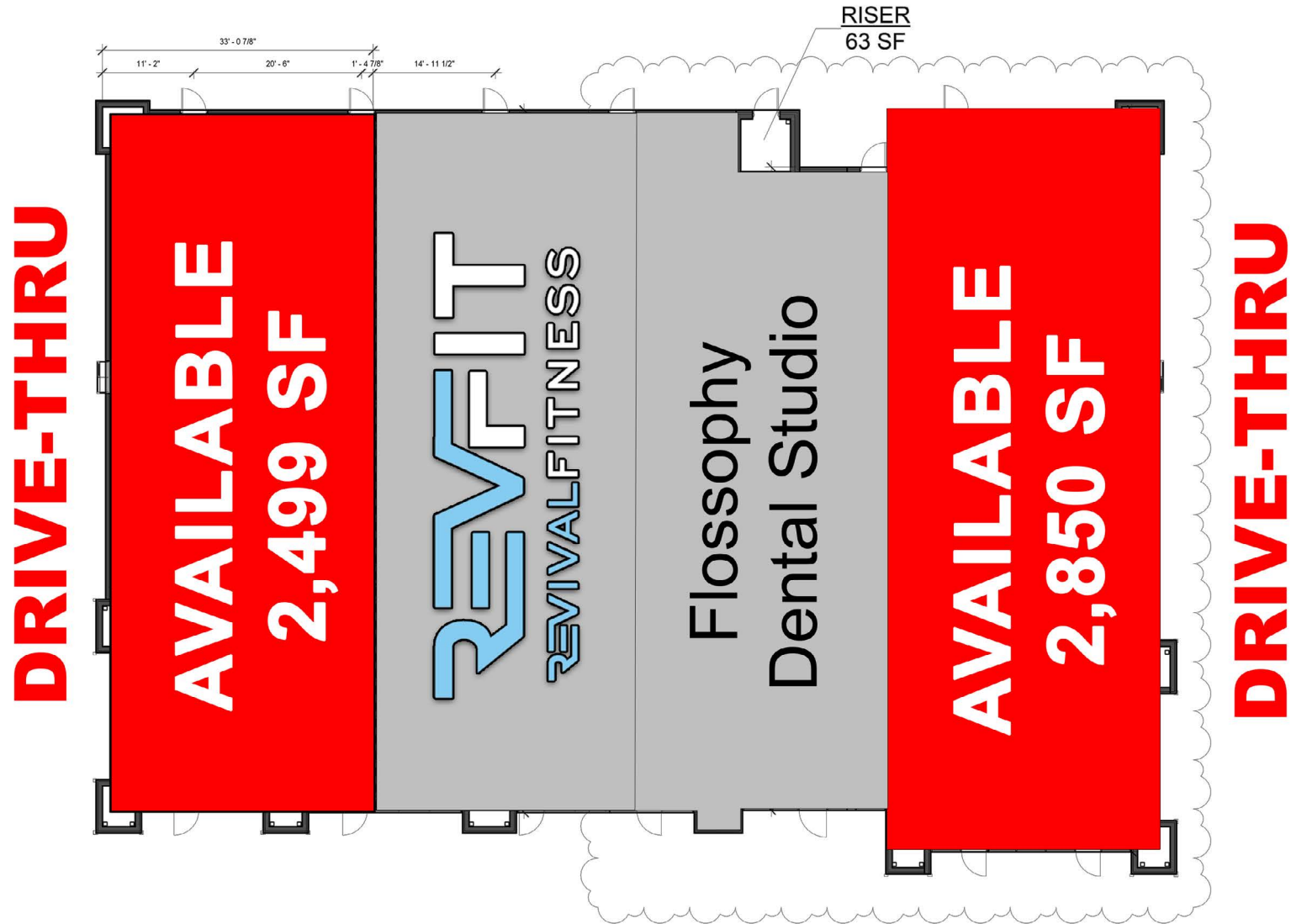
DOYLE MCALPIN Vice President
doyle@duwestrealty.com | 214.720.0004

CHARLIE BOYD Senior Associate
charlieboyd@duwestrealty.com | 214.720.0004

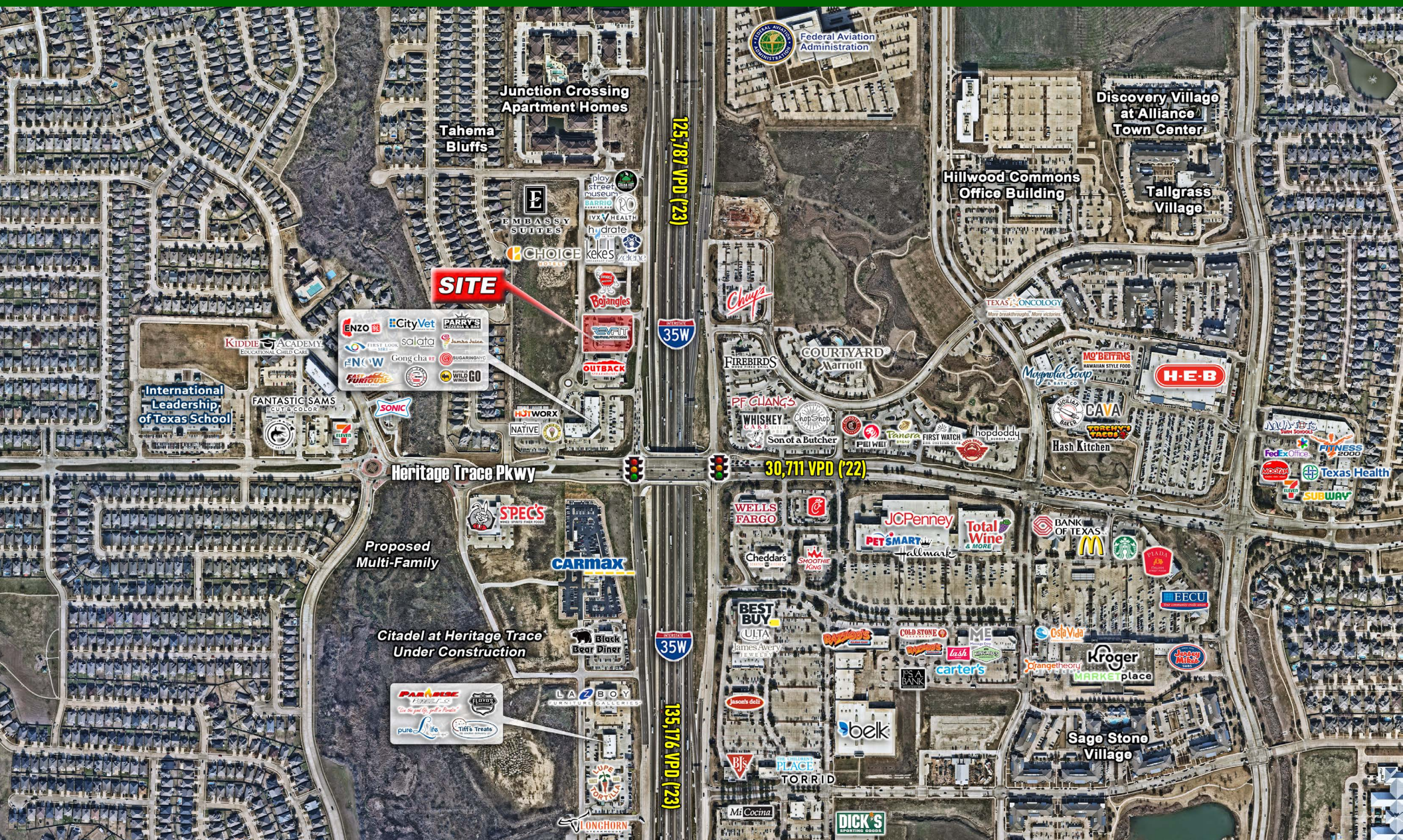
SPACE FOR LEASE | NWQ of I-35W & Heritage Trace Pkwy, Fort Worth, Texas



SPACE FOR LEASE | NWQ of I-35W & Heritage Trace Pkwy, Fort Worth, Texas



SPACE FOR LEASE | NWQ of I-35W & Heritage Trace Pkwy, Fort Worth, Texas



DUWEST
CREATING, ENHANCING & PROTECTING VALUE

DOYLE MCALPIN Vice President
doyle@duwestrealty.com | 214.720.0004

CHARLIE BOYD Senior Associate
charlieboyd@duwestrealty.com | 214.720.0004

SPACE FOR LEASE | NWQ of I-35W & Heritage Trace Pkwy, Fort Worth, Texas





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

DuWest Management Inc.	605046		214.720.0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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