

35W 90,000+ VPD

WESTPORT PKWY

94.5 AC SITE

170



amazon



BBVA

Compass



Residence Inn

Fairfield
BY MARRIOTT

Hilton
Garden Inn



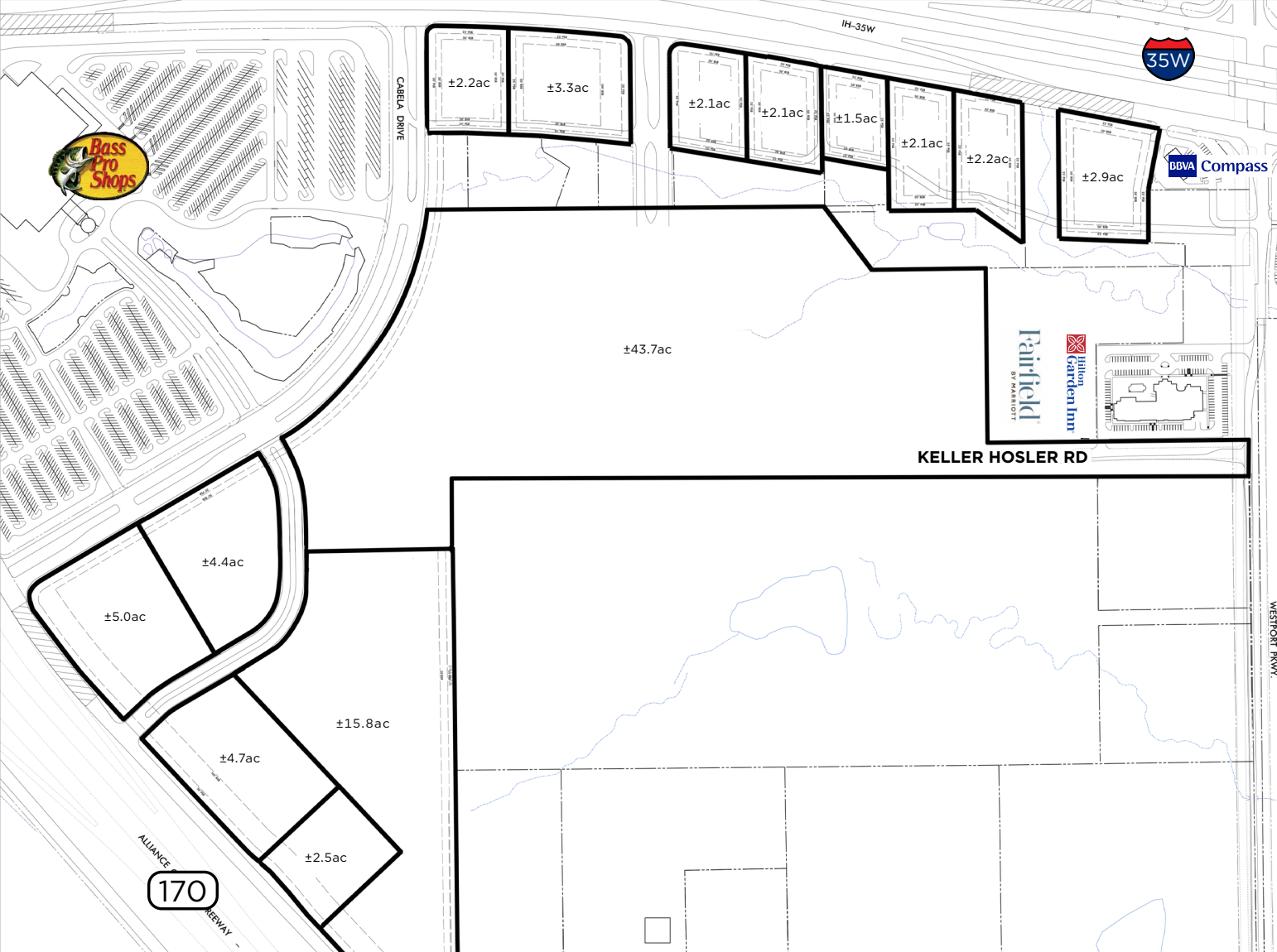
APRIL 2025

Lone Star Crossing

**RESTAURANT & ENTERTAINMENT
PAD SITES AVAILABLE**

NEC State Highway 170 and Interstate 35W
Fort Worth, Texas 76177
Tarrant County





Lone Star Crossing

- Sites from 2 acres up to 20+ acres
- "G" intensive commercial zoning
- Located next to #2 Bass Pro Shops in the nation

RADIUS	3 MILES	5 MILES
2025 Population	55,627	179,895
2030 Projected Population	56,994	196,829
2025-2030 Growth	2.46%	9.41%
2025 Average HH Income	\$145,372	\$154,754
Daytime Population	48,791	154,148



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AllianceTexas® is a 27,000-acre master-planned community including three distinctive developments — Alliance®, Circle T Ranch®, and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.



GUY GRIVAS
MCKENNA BATEY

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