

# Retail & Creative Office ★ LEASE

LanCarteCRE.com

9555 HARMON ROAD FORT WORTH, TX 76117

NOW PRE-LEASING



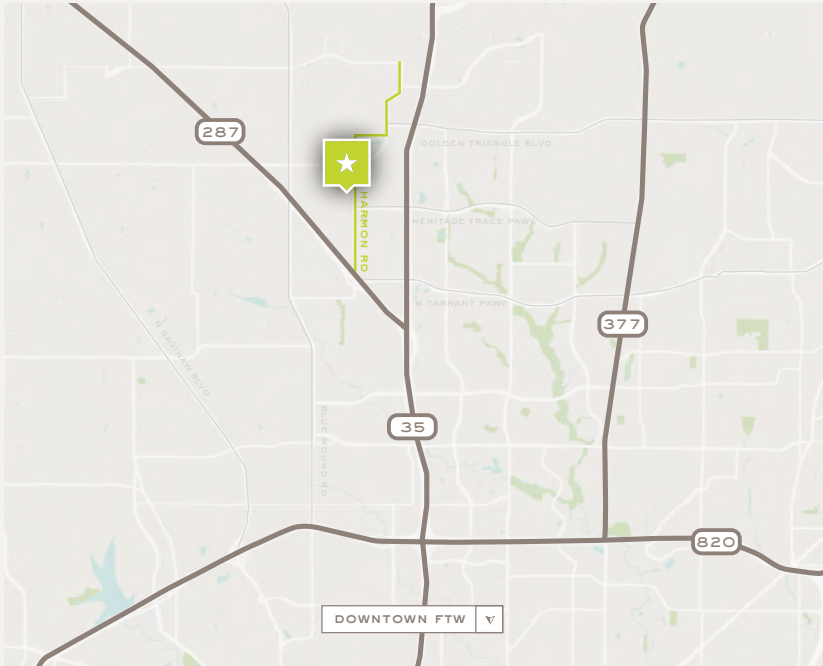
LANCARTE  
COMMERCIAL

LanCarteCRE.com  
2627 Tillar Street, Suite 121 | Fort Worth, TX 76107 | 817.409.4040

# Retail and Creative Office ★ LEASE

9555 HARMON ROAD FORT WORTH, TX 76117

LanCarteCRE.com



## PROPERTY FEATURES

- Total Space Available: 8,665 SF (Buildings B and C)
- Max Contiguous Space: 7,408 (Building B)
- Zoning Allows for Most Commercial & Retail Uses
- 180 Parking Spaces
- Outdoor Patio Space Available
- Estimated Delivery Q2 2025

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Average Household Income:	\$106,641	\$116,480	\$110,875
2010 Households:	1,283	16,058	54,200
2022 Households:	3,986	27,338	74,311
2027 Household Projection:	4,606	30,392	80,865

## LOCATION OVERVIEW

The property is located on a prominent corner in the rapidly growing Alliance submarket in one of the fastest developing areas of North Texas. It is surrounded by dense residential development with strong demographics and a rapidly expanding population. The location provides easy access to Hwy I-35 and Hwy 287. The newly expanded Harmon Road and Roundabout at Heritage Trace has provided this location with enhanced access and visibility.

## LEASING STRUCTURE

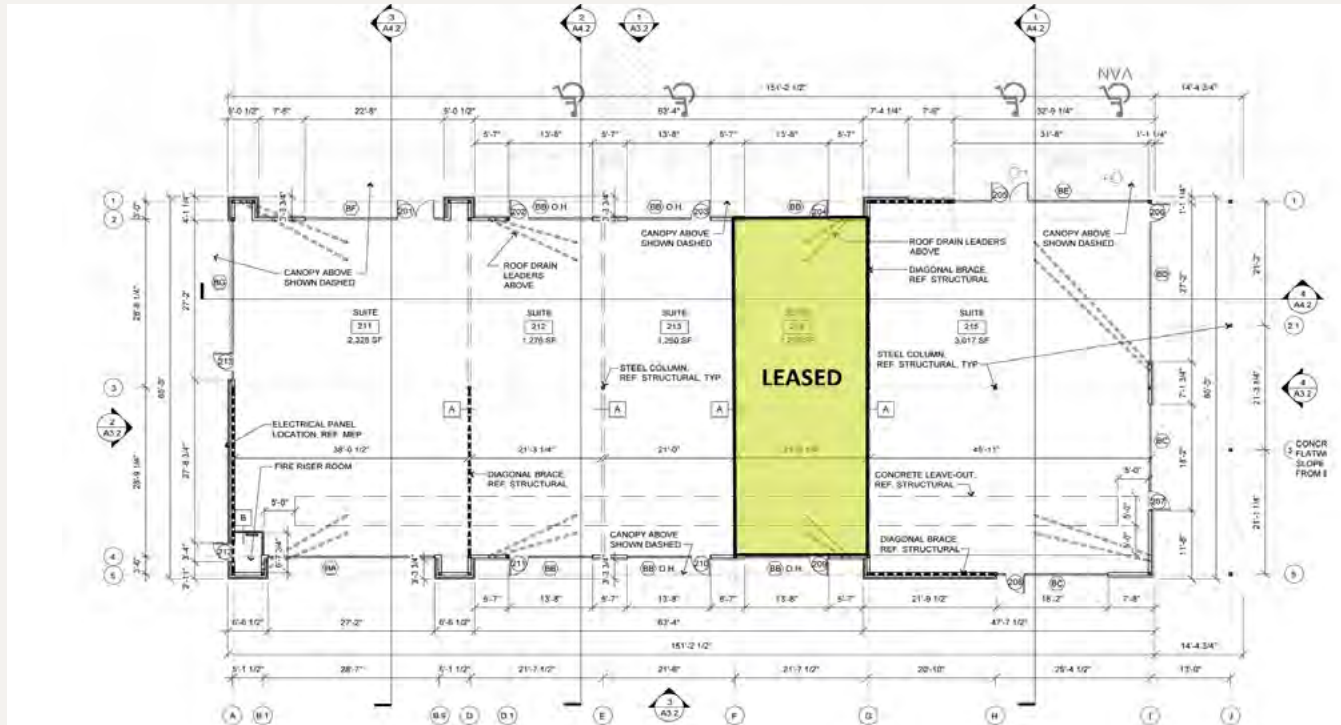
## CONTACT BROKER

# Retail and Creative Office ★ LEASE

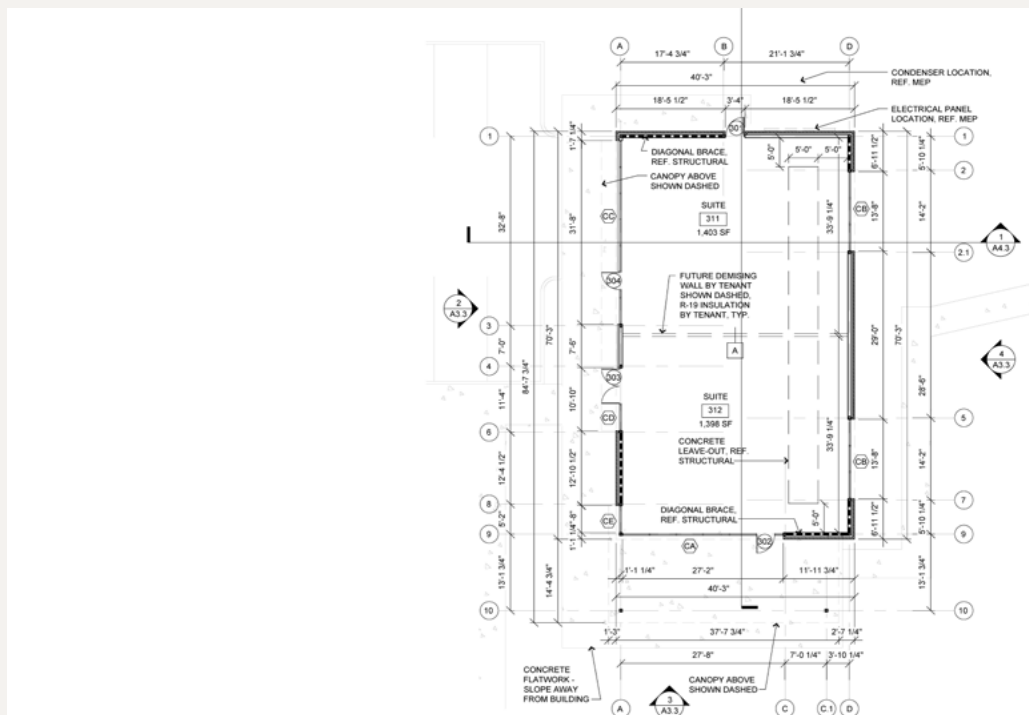
9555 HARMON ROAD FORT WORTH, TX 76117

LanCarteCRE.com

## BUILDING A



## BUILDING B





# Office ★ LEASE

9555 HARMON ROAD FORT WORTH, TX 76117

LanCarteCRE.com

## AERIAL RETAIL MAP





# Retail and Creative Office ★ LEASE

9555 HARMON ROAD FORT WORTH, TX 76117

LanCarteCRE.com

## AERIAL PHOTOS AND RENDERING





LANCARTE  
COMMERCIAL

*Relentlessly Pursuing What Matters*

**SARAH LANCARTE** CCIM  
SIOR  
817-228-4247 | [sarah@lancartecre.com](mailto:sarah@lancartecre.com)

**DARREN CAIN** SIOR  
832-418-0611 | [dcain@lancartecre.com](mailto:dcain@lancartecre.com)