

NORTH CITY

North City is one of the largest mixed-use developments in the southwest. The site possesses a rare blend of high incomes, density, traffic counts, and daytime population.

North City will provide shoppers a one-of-a-kind environment that aims to be the super-regional draw of North Fort Worth.

Project Overview

- Small Shop Retail & Restaurant Space Available
- Pad Sites Available for Ground Lease, Sale or Build-to-Suit
- Anchor Land Available

Alliance Corridor

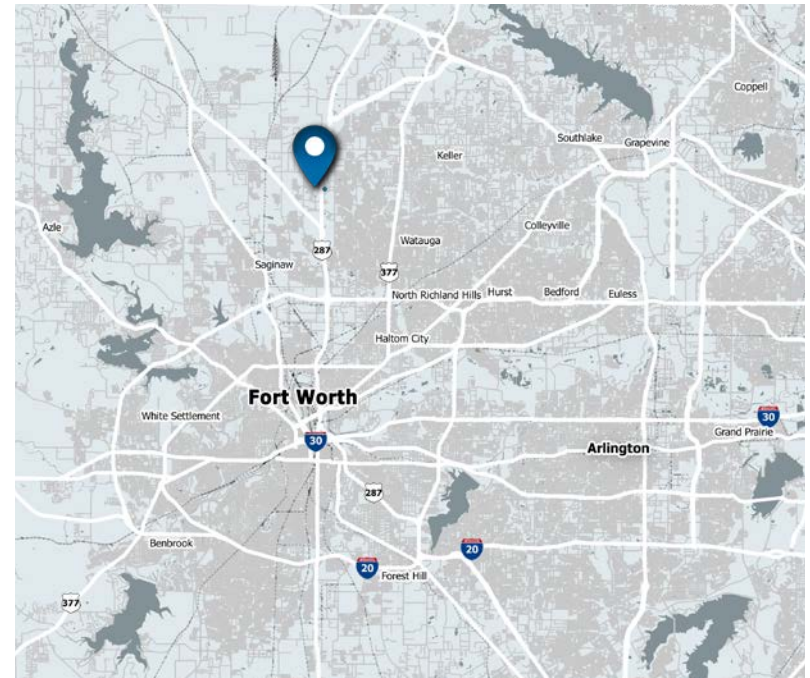
- Alliance is home to over 525 companies (office & industrial) which have built more than 50 million SF.
- Multiple corporate offices including Amazon, Facebook, General Electric, Fidelity and BNSF Railway
- One of The fastest growing submarkets in all of DFW
- Hillwood's Alliance development has generated approximately \$84 Billion in economic impact and created nearly 62,000 jobs.

Demographics

	<u>1 mile</u>	<u>3 Miles</u>	<u>5 miles</u>	<u>7 miles</u>
Population	8,015	123,933	265,386	442,601
Avg. HH Income	\$113,433	\$130,254	\$133,783	\$133,421
Daytime Population	3,020	23,967	65,873	116,558

Traffic Counts

35W	121,249 VPD
Hwy 287	41,433 VPD
N Tarrant Pkwy	15,187 VPD



Area Attractions



JOIN



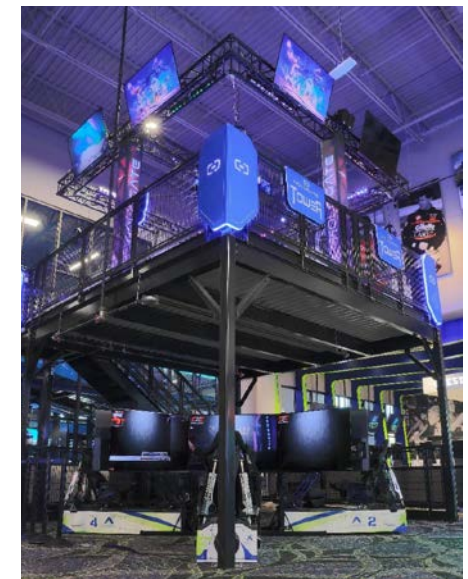
Living Spaces

- Attracts 800,000+ visitors per year
- Open for business



Andretti

- Now open
- 8.3 acre user - approximately 96,000 sf
- See location on site plan attached
- Typically draws 800,000 - 1M visitors annually





Sonoma Creek Ln

at home
SHOE CARNIVAL
OLD NAVY

HomeGoods

ROSS
DRESS AND MORE

TARGET

Bello Hill Ln

COSTCO
WHOLESALE

OLD CHICAGO

Napa Dr

la Madeleine

Porter Creek Dr

NORTH TARRANT PKWY

NORTH TARRANT PKWY

AVAILABLE
8.111 AC
COMMERCIAL
MULTI-FAMILY TRACT
8.111 ac

GROCE
UNDER
NEGOTIATION

AVAILABLE
GL OR
SHOP SPACE
1.31 AC

AVAILABLE
GL OR
SHOP SPACE
1.35 AC

PHASE 3
COMMERCIAL
TRACT
1.29.29 ac

Portillo's

AVAILABLE
+/- 7.48 AC

AT
CONTRACT
+/- 1.25 AC

CARVANA

TEXAS
LEASERS

287

INTERSTATE
35
W

LIVING SPACES
150,000 sq ft

LIVING SPACES WAY

ANDRETTI

CITY PICKLE
UNDER CONSTRUCTION
EST. DELIVERY
DECEMBER 2025

MF UNDER CONSTRUCTION
EST. DELIVERY
SUMMER 2026

AVAILABLE
4.74 AC
COMMERCIAL TRACT

COMMERCIAL TRACT
8.99 ac

FURNITURE
AT CONTRACT

287

N Fwy

Service Rd

highway exit

Harmon Rd

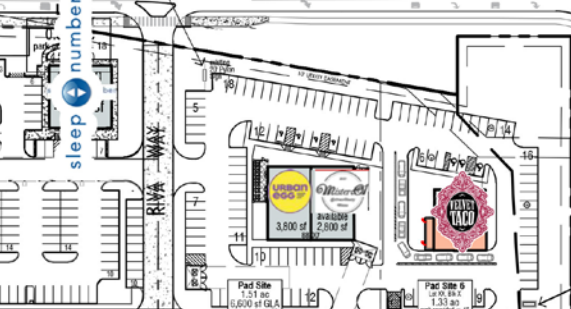
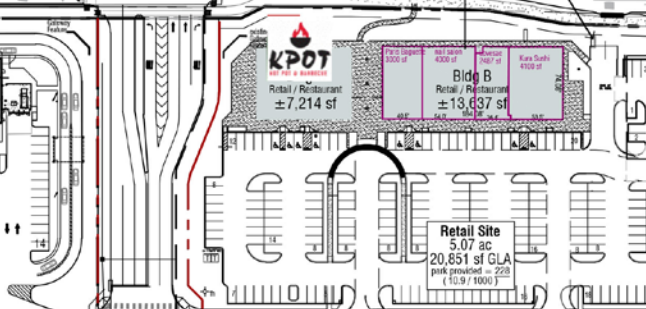
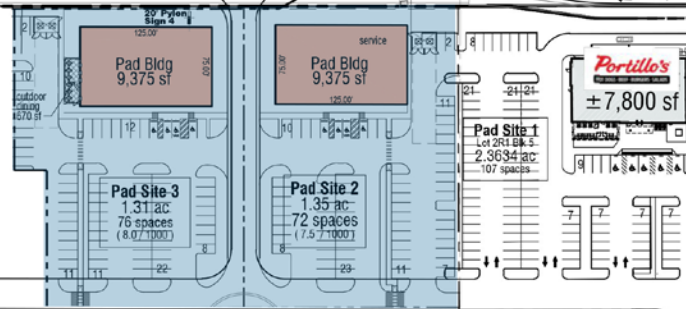
Crested Butte Dr

TARRANT PARKWAY

NORTH TARRANT PARKWAY

KURA LOVESAC
REVOLVING SUSHI BAR
PARIS BAGUETTE
NAIL SPA

NORTH TARRANT PARKWAY

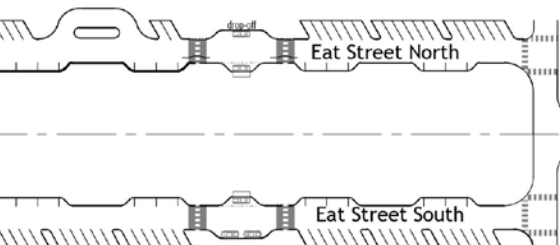


COMMERCIAL TRACT
± 29.29 ac

AVAILABLE

AT CONTRACT
+/- 1.25 AC

Commercial Tract
± 7.48 AC
Lot XX, Bk X



Tehama Ridge Parkway

Shared Driveway 3

ANCHOR PARCEL
16.480 ac
592 spaces provided

LIVING SPACES
150,000 sf

35' freeway sign







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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.

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.

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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.

<u>Venture Commercial Real Estate, LLC.</u>	<u>476641</u>	<u>info@venturedfw.com</u>	<u>214-378-1212</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Michael E. Geisler</u>	<u>350982</u>	<u>mgeisler@venturedfw.com</u>	<u>214-378-1212</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Amy Pietrovic</u>	<u>550374</u>	<u>apietrovic@venturedfw.com</u>	<u>214-378-1212</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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