

 VENTURE

# 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 or Build-to-Suit
- Anchor Land Available

## Alliance Corridor

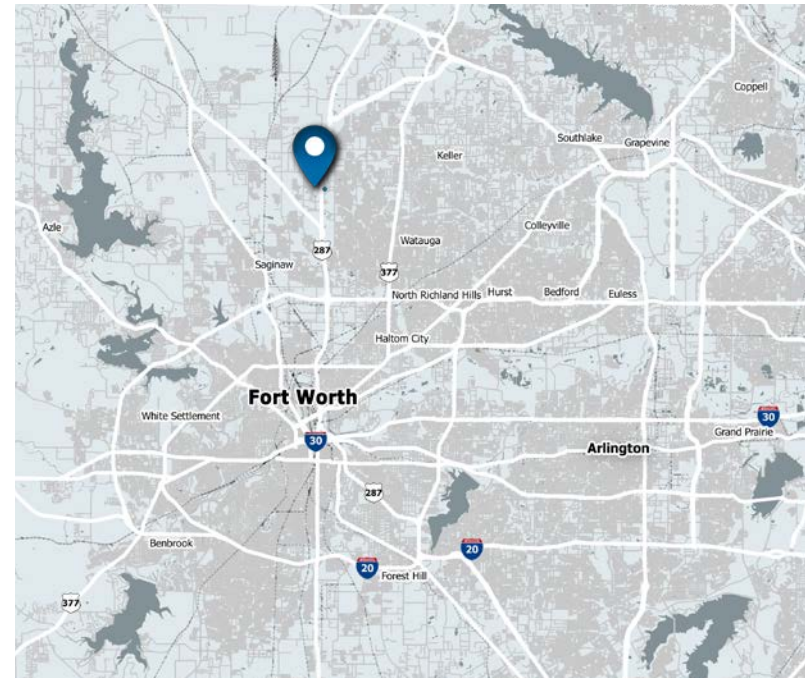
- Alliance is home to over 525 companies (office & industrial) which have built more than 50 million SF.
- Multiple corporate offices including Amazon, Facebook, General Electric, Fidelity and BNSF Railway
- One of The fastest growing submarkets in all of DFW
- Hillwood's Alliance development has generated 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	<b>121,249 VPD</b>
Hwy 287	<b>41,433 VPD</b>
N Tarrant Pkwy	<b>15,187 VPD</b>



## Area Attractions



# JOIN



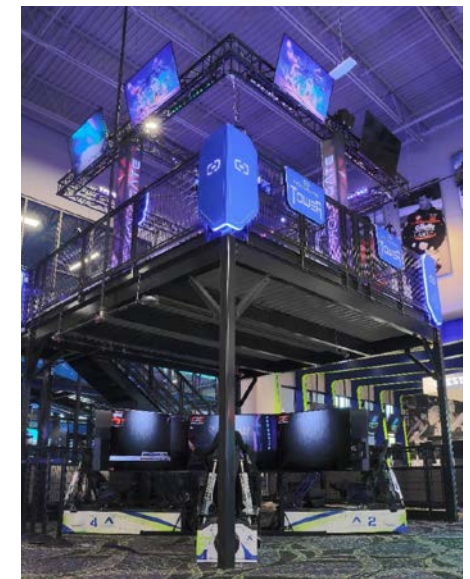
## Living Spaces

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



## Andretti

- Under construction - opening Spring 2024
- 8.3 acre user - approximately 96,000 sf
- See location on site plan attached
- Typically draws 800,000 - 1M visitors annually







**NAIL SPA**

REVOLVING SUSHI BAR

**NORTH TARRANT PKWY**



20' Pylon Sign

20' Pylon Sign

**Bldg B**  
Retail / Restaurant  
± 7,214 sf

**3,000 SF**  
Retail / Restaurant  
± 13,647 sf

**2,487 SF**  
Retail / Restaurant  
± 13,647 sf

Lot 3  
0.502 ac  
park provided = 18  
(5 / 1000)  
existing  
sleep number  
4,000 sf

**BUILDING B**

**Retail Site**  
5.07 ac  
20,851 SPGLA  
park provided = 228  
(10.9 / 1000)

**BUILDING D**

**Snooze**  
AN AM EATERY

**PAGODA**  
AN AM EATERY

**VELVET TACO**

**Pad Site 6**  
Lot XX, Blk X  
1.38 ac  
park provided = 45  
(19 / 1000)

**CARVANA**

**Auto Dealer**  
± 5,800 sf

35 freeway sign



**Tehama Ridge Parkway**

± 21,000 sf

**5.08 AC REMAINING**

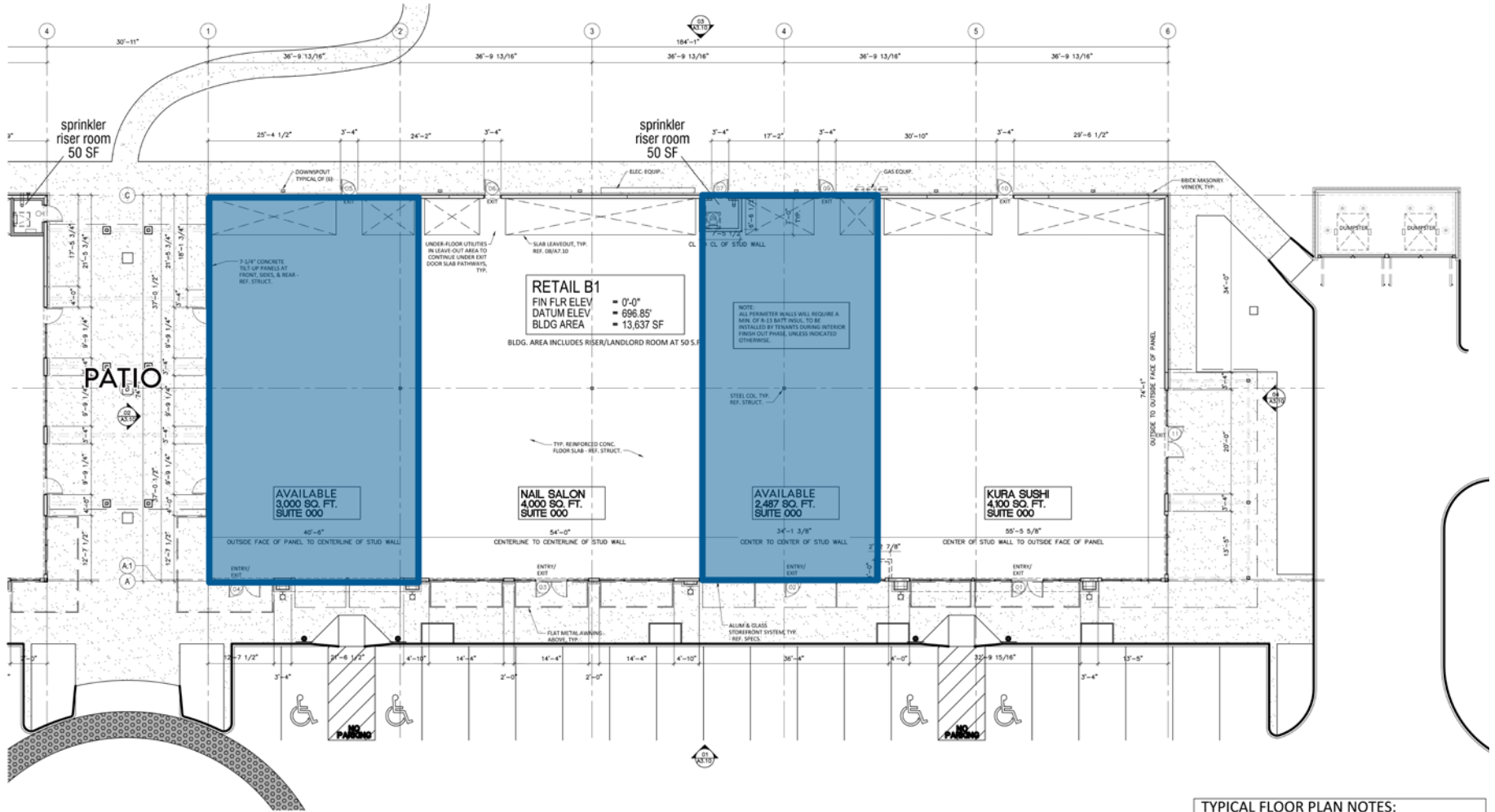
**Pad Site**  
Lot 12, Blk 1  
2.447 ac  
park provided = 1092

**Restaurant**  
± 5,000 sf

**Restaurant**  
± 5,000 sf

Shared Driveway 3

# BUILDING B



01 FLOOR PLAN  
SCALE: 1/8"=1'-0"

- TYPICAL FLOOR PLAN NOTES:**
1. DOWEL CONCRETE WALK INTO FOUNDATION WALL AT EXTERIOR DOORS AND STOREFRONT DOORS, AND AT STOREFRONT SYSTEM.
  2. REFERENCE STRUCTURAL DRAWINGS FOR COLUMN DESIGNATIONS, TILT-UP CONCRETE PANEL JOINTS, AND ADDITIONAL INFORMATION.
  3. REFERENCE MEP DRAWINGS FOR UTILITIES RUN UNDER SLAB. PROVIDE 2" SQ LEAVE OUT AT STUB-UPS AND CLEAN OUTS, UNLESS INDICATED OTHERWISE.
  4. CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5'-0" OF BLDG. PERIMETER.
  5. REFERENCE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION, CONTROL JOINTS, AND EXTENT OF STOREFRONT WORK.
  6. REFER TO SIDEWALK PLAN FOR SITE RELATED DETAILS.
  7. FIRE SPRINKLER ROOM WALL TO BE 1-HOUR RATED CONSTRUCTION(U419), 6" METAL STUDS @ 16" O.C. WITH R-19 BATT INSULATION AND 5/8" FIRE RATED GYP BOARD EACH SIDE. WALL TO EXTEND TO BOTTOM OF ROOF DECK. TAPE AND PAINT GYP. BOARD INSIDE OF RISER ROOM. REFER APPENDIX FOR ILL DETAILS. REFER TO DRAWINGS FOR INDICATION OF FIRE RISER ROOM AND ASSOCIATED INTERIOR PARTITIONS BEING PRESENT IN SCOPE OF WORK.
  8. COORDINATE LOCATION AND TYPE OF FIREMAN'S KEY BOX WITH LOCAL FIRE AUTHORITY.





GOLDEN TRIANGLE BLVD

BONDS RANCH RD

35

TEXAS KELLERS SAGINAW HS  
BERKSHIRE ES

GA PETERSON

LIFE TIME  
Texas Health  
Cook Children's  
TAEARA VILLAGE 332 UNITS

TIMBERVIEW MIDDLE SCHOOL

CITY PARK 312 UNITS

JUNCTION CROSSING 377 UNITS

350,000 SF  
1700 EMPLOYEES

LIZZIE CURTIS ES

INTERNATIONAL LEADERSHIP OF TEXAS K-8

EAGLE RIDGE ELEMENTARY

HERITAGE TRACE PKWY

PRIMROSE SCHOOL

81

MARDEI  
verizon

41,433 VPD

COURTLAND PRESIDIO WEST 300 UNITS

THE WYATT 348 UNITS

SAGE STONE VILLAGE 305 UNITS

BETTE PEROT ELEMENTARY

LONE STAR ELEMENTARY

COPPER CREEK ES

FUTURE PRESIDIO III 231 UNITS 700,000 SF

VERA PRESIDIO 319 UNITS

SAGE WATER VILLAGE 303 UNITS

SAGE WOOD VILLAGE 325 UNITS

RIVERSIDE VILLAS 1 197 UNITS

Walmart

WATERVUE 399 UNITS

SOVEREIGN 322 UNITS

BLUE MOUND RD

15,187 VPD

SITE  
Medical City Healthcare

Wise Health Surgical Hospital

N TARRANT PKWY

FOSSIL RIDGE HIGH SCHOOL

HARMON RD

LIVING SPACES

MONTERA VILLAGE 656 UNITS

VISTA RIDGE MIDDLE SCHOOL

HERITAGE ELEMENTARY

COMANCHE SPRINGS ELEMENTARY  
PRARIE VISTA MIDDLE SCHOOL

CHISHOLM RIDGE ELEMENTARY

KELLER EARLY LEARNING CENTER  
KELLER COLLEGIATE SOUTH ACADEMY

PROPOSED BAILLEY BOSWELL RD EXTENSION CONNECTING TO N TARRANT PKWY

BAILLEY BOSWELL RD

HIGH COUNTRY ELEMENTARY

121,249 VPD

NORTH RIVERSIDE ES

FOSSIL HILL MS

CVS  
Chase  
blink

SUNSET VALLEY ELEMENTARY

CVS  
Chase  
Green City

ASPIRE FOSSIL CREEK 294 UNITS

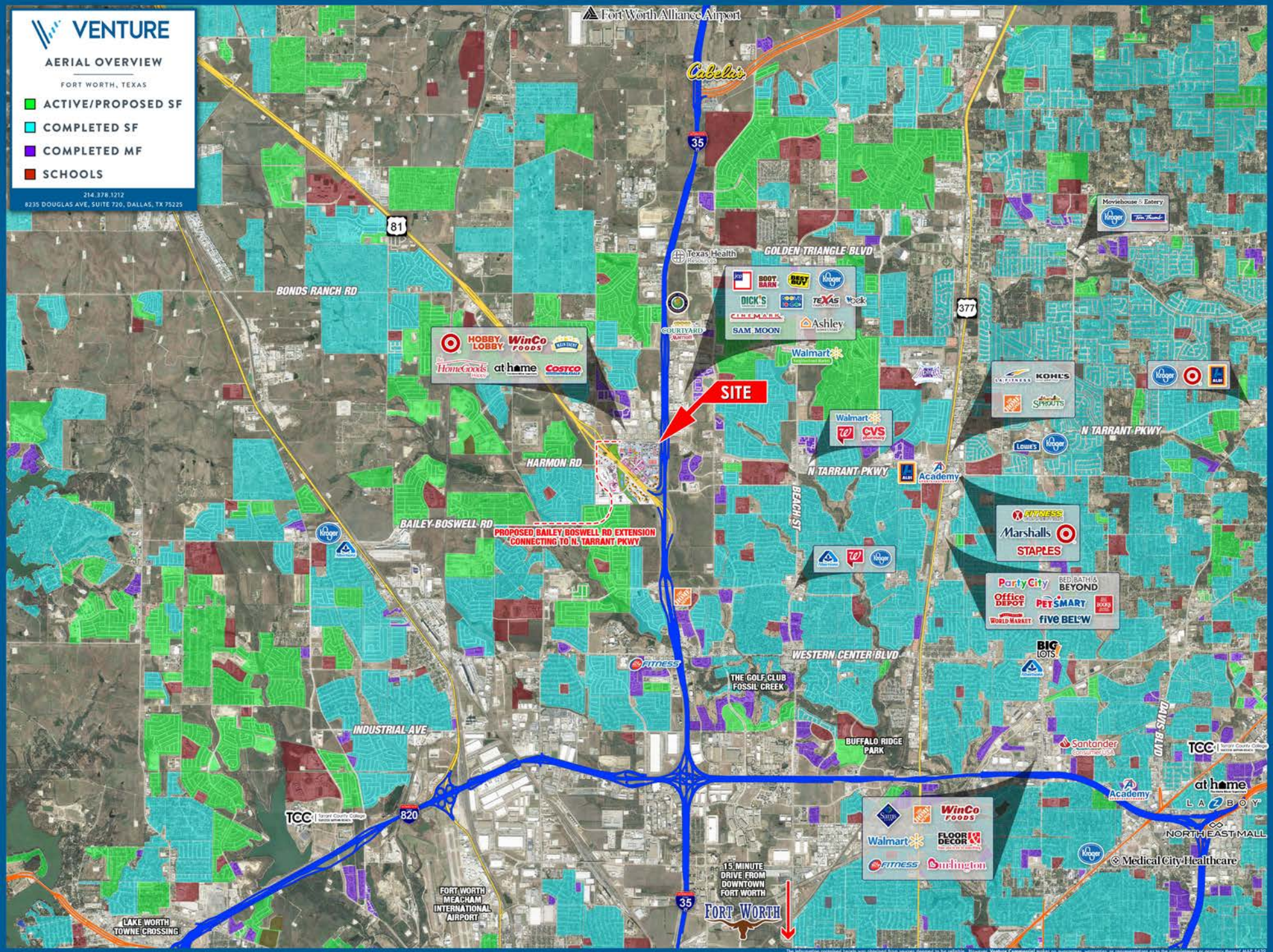
BASSWOOD ES



**VENTURE**  
**AERIAL OVERVIEW**  
 FORT WORTH, TEXAS

- ACTIVE/PROPOSED SF
- COMPLETED SF
- COMPLETED MF
- SCHOOLS

214.378.1212  
 8235 DOUGLAS AVE, SUITE 720, DALLAS, TX 75225

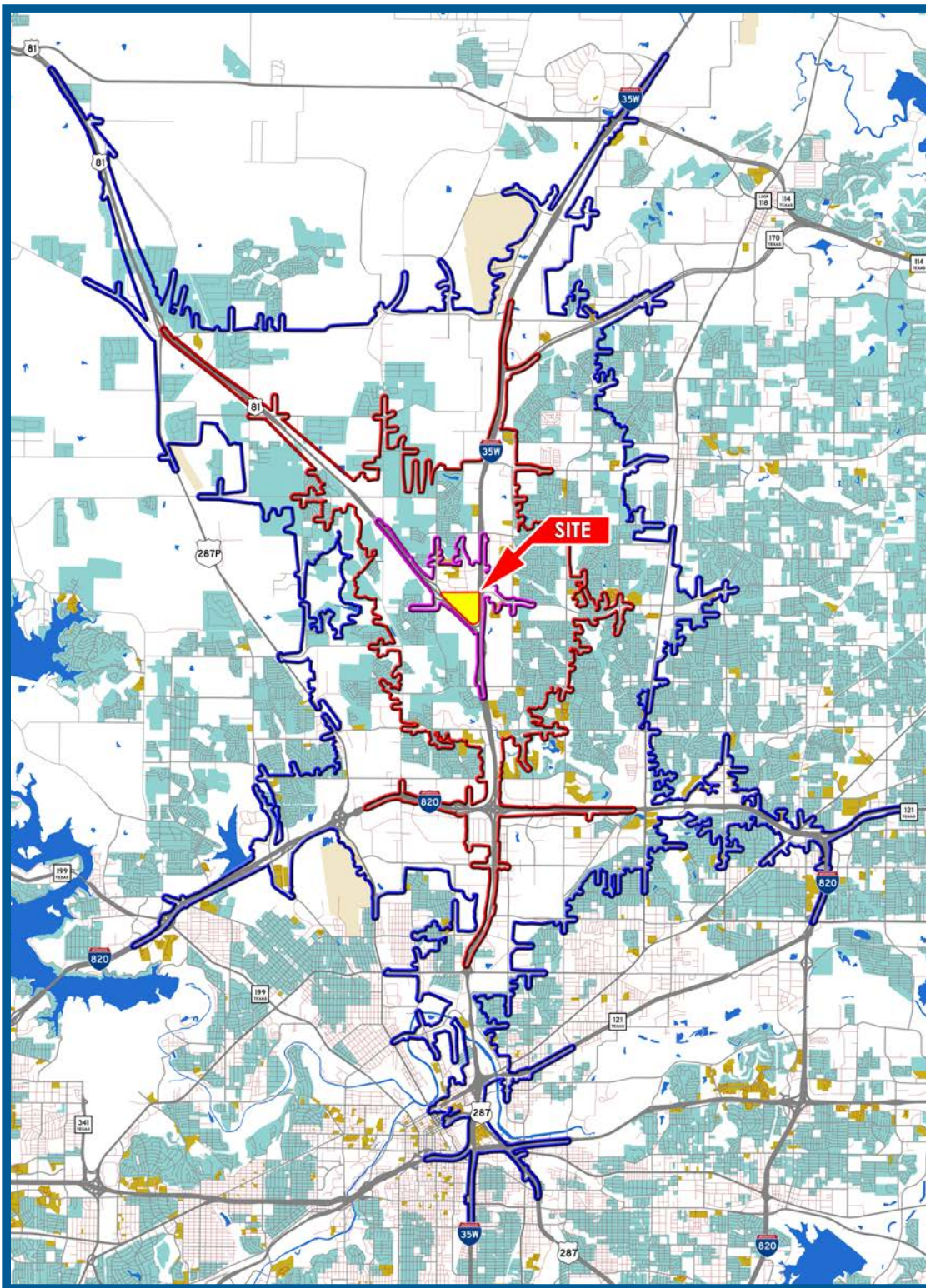


PROPOSED BAILEY BOSWELL RD EXTENSION  
 CONNECTING TO N, TARRANT PKWY

**SITE**

15 MINUTE  
 DRIVE FROM  
 DOWNTOWN  
 FORT WORTH

The information contained herein was obtained from sources deemed to be reliable. However, Venture Commercial makes no warranties, representations, or guarantees as to the completeness or accuracy thereof. MAP 5430



## Drive Time Map

- 5 Minutes
- 10 Minutes
- 15 Minutes
- Single Family
- Multi Family

### 5 Minutes

Total Population: 1,549  
 Single Family (Homes): 236  
 Multi Family (Units): 827

### 10 Minutes

Total Population: 67,767  
 Single Family (Homes): 16,604  
 Multi Family (Units): 5,227

### 15 Minutes

Total Population: 245,149  
 Single Family (Homes): 50,392  
 Multi Family (Units): 17,200

Looking South



Looking South at the hard corner of N Tarrant Pkwy & I-35



Looking South  
at Living Spaces



Looking South  
at The Omni building





**VENTURE**

8235 Douglas Ave  
Suite 720  
Dallas, TX 75225  
T 214.378.1212  
venturedfw.com

AMY PJETROVIC

—

Principal  
214.378.1212  
apjetrovic@venturedfw.com

TIM HENSON

—

Partner  
214.378.1212  
thenson@venturedfw.com

MIA UREÑA

—

Transaction Manager  
214.378.1212  
murena@venturedfw.com



## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
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Buyer/Tenant/Seller/Landlord Initials

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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Tim Henson</b>	<b>623244</b>	<b>thenson@venturedfw.com</b>	<b>214-378-1212</b>
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XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Mia Ureña</b>	<b>748118</b>	<b>murena@venturedfw.com</b>	<b>214-378-1212</b>
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