

FOR INFO



PRESIDIO JUNCTION

NWQ OF I-35W & N TARRANT PKWY

FORT WORTH, TEXAS

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DUWEST
CREATING, ENHANCING & PROTECTING VALUE

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PRESIDIO JUNCTION | 8901 N Fwy Service Rd E, Fort Worth, Texas 76177

OVERVIEW

- 100% Leased
- Adjacent to strong performing retail tenants Starbucks, La Madeline, Costco, Target, WinCo and many more
- Great Access & Visibility from I-35
- Alliance Texas has over 370 Corporations, and more than 37,000 Employees
- Surrounded by communities ranging in sales price from \$150,000 - \$500,000
- Call for Pricing

TRAFFIC COUNTS

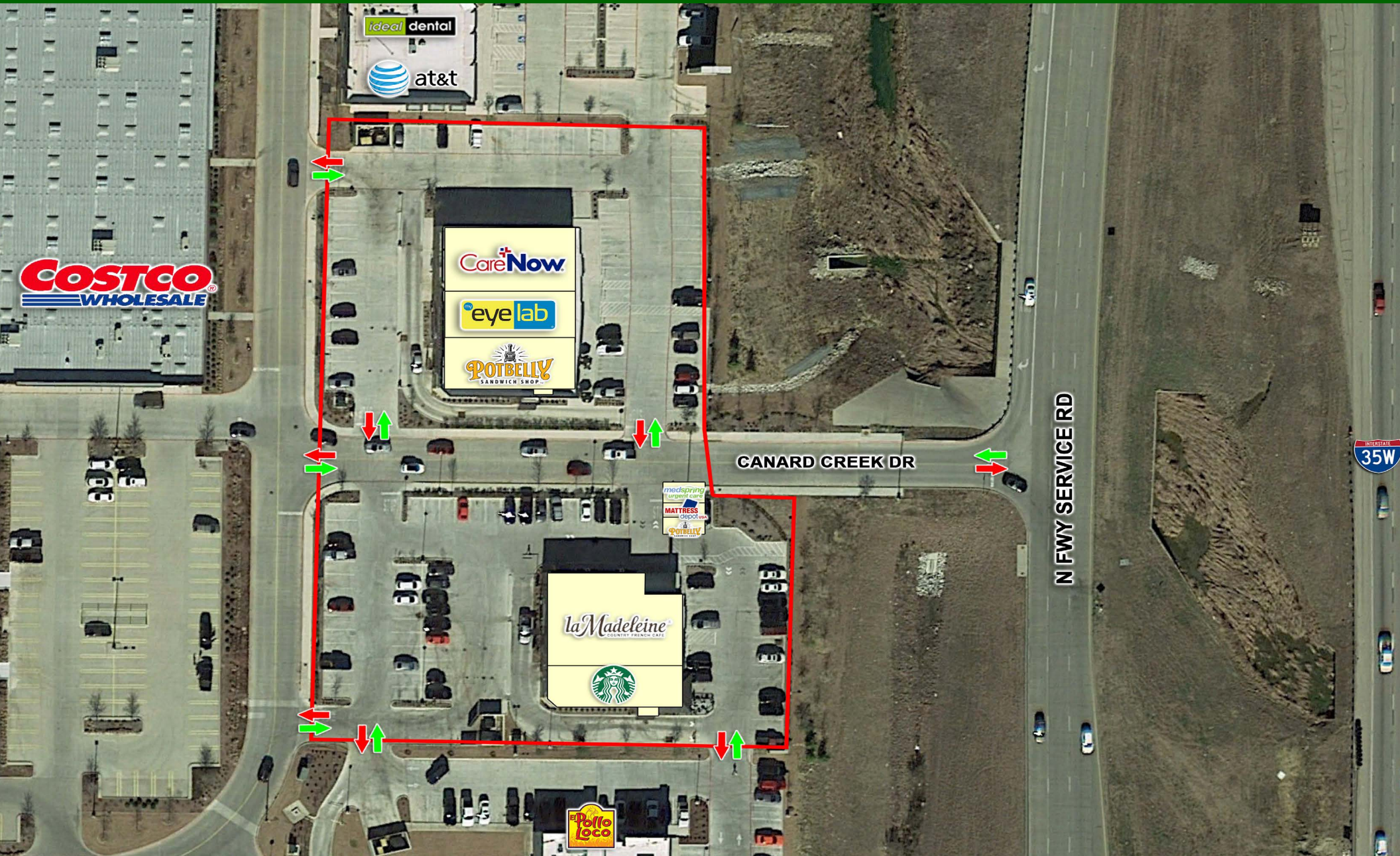
I-35: 115,378 VPD (TXDOT 2021)

DEMOGRAPHICS

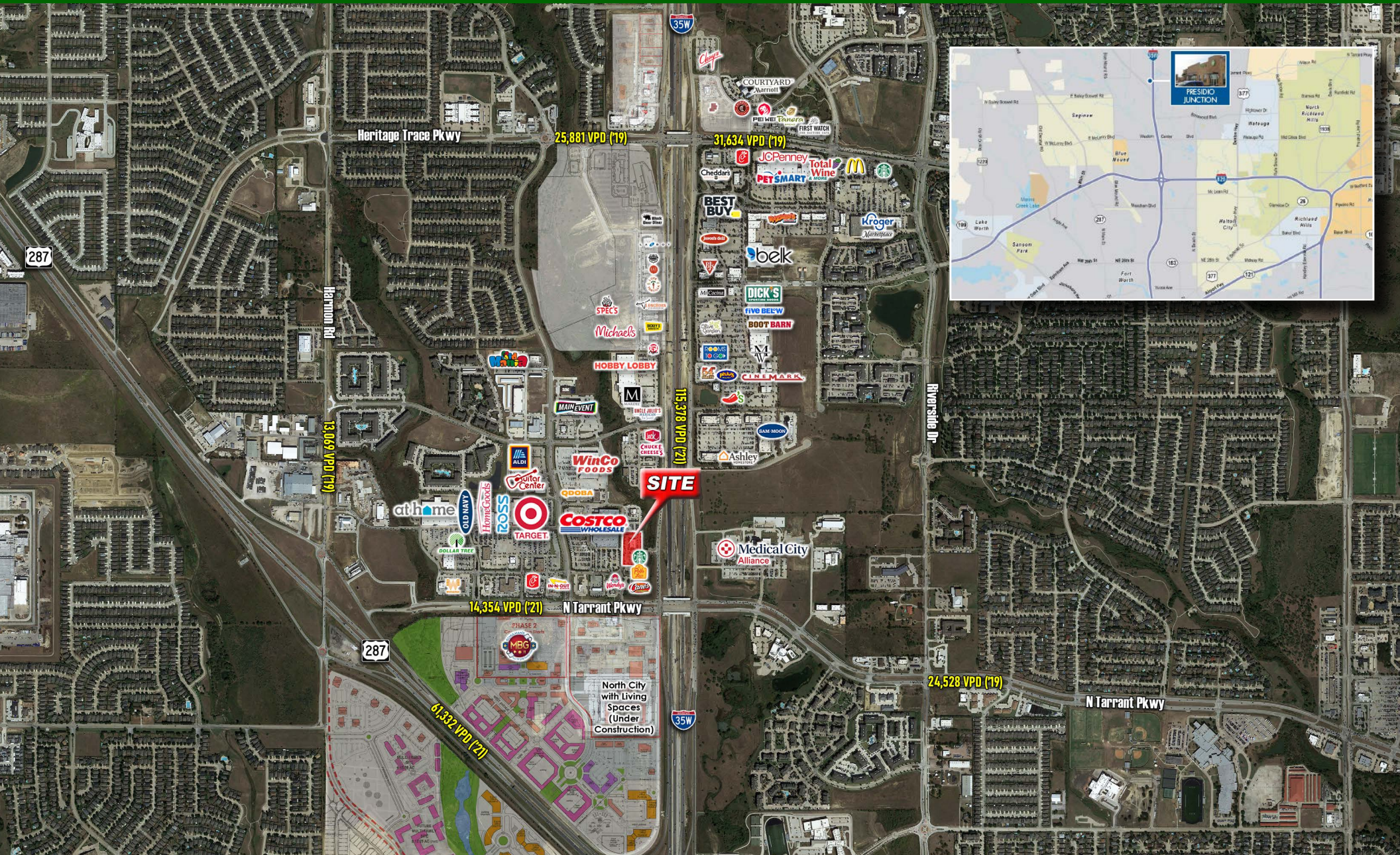
	1-mile	3-mile	5-mile
2022 Population	10,761	126,909	273,364
Daytime Pop.	12,304	100,832	227,593
Avg HH Income	\$116,078	\$121,073	\$118,307



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