

FOR LEASE



PRESIDIO TOWNE CROSSING

FORT WORTH, TEXAS



SCOTT RODGERS Partner
scottrodgers@duwestrealty.com | 214.720.0004

TAYLOR CLUFF Vice President
tcluff@duwestrealty.com | 214.720.0004

4403 North Central Expressway #300 Dallas Texas 75205
duwestrealty.com

- **ANNOUNCING NEW 5,000 SF & 17,000 SF RETAIL BUILDINGS!**
- 1,200 SF - 2nd Gen Space & Up to 5,000 SF New Construction
- Pad sites & future retail shop space available north of Aldi
- 1 Pad site available north of Main Event

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

PRESIDIO TOWNE CROSSING | NWQ of I-35W & N Tarrant Pkwy, Fort Worth, Texas 76177

OVERVIEW

- Presidio Phase 1 is nearly 100% leased
- 1,200 SF In-Line Space Available
- 5,000 SF New Retail Available in Phase I
- 17,000 SF New Retail Available in Phase II
- Pad Site for Sale, Ground Lease or Build to Suit
- Small Shop Retail & Restaurant Space Available
- Alliance Texas has over 350 Corporations, and more than 32,000 Employees
- Surrounded by communities ranging in sales price from \$150,000 - \$500,000

TRAFFIC COUNTS

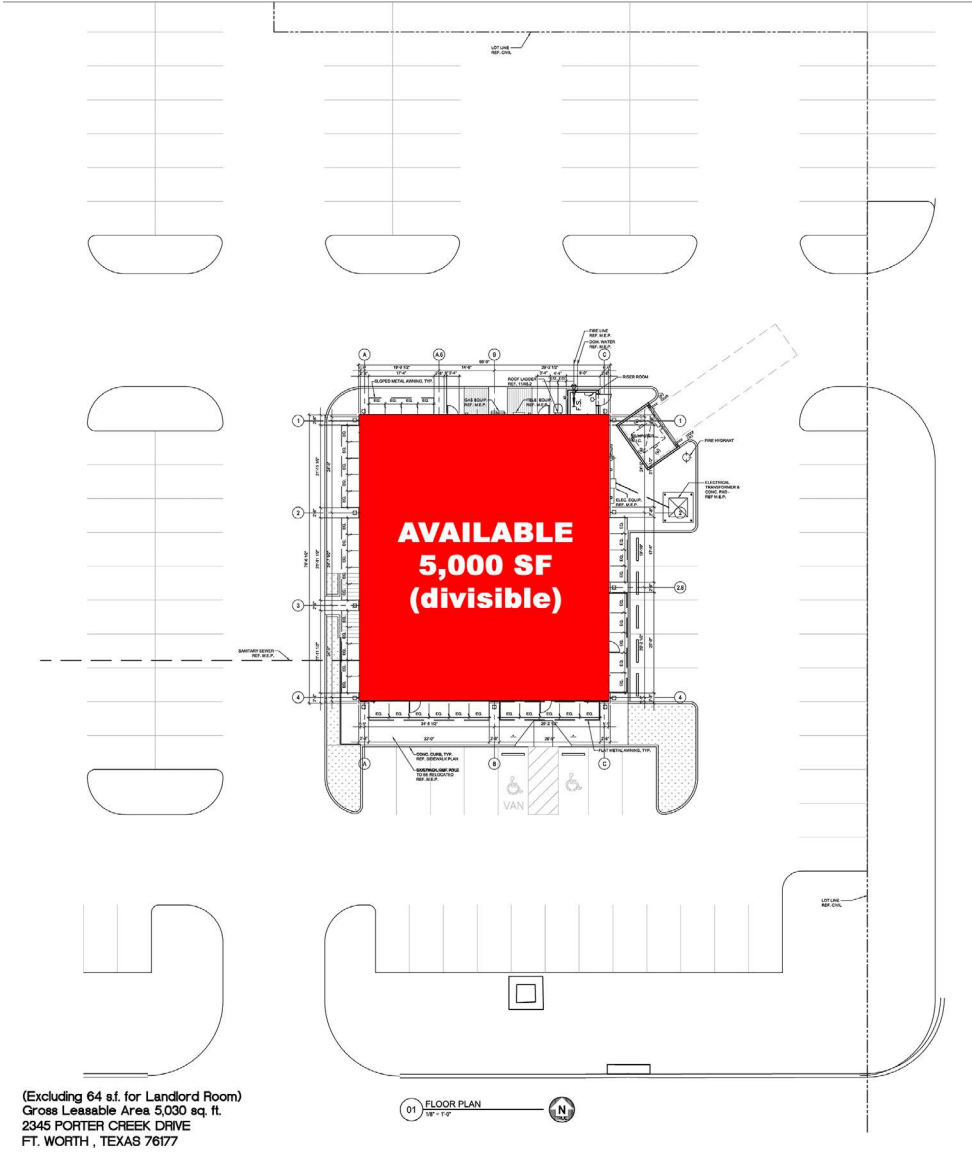
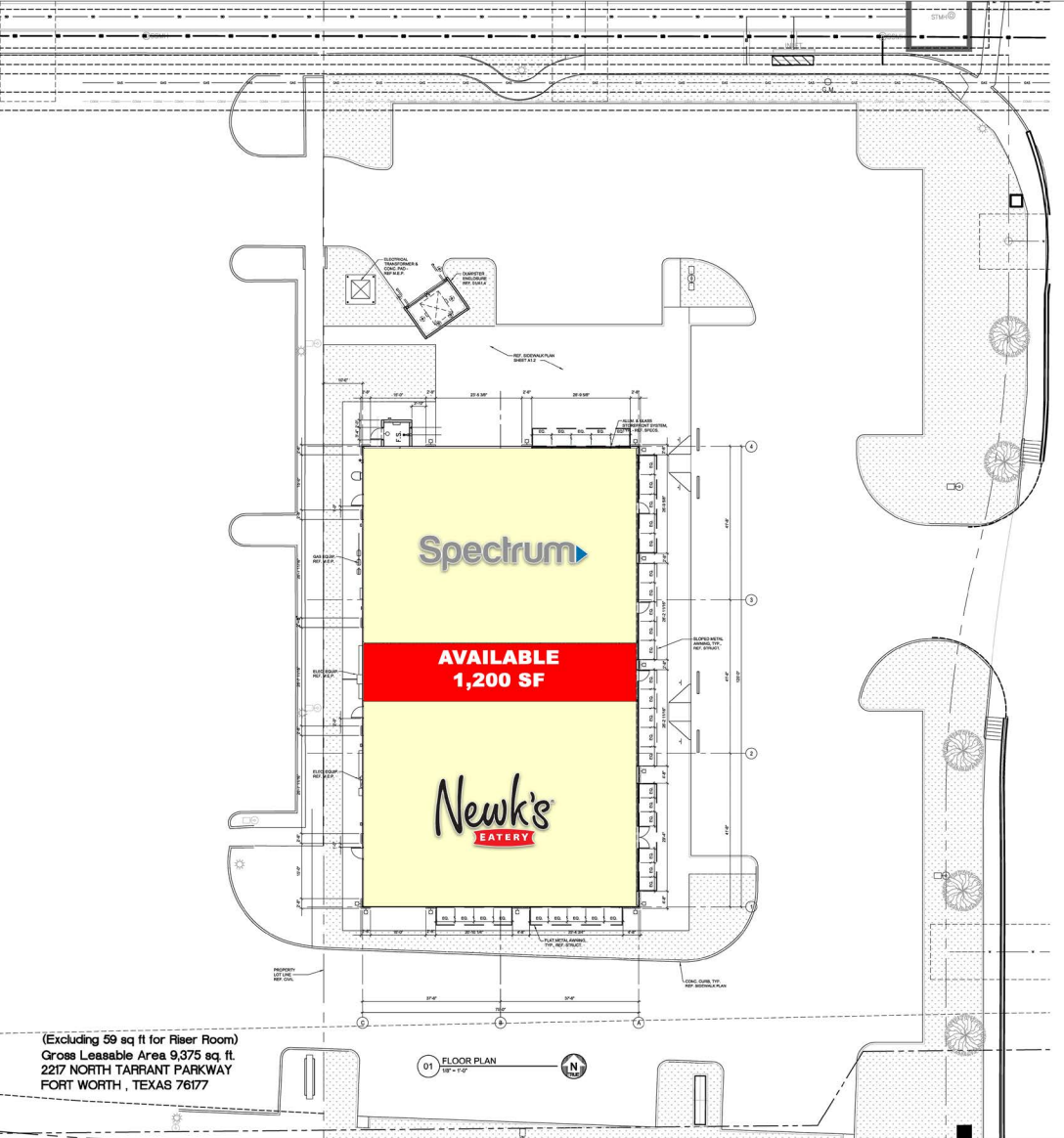
I-35W: 118,009 VPD | N Tarrant Pkwy: 15,187 VPD (TXDOT 2018)

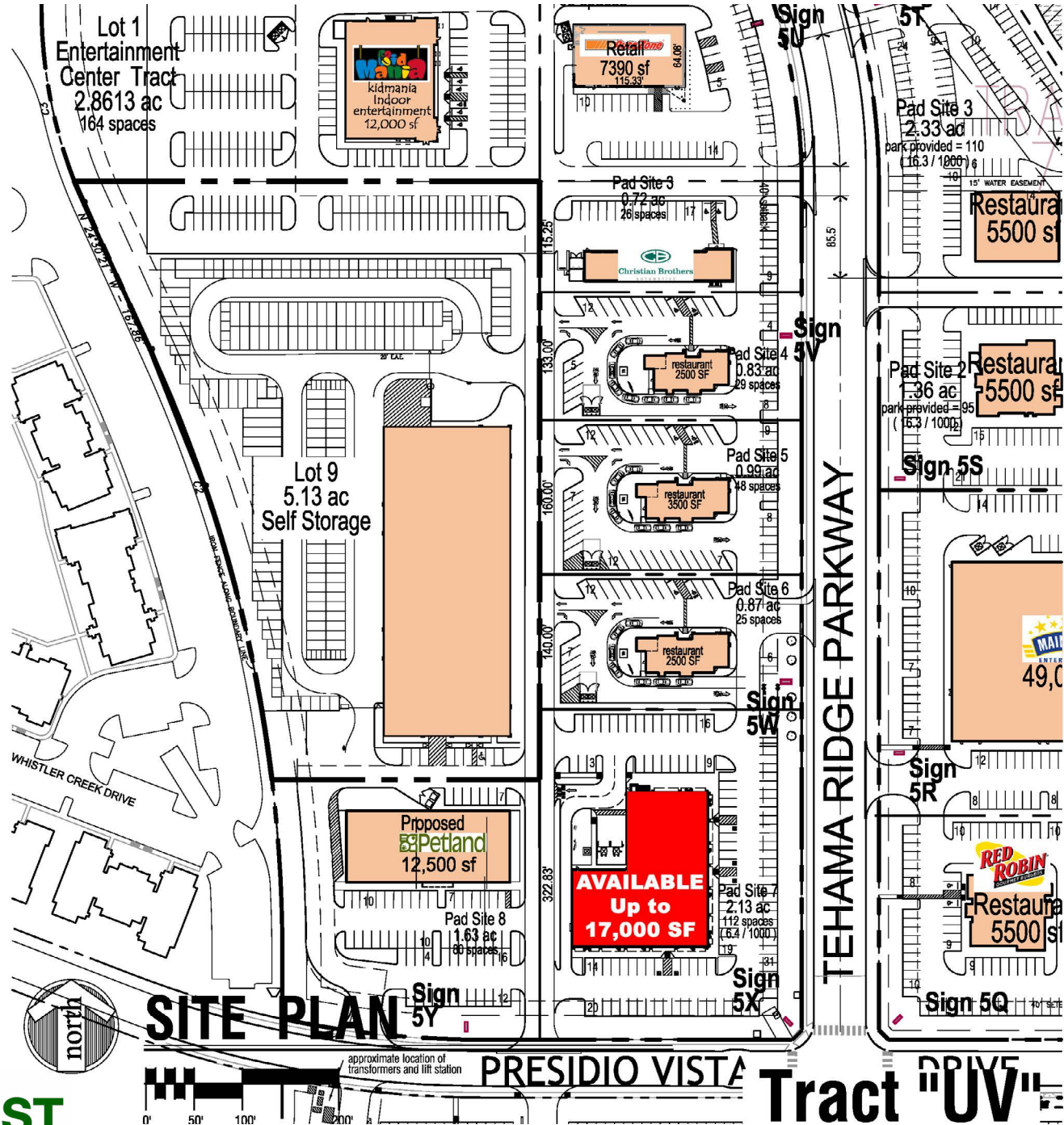
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2019 Population	8,115	107,102	246,029
Avg HH Income	\$99,802	\$106,471	\$101,313
Daytime Pop.	10,417	81,459	194,426

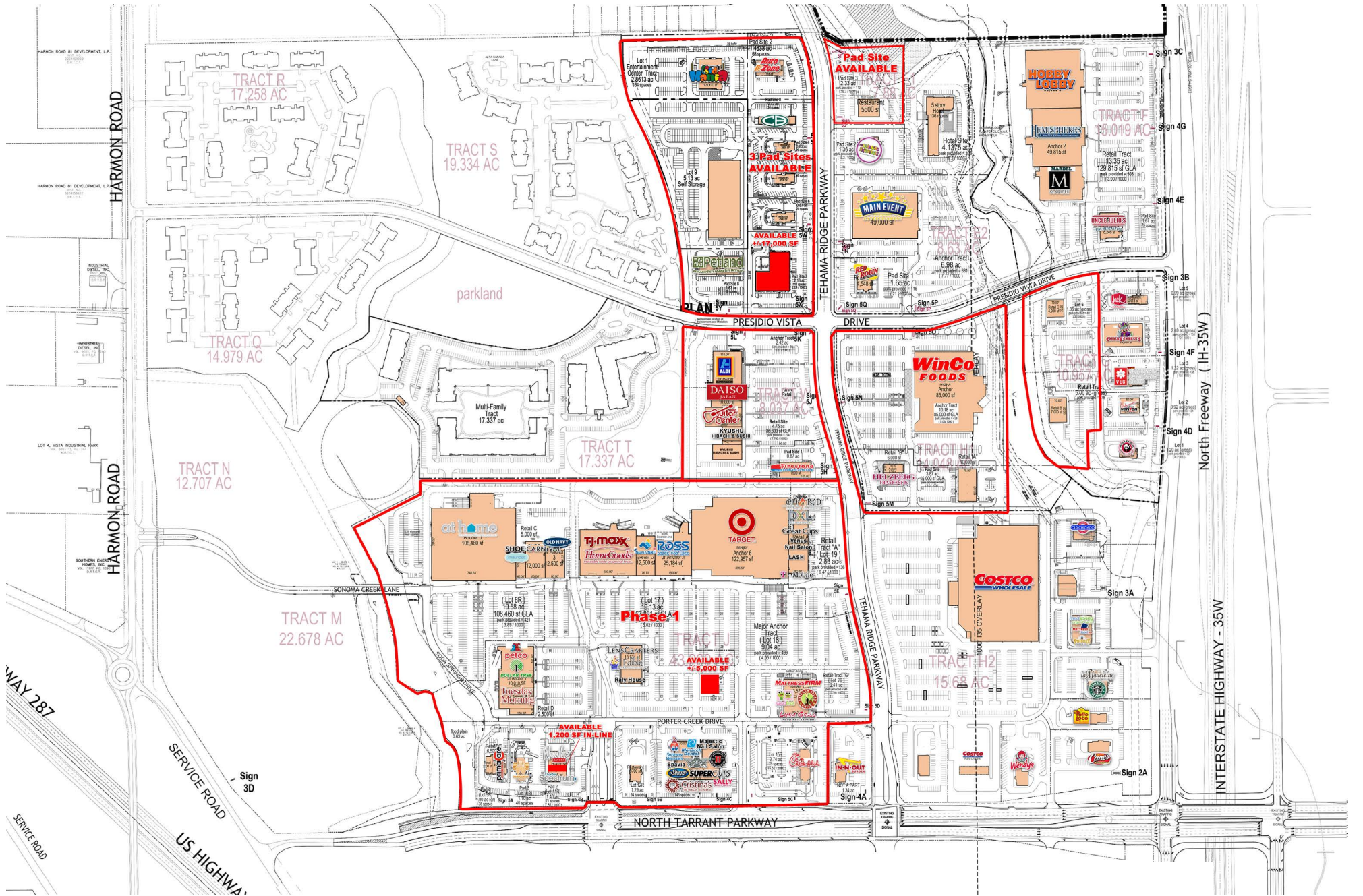


PRESIDIO TOWNE CROSSING | NWQ of I-35W & N Tarrant Pkwy, Fort Worth, Texas 76177





PRESIDIO TOWNE CROSSING | NWQ of I-35W & N Tarrant Pkwy, Fort Worth, Texas 76177



PRESIDIO TOWNE CROSSING | NWQ of I-35W & N Tarrant Pkwy, Fort Worth, Texas 76177



PRESIDIO TOWNE CROSSING | NWQ of I-35W & N Tarrant Pkwy, Fort Worth, Texas 76177



PRESIDIO TOWNE CROSSING | NWQ of I-35W & N Tarrant Pkwy, Fort Worth, Texas 76177

