

FOR LEASE



Junction Crossing
Apartment Homes



EMBASSY
SUITES



±16,000 SF
AVAILABLE

2,500 SF END CAP
AVAILABLE

PAD SITES
AVAILABLE

±4.17 AC PAD SITE
FOR SALE

±1.73 AC PAD SITE
FOR SALE

HOTWORX



NATIVE



PARRY'S
PIZZERIA & BAR



CityVet



JUST LOVE
COFFEE ROASTERS



OUTBACK
STEAKHOUSE



AVAILABLE
1,550 SF
2ND GEN

Heritage Trace Pkwy
25,881 VPD (79)



VICTORY AT HERITAGE TRACE

FORT WORTH, TEXAS

DUWEST

CREATING, ENHANCING & PROTECTING VALUE

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Space Available Now!
Pad Sites Available

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Development by:



VICTORY REAL ESTATE GROUP

OVERVIEW

- Located at the northwest corner of I-35W and Heritage Trace Pkwy in the booming Alliance Trade Area
- 1,550 SF 2nd Gen Space Available
- 2,500 SF End Cap Available
- Pad Sites & Future Retail Fronting I-35 Available
- ±1.73 AC & ±4.17 AC Pad Sites For Sale
- Alliance Texas has over 350 Corporations, and more than 32,000 Employees
- Surrounded by communities ranging in sales price from \$150,000 - \$500,000
- Call for Pricing

TRAFFIC COUNTS

I-35W: 115,378 VPD south of site (TXDOT, 2021)

I-35W: 105,716 VPD north of site (TXDOT, 2021)

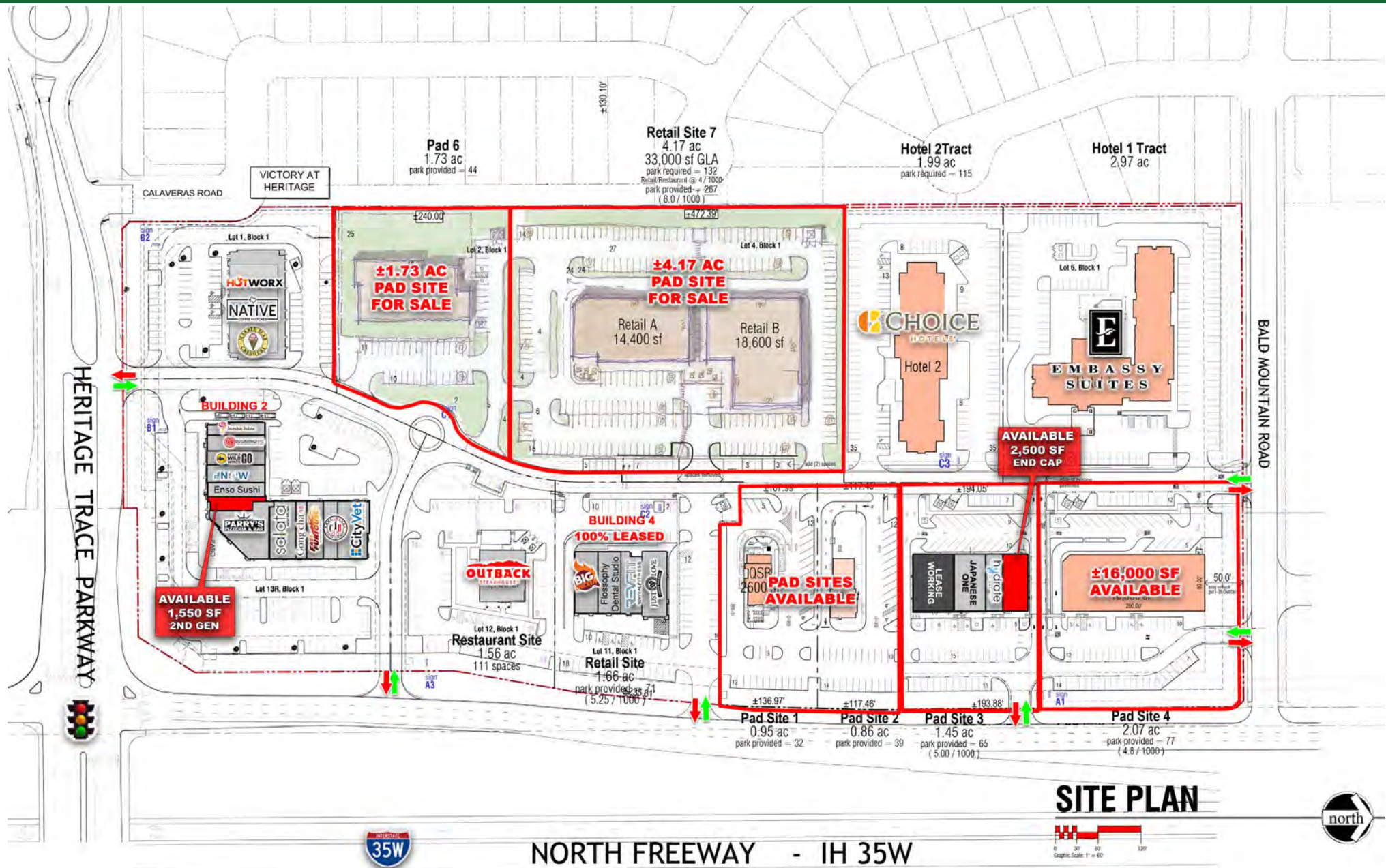
Heritage Trace Pkwy: 25,881 VPD (TXDOT, 2019)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2022 Population	15,680	109,890	264,510
2027 Projected Pop.	16,186	115,257	274,973
Daytime Pop.	14,542	83,072	214,851
Avg HH Income	\$119,245	\$126,239	\$122,283



VICTORY AT HERITAGE TRACE | NWC of Heritage Trace Pkwy & I-35W, Fort Worth, Texas 76177



BUILDING 2



BUILDING 4

100% LEASED!



BUILDING 5

NOW PRE-LEASING



VICTORY AT HERITAGE TRACE | NWC of Heritage Trace Pkwy & I-35W, Fort Worth, Texas 76177













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.

11-2-2015



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.

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.

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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

DuWest Management Inc.	605046		214-720-0004
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date