

# Grocer Anchored Retail & Restaurant

## LEASE SPACE AVAILABLE



### Pad Sites Available

- 1.1 million square feet of existing retail
- 2,000+ existing multi-family units with over 3,000 planned
- 500,000 SF of existing office space with over 2 MSF planned
- Home to 4 hospitals: Texas Health Resources, Cook Children's, Wise Regional, and Medical City Alliance

### RADIUS

	3 MILE	5 MILE
2019 Population	105,094	252,163
2024 Projected Population	111,718	267,711
2019 Average Household Income	\$110,182	\$109,127
Daytime Employment	22,661	58,888
Heritage Trace Pkwy (2018 Traffic Counts)		33,437
Hillwood Pkwy (2018 Traffic Counts)		10,498



ALLIANCE  
TOWN  
CENTER<sup>SM</sup>

Interstate 35



Chuy

COURTYARD  
BY MARRIOTT

HILLWOOD  
COMMONS

WATERCREST  
SENIOR LIVING

TALLGRASS  
VILLAGE



30,000+ SF AVAILABLE FOR  
RETAIL AND RESTAURANT

**MARK MILLER / SAM RHEA**  
9800 Hillwood Pkwy, Suite 300  
Fort Worth, TX 76177  
817.224.6000

**ALLIANCE TOWN CENTER.COM**



**ALLIANCE  
TOWN  
CENTER<sup>SM</sup>**

AllianceTexas® is a 27,000-acre master-planned community including four distinctive developments — Alliance®, Circle T Ranch®, Harvest<sup>SM</sup>, and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, residential, and recreational opportunities.