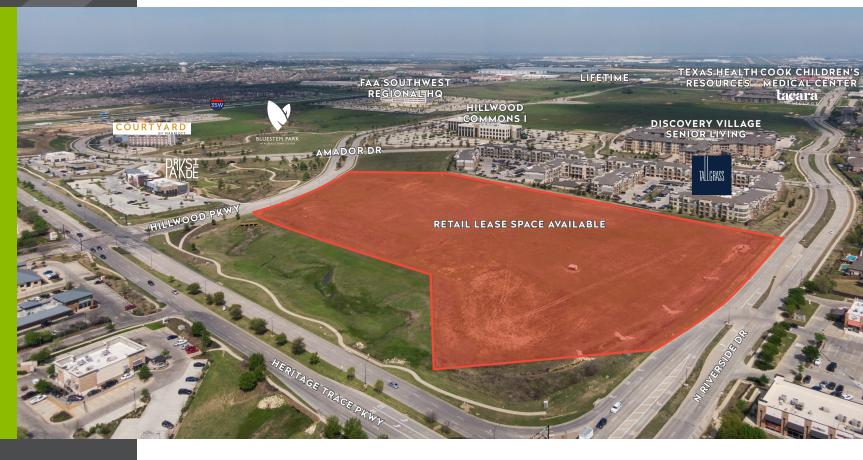
# **Grocer Anchored Retail & Restaurant**

## 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



#### MARK MILLER / SAM RHEA

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### **ALLIANCETOWNCENTER.COM**

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.

