

Monterra Retail Sites

at N. Tarrant Pkwy & Old Denton Rd



Pad Sites Available

- 4.97 acres of retail opportunity
- Opportunity uses:
 - Medical Office
 - Retail
 - Restaurant

RADIUS

	3 MILE	5 MILE
2019 Population	129,983	269,533
2024 Projected Population	138,084	286,050
2019 Average Household Income	\$104,729	\$104,047
Daytime Employment	34,293	73,116
North Tarrant Pkwy (2018 Traffic Counts)		25,348
Old Denton Rd (2018 Traffic Counts)		14,982



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**PAD SITES AND LEASE SPACE AVAILABLE FOR
MEDICAL OFFICE, RETAIL, & RESTAURANT USE**

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ALLIANCE TOWN CENTER.COM



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