

# NORTH CITY

North City is one of the largest mixed-use developments in the southwest. The site possesses a rare blend of high incomes, density, traffic counts, and daytime population.

North City will provide shoppers a one-of-a-kind environment that aims to be the super-regional draw of North Fort Worth.

## Project Overview

- Small Shop Retail & Restaurant Space Available
- Pad Sites Available for Ground Lease, Sale or Build-to-Suit
- Anchor Land Available

## Alliance Corridor

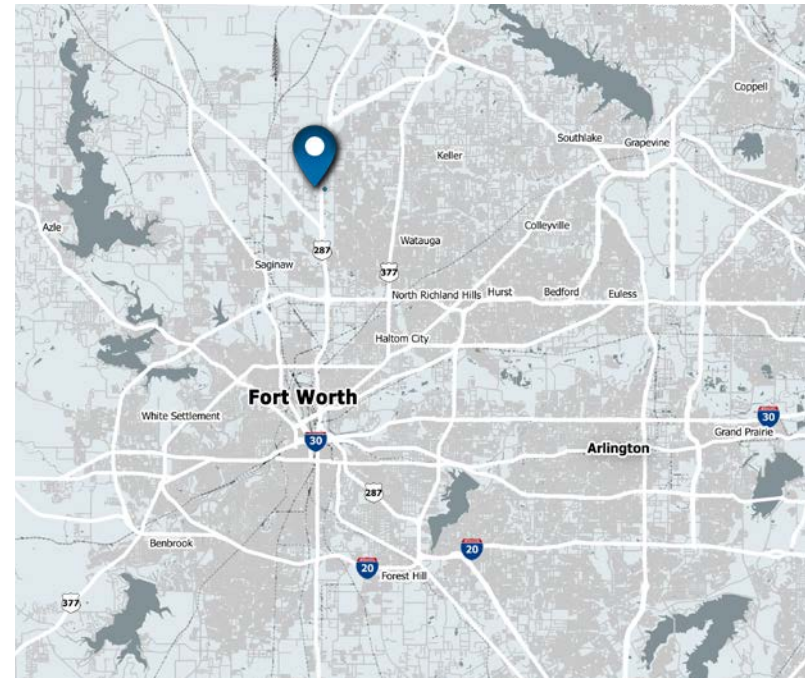
- Alliance is home to over 525 companies (office & industrial) which have built more than 50 million SF.
- Multiple corporate offices including Amazon, Facebook, General Electric, Fidelity and BNSF Railway
- One of The fastest growing submarkets in all of DFW
- Hillwood's Alliance development has generated approximately \$84 Billion in economic impact and created nearly 62,000 jobs.

## Demographics

	<u>1 mile</u>	<u>3 Miles</u>	<u>5 miles</u>	<u>7 miles</u>
Population	8,015	123,933	265,386	442,601
Avg. HH Income	\$113,433	\$130,254	\$133,783	\$133,421
Daytime Population	3,020	23,967	65,873	116,558

## Traffic Counts

35W	<b>124,067 VPD</b>
Hwy 287	<b>77,989 VPD</b>
N Tarrant Pkwy	<b>10,199 VPD</b>



## Area Attractions



# JOIN



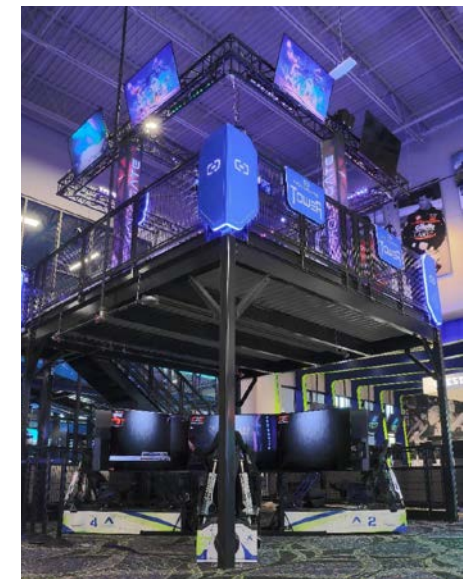
## Living Spaces

- Attracts 800,000+ visitors per year
- Open for business



## Andretti

- Now open
- 8.3 acre user - approximately 96,000 sf
- See location on site plan attached
- Typically draws 800,000 - 1M visitors annually





Sonoma Creek Ln

Bello Hill Ln

Porter Creek Dr

NORTH TARRANT PKWY

NORTH TARRANT PKWY

Service Rd

highway exit

AVAILABLE  
GL  
+/- 1 AC

GROCEER  
UNDER  
NEGOTIATION

AVAILABLE  
9,375 SF  
SHOP SPACE

AVAILABLE  
GL  
1.35 AC

Portillo's

KURA  
LOVESAC  
PARIS BAGUETTE  
NAIL SPA

AVAILABLE  
+/- 7.48 AC

COMMERCIAL  
MULTIFAMILY TRACT  
6.11 ac

PHASE 3  
COMMERCIAL  
TRACT  
29.29 ac

AVAILABLE  
+/- 7.48 AC

287

INTERSTATE  
35  
W

LIVING SPACES  
150,000 sq ft

MF UNDER CONSTRUCTION  
EST. DELIVERY  
SUMMER 2027

MF UNDER CONSTRUCTION  
231 UNITS  
EST. DELIVERY  
SUMMER 2026

CITY PICKLE  
NOW OPEN

AVAILABLE  
4.47 AC

COMMERCIAL TRACT  
8,958 sq ft

FURNITURE  
AT CONTRACT

287

N FWY

Crested Butte Dr

Harmon Rd

Thomson

TARRANT PARKWAY

**KURA** REVOLVING SUSHI BAR  
**LOVESAC**  
**PARIS BAGUETTE**  
**NAIL SPA**

NORTH TARRANT PARKWAY

**AVAILABLE**  
**9,375 SF**  
**SHOP SPACE**

**AVAILABLE**  
**GL**  
**1.35 AC**

**Portillo's**  
 BEEF • BURGERS • SALADS

Pad Site 1  
 Lot 2R1 Bk 5  
 2,363± ac  
 107 spaces

**KFOJ**  
 ± 7,214 sf

**Bldg B**  
 Retail / Restaurant  
 ± 13,637 sf

Retail Site  
 5.07 ac  
 20,851 sf GLA  
 park provided = 228  
 (10.9 / 1000)

20' Pylon Sign

**URBAN EGG**

**Mister O**

**VELVET TACO**

Pad Site  
 3,900 sf available  
 2,800 sf

**COMMERCIAL TRACT**  
 ± 29.29 ac

Tehama Ridge Parkway

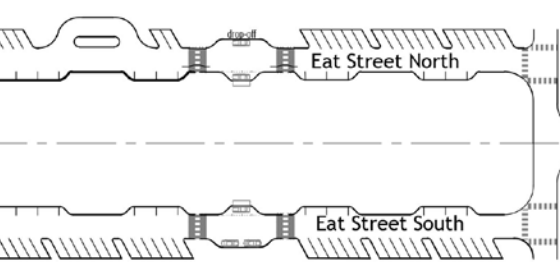
**AVAILABLE**  
**+/- 7.48 AC**

**CARVANA**

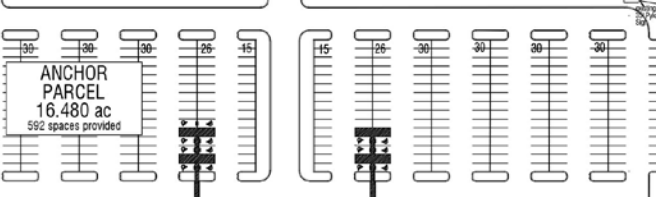
Pad Site  
 Lot 7R, Bk 1  
 1,996 ac  
 park provided = 122

Auto Dealer  
 5,800 sf

**Texas Leather**  
 INTERIORS



Shared Driveway 3



**LIVING SPACES**  
 150,000 sf

35' freeway sign







**VENTURE**

8235 Douglas Ave  
Suite 720  
Dallas, TX 75225  
T 214.378.1212  
venturedfw.com

AMY PJETROVIC

—

Principal

214.378.1212

apjetrovic@venturedfw.com

MIA UREÑA

—

Transaction Manager

214.378.1212

murena@venturedfw.com



