



NORTH CITY VENTURE

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 or Build-to-Suit
- Anchor Land Available

Alliance Corridor

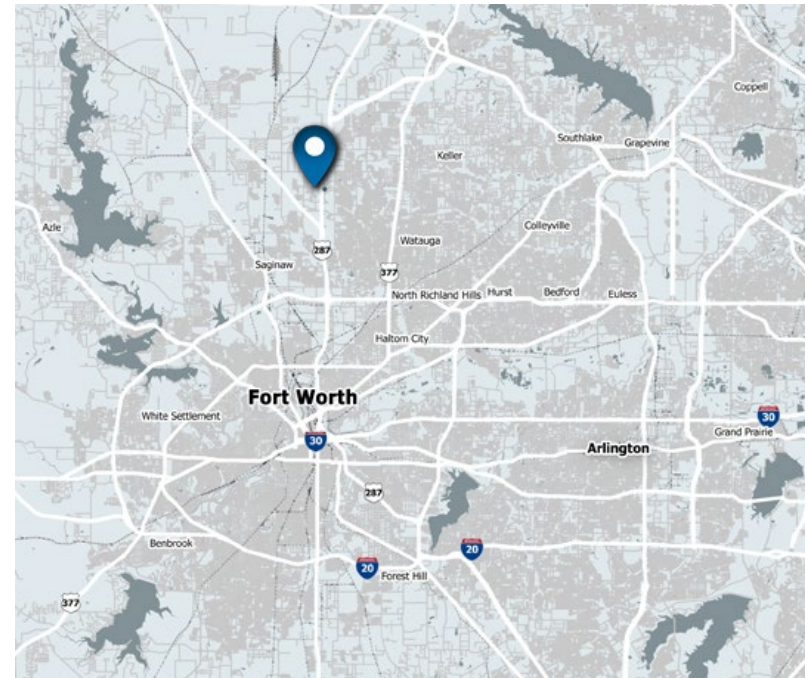
- Alliance is home to over 525 companies (office & industrial) which have built more than 50 million SF.
- Multiple corporate offices including Amazon, Facebook, General Electric, Fidelity and BNSF Railway
- One of The fastest growing submarkets in all of DFW
- Hillwood's Alliance development has generated 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	7,026	115,626	255,447	437,240
Avg. HH Income	\$101,222	\$103,473	\$99,987	\$98,922
Daytime Population	5,895	26,013	71,325	112,504

Traffic Counts

35W	121,249 VPD
Hwy 287	41,433 VPD
N Tarrant Pkwy	15,187 VPD



Area Attractions



JOIN



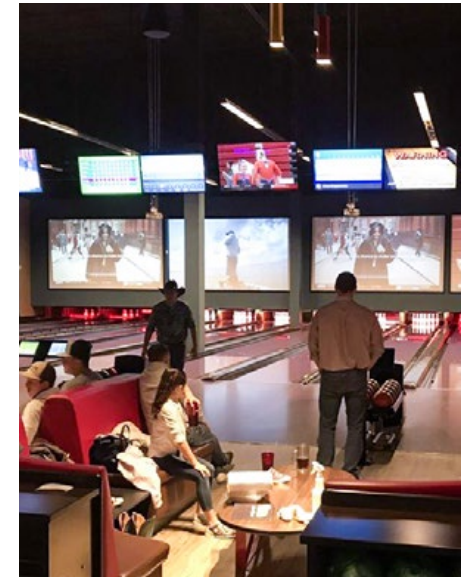
Living Spaces

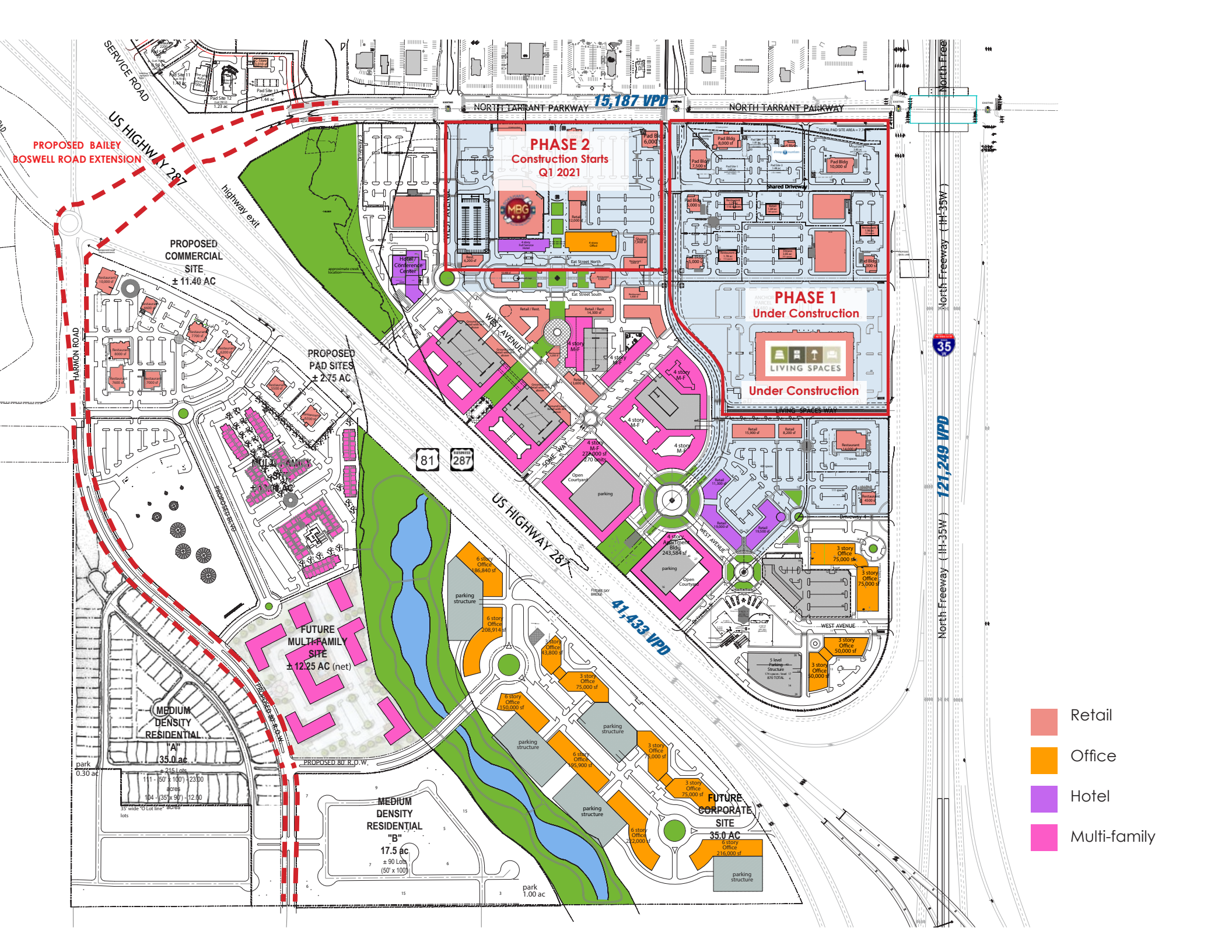
- Attracts 800,000+ visitors per year
- Under Construction



Schulman's Movie Bowl & Grille

- 8 screens, restaurant and bowling alley
- Coming Soon





- Retail
- Office
- Hotel
- Multi-family

PHASE 2
Construction Starts
Q1 2021

PHASE 1
Under Construction

Under Construction

LIVING SPACES

Under Construction

FUTURE
MULTI-FAMILY
SITE
± 12.25 AC (net)

MEDIUM
DENSITY
RESIDENTIAL
"A"
35.0 ac

MEDIUM
DENSITY
RESIDENTIAL
"B"
17.5 ac

FUTURE
CORPORATE
SITE
35.0 AC

15,187 VPD

41,433 VPD

35

121,249 VPD

81 287

PROPOSED BAILEY
BOSWELL ROAD EXTENSION

PROPOSED
COMMERCIAL
SITE
± 11.40 AC

PROPOSED
PAD SITES
± 2.75 AC

PROPOSED 80' R.D.W.

HARMON ROAD

SERVICE ROAD
US HIGHWAY 287
Highway exit

US HIGHWAY 287

North Freeway (IH-35W)

North Freeway (IH-35W)

North Freeway (IH-35W)

North Freeway (IH-35W)

NORTH TARRANT PARKWAY

NORTH TARRANT PARKWAY

WEST AVENUE

WEST AVENUE

WEST AVENUE

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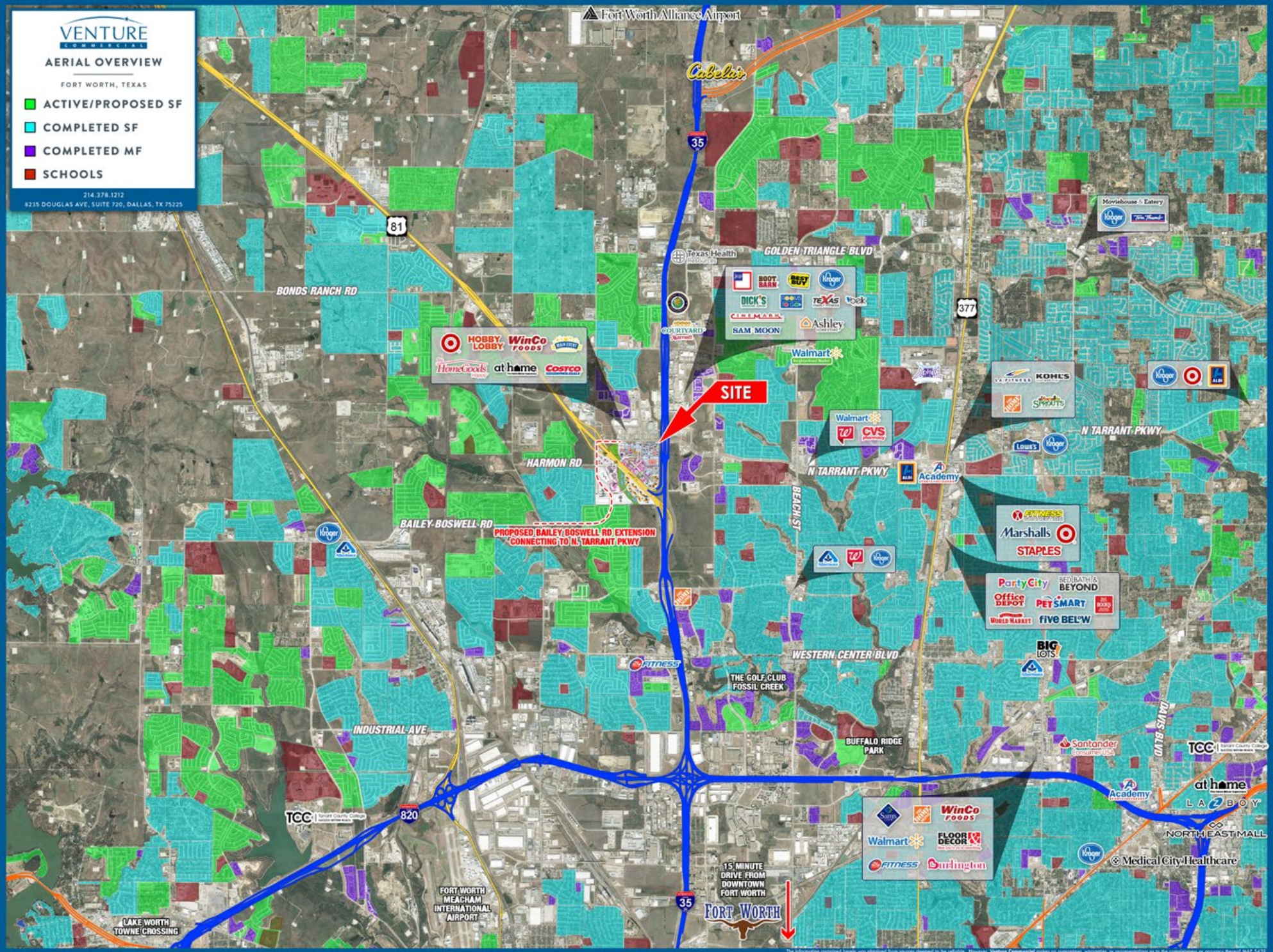
WEST AVENUE



VENTURE COMMERCIAL
AERIAL OVERVIEW
 FORT WORTH, TEXAS

- ACTIVE/PROPOSED SF
- COMPLETED SF
- COMPLETED MF
- SCHOOLS

214-378-1212
 8235 DOUGLAS AVE, SUITE 720, DALLAS, TX 75225

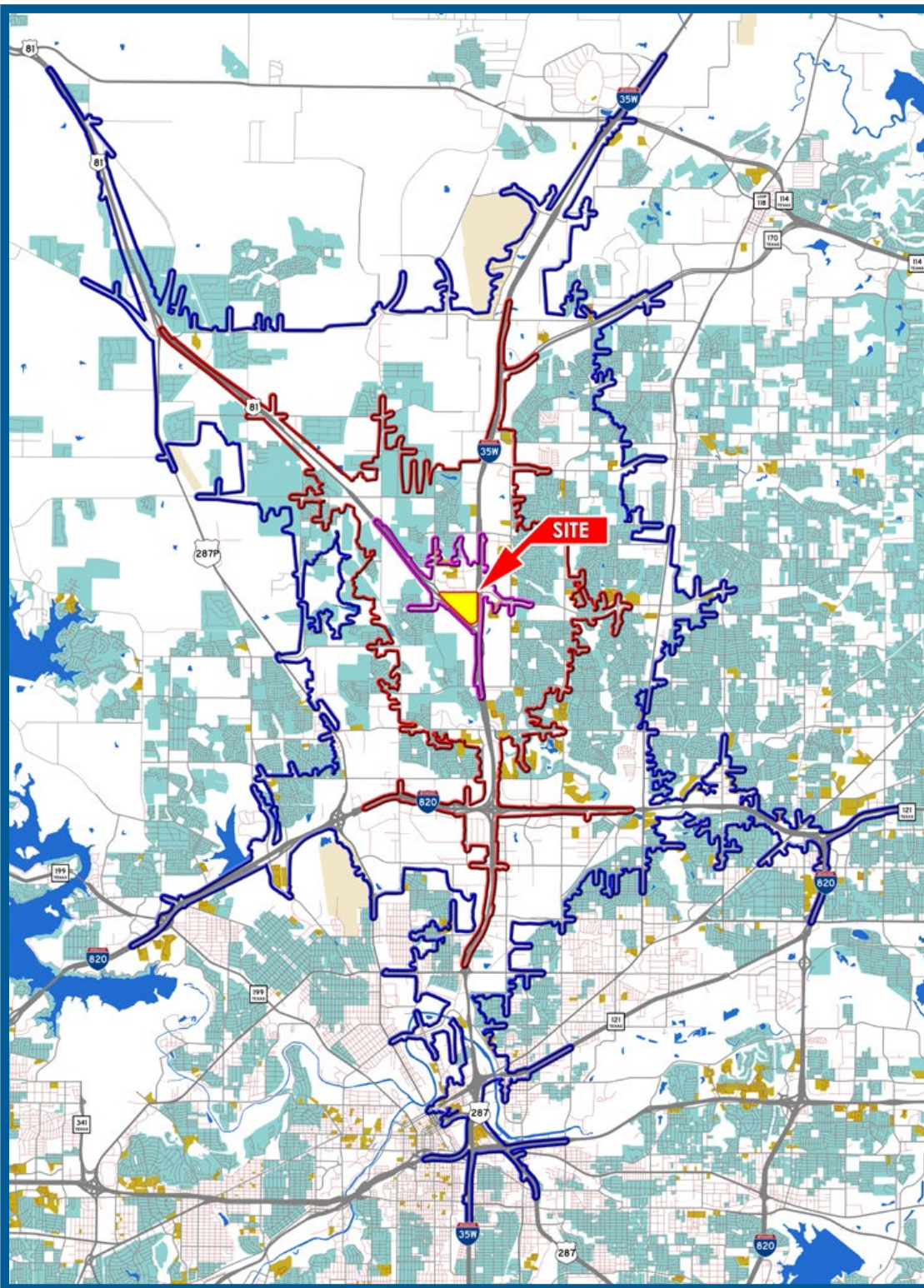


SITE

PROPOSED BAILEY, BOSWELL RD EXTENSION
 CONNECTING TO N, TARRANT PKWY

15 MINUTE
 DRIVE FROM
 DOWNTOWN
 FORT WORTH

The information contained herein was obtained from sources deemed to be reliable. However, Venture Commercial makes no warranties, representations, or commitments as to the completeness or accuracy thereof. MAP 5433



Drive Time Map

- 5 Minutes
- 10 Minutes
- 15 Minutes
- Single Family
- Multi Family

5 Minutes

Total Population: 1,549
 Single Family (Homes): 236
 Multi Family (Units): 827

10 Minutes

Total Population: 67,767
 Single Family (Homes): 16,604
 Multi Family (Units): 5,227

15 Minutes

Total Population: 245,149
 Single Family (Homes): 50,392
 Multi Family (Units): 17,200

Looking South



Looking South at the hard corner of N Tarrant Pkwy & I-35



Looking South
at Living Spaces



Looking South
at The Omni building





Curate uses to favor those that are highly experience-based, to fuel people's continued drive for knowledge and interaction.





Establish a new standard of quality for the region. Disrupt the current suburban offering.



Attract a broader bandwidth of personalities. Fuel the dynamism of urban life.

Real Place





Create a district that nourishes the body, mind and spirit.





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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
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 - 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
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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