

HIGHLAND TERRACE DEVELOPMENT

Site Development - Fort Worth, Texas 76244



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

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Property Highlights

Now pre-leasing in Highland Terrace Development

Rate - \$25.50 / SQFT / NNN

Mixed use of single and multi - tenant buildings. Designed for Professional / Medical Office Use. Located in the heart of Alliance, one of the fastest growing areas in the country

Come and visit Heritage Trace Development,

Booming corporate, industrial and residential populations are underserved and looking for more convenient neighborhood friendly services, closer to home

9848 North Beach Street - Building 2	8,500 sq/ft building
9832 North Beach Street - Building 3A	4,500 sq/ft building
9824 North Beach Street - Building 3B	3,900 sq/ft building
9800 North Beach Street - Building 5	5,000 sq/ft building
9726 North Beach Street - Building 7A	5,000 sq/ft building
9718 North Beach Street - Building 7B	5,000 sq/ft building
9840 North Beach Street - Building 1	9,800 sq/ft building
9816 North Beach Street - Building 4A	4,800 sq/ft building
4501 Heritage Trace Pky - Building 8/9	6,867 sq/ft building



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Demographics	3-Mile
Population	54,386
Avg. Household Income	\$73,250

Traffic Counts	
Heritage Trace Pkwy.	22,000 VPD
N. Beach St.	25,643 VPD

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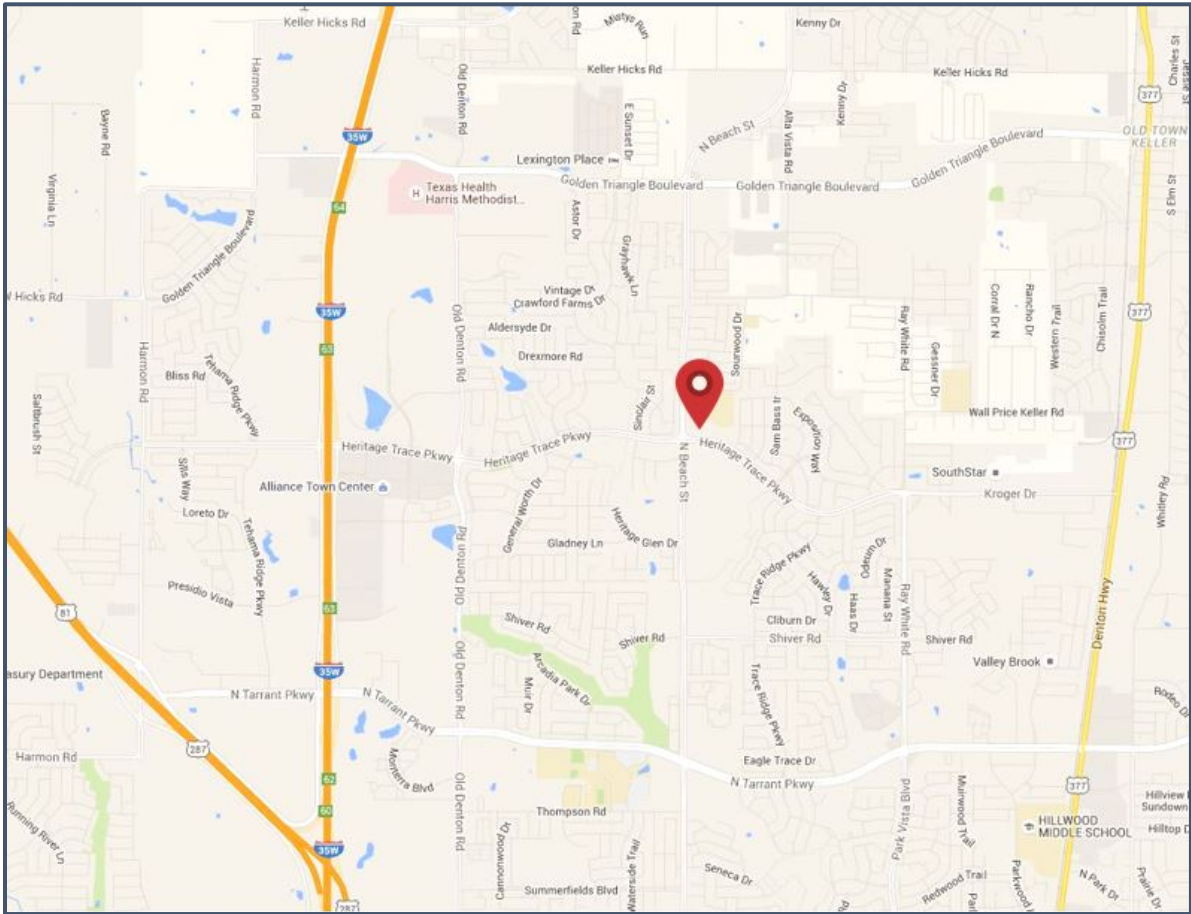
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Location

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Map

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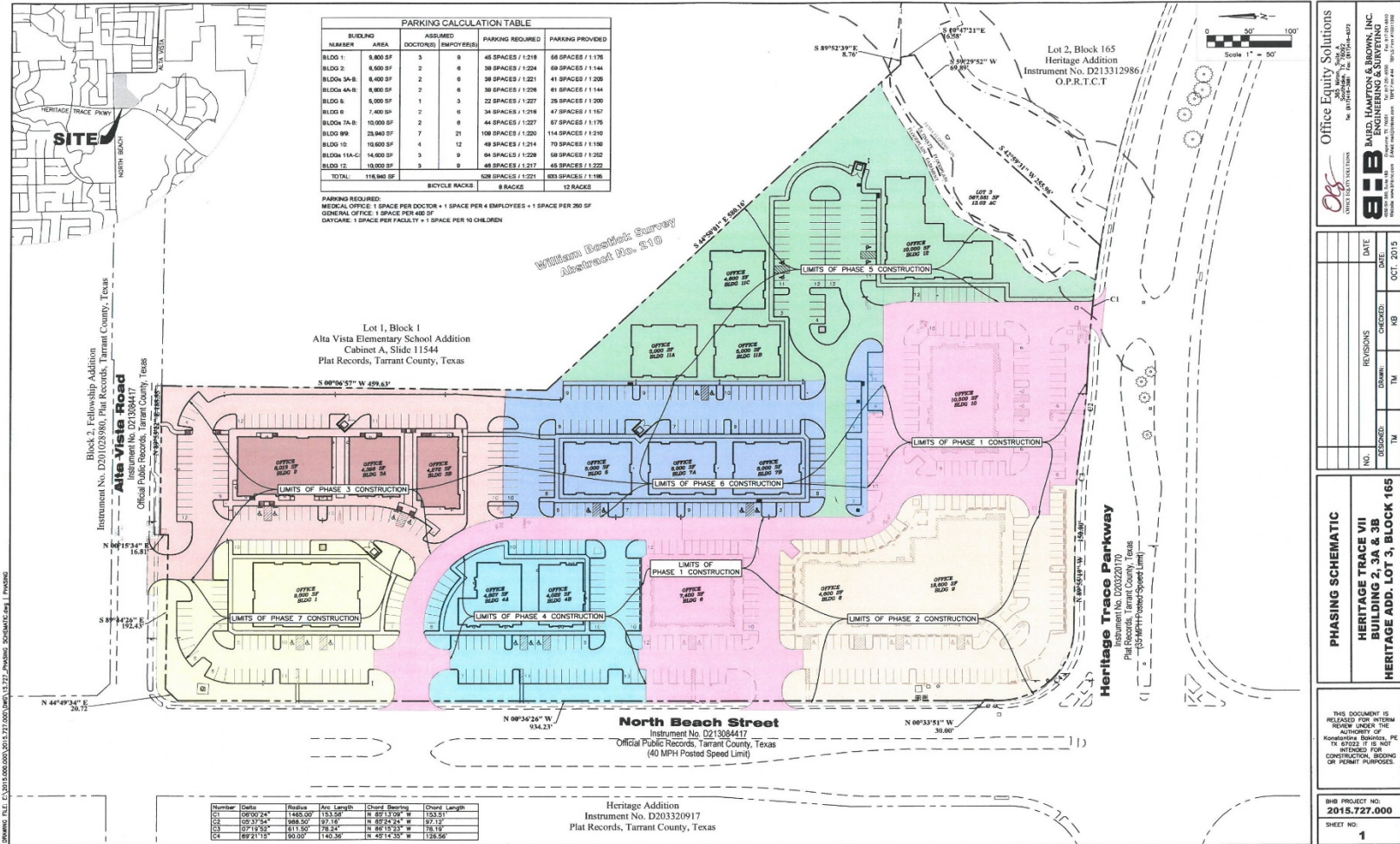
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Site Plan

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