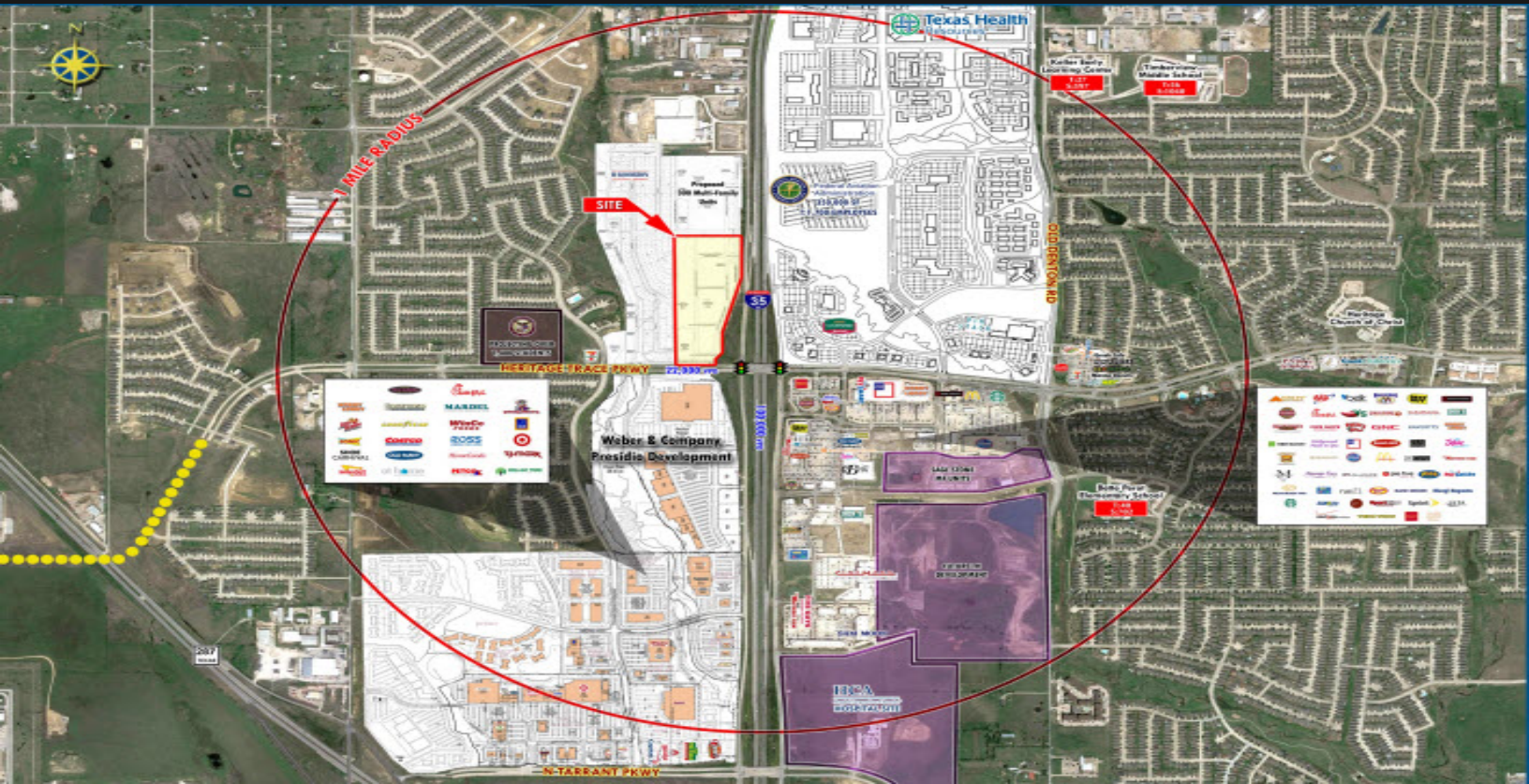


Victory @ Heritage Trace

NWQ Heritage Trace Pkwy and I 35 W | Fort Wort, TX 76177



- ✦ Excellent I 35 Visibility
- ✦ High Growth Area
- ✦ Numerous National Credit Traffic Generators
- ✦ Great Demographics

22 Acre Retail Development at the NWC of Heritage Trace Parkway and I 35 W in Fort Worth. Retail Space, Pads and Ground Leases available.

Demographics / Traffic Counts

| | 1 mile | 3 mile | 5 mile |
|---------------|----------|----------|----------|
| Population | 6,384 | 65,574 | 191,054 |
| AVG HH Income | \$90,795 | \$99,926 | \$95,776 |

Heritage Trace Pkwy: 19,627 VPD

I 35 W: 70,481 VPD

Pads: Call for Pricing

Ground Lease: Call for Pricing

Retail Lease: \$28-35 psf, \$6.75 NNN, \$25 TI

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VICTORY|GROUP

