



Victory at Heritage

Fort Worth, TX

NWC of I-35W & Heritage Trace Pkwy



VICTORY | GROUP
Victory Real Estate Group

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Size

24.41 acre development

Traffic Counts

I-35W: 98,123 cpd

Heritage Trace Pkwy: 33,046 cpd

Highlights

- 24.41 acre development in the heart of the booming Alliance Trade Area along I-35W corridor
 - Small Shop Retail & Restaurant space available with patio opportunity
 - Anchor & Junior Box space available
 - Pad sites fronting heavily traveled I-35W with 98,123 cpd
- Excellent visibility and access from both I-35W and Heritage Trace Pkwy
- Alliance is home to 425 companies with over 45,000 employees



Demographics	1 mile	3 mile	5 mile
2020 Est Population	12,528	96,292	248,472
Estimated Households	4,536	31,525	83,260
Average Household Income	\$95,159	\$107,203	\$109,274
Daytime Population	11,293	38,915	111,143

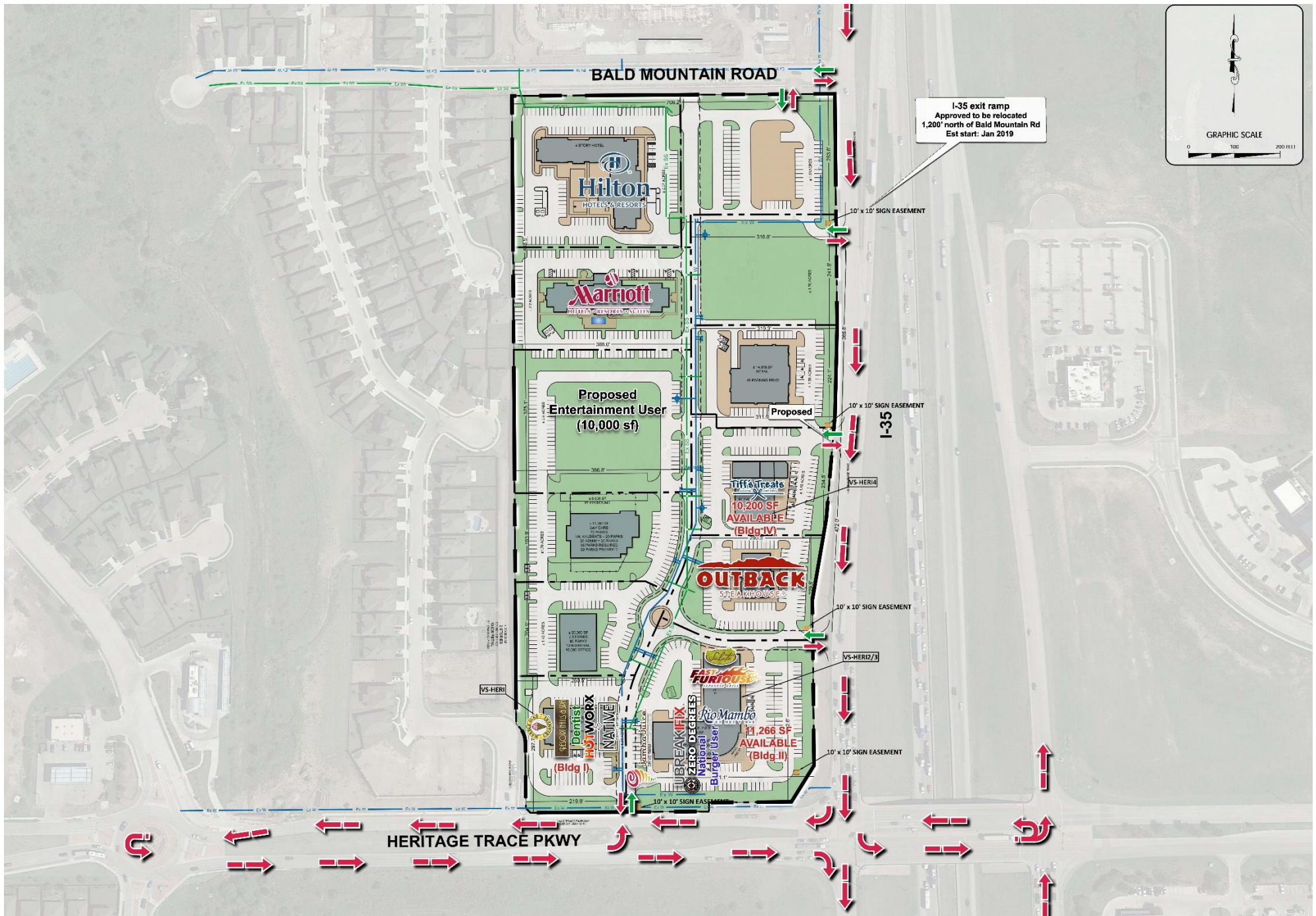
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Future **Hilton Hotel** at
Victory at Heritage Trace

7,700 single family homes
& 5,000 multi family units

Major **Diamond**
Interchange off of I-35W &
main entrance/exit to
managed lanes

40% growth since
2000

Over **2.3 Million SF**
of existing retail within
a half - mile radius



2 million residents
within 20 miles of Fort
Worth Alliance Airport

350,000 SF FAA
headquarters at NEC of I-
35W & Heritage Trace

Fort Worth ranked
Number 1 on the list
of Top U.S. Downtowns in
2014

3 new Hospital Facilities
Cooks Children
Medical City Alliance
Texas Health Harris Methodist

Alliance, TX is home to
425 companies with
45,000+ employees

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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 sponsored by a broker 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 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. 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:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____ Date