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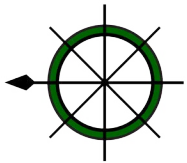
SITE



TARRANT PARKWAY RETAIL

NWQ OF HWY 377 & N TARRANT PKWY

FORT WORTH, TEXAS



DUWEST
CREATING · ENHANCING · PROTECTING · VALUE

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OVERVIEW

- November 2017 Delivery
- 4,760 SF End Cap Available
- 1/2 mile west of US Hwy 377
- Great visibility with 32' pylon sign at entrance
- Easy access from both eastbound & westbound lanes on Tarrant Pkwy
- Surrounded by dense residential with high household incomes
- Located between the new Kroger Marketplace and the future HEB grocery store
- Adjacent to Aventine Apartments
- Call for Pricing

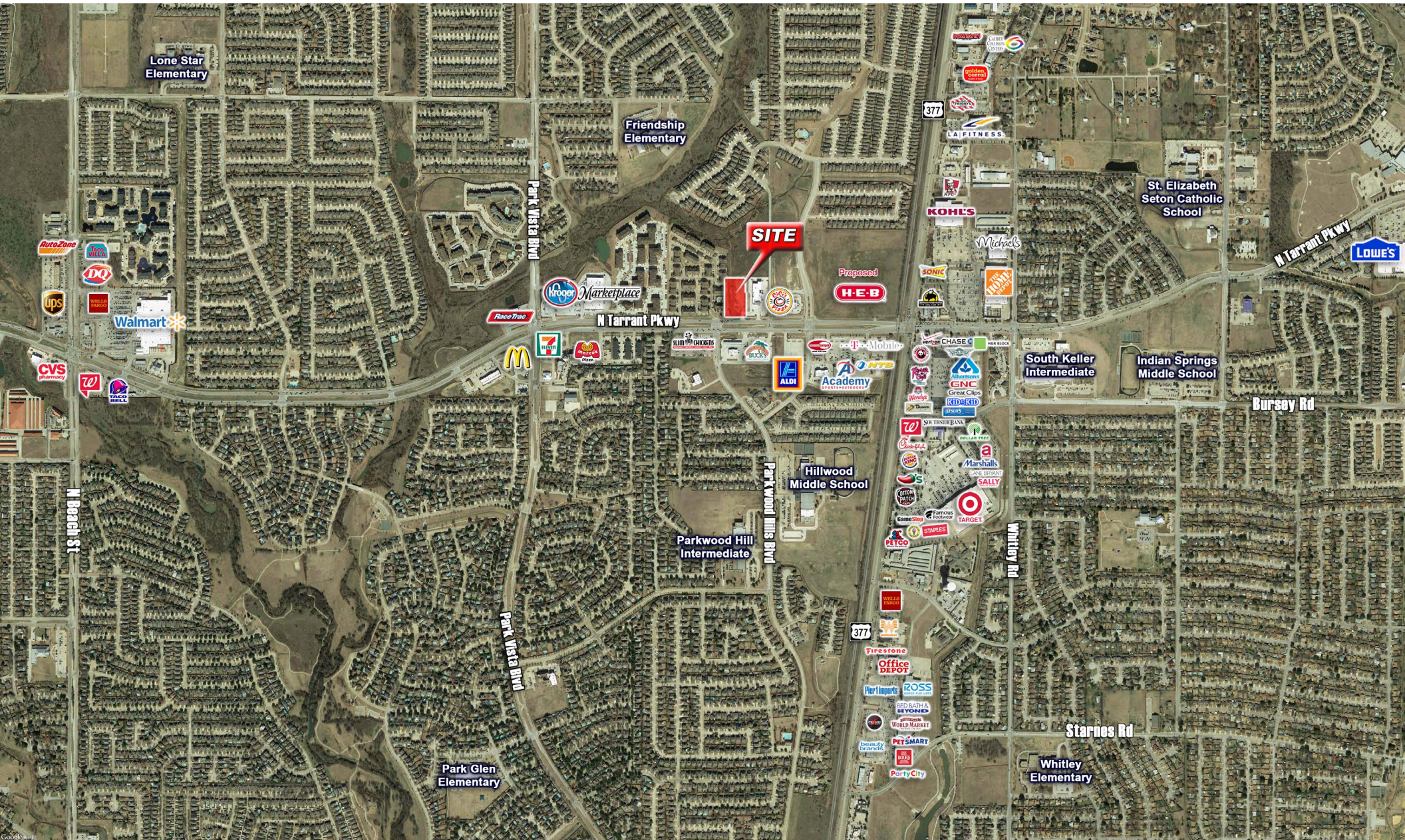
TRAFFIC COUNTS

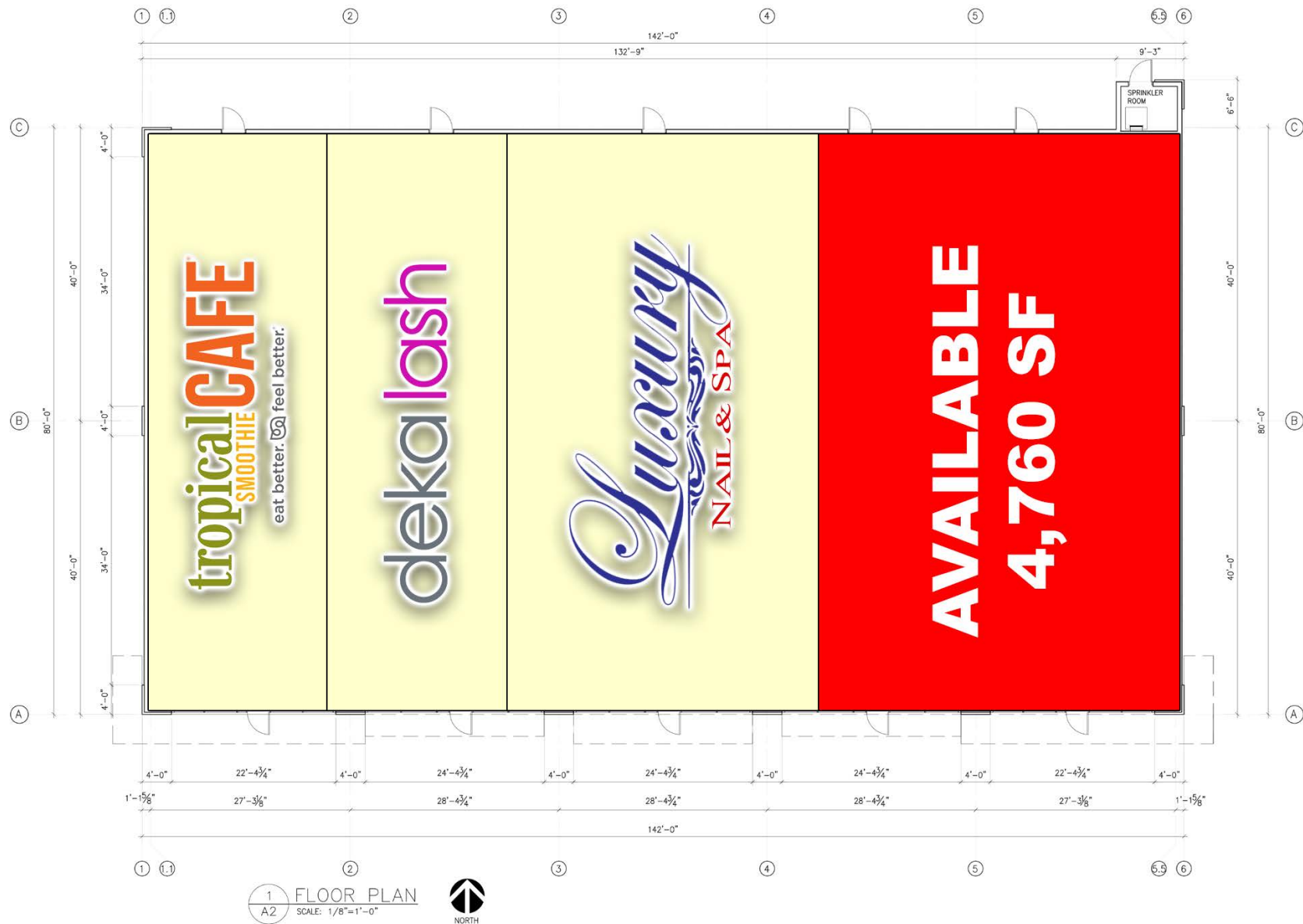
Tarrant Pkwy: 29,669 VPD (MPSI 2014)
Hwy 377: 40,987 VPD (TXDOT 2015)

DEMOGRAPHICS

	1-mile	3-mile	5-mile
2016 Population	17,079	137,383	295,474
5 Yr. Proj. Growth	17.0%	11.3%	13.8%
Avg HH Income	\$106,854	\$99,765	\$99,278
Daytime Pop.	13,814	97,437	226,058









SOUTH ELEVATION



WEST ELEVATION