

# Retail ★ LEASE

LanCarte.com

9555 HARMON ROAD FORT WORTH, TX 76117

UNDER CONSTRUCTION! OVER 60% PRE-LEASED



**LANCARTE**  
COMMERCIAL

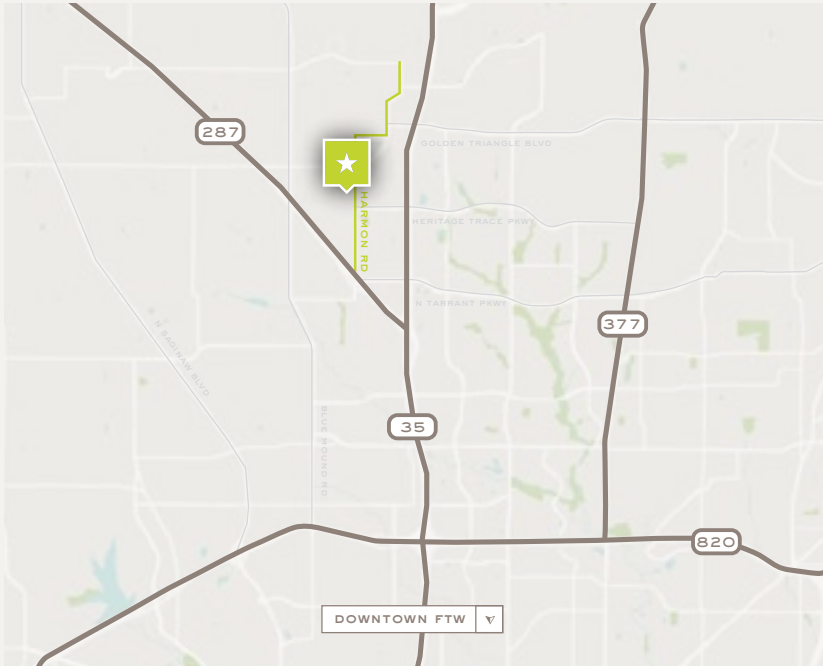
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## PROPERTY FEATURES

- Total Space Available: 8,804 SF (Buildings B and C)
  - Building B: 7,408 SF
  - Building C: 1,396 SF
- Zoning Allows for Most Commercial & Retail Uses
- 180 Parking Spaces
- Outdoor Patio Space Available
- Estimated Delivery Q3 2025

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Average Household Income:	\$106,641	\$116,480	\$110,875
2010 Households:	1,283	16,058	54,200
2022 Households:	3,986	27,338	74,311
2027 Household Projection:	4,606	30,392	80,865
Total Employees (Daytime):	2,383	14,717	47,799

## LOCATION OVERVIEW

The property is located on a prominent corner in the rapidly growing Alliance submarket in one of the fastest developing areas of North Texas. It is surrounded by dense residential development with strong demographics and a rapidly expanding population. The location provides easy access to Hwy I-35 and Hwy 287. The newly expanded Harmon Road and Roundabout at Heritage Trace has provided this location with enhanced access and visibility.

## LEASING STRUCTURE

## CONTACT BROKER

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**7/24/25 AERIAL PHOTOS AND RENDERING**



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## AERIAL RETAIL MAP



<p>1</p>	<p>2</p>	<p>3</p>
<p>4</p>	<p>5</p>	







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BROKERAGE ★ PROPERTY MANAGEMENT

*Relentlessly Pursuing What Matters*

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