



FOR LEASE

3101 Alta Mere Dr. | Fort Worth



TRENTON PRICE

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trenton@visioncommercial.com

Lic #0652029

CHRIS SANTANA

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NAINorthgate

PROPERTY HIGHLIGHTS

- Stand-alone building with ample parking
- Large pylon and building sign
- Dedicated turn lane
- High visibility location on Alta Mere Drive (183) with 31.4K ADT
- Convenient access to I-30

- Area Tenants include Cycle Gear, Drive Time, Caliber Collision, Auto Zone, Discount Tire, 99 Cents, Good Will, Golden Corral, La Quinta, Fairfield Inn & Hampton Inn



PROPERTY OVERVIEW



PROPERTY TYPE: Stand-Alone Retail

LEASE TERMS: Negotiable

LEASE TYPE: NNN

LEASE PRICE: Contact Broker

ZONING: Commercial (CO)

ADDRESS: 3101 Alta Mere Dr. | Fort Worth

SPACE AVAILABLE: ± 6,960 SF

PARKING: 30 Stalls

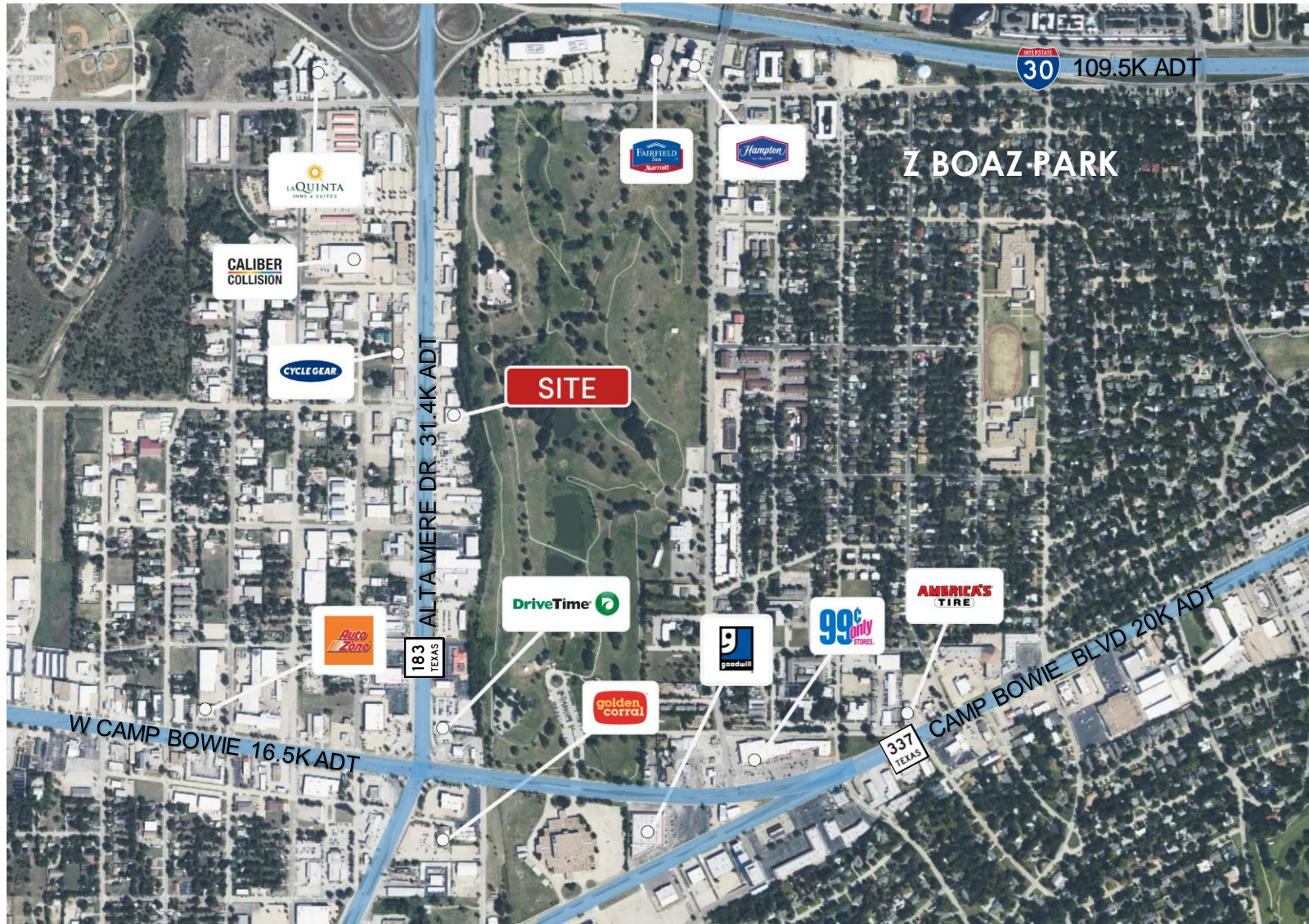
CO-TENANT: A-MAX Auto Insurance

TRAFFIC: 183-Alta Mere Dr: 31.4K ADT

Highway I-30: 109.5K ADT

Route 377: 20K ADT





MARKET OVERVIEW



MARKET OVERVIEW



DEMOGRAPHICS

FORT WORTH, TX

Nestled in the heart of Texas, Fort Worth stands as a beacon of opportunity for retail ventures seeking a thriving market ripe with potential. Showcasing a rich cultural heritage and a vibrant economy fueled by diverse industries, Fort Worth offers an ideal setting for businesses to flourish. With a rapidly growing population and a strategic location within the Dallas-Fort Worth metroplex, retailers can tap into a dynamic consumer base hungry for unique experiences and quality products. From bustling shopping districts to charming neighborhoods, Fort Worth provides a fertile ground for retail success, promising both visibility and profitability in a city known for its entrepreneurial spirit and welcoming community.

POPULATION	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	9,615	95,481	205,790
2028 PROJECTION:	9,834	97,396	209,611
PROJECTED GROWTH:	0.5%	0.4%	0.4%
DAYTIME POPULATION:	7,892	47,983	105,708
MEDIAN AGE:	36	37	38

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE:	77.31%	77.03%	80.93%
BLACK:	17.26%	16.73%	12.47%
ASIAN:	2.06%	2.54%	3.11%
HISPANIC:	40.24%	29.11%	26.52%
NATIVE AMERICAN:	0.81%	0.94%	0.88%
MIXED RACE:	2.38%	2.63%	2.51%



HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 ESTIMATE:	3,963	35,562	75,357
2028 PROJECTION	4,052	42,757	88,285
PROJECTED GROWTH:	0.5%	0.4%	0.4%
2023 MEDIAN HOME VALUE:	\$244,052	\$239,611	\$261,225

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2023 AVERAGE HH INCOME:	\$71,366	\$84,487	\$96,289
2023 MEDIAN HH INCOME:	\$55,381	\$57,366	\$66,527



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