

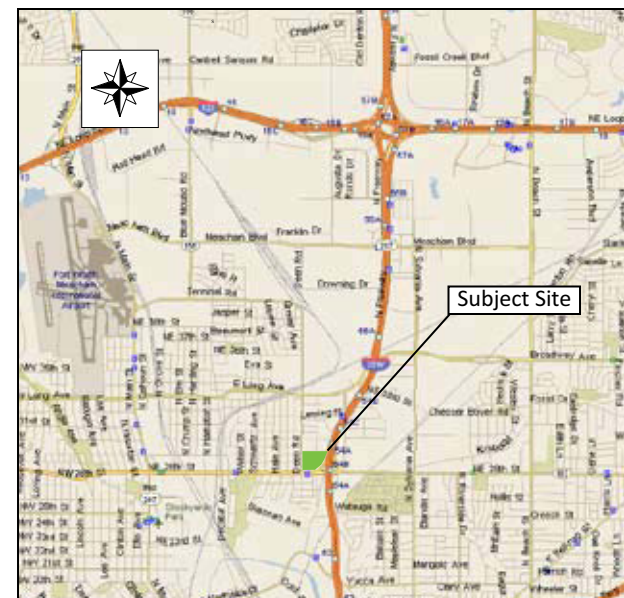


**Overview:**

Plaza Norte will consist of approximately 200,000 S.F. of retail/restaurant space at the northwest corner of I-35W and 28th Street in the heart of north Fort Worth, Texas. This development will be grocery and soft goods anchored and provide an opportunity to enter a market which has significant barriers to entry. Plaza Norte will provide a comprehensive shopping experience for local residents including groceries, soft goods, restaurants, banking and personal services.

**Area:**

Plaza Norte is located on two principal arteries. Interstate 35 West ties this shopping center to Loop 820 to the north and IH-30 to the south. In addition, I-35W connects SH-121 to the east and South Loop 820. To the east and west, 28th Street (SH-183) connects this site to I-35W, I-30, and SH-121. Plaza Norte is the newest project of its kind in North Fort Worth and will provide first class shopping in this region. Plaza Norte is positioned to be the **primary retail source** to this densely populated area which has seen virtually no retail development despite significant population growth over the last five years.



Demographics			
Radius	Population	Avg. H.H Income	% Hispanic
1 Mile	7,650	\$54,369	80.00%
2 Miles	38,888	\$46,762	80.42%
3 Miles	84,959	\$45,608	73.68%

\*Source: Claritas 2011

The information contained herein was obtained from sources deemed reliable and accurate. However, Vista Property Company and Emulsion, LLC make no guarantee or warranty as to the completeness or accuracy thereof.

**I-35W & NW 28th St**  
Fort Worth, Texas

Derek Ferem  
P: 214.234.2555  
F: 214.234.2560

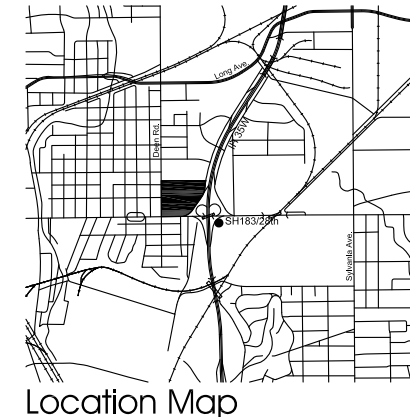
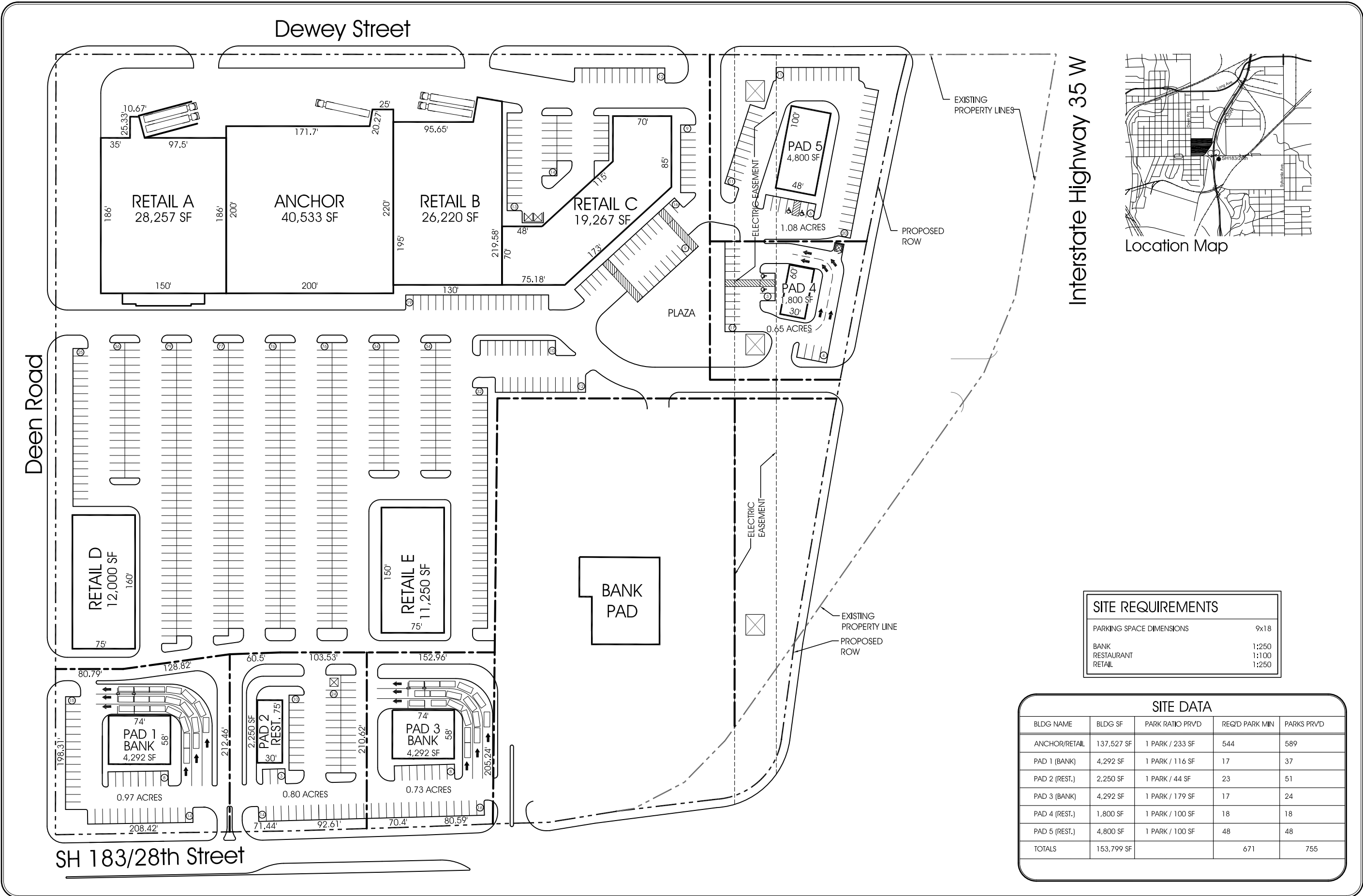
For More Information Please Contact

derek@vistapropertyco.com

www.vistapropertyco.com

8750 N. Central Expressway  
Suite 625  
Dallas, TX 75231

Date: 01/24/2024, 11:00am, User: D, File: S:\Projects\0806-Plaza Norte-F, North\0806-Site Plan Current\0806-Site10.dwg



Interstate Highway 35 W

SITE REQUIREMENTS	
PARKING SPACE DIMENSIONS	9x18
BANK	1:250
RESTAURANT	1:100
RETAIL	1:250

SITE DATA				
BLDG NAME	BLDG SF	PARK RATIO PRVD	REQ'D PARK MIN	PARKS PRVD
ANCHOR/RETAIL	137,527 SF	1 PARK / 233 SF	544	589
PAD 1 (BANK)	4,292 SF	1 PARK / 116 SF	17	37
PAD 2 (REST.)	2,250 SF	1 PARK / 44 SF	23	51
PAD 3 (BANK)	4,292 SF	1 PARK / 179 SF	17	24
PAD 4 (REST.)	1,800 SF	1 PARK / 100 SF	18	18
PAD 5 (REST.)	4,800 SF	1 PARK / 100 SF	48	48
TOTALS	153,799 SF		671	755

