

13500 Heritage Pky, Fort Worth, TX 76177



Heritage Commons III

118,000 SF Full-Building Opportunity in the Heart of the Alliance Texas Business Corridor



In The Center of Alliance

Ideally situated, Heritage Commons III is a Class A office space located within the 27,000-acre AllianceTexas master-planned community, one of the fastest growing large cities in the United States.





Rare Full-Building Opportunity

This 118,000 SF office building sits on a spacious lot and is ideal for businesses looking for a modern, professional, and accessible corporate environment. With flexible floor plans, ample parking, and high-speed connectivity, the building is well-suited for a wide variety of office users.

02
Stories
Available

60K
SF Typical
Floorplate

118K
RSF Office
Space Available



4.7 / 1,000 SF
Parking Ratio



Existing Data
Center



Loading Dock
Space



24 Hour
Access



I-35 Signage
Opportunity



At the Center of Fort Worth's Alliance Business Corridor

Alliance is one of North Texas' greatest economic success stories—transforming the region into a hub for global industry. Anchored by Hillwood's 27,000-acre master-planned AllianceTexas community, which began in 1989 with the opening of Perot Field Fort Worth Alliance Airport, the development continues to drive growth, innovation, and opportunity.

Today, AllianceTexas is home to more than 590 companies across 60 million square feet of development, including 4 million square feet of retail, dining, healthcare, and entertainment, seamlessly connected with residential and community spaces. Since its inception, the development has generated an estimated \$130 billion in economic impact for North Texas.

Area Drive Times

03

Minutes to
Alliance Airport

15

Minutes to
Fort Worth

20

Minutes to
Southlake

35

Minutes to DFW
Int'l Airport

Legend



Industrial / Office

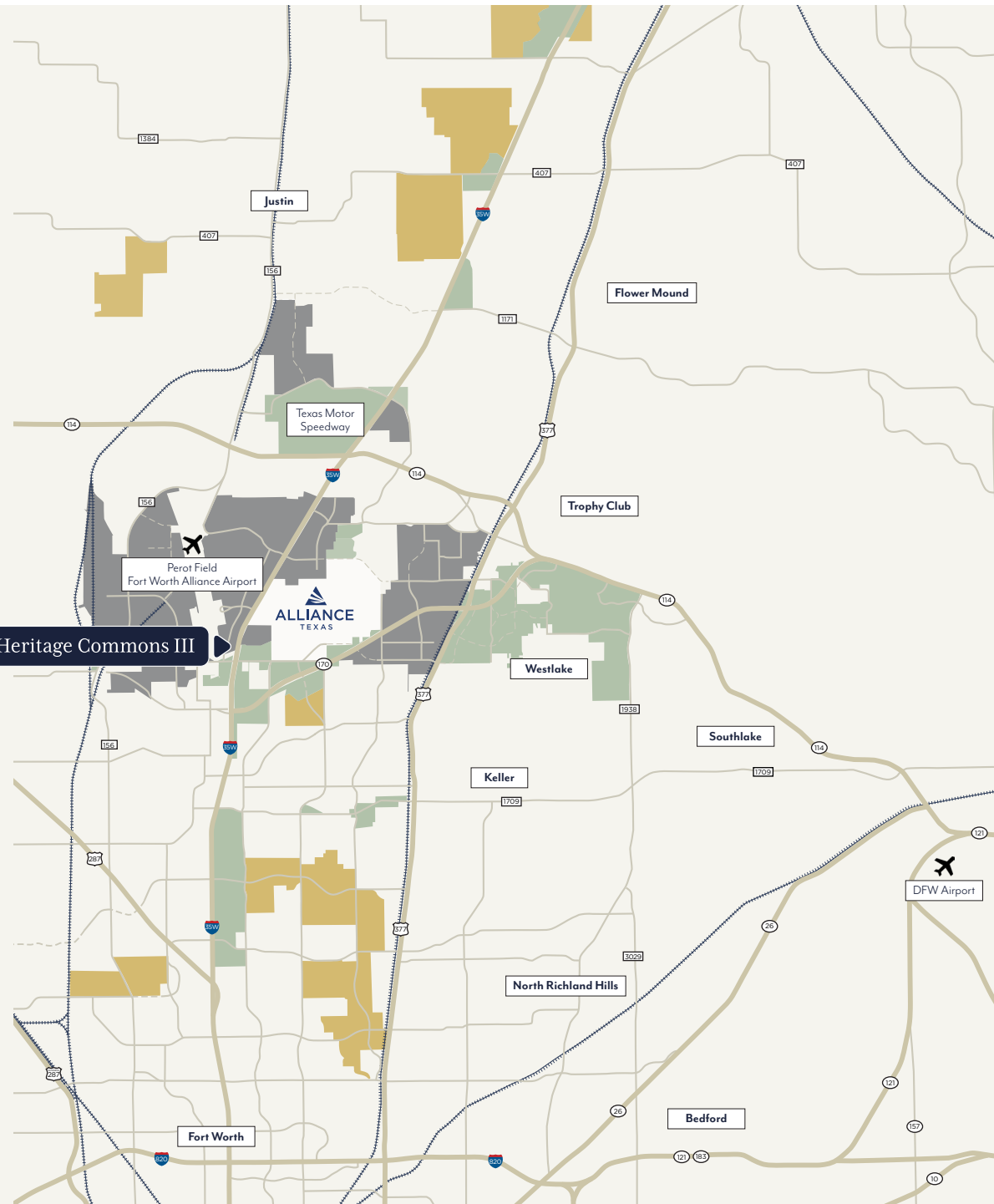


Retail / Mixed-Use / Office



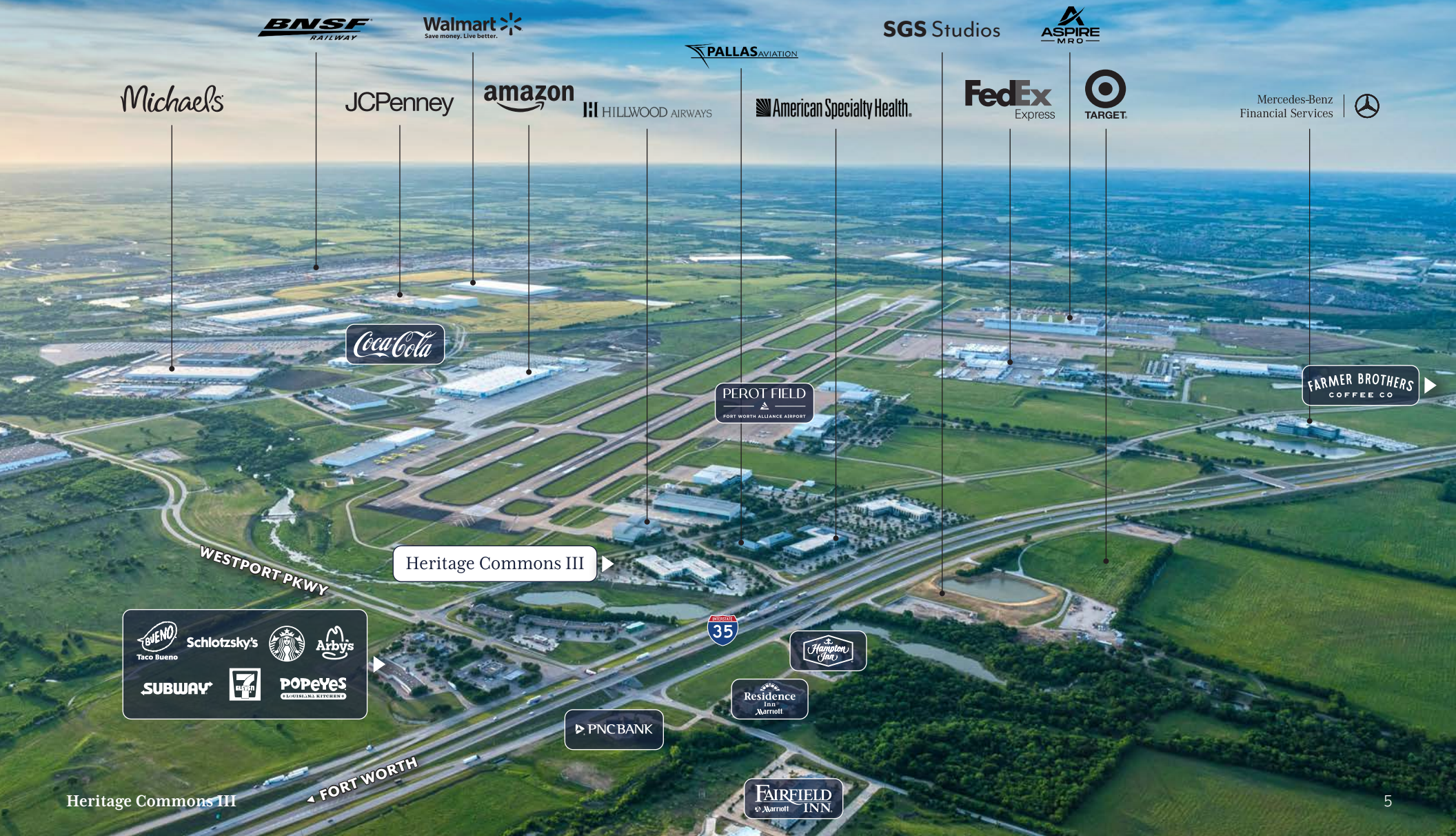
Residential

Heritage Commons III



Positioned Among Industry Leaders

Strategically located near major transportation arteries including I-35W and Highway 114, this location provides excellent regional access and is just minutes from Fort Worth Alliance Airport and the broader DFW Metroplex.



BNSF
RAILWAY

Walmart
Save money. Live better.

PALLAS AVIATION

SGS Studios

ASPIRE
MRO

Michaels

JCPenney

amazon

HILLWOOD AIRWAYS

American Specialty Health.

FedEx
Express

TARGET

Mercedes-Benz
Financial Services

Coca-Cola

PEROT FIELD
FORT WORTH ALLIANCE AIRPORT

FARMER BROTHERS
COFFEE CO

WESTPORT PKWY

Heritage Commons III

Q&B
Taco Bueno

Schlotzsky's

Starbucks

Arby's

SUBWAY

7
ELEVEN

POPEYES
LOUISIANA KITCHEN

35

Hampton Inn

Residence
Inn
Marriott

PNC BANK

FAIRFIELD INN
Marriott

Heritage Commons III

FORT WORTH



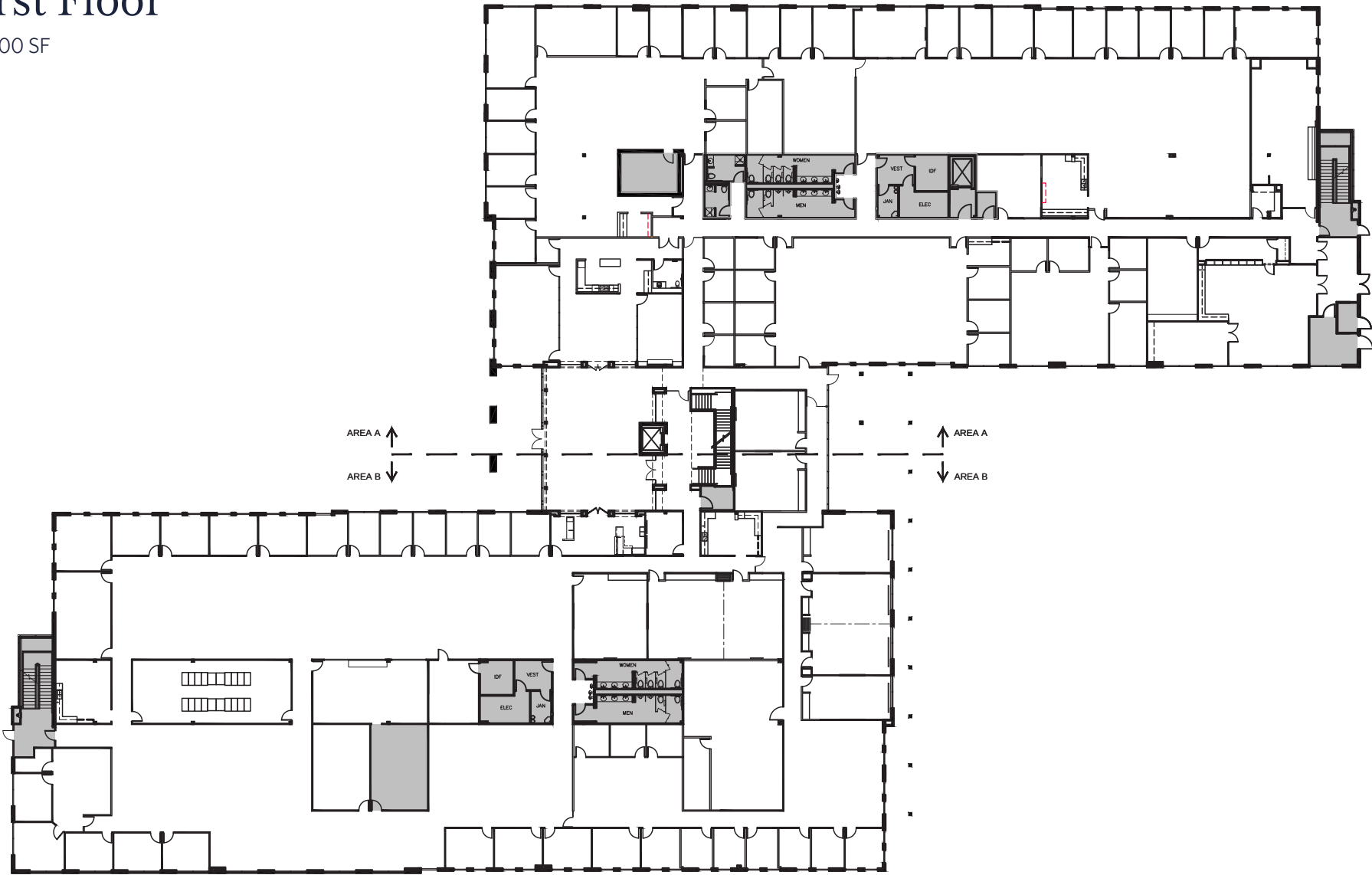






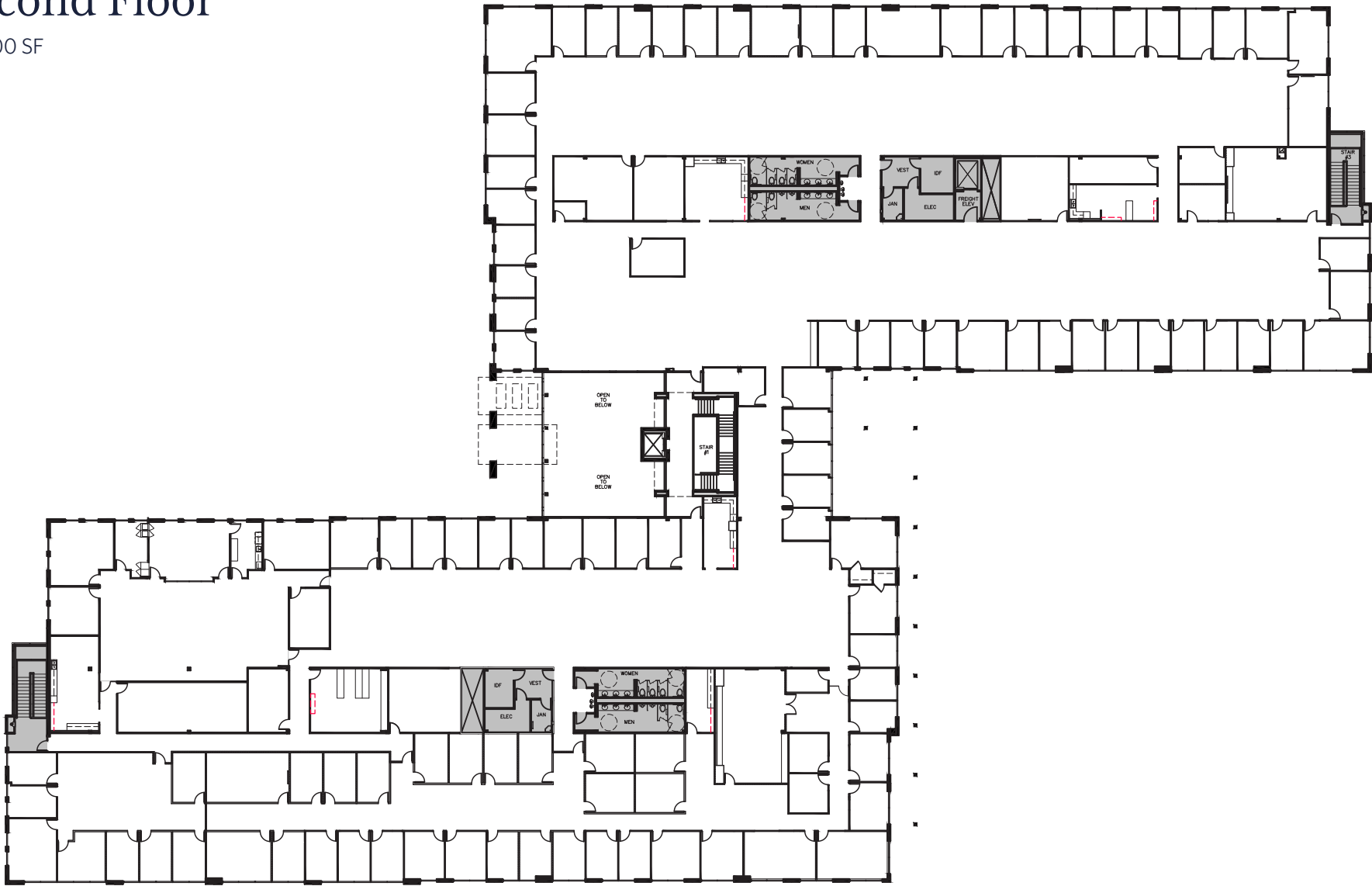
First Floor

60,000 SF



Second Floor

58,000 SF





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For Leasing Information, Contact:

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