

FOR LEASE

# HERITAGE MARKETPLACE AT ALLIANCE TOWN CENTER

9530 FEATHER GRASS LANE, SUITE 130, FORT WORTH, TEXAS

**Collett**  
RETAIL



## CONTACT

Robert Wright  
direct 214.996.9990  
rwright@collettre.com

## PROPERTY INFO

- **NOW AVAILABLE** 1,453 square feet
- Former Menchie's Yogurt
- Anchored by a 123,000 square foot Kroger Marketplace ranked 5 out of 16 in DFW. The center has cross access to the balance of Alliance Town Center, giving it direct access to I-35W.
- Two multi-tenant small shop buildings on the west side of Kroger's entrance totalling 13,444 square feet
- 17,824 square foot shop building on the east side of Kroger
- 4,617 square foot two-tenant outparcel building with Starbucks

## TRAFFIC COUNTS

I-35W	92,772
Heritage Trace Pkwy	33,437

## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
Population (2023)	14,733	119,898	282,062
Median HH Income	\$114,491	\$110,336	\$102,790
Daytime Population	11,048	38,479	74,435



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AERIAL  
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PHOTOS

9530 FEATHER GRASS LANE, SUITE 130

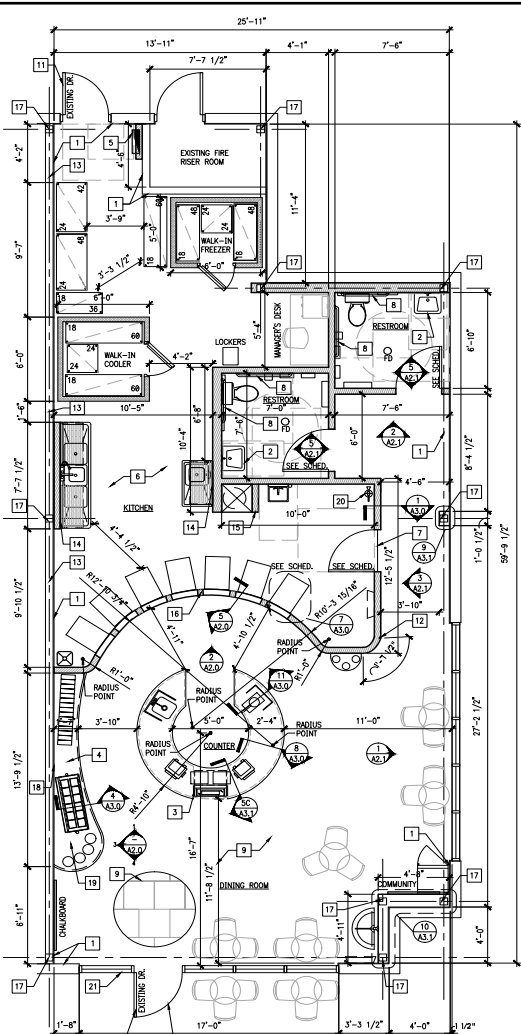
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HERITAGE MARKETPLACE AT ALLIANCE TOWN CENTER  
LOD  
9530 FEATHER GRASS LANE, SUITE 130



FINISH	TILE	GROUT	TILE	GROUT	WALLS	CEILING	HEIGHT	REMARKS		
DINING ROOM	F-2	GR-1	B-2 / B-4	GR-1	W-1 / MA-1	C-3	12'-0"	MA-1 AND CB-1 SEE ELEVATIONS		
SERVICE COUNTER	F-2	GR-1	B-2	GR-1	---	C-2 / P-4	10'-0"	CEILING TO BE WASHABLE		
CORRIDOR	F-2	GR-1	B-4	GR-1	W-1	C-3	9'-0"	UNLESS OTHERWISE SPECIFIED		
RESTROOM	F-2	GR-1	B-3	GR-2	W-1 / W-3	C-2 / P-4	8'-0"	SEE DETAIL 6/A2.1		
KITCHEN	F-1	GR-1	B-1	GR-1	W-2	C-1	10'-0"	CEILING TO BE WASHABLE		
WALK-IN COOLER	F-1	GR-1	B-1	GR-1	PRE FAB	PRE FAB	---	PER MANUFACTURER SPECS		
WALK-IN FREEZER	PRE FAB	PRE FAB	PRE FAB	PRE FAB	PRE FAB	PRE FAB	---	PER MANUFACTURER SPECS		
NOTES: SEE SHEET A2.0 & A2.1 FOR INTERIOR ELEVATION PAINT COLORS & FINISHES										
ROOM FINISHES										
TAG	MATERIAL	MANF. / SUPPLIER	DESCRIPTION							
F-1	QUARRY TILE	DAI-TILE	MENCHEIE'S "DIABLO RED" QUARRY TILE 6"x6" SLIP RESISTANT							
F-2	PORCELAIN TILE	DAI-TILE	MENCHEIE'S MAX GREY PORCELAIN TILE 24"x24" BRICK Laid							
B-1	QUARRY TILE	DAI-TILE	MENCHEIE'S "DIABLO RED" QUARRY TILE 6"x6" WITH 3/8" COVED BASE							
B-2	PORCELAIN TILE	DAI-TILE	MENCHEIE'S MAX GREY PORCELAIN TILE 6"x6" WITH 3/8" COVED BASE							
B-3	CERAMIC BASE	DAI-TILE	"ARCTIC WHITE" #8190 CERAMIC TILE 3"x6" WITH 3/8" COVED BASE							
B-4	PORCELAIN BASE	DAI-TILE	MENCHEIE'S MAX GREY PORCELAIN TILE 6"x6" CUT FROM 24"x24" FIELD TILE							
GR-1	GROUT	CUSTOM BUILDING PROD.	"WINTER GREY" #335							
GR-2	GROUT	CUSTOM BUILDING PROD.	"BRIGHT WHITE" #381 UNSANDED (PROVIDE AT RESTROOM & YOGURT WALL)							
GR-3	GROUT	CUSTOM BUILDING PROD.	"BLACK"							
W-1	CYP. BD.	AS DETERMINED BY GC	SMOOTH GYPSUM WALLBOARD PAINTED PER INTERIOR ELEVATIONS							
W-2	FRP	AS DETERMINED BY GC	GLASSBORO FIBERGLASS REINFORCED "WHITE" PANELS (999)							
W-3A	CERAMIC TILE	DAI-TILE	MENCHEIE'S GREEN ACCENT WALL TILE 6"x6" "TESTING" #0736; GREEN APPLE							
W-3B	CERAMIC TILE	DAI-TILE	MENCHEIE'S WHITE FIELD WALL TILE 6"x6" "HITENHOUSE" #0190; ARCTIC WHITE; MATTE							
W-3C	CERAMIC TILE	DAI-TILE	MENCHEIE'S WHITE QUARTER ROUND WALL TILE "HITENHOUSE" #0790; ARCTIC WHITE; MATTE							
W-4	MOSAIC TILE	IMPERIAL / VAGUEWAY	MENCHEIE'S GREEN GLASS "SUNFLOWER BUBBLES" MOSAIC WALL TILE 12"x12"							
W-5	MOSAIC TILE	MIRAGE TILE	MENCHEIE'S STAINLESS STEEL "METAL MOSAIC" #3M03 SS WALL TILE							
W-6	WALL COVERING	TEXTURES 3D	MENCHEIE'S CUSTOM BAMBOO MODEL #M0801 WALL COVERING							
C-1	SUSPENDED CEILING	AS DETERMINED BY GC	GRID 15/16" W/ SMOOTH, WASHABLE, VINYL FACED CYP. CORE "WHITE" 24"x48"x1/2" TILES							
C-2	CYP. BD.	AS DETERMINED BY GC	5/8" SMOOTH FINISH GYPSUM WALL BOARD							
C-3	SUSPENDED CEILING	ARMSTRONG	ARMSTRONG "INTERLUDE" GRID PROFILE 9/16" WITH "OPTIMA" #3251 2'x2'x1" TILES							
LM-1	LAMINATE	FORMICA	WOOD GRAIN "NATURAL CANE" #0938-NIT WITH NATUHELLE FINISH							
LM-2	LAMINATE	WILSONART	SATIN BRUSHED "NATURAL ALUMINUM" #0257							
CT-1	COUNTERTOP	QUARTZ SURF.	QUARTZ SURFACES "APPLE MARTINI" #0710 WITH 1 1/4" BALNEOSE COLOR							
P-1	PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS CUSTOM "MENCHEIE'S GREEN" (BRIGHT GREEN COLOR) SEMI-GLOSS							
P-2	PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS CUSTOM "MENCHEIE'S LIGHT GREEN" (LIGHT GREEN COLOR) SEMI-GLOSS							
P-3	PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS CUSTOM "MENCHEIE'S PLUM" (DEEP PLUM COLOR) SEMI-GLOSS							
P-4	PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS "EXTRA WHITE" #SW7000 SEMI-GLOSS							
P-5	PAINT	SHERWIN WILLIAMS	SHERWIN WILLIAMS "EXTRA WHITE" #SW7000 MATTE FINISH							
MA-1	MODULAR PANEL	TEXTURES 3D	TEXTURED MODULAR WAVE WALL PANEL 48"x60" MODEL: 23H0-OCESIA							
CB-1	CHALK BD. PAINT	RUST-OLEUM	CHALK BOARD "BLACK" SKD-206548 UPC: 0-20066-11813-6							
NOTES: INSTALL W-2 PER LOCAL HEALTH DEPARTMENT CODES										
CONTACTS FOR ROOM FINISH MATERIAL ORDERS										
DAI-TILE: NATIONAL ACCOUNTS SUPPORT CENTER 214.389.3488 OR 877.556.5728 PLACE TILE ORDERS TO ALLOW FOR (6) WEEK LEAD TIME. CUSTOM BUILDING PRODUCTS, INC. OFFICE: 800.352.5786 custombuildingproducts.com			SHERWIN WILLIAMS: OFFICE 800.474.3794 ORDERING SHOULD BE PLACED UNDER MENCHEIE'S NATIONAL ACCOUNT. MENCHEIE'S CUSTOM "SOURCE COLORS" SHOULD BE READILY AVAILABLE FROM ANY SHERWIN WILLIAMS LOCATION. TEXTURES 3D: OFFICE 817.346.3488 OR 817.908.7268 www.textures3donline.com ALLOW (1) WEEK FOR DELIVERY RUST-OLEUM: LESLIE COOKSEY 800.816.8541 lookeasy@trusdium.com ORDER UNDER MENCHEIE'S NATIONAL ACCOUNT, INDICATE LEAD TIME.							
NOTES: GC TO CONTACT FRANCHISEE FOR GRAPHICS PACKAGE SPECIFICATIONS AND ORDERING										
CONTACT FOR MILLWORK										
IT IS NOT MANDATORY THAT THE GENERAL CONTRACTOR UTILIZE THE FOLLOWING COMPANY TO PROVIDE THE MILLWORK BUT THE GENERAL CONTRACTOR SHALL SOLICIT A BID FOR CONSIDERATION: MILLWORK: F. JACOBSON INC. 11945 CRAFTSMAN DR., STE 2, GREENWICH, WI 54942 CONTACT: DEAN UNAUHT 920.757.1486 EXT 183										
DOOR SCHEDULE										
ITEM	DOOR				FRAME		HARDWARE	RATING	REMARKS	
	WIDTH	HEIGHT	THICK	MAT	FINISH	HD./AMB.				
RESTROOM	3'-0"	7'-0"	1 3/4"	SC	P-4	MFL	2"	MATCH ADJ. WALL	GROUP 1	-
KITCHEN	3'-0"	7'-0"	1 3/4"	SC	P-4	MFL	2"	MATCH ADJ. WALL	GROUP 2	-
FRONT DOOR	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
REAR DOOR	-	-	-	-	-	-	-	-	-	EXISTING TO REMAIN
HARDWARE GROUP NO. 1										
HINGES: 1 1/2 PAIR										
LOCKSET: SCHLAGE AL SERIES PRIVACY LOCKSET WITH NEPTUNE OR SATURN HANDSET, BRUSHED CHROME FINISH										
CLOSER: LCN 4000 SERIES OR EQUAL, ALUMINUM FINISH, MOUNTED ON RESTROOM SIDE OF DOOR										
DOOR STOP: WALL STOP, 626 FINISH										
HARDWARE GROUP NO. 2										
HINGES: 1 1/2 PAIR										
LOCKSET: SCHLAGE AL SERIES PASSAGE LOCKSET WITH NEPTUNE OR SATURN HANDSET, BRUSHED CHROME FINISH										
CLOSER: LCN 4000 SERIES OR EQUAL, ALUMINUM FINISH, WITH CUSH-N-STOP ARM										
KICKPLATE: 8"x34" WITH 630 FINISH, PUSH SIDE OF DOOR ONLY										
NOTES:										



FLOOR PLAN

SCALE: 1/4" = 1'-0"



- SERVICE COUNTER - CABINET SUPPLIER TO FURNISH SHOP DRAWINGS BASED ON DETAIL 3/A3.1 FOR MENCHEIE'S REVIEW
  - TOPPINGS COUNTER - CABINET ENCLOSED BY GC - GC TO CONSULT MFG FOR AIR COOLING REQUIREMENTS PROVIDE VENTING AS NEEDED. CABINET SUPPLIER TO FURNISH SHOP DRAWINGS FOR MENCHEIE'S REVIEW
  - ELECTRIC PANELS - SEE ELECTRICAL SHEETS
  - QUARRY TILE FLOORING THROUGHOUT KITCHEN
  - FLOOR TRANSITION STRIP
  - HANDICAP GRAB BARS WITH BLOCKING - SEE DETAIL 5/A2.1
  - F-2 FLOOR TILE - TO BE BRICK Laid
  - EXISTING FRONT DOOR
  - EXISTING REAR DOOR
  - 1" STAINLESS STEEL CHANNEL - SEE DETAIL 2/A3.1
  - PROVIDE (1) LAYER OF 1/2" DUROCK CEMENT BD FROM FLOOR TO 24" AFF AND (1) LAYER OF 1/2" WATER RESISTANT CYP BD FROM 24" TO TOP OF WALL (KITCHEN SIDE NON-YOG. WALL)
  - PROVIDE PLYWOOD BACKING BEHIND FRP FOR WALL MOUNTED SHELVES
  - THIS WALL IS NOT FULL HEIGHT SEE 10/A3.0
  - SEE YOGURT WALL PROCEDURES ON SHEET A8 AND FRAMING DETAILS 5/A2.0 AND 7/A3.0
  - EXISTING COLUMN
  - FINISH INTERIOR WALLS PER MENCHEIE'S SPECS - SEE ELEVATIONS - MODULAR ARTS WAVE WALL
  - SEE DETAIL 3/A3.0 MAX HEIGHT @ 34"
  - FIRE EXTINGUISHERS 4A-6BBC
  - EXISTING STOREFRONT TO REMAIN. NO NEW WORK TO BE DONE
  - PROVIDE SHEEPS ON GLASS FRONT DOOR FOR DUST AND HEATING / COOLING CONTROL.
- GENERAL NOTES**
- ALL DIMENSIONS ARE FROM FACE OF DRYWALL, UNLESS OTHERWISE NOTED
  - ALL GYPSUM BOARD USED SHALL BE 1/2" OR 5/8" TYPE "X" FIRE RATED. DEMISING PARTITIONS SHALL BE OF FIRECODE "C" SHEETROCK, TAPED AND SEALED TO DECK ABOVE.
  - ALL PLYWOOD, PLYWOOD BACKING, PARTICLE BOARD, WOOD BLOCKING, AND FRAMING USED SHALL BE FIRE RETARDANT AND STAMPED NON-COMBUSTIBLE.
  - PLACE AND FINISH ALL NEW MATERIALS SO AS TO PROVIDE A SMOOTH AND INTEGRAL TRANSITION TO EXISTING FINISHES AND MATERIALS.
  - PROVIDE ADDITIONAL FRAMING / BRACING FOR ALL WALL MOUNTED EQUIPMENT. CHECK CUTOFFS OF ALL EQUIPMENT PRIOR TO INSTALLATION.
  - GENERAL CONTRACTOR TO PROVIDE REQUIRED FIRE EXTINGUISHER(S) PER CODE.
  - SEE MECHANICAL AND ELECTRICAL SHEETS FOR ALL FUTURE SPECIFICATION, WORKING, AND POWER REQUIREMENTS. - VERIFY WITH GC SHEETS
  - FLOORS IN FOOD PREPARATION AREA, DISH WASHING AREA, SERVICE AREA, JANITORIAL AREA, STORAGE AREA, AND ANY AREA WHERE EQUIPMENT IS PLACED SHALL BE SMOOTH, EASILY CLEANABLE, WASHABLE, DURABLE AND OF COMMERCIAL GRADE MATERIAL AND SHALL HAVE A MINIMUM 3/8" RADIUS INTERIOR CORNER EXTENDING AT LEAST 4" UP THE WALL. GROUT SPACING FOR TILE SHALL NOT EXCEED 1/4" AND SHALL BE SEALED.
  - FLOOR SINKS SHALL BE INSTALLED FLUSH WITH THE FLOOR SURFACE AND BE LOCATED SO AS TO BE READILY ACCESSIBLE FOR CLEANING AND REPAIR.
  - ALL EXITS SHALL BE OPERABLE FROM INTERIOR OF BUILDING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
  - EXCEPTION: MAIN ENTRY / EXIT DOORS MAY BE KEY OPERATED FROM INTERIOR IF SCHED WITH "1" LETTERING IS PROVIDED ON OR ADJACENT TO DOOR STATING THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.
  - PROVIDE ADA RESTROOM SIGN ADJACENT TO DOOR PER CODE.
  - ONLY SINGLE SERVICE UTENSILS WILL BE USED IN THIS SPACE.
  - FINISH INTERIOR WALLS PER MENCHEIE'S SPECS - SEE ELEVATIONS
  - PROVIDE FULL HEIGHT FRP AT ALL WALLS IN KITCHEN (TYP)
- WALL LEGEND**
- EXISTING WALL TO REMAIN. VERIFY CONDITION PATCH AND REPAIR TO LIKE NEW CONDITION - GC TO VERIFY FIRE RATING IF APPLICABLE
  - EXISTING WALL TO BE REMOVED.
  - 1-HR RATED DEMISING WALL GC TO CONFIRM INTERIOR DEMISING WALLS ARE EXISTING AND MATCH DETAIL 5 (1-HR RATED) ON SHEET A3.0 OR ARE EXISTING OF EQUAL FIRE RATING AND CODE COMPLIANCE
  - NEW WALL
  - 3 5/8" OR 6" (SEE PLAN), 20 GA METAL STUDS @ 16" O.C. TO 6" ABOVE CEILING, BRAD STUDS 4'-0" O.C. PROVIDE:  
(1) LAYER OF 1/2" CYP BD UNLESS NOTED OTHERWISE  
(2) LAYERS OF 1/4" CYP BD AT YOGURT WALL (PUBLIC SIDE NON-TILED AREAS)  
(3) LAYER OF 1/4" CYP BD AT YOGURT WALL (PUBLIC SIDE) WHERE TILE W-4 AND W-5 OCCUR  
(4) LAYER OF 1/2" FIRE RETARDANT PLYWOOD AT YOGURT WALL (KITCHEN SIDE)  
(5) LAYER OF 1/2" DUROCK CEMENT BD FROM FLOOR TO 24" AFF (KITCHEN SIDE NON-YOG. WALL)  
(6) LAYER OF 1/2" WATER RESISTANT CYP BD FROM 24" TO TOP OF WALL (KITCHEN SIDE NON-YOG. WALL)  
(7) LAYER OF 1/2" DUROCK CEMENT BD (REST. TILE WALLS)

ENGINEERING  
INTERIOR DESIGN  
PROJECT MANAGEMENT

F-3219

604 COURTLAND STREET  
SUITE 100  
ORLANDO, FLORIDA 32804  
PH 407.645.5008  
FX 407.629.9124

SEAL:

CONSULTANT:

1 05.09.14 PERMIT COMMENTS  
04.16.14 ISSUE FOR PERMIT  
REVISIONS

**menchie's**  
ALLIANCE TOWN CENTER  
9530 FEATHER GRASS LANE  
SUITE 130  
FORT WORTH, TEXAS 76177

PROJECT NO.: 2014.3002  
DATE: 04.14.14



FOR LEASE

# HERITAGE MARKETPLACE AT ALLIANCE TOWN CENTER

9530 FEATHER GRASS LANE, SUITE 130, FORT WORTH, TEXAS

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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>COLLETT SOUTHWEST, LLC</b>	<b>9003008</b>	<b>info@collettire.com</b>	<b>214-996-9999</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>ROBERT J. WRIGHT</b>	<b>464238</b>	<b>rwright@collettire.com</b>	<b>214-632-3353</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission	Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> IABS 1-0