

 **Holiday Inn**
AN IHG® HOTEL



TURNKEY RESTAURANT - HOLIDAY INN ALLIANCE

 11120 Moriah Dr, Fort Worth, TX 76177

MICHAEL GONZALEZ

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ERIC DEUILLET

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PROPERTY HIGHLIGHTS

- **+/- 4,640 SF Beautiful 2nd Gen Restaurant Available For Lease**
- **Lease Rate:** Asking Mid \$30s Modified Gross
- **Turnkey & move-in ready:** full bar, TVs, & dining tables/chairs convey
- **Complete commercial kitchen:** walk-in cooler/freezer, 20'+ vent hood, 3-compartment sink, and full prep line already installed.
- **+/-420 SF private patio,** ready for al fresco dining or bar seating.
- **Valet-ready drop-off:** dedicated entrance drop-off area suited for a valet program.
- **High-end entrance potential:** the dining hall allows for a custom glass storefront entrance, separate from the hotel lobby.
- **Banquet & event synergy:** the hotel's on-site event space creates built-in catering opportunities.
- **Ample parking:** supports daily service through large private events.
- **Prime Alliance, TX location:** Just off I-35W (106,692 VPD) near Golden Triangle Blvd, close to Texas Motor Speedway and the 560+ companies of the AllianceTexas hub.

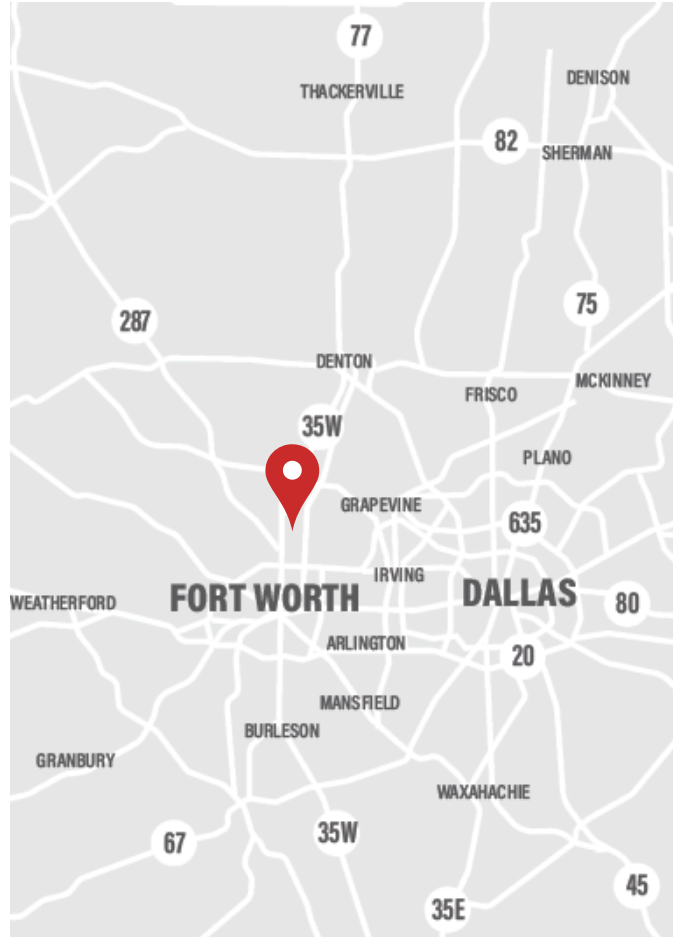
TRAFFIC COUNTS



106,692 VPD ('23)
I-35W

23,443 VPD ('22)
GOLDEN TRIANGLE BLVD

AREA RETAILERS



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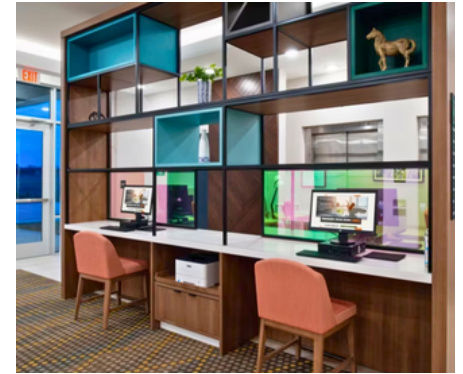
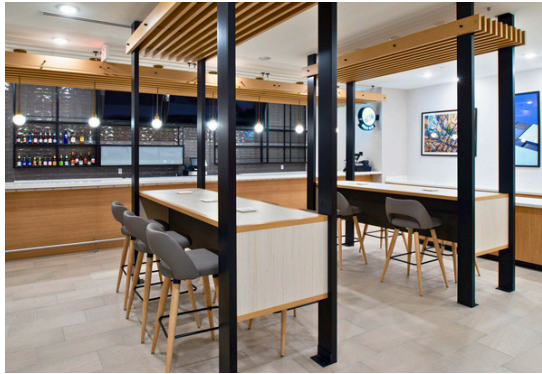
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PROPERTY PHOTOS



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RESTAURANT PHOTOS



MICHAEL GONZALEZ
ERIC DEUILLET

214-466-1585
214-466-1545

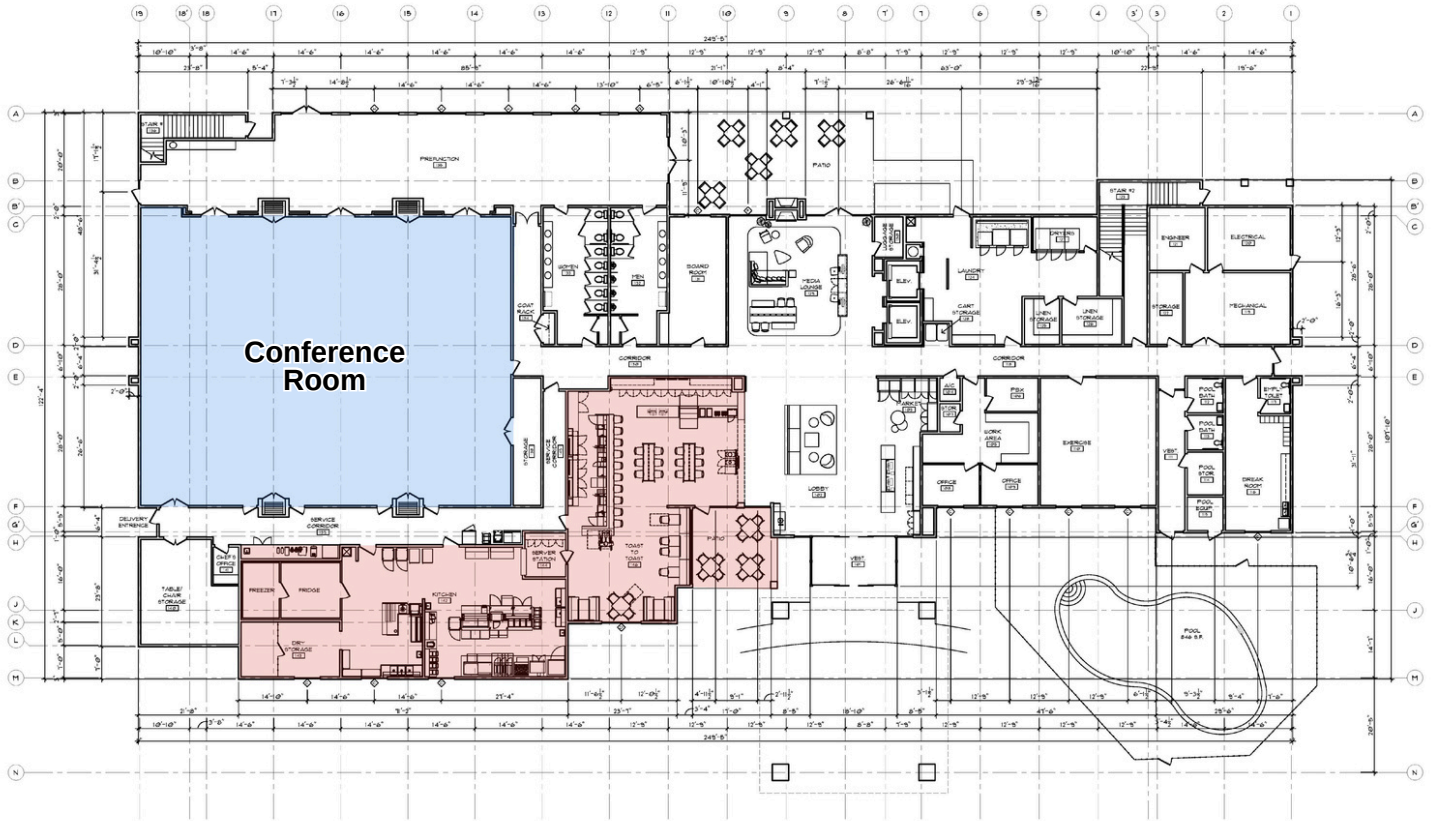
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FLOOR PLAN



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PROPERTY AERIAL

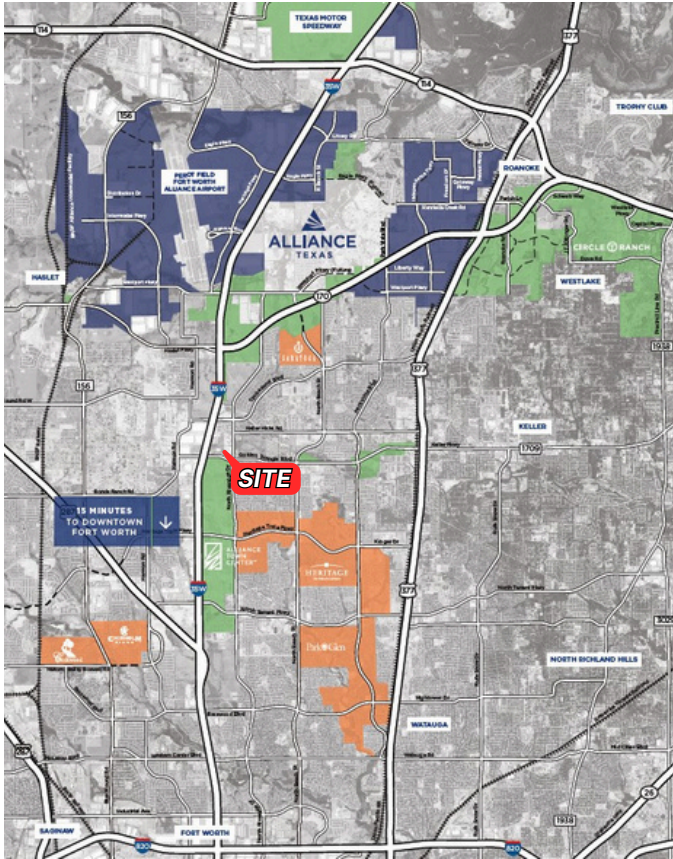


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AREA OVERVIEW



Alliance is an unparalleled regional success story that has transformed the North Texas economy and connected the area to global industry. Led by Hillwood's development of the now 27,000-acre master-planned AllianceTexas, which launched with Perot Field Fort Worth Alliance Airport in 1989, the region propels growth, technology, employment, and business opportunity. AllianceTexas is home to 590 companies with 60 million square feet of development, featuring 4 million square feet of shopping, dining, health, medical and entertainment options seamlessly integrated with a variety of living and community options throughout the development. Since its inception, AllianceTexas has generated an estimated \$130 billion in economic impact for the North Texas region.



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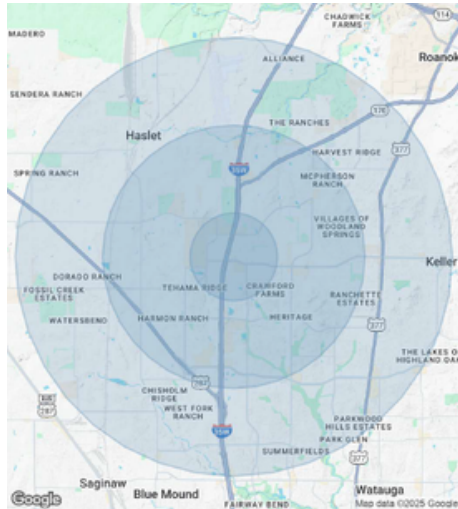
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DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,403	87,487	224,056
Average Age	36	35	35
Average Age (Male)	35	34	35
Average Age (Female)	37	35	36

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,393	28,212	72,625
# of Persons per HH	2.7	3.1	3.1
Average HH Income	\$143,563	\$143,858	\$139,237
Average House Value	\$445,422	\$386,848	\$394,003

HOUSEHOLD INCOME



EMPLOYMENT



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BRAND HIGHLIGHTS



InterContinental Hotels Group (IHG) offers a strong investment opportunity due to its solid financial performance and strategic growth. In 2024, IHG improved key metrics like RevPAR and operating profit while returning over \$1 billion to shareholders, showcasing its ability to create shareholder value. IHG's diverse portfolio, including InterContinental and Holiday Inn, targets various market segments for steady revenue. Its focus on high-growth areas like Greater China boosts revenue potential. The asset-light model enhances capital efficiency and minimizes risks, allowing for a dynamic investment approach. IHG's track record of shareholder returns, along with its commitment to sustainability and innovation, ensures long-term stability. Investing in IHG promises stable and lucrative returns, supported by a strong global brand and strategic growth.





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Structure Commercial, Ltd. 9001178 eric@structurecommercial.com 214-373-8300

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name License No. Email Phone

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 www.trec.texas.gov

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