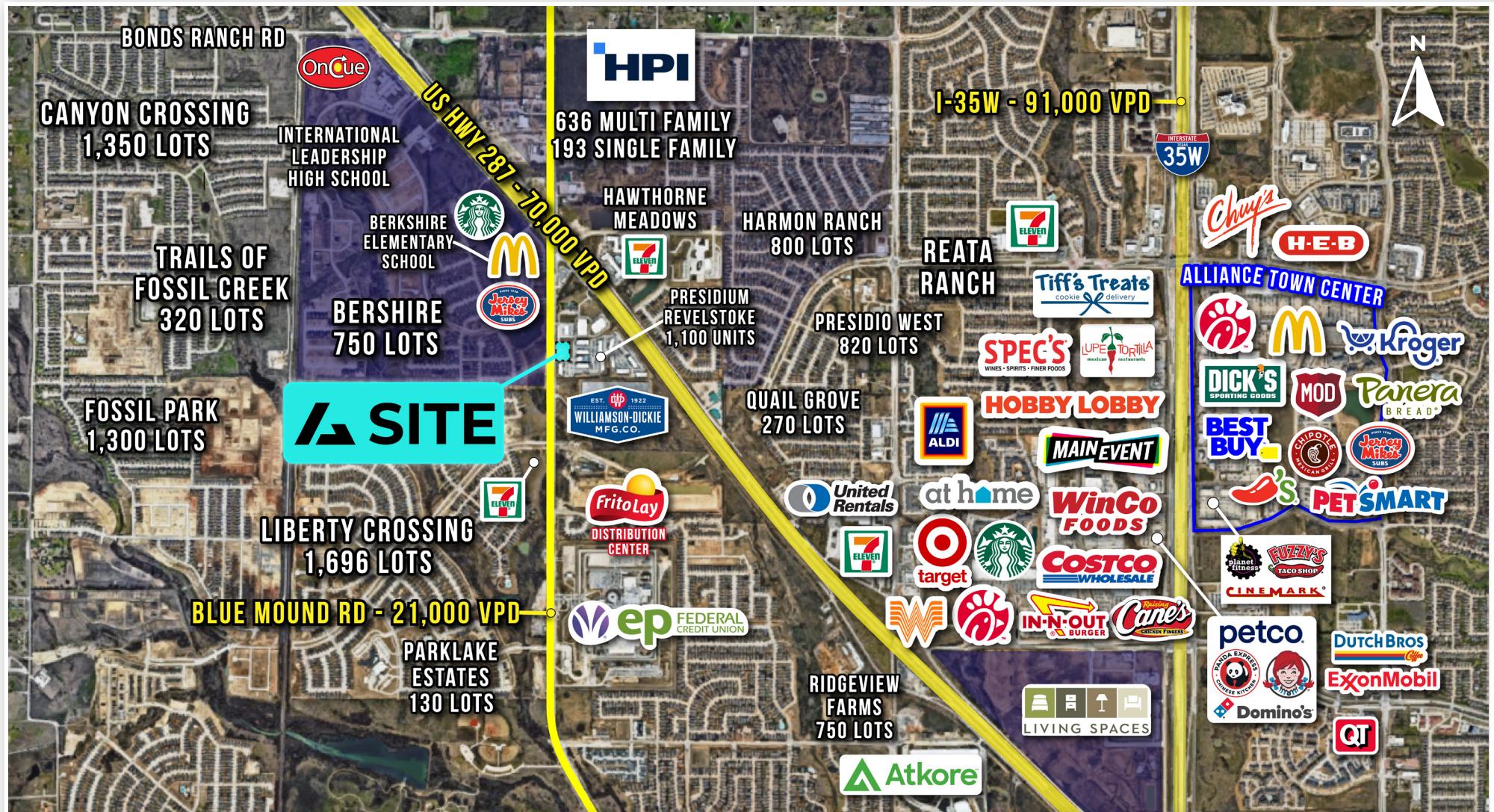




Macro Aerial

Blue Mound Rd. & US HWY 287 | Fort Worth, TX 76131



Summary

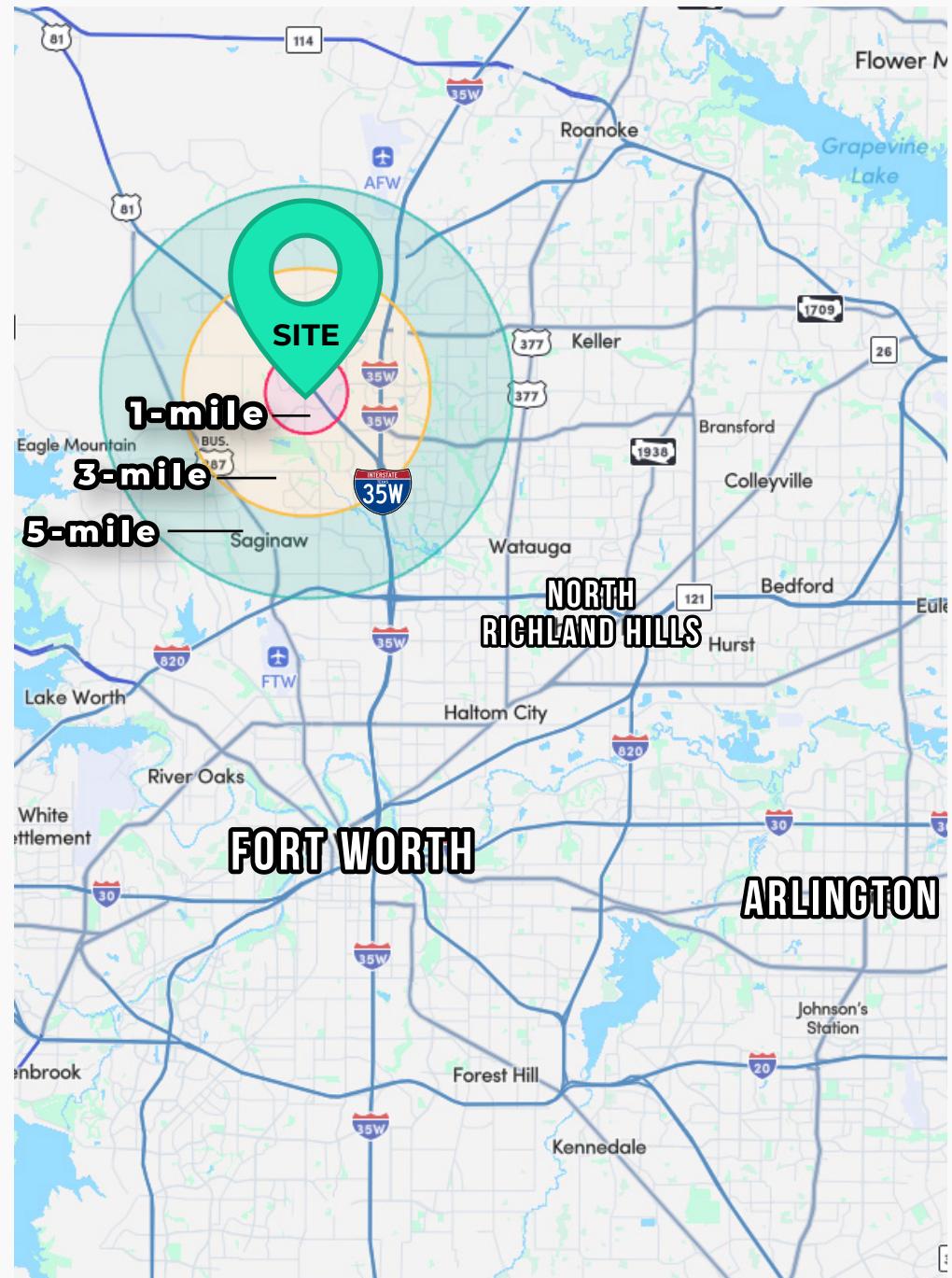
- Lease Rate: Inquire for Pricing
- Building Size: +/- 16,000 SF
- Available For Lease: 1,200-16,000 SF
- Completion Date: Q3 2026
- Co-Tenants: TBD

Property Overview

- Strong positioning in rapidly expanding corridor of North Fort Worth
- Anchored by new Presidium 1,100 unit multifamily complex
- Close proximity to new Kroger, Costco, and WinCo Foods
- Several housing developments in surrounding area including Fossil Park (1,300 lots), Berkshire (750 lots), HPI Development (600+ multifamily units)

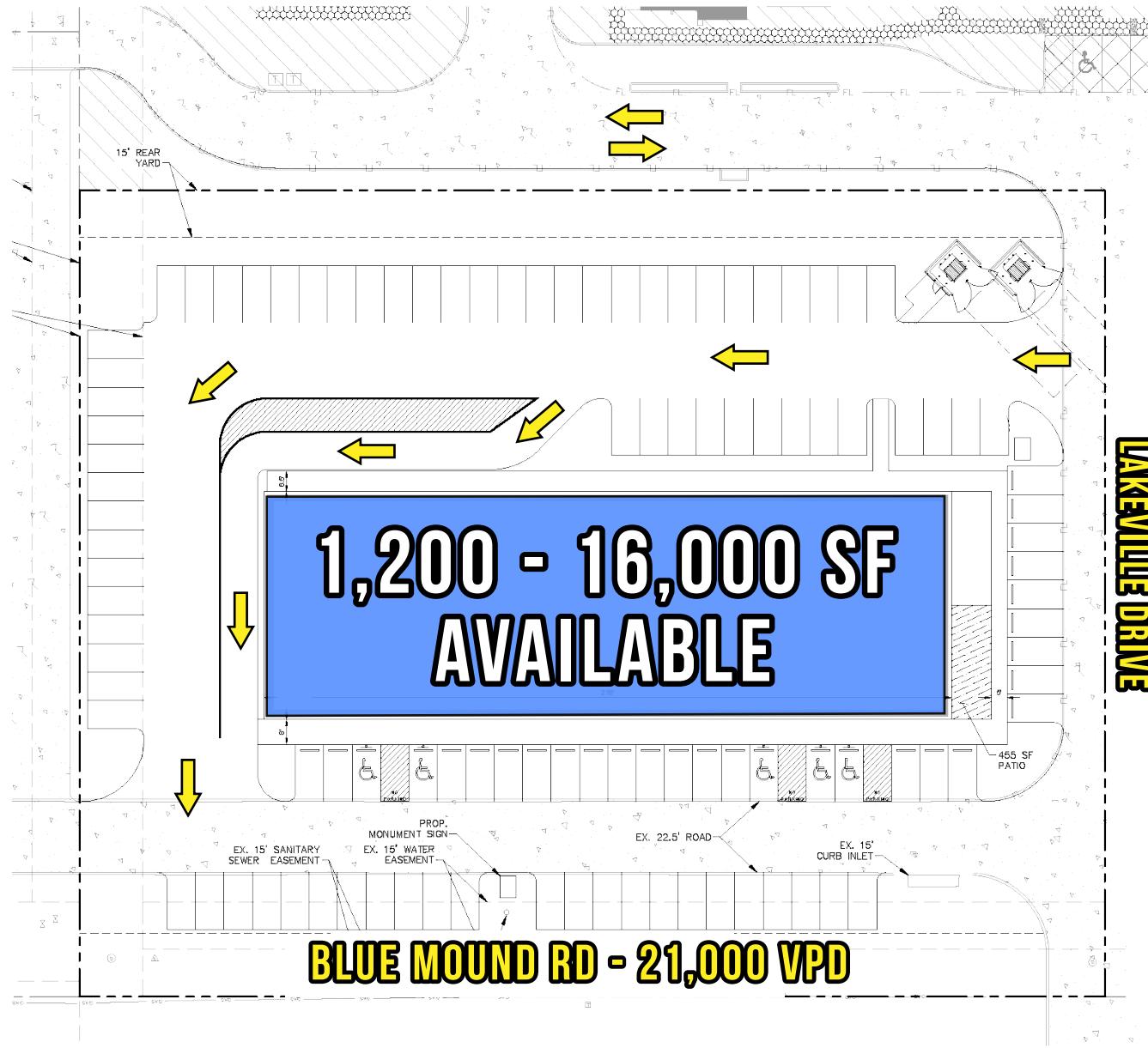
Demographics

| 2025 Population | | |
|---------------------------------|---------------------|---------------------|
| 10,336 1 Mile | 74,010 3 Mile | 218,459 5 Mile |
| 2029 Projected Growth ('25-'29) | | |
| 7.38% 1 Mile | 5.93% 3 Mile | 5.46% 5 Mile |
| Avg. Household Income | | |
| \$122,390 1 Mile | \$120,941 3 Mile | \$115,624 5 Mile |



Site Plan

Blue Mound Rd. & US HWY 287 | Fort Worth, TX 76131





ASHTONGRAY

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