

MCPHERSON DEVELOPMENT PACKAGE



DEVELOPMENT SUMMARY

McPherson Mixed Use Development

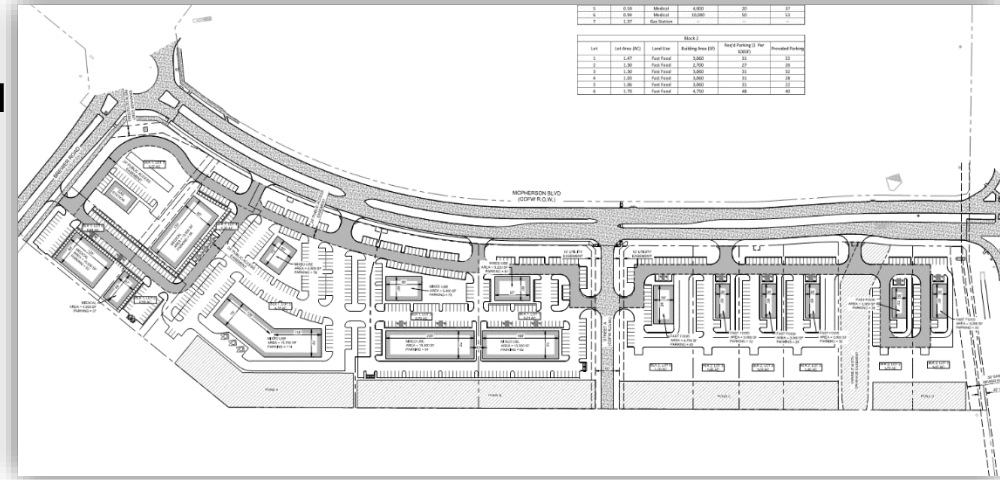
23.15 acres of land

SW Corner Chisholm Trail Pkwy & McPherson Blvd

Fort Worth, Texas 76123

DEVELOPMENT HIGHLIGHTS

- Approximately 23.15 acres of land (1,008,427 SF)
- Preliminary Platting completed with 13 separate lots
- Utilities available – water & sewer is to the site
- McPherson Blvd is being improved to 4 lane, center divided thoroughfare to middle of property with completion first quarter 2021
- 7 Eleven is developing on the Northwest corner
- Future development opportunities/lot sales including c-store, small grocery anchor, fast food, medical and professional office
- Great Visibility/Accessibility – Hard corner of Chisholm Trail Pkwy & McPherson Blvd with easy access to Interstate 35W, Hwy 20, Hwy 820
- Chisholm Trail Pkwy is a 27.1 mile tollway connecting the City of Fort Worth CBD & I-20 to FM 1187 in Cleburne
- Surrounded by high growth residential including Llano Springs(1,468 lots), Chisholm Trail West (835 lots), Rock Creek Ranch(4,000 lots), McPherson Village(446 lots) and planned multi-family immediately South of the property
- Surrounded by future retail including the Shops at Chisholm Trail Ranch – a 35 acre retail development
- 2 Miles North of the new Tarleton State University campus



DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	1500 – 20,000+ SF
Building Size:	4000 – 20,000+ SF
Offering Structure:	Buildings For Lease \ Sale Pad Sites Available
Lot Sizes:	1 to 5+ acres
Zoning	Neighborhood Commercial E
Frontage	Chisholm Trail / McPherson Blvd

DEVELOPMENT SUMMARY

Property Description:

The property is a 23.15 acre tract of land that is located on the Southwest corner of Chisholm Trail Pkwy & McPherson Blvd in Southwest Fort Worth. The property has been through the preliminary platting process dividing the site into multiple lots for future final platting. Complete site/civil plans will be required by the city of Fort Worth including a site plan package. The site plan submittal and platting process requires approval from P&Z, & City Council.

Zoning:

The property is zoned "Neighborhood Commercial E" land use which provides for neighborhood-serving commercial, institutional and office use. This includes various office, retail and service uses including restaurants, studios, banks, convenience stores, professional offices, medical offices and more.

Utilities:

Water is located adjacent to the subject property with existing water facilities near the roundabout at the northwest corner of the site. A 16" water line has been stubbed to the east from the roundabout at the northwest corner of the site along McPherson Boulevard. A 24" water line has been stubbed to the south from the roundabout along Future Brewer Road. The water line is being extended East along McPherson Boulevard to the intersection with the Chisholm Trail Parkway in phases as lots are sold/developed.

Sanitary sewer has been extended from Chisholm Trail Parkway to Brewer on the North side of the property. The subject property is located outside of the 100yr FEMA floodplain.

Civil Engineering:

The property has currently been preliminary platted. Final platting for each lot is required. Complete site/civil plans will be required, and a site plan package will also be required. The Site Plan process requires approval from DRC, P&Z, & City Council.

Road Infrastructure and Improvements:

McPherson Boulevard along the north side of the subject site is a two-lane undivided roadway that is currently being expanding to four lanes from Brewer to Chisholm Trail Parkway. The City of Fort Worth Master Thoroughfare Plan indicates that McPherson Boulevard is to be expanded to a four-lane commercial connector with a center two-way left turn lane, storm drain system and traffic signals. Brewer Road along the west side of the subject site is planned to be extended from the McPherson/Brewer roundabout to the South. According to The City of Fort Worth Master Thoroughfare Plan, Brewer Road will be a divided four lane Neighborhood Connector.

Area Highlights:

The subject property offers great visibility with frontage on hard corner of Chisholm Trail Pkwy & McPherson Blvd with easy access

DEVELOPMENT SUMMARY

to Interstate 35W, Hwy 20, Hwy 820. It is surrounded by multiple high growth residential, retail and medical developments including Llano Springs(1,468 lots), Chisholm Trail West (835 lots), Rock Creek Ranch(4,000 lots), McPherson Village(446 lots) and planned multi-family immediately South of the property.

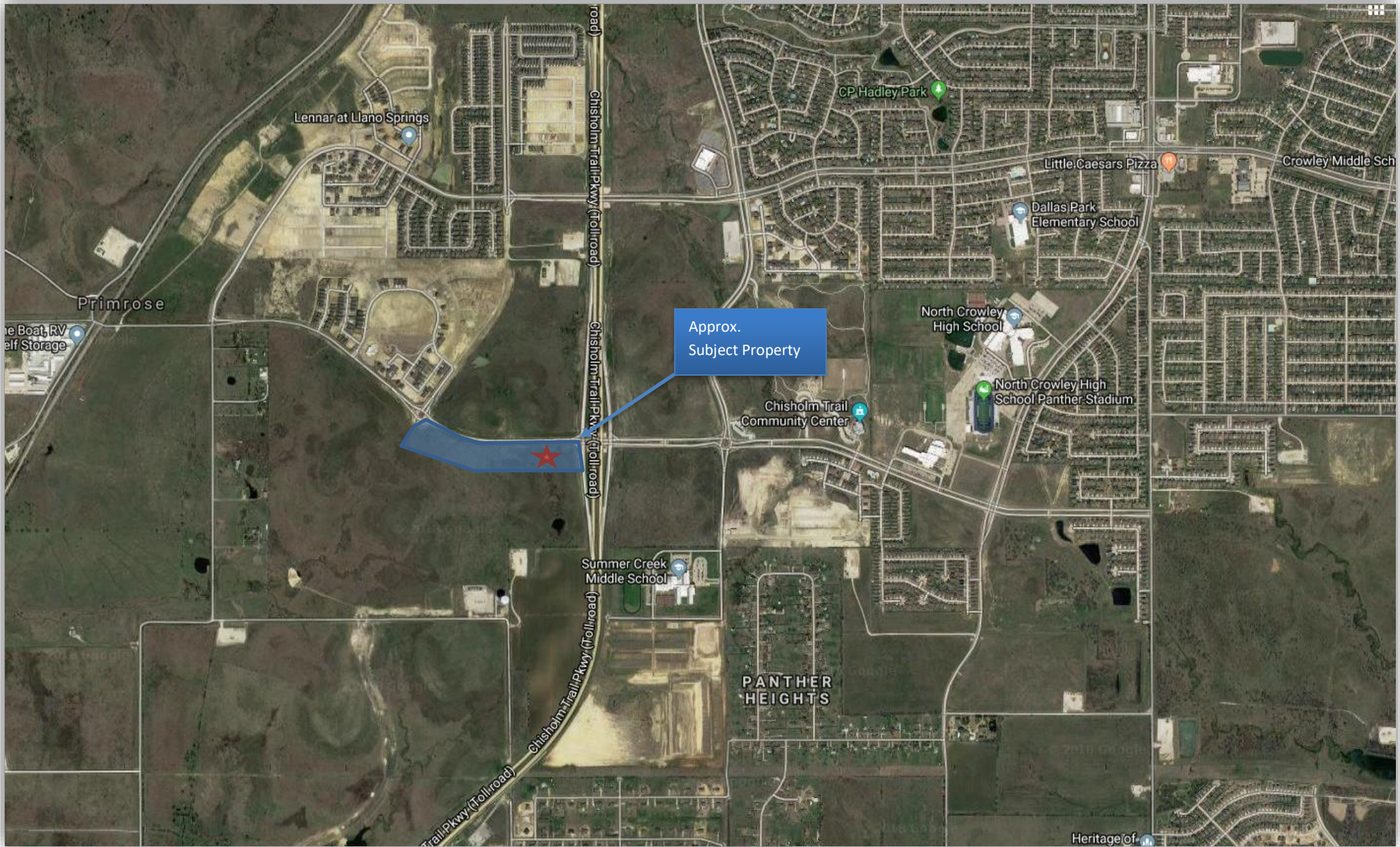
Castle Development Group:

Castle Development Group has a combined 30+ years of experience in commercial real estate industry. Our team is comprised of highly experienced professionals who have held senior roles with general contractors, developers, financial institutions, and healthcare organizations. Through this experience we utilize our technical skills, market knowledge and extensive industry and government relationships to deliver the project in an effective and efficient manner.

We specialize in the development of medical, professional office, and retail properties in Texas and the surrounding markets. Our development opportunities include existing buildings with ready-to-lease space, build-ready sites and built-to-suit options. We provide high quality cost effective developments in high growth, underserved markets. With each new client, Castle Development Group designs the properties by listening carefully, responding to client feedback, and employing Castle Development Group's proven systems and techniques. All of which ensure the timely completion and delivery of projects designed to meet the customers' needs.

Healthcare facility development is our core focus at Castle Development Group. Our company was founded with the goal of providing high-quality real estate services to individual physicians, group practices, hospitals, and other healthcare providers. We understand the many challenges posed by a changing business climate and an exceedingly challenging regulatory system. We incorporate this knowledge throughout all phases of the development process to address the specific operational needs of physicians and providers while creating real estate solutions that are functionally and economically viable over the long term. Working closely with various healthcare groups ranging from large Hospitals to individual entrepreneurial minded physicians, our team has gained the first-hand, practical experience needed to effectively navigate the healthcare development system. Our team has expertise in medical sector projects including: Primary care medical office

- Multi-specialty medical office
- Imaging
- Dialysis
- Ambulatory surgery centers
- Free standing emergency departments
- Large scale surgical hospitals



GOOGLE EARTH PERSPECTIVE



Subject Property

McPherson Blvd

Google Earth

Image Landsat / Copernicus
© 2018 Google

AREA MAP



PRIMARY TRADE AREA



2017 DEMOGRAPHIC SUMMARY

	2 MILE	3 MILE	5 MILE	12 MINUTE
TOTAL POPULATION*	19,400	46,768	147,982	188,815
TOTAL HOUSEHOLDS	6,315	15,820	53,903	73,352
TOTAL EMPLOYEES	1,410	4,501	31,249	57,699
TOTAL DAYTIME POPULATION	5,837	16,241	69,543	110,118
MEDIAN AGE	33.1	34.8	35.2	35.9
AVG HH INCOME	\$98,800	\$84,063	\$78,462	\$81,917

* Total population calculated using Proportional Postal Hybrid in Postal Count Pro report, delivery statistics as of 3/17



SECONDARY TRADE AREA

SECONDARY TRADE AREA



2017 DEMOGRAPHIC SUMMARY

279,113
TOTAL POPULATION

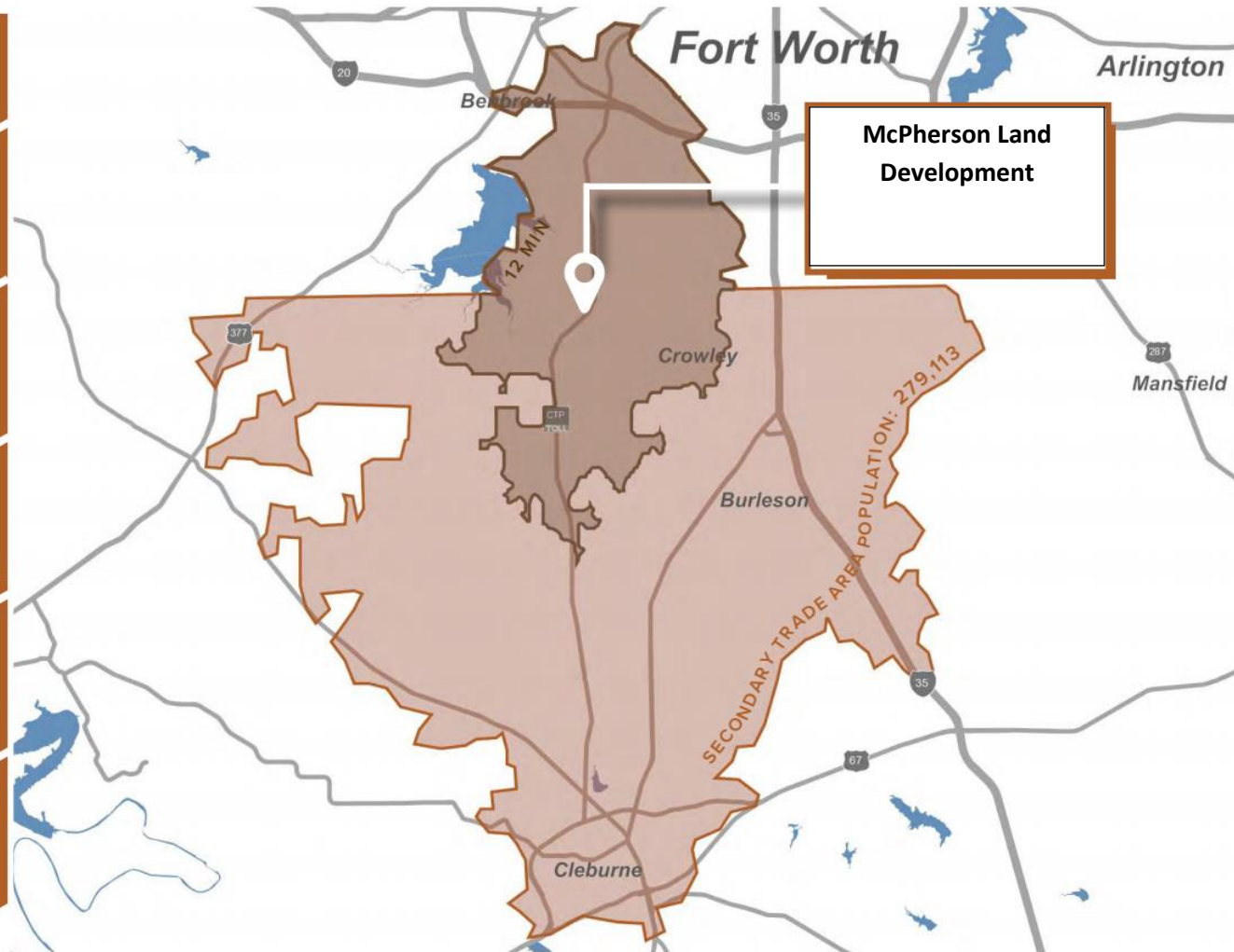
104,671
TOTAL HOUSEHOLDS

84,343
TOTAL EMPLOYEES

163,040
TOTAL DAYTIME POPULATION

35.6
MEDIAN AGE

\$81,583
AVG HH INCOME



NEW HOUSING GROWTH

Under Development & Planned Single-Family Developments

SUBDIVISION	LOTS	STATUS
1 Tavolo Park	884*	Lots complete Q4 2018 Q4 2018 home construction start
2 Villages of Sunset Pointe	188	Lots under development
3 Llano Springs	1,468	400 homes occupied Delivery of 94 homes in 2016 67 home construction starts
4 Summer Creek South	515	Delivery of 90 lots in Q1 2016
5 Chisholm Trail West	835	Delivery of 125 lots in Q2 2017 Delivery of 263 lots in Q2 2018
6 Chisholm Trail East	209	Delivery of 48 lots in Q2 2017 Delivery of 161 lots in Q2 2018
7 Wellington Point	235	Delivery of 33 homes 51 home construction starts
8 McPherson Village	446	Delivery of 138 lots in Q3 2017
9 Rock Creek Ranch	4,000	2019 expected delivery start
TOTAL	8,780	ACTIVE

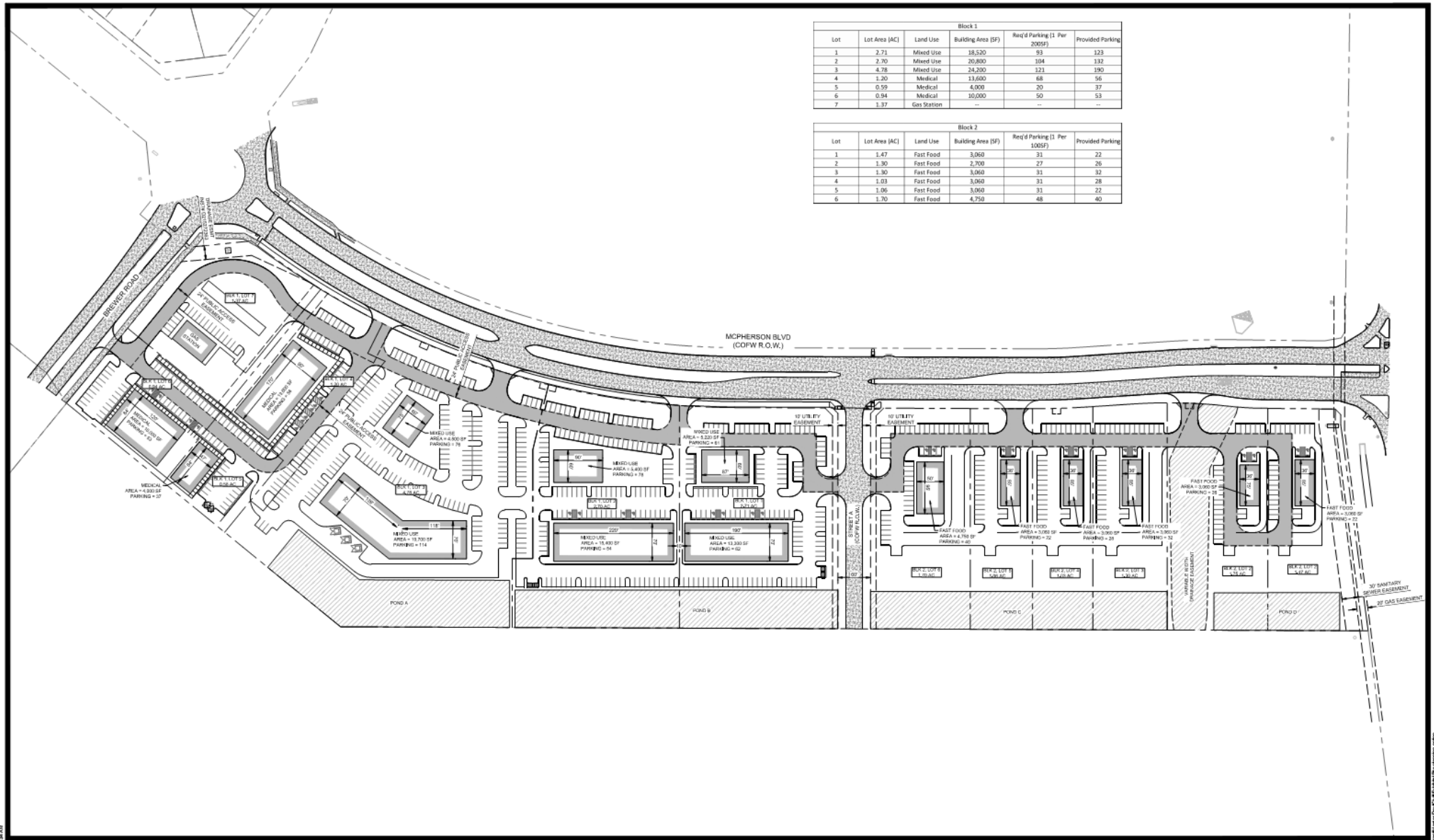
Planned Multi-Family Developments

COMMUNITY	UNITS	STATUS
A The Dylan	527	Phase 1 (227 units) Q4 2017 construction start Q1 2019 open
B Chisholm Trail East	220	Q3 2017 apartment construction start Q1 2019 open
C Chisholm Trail West	1,620	Delivery in 2020 - 2024*
D Chisholm Trail	360	Delivery in 2019 - 2024*
TOTAL	2,727	

* Estimated



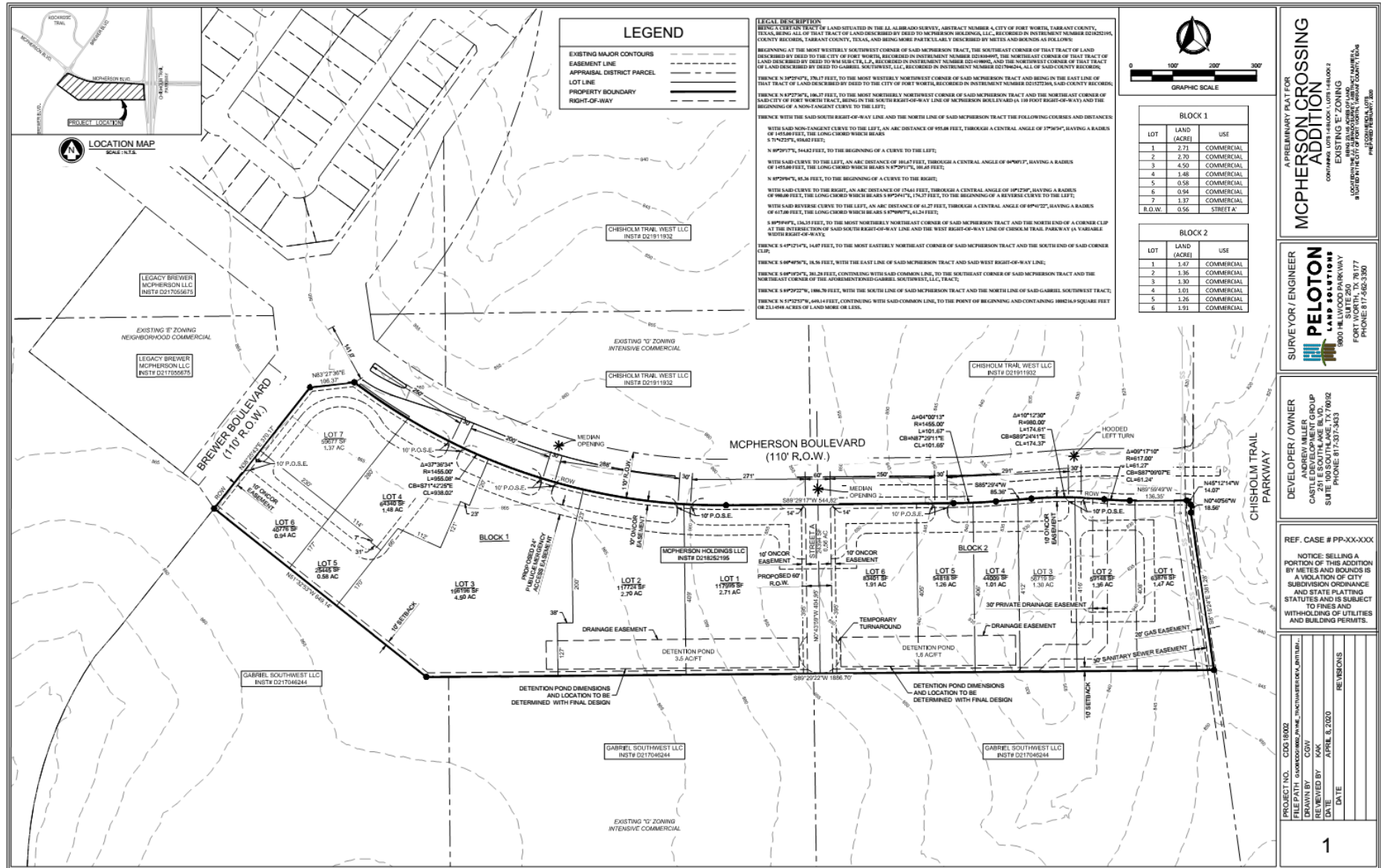
PRELIMINARY SITE PLAN



Block 1					
Lot	Lot Area (AC)	Land Use	Building Area (SF)	Req'd Parking (1 Per 200SF)	Provided Parking
1	2.71	Mixed Use	18,520	93	123
2	2.70	Mixed Use	20,800	104	132
3	4.78	Mixed Use	24,200	121	190
4	1.20	Medical	13,600	68	56
5	0.59	Medical	4,000	20	37
6	0.94	Medical	10,000	50	53
7	1.37	Gas Station	--	--	--

Block 2					
Lot	Lot Area (AC)	Land Use	Building Area (SF)	Req'd Parking (1 Per 100SF)	Provided Parking
1	1.47	Fast Food	3,060	31	22
2	1.30	Fast Food	2,700	27	26
3	1.30	Fast Food	3,060	31	32
4	1.03	Fast Food	3,060	31	28
5	1.06	Fast Food	3,060	31	22
6	1.70	Fast Food	4,750	48	40

PRELIMINARY PLAT



PRELIMINARY PLAT FOR MCPHERSON CROSSING ADDITION

CONTRACTING: ANDREW MILLER, CASTLE DEVELOPMENT GROUP, SUITE 250, 100 SOUTH LAKE, TX 76092, PHONE: 817-337-3433

EXISTING ZONING: NEIGHBORHOOD COMMERCIAL, INTENSIVE COMMERCIAL

LOCATION MAP: SEE ATTACHED LOCATION MAP

PREPARED BY: ANDREW MILLER, CASTLE DEVELOPMENT GROUP, SUITE 250, 100 SOUTH LAKE, TX 76092, PHONE: 817-337-3433

SURVEYOR / ENGINEER: PELOTON LAND SOLUTIONS, SUITE 250, 100 SOUTH LAKE, TX 76092, PHONE: 817-337-3433

DEVELOPER / OWNER: ANDREW MILLER, CASTLE DEVELOPMENT GROUP, SUITE 250, 100 SOUTH LAKE, TX 76092, PHONE: 817-337-3433

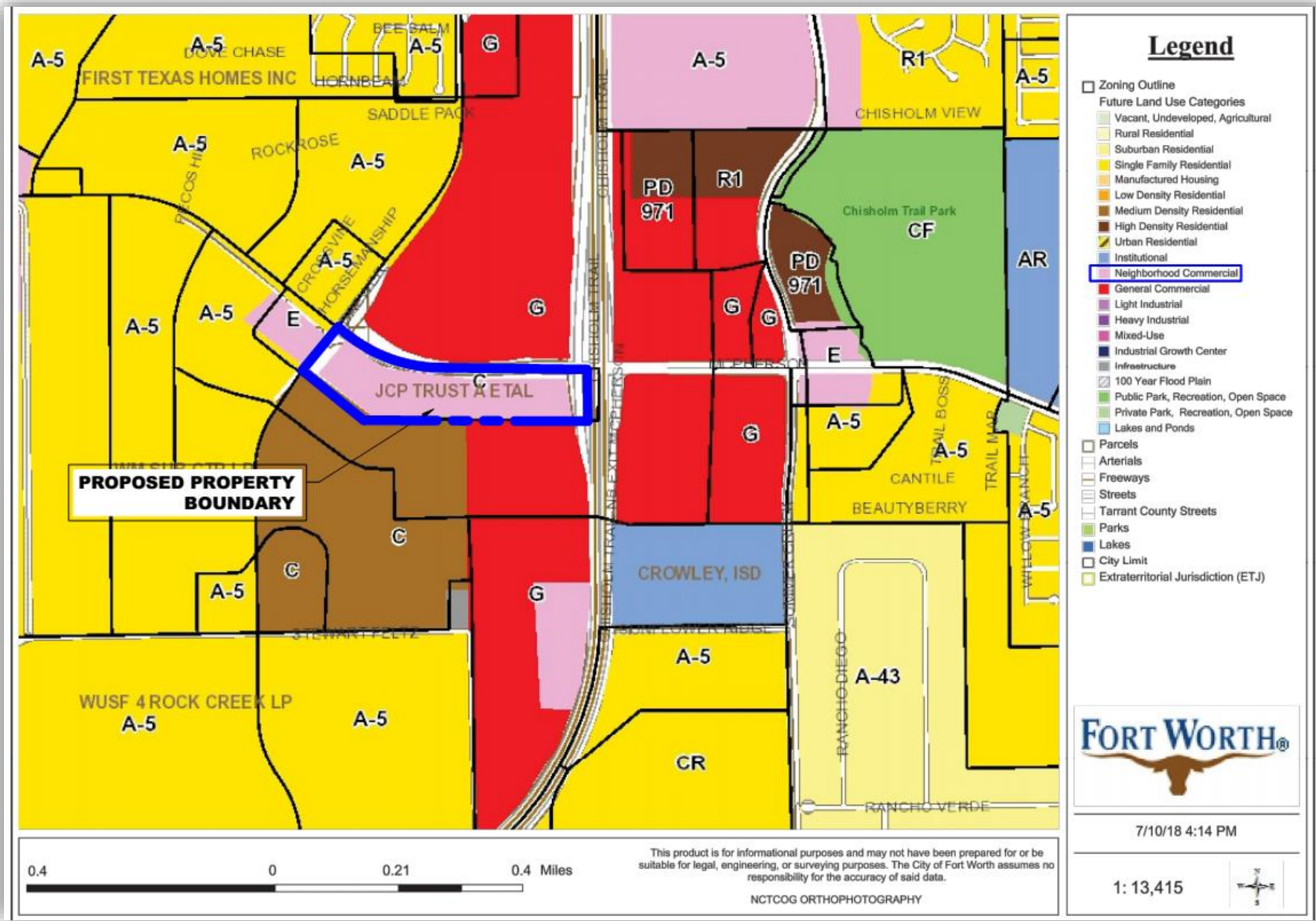
REF. CASE # PP-XX-XXX

NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

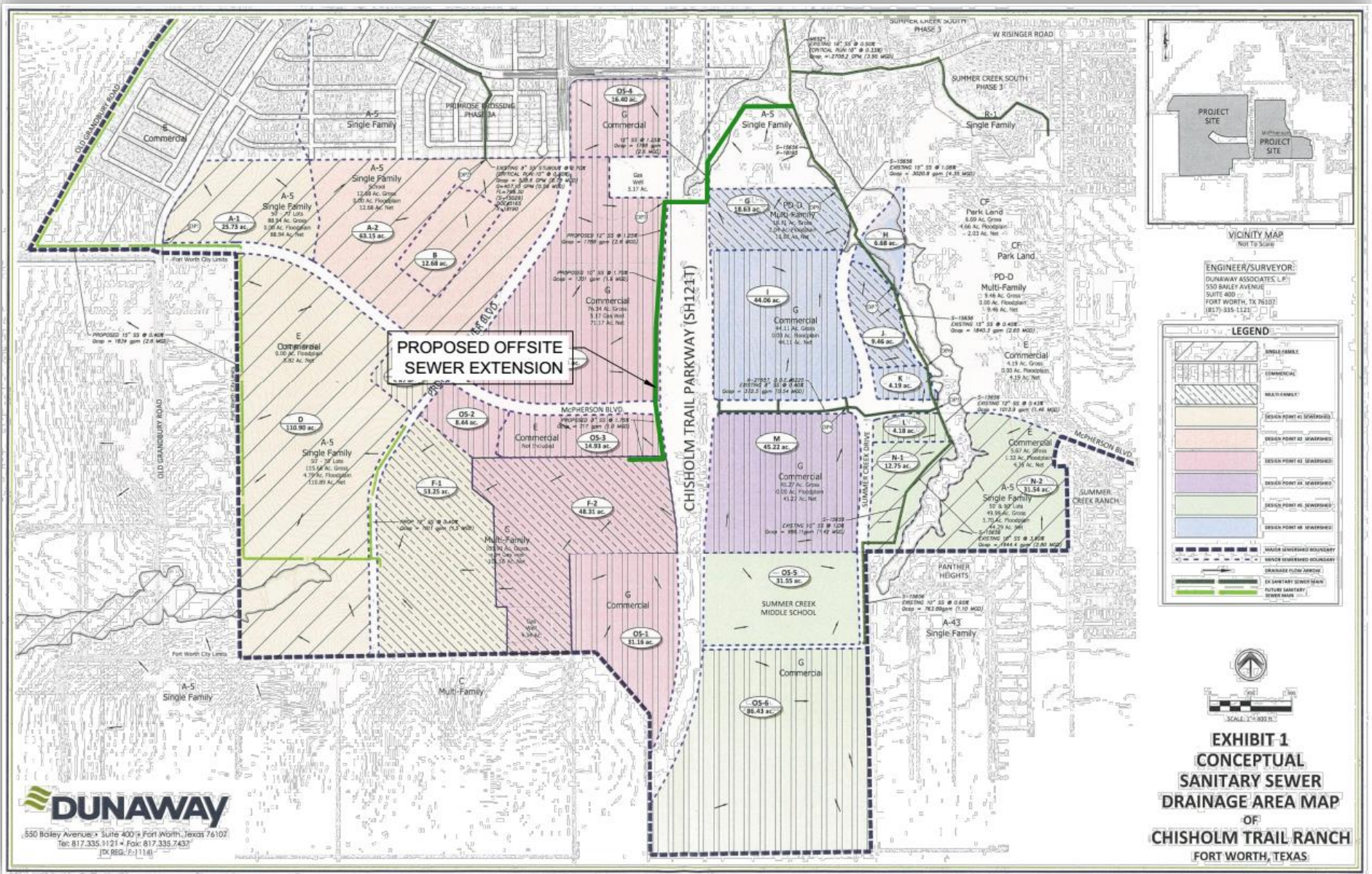
PROJECT NO.: CDS 1002
DATE: APRIL 9, 2020
REVISIONS:

1

ZONING

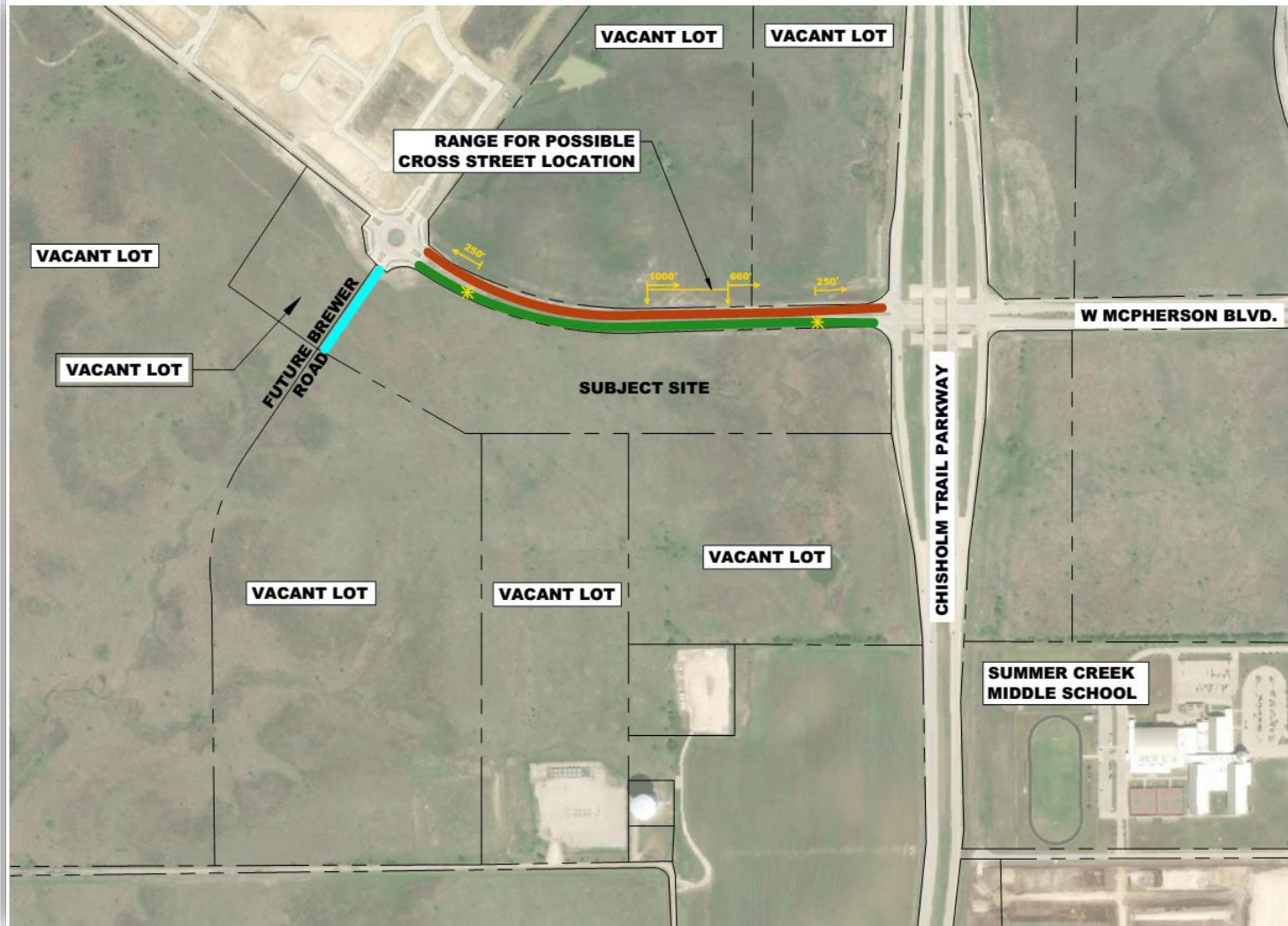


UTILITIES – SEWER EXTENSION PROVIDED BY THIRD PARTY



DUNAWAY
550 Bailey Avenue, Suite 400 • Fort Worth, Texas 76102
Tel: 817.335.3121 • Fax: 817.335.7433
TX REG. # 1146

FUTURE ROADWAY EXPANSION



LEGEND

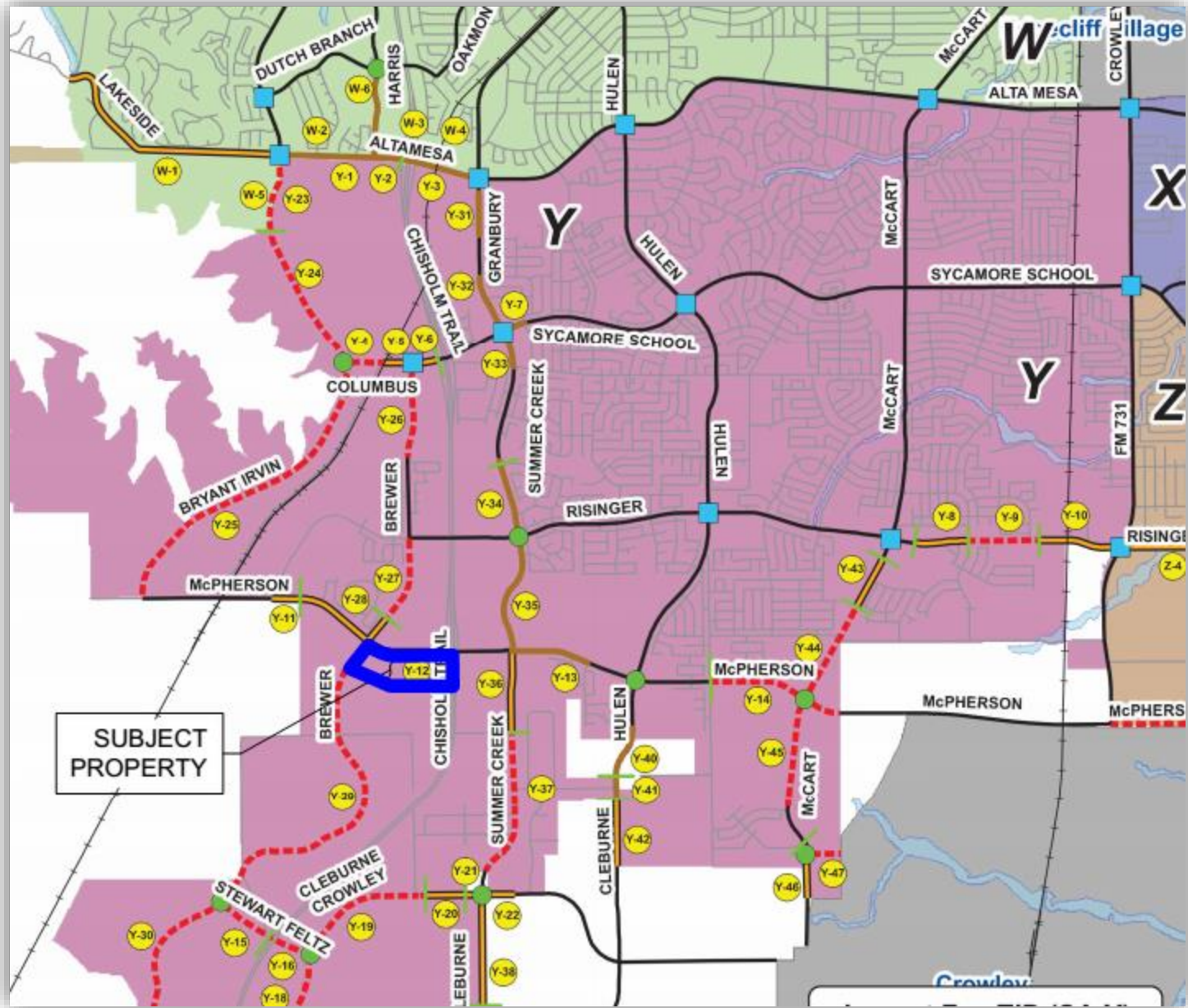
- EXISTING ROADWAY —
- FUTURE ROADWAY EXPANSION —
- FUTURE BREWER ROADWAY —
- POSSIBLE DRIVEWAY LOCATION ★

- NOTES:**
- DRIVEWAY AND CROSS STREET LOCATIONS TO BE APPROVED BY CITY OF FORT WORTH
 - DRIVEWAY TO DRIVEWAY SPACING IS 250' MINIMUM

PRELIMINARY COST ESTIMATE			
DESCRIPTION	QUANTITY (LF)	UNIT COST (\$/LF)	TOTAL
MCPHERSON BOULEVARD	2000	500	\$1,000,000
BREWER ROAD	450	535	\$240,750
TOTAL CONSTRUCTION COST			\$1,240,750

- ASSUMPTIONS**
- MCPHERSON ROAD - ASSUME EXPANSION OF ROADWAY TO ULTIMATE CONFIGURATION PER CITY OF FORT WORTH MTP. LINEAR FOOTAGE COST INCLUDES PAVING, DRAINAGE IMPROVEMENTS UP TO 48" STORM, AND STREETSCAPE. STREET ATRE EXISTING, THEREFOR HAVE NOT BEEN INCLUDED
 - BREWER ROAD - ASSUME CONSTRUCTION OF HALF ROADWAY. LINEAR FOOTAGE COST INCLUDES PAVING, DRAINAGE IMPROVEMENTS UP TO 48" STORM, STREETSCAPE, AND STREETLIGHTS.

FUTURE ROADWAY EXPANSION



DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

Chisholm Trail Ranch McPherson Blvd, Fort Worth, TX 76036

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2023 Projection	18,681	46,903	150,403
2018 Estimate	17,186	43,458	139,703
2010 Census	14,353	38,228	125,164
Growth 2018 - 2023	8.70%	7.93%	7.66%
Growth 2010 - 2018	19.74%	13.68%	11.62%
2018 Population by Hispanic Origin	3,139	9,022	32,204
2018 Population	17,186	43,458	139,703
White	9,658 56.20%	24,576 56.55%	90,214 64.58%
Black	5,360 31.19%	14,508 33.38%	38,148 27.31%
Am. Indian & Alaskan	115 0.67%	274 0.63%	1,080 0.77%
Asian	1,533 8.92%	2,863 6.59%	6,665 4.77%
Hawaiian & Pacific Island	22 0.13%	52 0.12%	157 0.11%
Other	499 2.90%	1,184 2.72%	3,439 2.46%
U.S. Armed Forces	11	65	238
Households			
2023 Projection	5,979	16,273	56,839
2018 Estimate	5,512	15,114	52,897
2010 Census	4,647	13,445	47,770
Growth 2018 - 2023	8.47%	7.67%	7.45%
Growth 2010 - 2018	18.61%	12.41%	10.73%
Owner Occupied	4,623 83.87%	10,859 71.85%	32,293 61.05%
Renter Occupied	889 16.13%	4,255 28.15%	20,604 38.95%
2018 Households by HH Income	5,510	15,115	52,895
Income: <\$25,000	526 9.55%	2,232 14.77%	8,548 16.16%
Income: \$25,000 - \$50,000	567 10.29%	2,333 15.43%	11,413 21.58%
Income: \$50,000 - \$75,000	848 15.39%	2,803 18.54%	11,443 21.63%
Income: \$75,000 - \$100,000	890 16.15%	2,401 15.88%	7,629 14.42%
Income: \$100,000 - \$125,000	968 17.57%	2,083 13.78%	5,297 10.01%
Income: \$125,000 - \$150,000	693 12.58%	1,348 8.92%	3,136 5.93%
Income: \$150,000 - \$200,000	611 11.09%	1,184 7.83%	2,938 5.55%
Income: \$200,000+	407 7.39%	731 4.84%	2,491 4.71%
2018 Avg Household Income	\$108,303	\$89,786	\$80,154
2018 Med Household Income	\$97,864	\$76,973	\$63,255

Demographic Detail Report

Chisholm Trail Ranch

McPherson Blvd, Fort Worth, TX 76036

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile		3 Mile		5 Mile	
Population						
2023 Projection	18,681		46,903		150,403	
2018 Estimate	17,186		43,458		139,703	
2010 Census	14,353		38,228		125,164	
Growth 2018 - 2023	8.70%		7.93%		7.66%	
Growth 2010 - 2018	19.74%		13.68%		11.62%	
2018 Population by Age	17,186		43,458		139,703	
Age 0 - 4	1,170	6.81%	3,012	6.93%	10,005	7.16%
Age 5 - 9	1,285	7.48%	3,189	7.34%	10,203	7.30%
Age 10 - 14	1,418	8.25%	3,388	7.80%	10,337	7.40%
Age 15 - 19	1,409	8.20%	3,318	7.63%	9,845	7.05%
Age 20 - 24	1,252	7.28%	3,043	7.00%	9,435	6.75%
Age 25 - 29	1,081	6.29%	2,833	6.52%	9,783	7.00%
Age 30 - 34	1,022	5.95%	2,761	6.35%	9,869	7.06%
Age 35 - 39	1,117	6.50%	2,830	6.51%	9,378	6.71%
Age 40 - 44	1,265	7.36%	2,983	6.86%	9,065	6.49%
Age 45 - 49	1,310	7.62%	3,025	6.96%	8,854	6.34%
Age 50 - 54	1,264	7.35%	3,011	6.93%	8,972	6.42%
Age 55 - 59	1,118	6.51%	2,770	6.37%	8,610	6.16%
Age 60 - 64	875	5.09%	2,279	5.24%	7,379	5.28%
Age 65 - 69	646	3.76%	1,780	4.10%	5,974	4.28%
Age 70 - 74	421	2.45%	1,246	2.87%	4,364	3.12%
Age 75 - 79	248	1.44%	813	1.87%	2,998	2.15%
Age 80 - 84	146	0.85%	546	1.26%	2,119	1.52%
Age 85+	138	0.80%	631	1.45%	2,512	1.80%
Age 65+	1,599	9.30%	5,016	11.54%	17,967	12.86%
Median Age	34.80		35.30		35.20	
Average Age	34.90		35.90		36.30	

DEMOGRAPHICS

Demographic Detail Report

Chisholm Trail Ranch					
McPherson Blvd, Fort Worth, TX 76036					
Radius	2 Mile		3 Mile		5 Mile
2018 Population By Race	17,186		43,458		139,703
White	9,658	56.20%	24,576	56.55%	90,214 64.58%
Black	5,360	31.19%	14,508	33.38%	38,148 27.31%
Am. Indian & Alaskan	115	0.67%	274	0.63%	1,080 0.77%
Asian	1,533	8.92%	2,863	6.59%	6,665 4.77%
Hawaiian & Pacific Island	22	0.13%	52	0.12%	157 0.11%
Other	499	2.90%	1,184	2.72%	3,439 2.46%
Population by Hispanic Origin	17,186		43,458		139,703
Non-Hispanic Origin	14,048	81.74%	34,435	79.24%	107,499 76.95%
Hispanic Origin	3,138	18.26%	9,022	20.76%	32,204 23.05%
2018 Median Age, Male	32.90		33.10		33.40
2018 Average Age, Male	33.90		34.50		34.90
2018 Median Age, Female	36.30		37.10		36.80
2018 Average Age, Female	35.80		37.20		37.60
2018 Population by Occupation Classification	13,030		33,203		107,181
Civilian Employed	8,992	69.01%	22,035	66.36%	70,158 65.46%
Civilian Unemployed	450	3.45%	1,077	3.24%	3,426 3.20%
Civilian Non-Labor Force	3,578	27.46%	10,033	30.22%	33,383 31.15%
Armed Forces	10	0.08%	58	0.17%	214 0.20%
Households by Marital Status					
Married	3,737		8,543		25,827
Married No Children	1,570		4,130		13,831
Married w/Children	2,167		4,413		11,996
2018 Population by Education	11,313		29,012		95,232
Some High School, No Diploma	534	4.72%	2,179	7.51%	8,401 8.82%
High School Grad (Incl Equivalency)	2,307	20.39%	6,859	23.64%	24,943 26.19%
Some College, No Degree	3,615	31.95%	9,269	31.95%	28,596 30.03%
Associate Degree	660	5.83%	1,505	5.19%	5,355 5.62%
Bachelor Degree	2,630	23.25%	5,888	20.30%	17,730 18.62%
Advanced Degree	1,567	13.85%	3,312	11.42%	10,207 10.72%

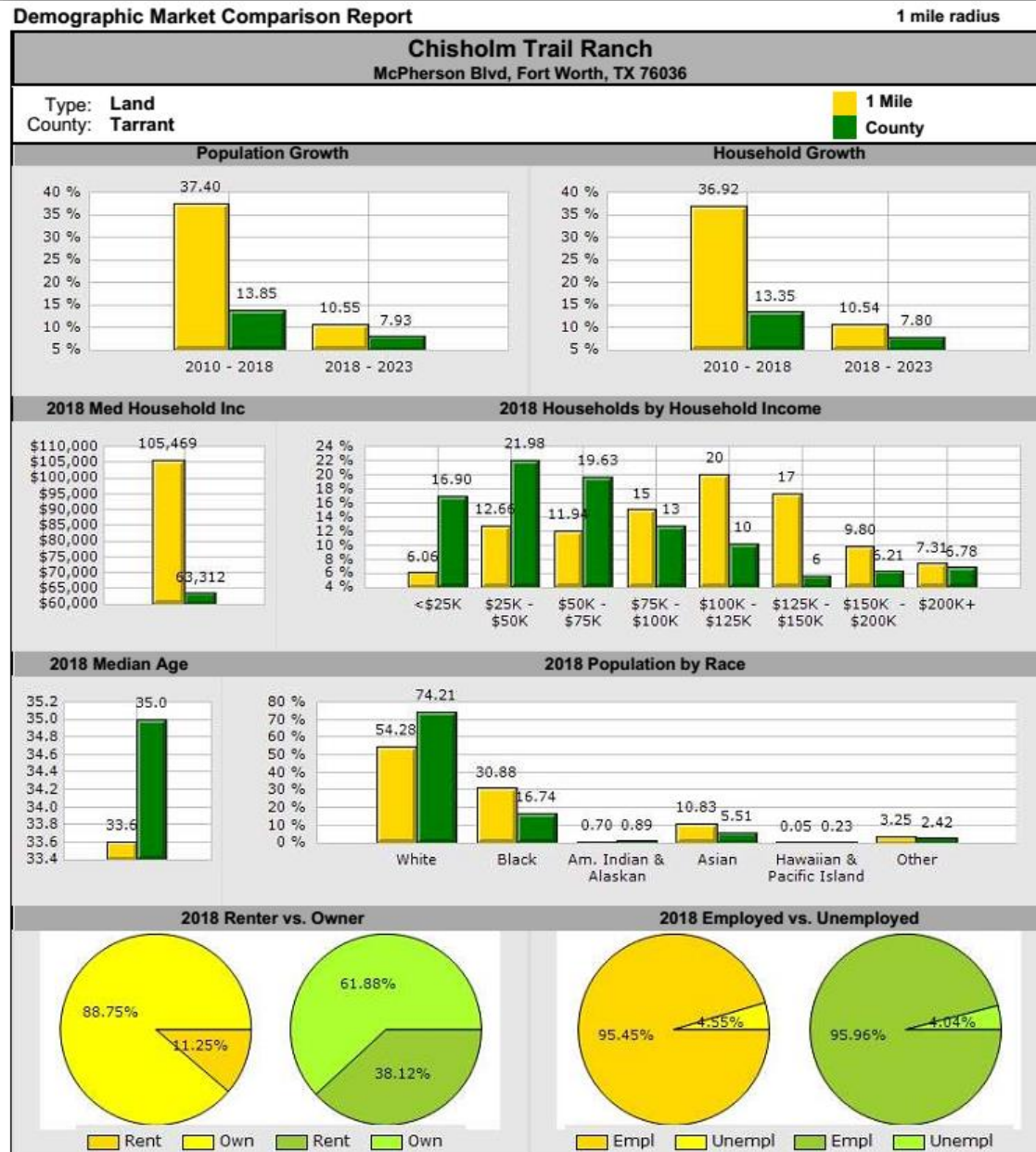
Demographic Detail Report

Chisholm Trail Ranch			
McPherson Blvd, Fort Worth, TX 76036			
Radius	2 Mile	3 Mile	5 Mile
2018 Population by Occupation	17,104	41,943	132,132
Real Estate & Finance	293 1.71%	1,161 2.77%	4,201 3.18%
Professional & Management	5,442 31.82%	11,714 27.93%	33,943 25.69%
Public Administration	652 3.81%	1,210 2.88%	3,336 2.52%
Education & Health	2,514 14.70%	6,132 14.62%	18,488 13.99%
Services	1,338 7.82%	3,346 7.98%	11,472 8.68%
Information	117 0.68%	412 0.98%	1,562 1.18%
Sales	2,070 12.10%	5,592 13.33%	17,196 13.01%
Transportation	33 0.19%	141 0.34%	485 0.37%
Retail	1,009 5.90%	2,680 6.39%	8,451 6.40%
Wholesale	107 0.63%	379 0.90%	1,427 1.08%
Manufacturing	1,295 7.57%	2,795 6.66%	8,323 6.30%
Production	820 4.79%	2,424 5.78%	9,052 6.85%
Construction	295 1.72%	1,012 2.41%	4,691 3.55%
Utilities	548 3.20%	1,367 3.26%	4,249 3.22%
Agriculture & Mining	106 0.62%	417 0.99%	1,258 0.95%
Farming, Fishing, Forestry	0 0.00%	2 0.00%	107 0.08%
Other Services	465 2.72%	1,159 2.76%	3,891 2.94%
2018 Worker Travel Time to Job	8,590	21,297	67,892
<30 Minutes	4,598 53.53%	11,373 53.40%	39,850 58.70%
30-60 Minutes	3,290 38.30%	8,258 38.78%	22,496 33.13%
60+ Minutes	702 8.17%	1,666 7.82%	5,546 8.17%
2010 Households by HH Size	4,646	13,445	47,769
1-Person Households	675 14.53%	2,890 21.49%	12,954 27.12%
2-Person Households	1,230 26.47%	3,833 28.51%	14,353 30.05%
3-Person Households	973 20.94%	2,558 19.03%	8,214 17.20%
4-Person Households	1,015 21.85%	2,325 17.29%	6,750 14.13%
5-Person Households	478 10.29%	1,124 8.36%	3,367 7.05%
6-Person Households	176 3.79%	444 3.30%	1,315 2.75%
7 or more Person Households	99 2.13%	271 2.02%	816 1.71%
2018 Average Household Size	3.10	2.80	2.60
Households			
2023 Projection	5,979	16,273	56,839
2018 Estimate	5,512	15,114	52,897
2010 Census	4,647	13,445	47,770
Growth 2018 - 2023	8.47%	7.67%	7.45%
Growth 2010 - 2018	18.61%	12.41%	10.73%

DEMOGRAPHICS

Demographic Detail Report			
Chisholm Trail Ranch			
McPherson Blvd, Fort Worth, TX 76036			
Radius	2 Mile	3 Mile	5 Mile
2018 Households by HH Income	5,510	15,115	52,895
<\$25,000	526 9.55%	2,232 14.77%	8,548 16.16%
\$25,000 - \$50,000	567 10.29%	2,333 15.43%	11,413 21.58%
\$50,000 - \$75,000	848 15.39%	2,803 18.54%	11,443 21.63%
\$75,000 - \$100,000	890 16.15%	2,401 15.88%	7,629 14.42%
\$100,000 - \$125,000	968 17.57%	2,083 13.78%	5,297 10.01%
\$125,000 - \$150,000	693 12.58%	1,348 8.92%	3,136 5.93%
\$150,000 - \$200,000	611 11.09%	1,184 7.83%	2,938 5.55%
\$200,000+	407 7.39%	731 4.84%	2,491 4.71%
2018 Avg Household Income	\$108,303	\$89,786	\$80,154
2018 Med Household Income	\$97,864	\$76,973	\$63,255
2018 Occupied Housing	5,512	15,114	52,897
Owner Occupied	4,623 83.87%	10,859 71.85%	32,293 61.05%
Renter Occupied	889 16.13%	4,255 28.15%	20,604 38.95%
2010 Housing Units	5,588	15,267	53,614
1 Unit	5,161 92.36%	12,485 81.78%	38,312 71.46%
2 - 4 Units	72 1.29%	416 2.72%	1,905 3.55%
5 - 19 Units	298 5.33%	1,764 11.55%	9,604 17.91%
20+ Units	57 1.02%	602 3.94%	3,793 7.07%
2018 Housing Value	4,624	10,859	32,291
<\$100,000	118 2.55%	1,115 10.27%	6,052 18.74%
\$100,000 - \$200,000	2,146 46.41%	6,062 55.82%	17,409 53.91%
\$200,000 - \$300,000	1,939 41.93%	2,522 23.22%	4,948 15.32%
\$300,000 - \$400,000	299 6.47%	555 5.11%	1,601 4.96%
\$400,000 - \$500,000	65 1.41%	310 2.85%	916 2.84%
\$500,000 - \$1,000,000	57 1.23%	261 2.40%	1,112 3.44%
\$1,000,000+	0 0.00%	34 0.31%	253 0.78%
2018 Median Home Value	\$202,475	\$171,172	\$157,978
2018 Housing Units by Yr Built	5,596	15,383	54,137
Built 2010+	737 13.17%	1,234 8.02%	3,611 6.67%
Built 2000 - 2010	3,638 65.01%	7,163 46.56%	14,361 26.53%
Built 1990 - 1999	522 9.33%	2,104 13.68%	8,588 15.86%
Built 1980 - 1989	486 8.68%	2,614 16.99%	13,329 24.62%
Built 1970 - 1979	148 2.64%	1,640 10.66%	7,449 13.76%
Built 1960 - 1969	37 0.66%	463 3.01%	4,542 8.39%
Built 1950 - 1959	8 0.14%	81 0.53%	1,800 3.32%
Built <1949	20 0.36%	84 0.55%	457 0.84%
2018 Median Year Built	2004	2000	1989


DEMOGRAPHICS – MARKET COMPARISON



DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius		
Chisholm Trail Ranch				
McPherson Blvd, Fort Worth, TX 76036				
Type:	Land			
County:	Tarrant			
	1 Mile		County	
Population Growth				
Growth 2010 - 2018	37.40%		13.85%	
Growth 2018 - 2023	10.55%		7.93%	
Empl	965	95.45%	1,039,043	95.96%
Unempl	46	4.55%	43,759	4.04%
2018 Population by Race				
	1,846		2,059,565	
White	1,002	54.28%	1,528,492	74.21%
Black	570	30.88%	344,716	16.74%
Am. Indian & Alaskan	13	0.70%	18,245	0.89%
Asian	200	10.83%	113,500	5.51%
Hawaiian & Pacific Island	1	0.05%	4,789	0.23%
Other	60	3.25%	49,823	2.42%
Household Growth				
Growth 2010 - 2018	36.92%		13.35%	
Growth 2018 - 2023	10.54%		7.80%	
Renter Occupied	63	11.25%	283,908	38.12%
Owner Occupied	497	88.75%	460,925	61.88%
2018 Households by Household Income				
	561		744,833	
Income <\$25K	34	6.06%	125,868	16.90%
Income \$25K - \$50K	71	12.66%	163,746	21.98%
Income \$50K - \$75K	67	11.94%	146,194	19.63%
Income \$75K - \$100K	84	14.97%	94,806	12.73%
Income \$100K - \$125K	112	19.96%	75,941	10.20%
Income \$125K - \$150K	97	17.29%	41,476	5.57%
Income \$150K - \$200K	55	9.80%	46,274	6.21%
Income \$200K+	41	7.31%	50,528	6.78%
2018 Med Household Inc	\$105,469		\$63,312	
2018 Median Age	33.60		35.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius		
Chisholm Trail Ranch				
McPherson Blvd, Fort Worth, TX 76036				
Building Type: Land	Total Available: 0 SF			
Class: -	% Leased: 0%			
RBA: -	Rent/SF/Yr: -			
Typical Floor: -				
Description	2010	2018	2023	
Population	1,345	1,848	2,043	
Age 0 - 4	120 8.92%	129 6.98%	137 6.71%	
Age 5 - 9	129 9.59%	145 7.85%	142 6.95%	
Age 10 - 14	138 10.26%	162 8.77%	155 7.59%	
Age 15 - 19	118 8.77%	161 8.71%	166 8.13%	
Age 20 - 24	48 3.57%	139 7.52%	161 7.88%	
Age 25 - 29	64 4.76%	112 6.06%	144 7.05%	
Age 30 - 34	108 8.03%	107 5.79%	126 6.17%	
Age 35 - 39	137 10.19%	126 6.82%	123 6.02%	
Age 40 - 44	123 9.14%	147 7.95%	135 6.61%	
Age 45 - 49	105 7.81%	148 8.01%	147 7.20%	
Age 50 - 54	78 5.80%	134 7.25%	148 7.24%	
Age 55 - 59	66 4.91%	112 6.06%	134 6.56%	
Age 60 - 64	42 3.12%	83 4.49%	110 5.38%	
Age 65 - 69	27 2.01%	59 3.19%	83 4.06%	
Age 70 - 74	13 0.97%	37 2.00%	57 2.79%	
Age 75 - 79	12 0.89%	21 1.14%	36 1.76%	
Age 80 - 84	8 0.59%	13 0.70%	20 0.98%	
Age 85+	8 0.59%	13 0.70%	18 0.88%	
Age 15+	957 71.15%	1,412 76.41%	1,608 78.71%	
Age 20+	839 62.38%	1,251 67.69%	1,442 70.58%	
Age 65+	68 5.06%	143 7.74%	214 10.47%	
Median Age	33	34	35	
Average Age	31.10	33.70	35.50	
Population By Race	1,345	1,848	2,043	
White	795 59.11%	1,003 54.27%	1,053 51.54%	
Black	371 27.58%	570 30.84%	667 32.65%	
Am. Indian & Alaskan	10 0.74%	13 0.70%	14 0.69%	
Asian	128 9.52%	200 10.82%	235 11.50%	
Hawaiian & Pacific Islander	1 0.07%	2 0.11%	3 0.15%	
Other	37 2.75%	61 3.30%	70 3.43%	

DEMOGRAPHIC TREND REPORT

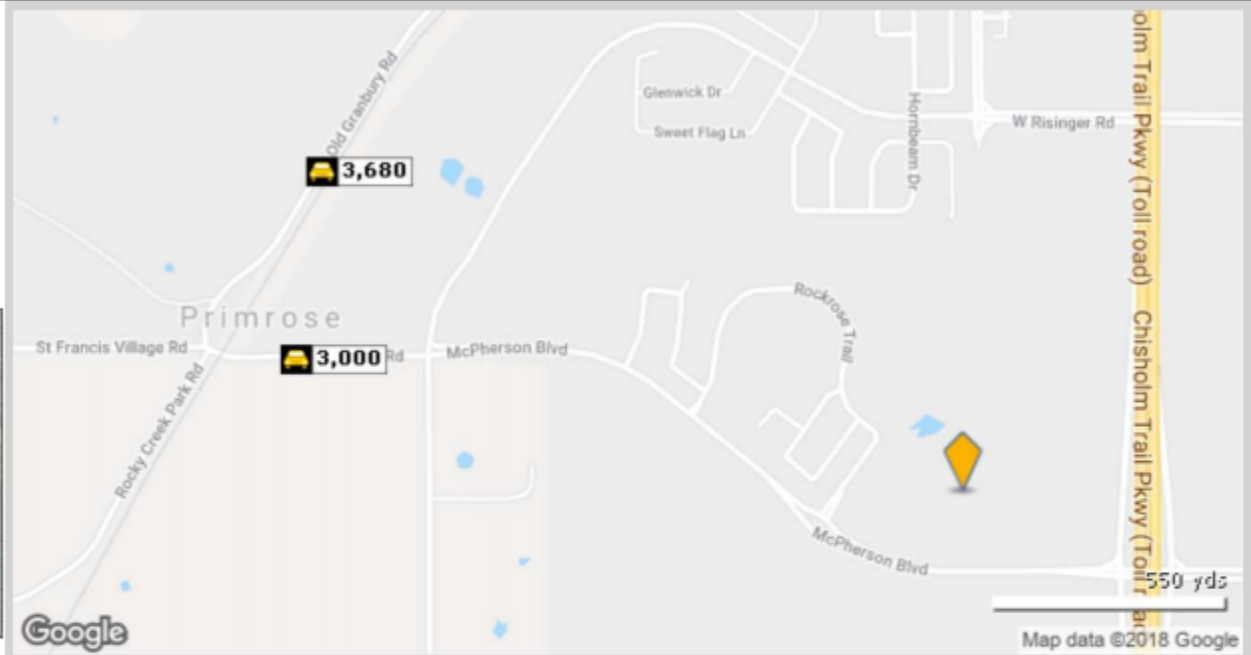
Demographic Trend Report		1 Mile Radius		
Chisholm Trail Ranch				
McPherson Blvd, Fort Worth, TX 76036				
Description	2010	2018	2023	
Population by Race (Hispanic)	190	292	339	
White	172 90.53%	263 90.07%	304 89.68%	
Black	8 4.21%	12 4.11%	15 4.42%	
Am. Indian & Alaskan	4 2.11%	6 2.05%	7 2.06%	
Asian	1 0.53%	2 0.68%	2 0.59%	
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	1 0.29%	
Other	4 2.11%	8 2.74%	9 2.65%	
Household by Household Income	410	561	620	
<\$25,000	23 5.61%	34 6.06%	40 6.45%	
\$25,000 - \$50,000	24 5.85%	71 12.66%	82 13.23%	
\$50,000 - \$75,000	112 27.32%	67 11.94%	66 10.65%	
\$75,000 - \$100,000	52 12.68%	84 14.97%	94 15.16%	
\$100,000 - \$125,000	95 23.17%	112 19.96%	121 19.52%	
\$125,000 - \$150,000	40 9.76%	97 17.29%	111 17.90%	
\$150,000 - \$200,000	48 11.71%	55 9.80%	59 9.52%	
\$200,000+	16 3.90%	41 7.31%	47 7.58%	
Average Household Income	\$103,696	\$112,132	\$112,369	
Median Household Income	\$97,115	\$105,469	\$105,785	

TRAFFIC COUNTS

Traffic Count Report

Chisholm Trail Ranch McPherson Blvd, Fort Worth, TX 76036

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Old Granbury Rd	Rocky Creek Park Rd	0.12 W	2017	3,000	MPSI	.93
2 Old Granbury Rd	Rocky Creek Park Rd	0.29 SW	2017	3,680	MPSI	.98