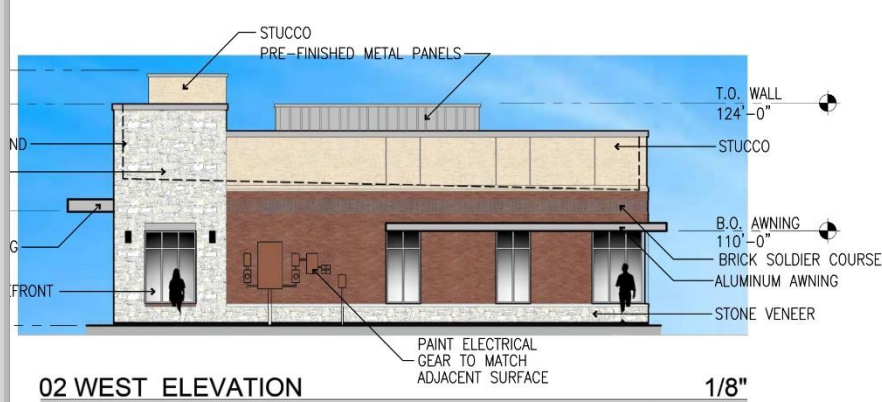


# NORTH TARRANT PARKWAY MEDICAL CAMPUS DEVELOPMENT



# DEVELOPMENT SUMMARY

**North Tarrant Medical Campus**  
**NE Quadrant of I-35W & North Tarrant Pkwy**  
**8752 Medical City Way**  
**Fort Worth, Texas 76177**

## DEVELOPMENT HIGHLIGHTS

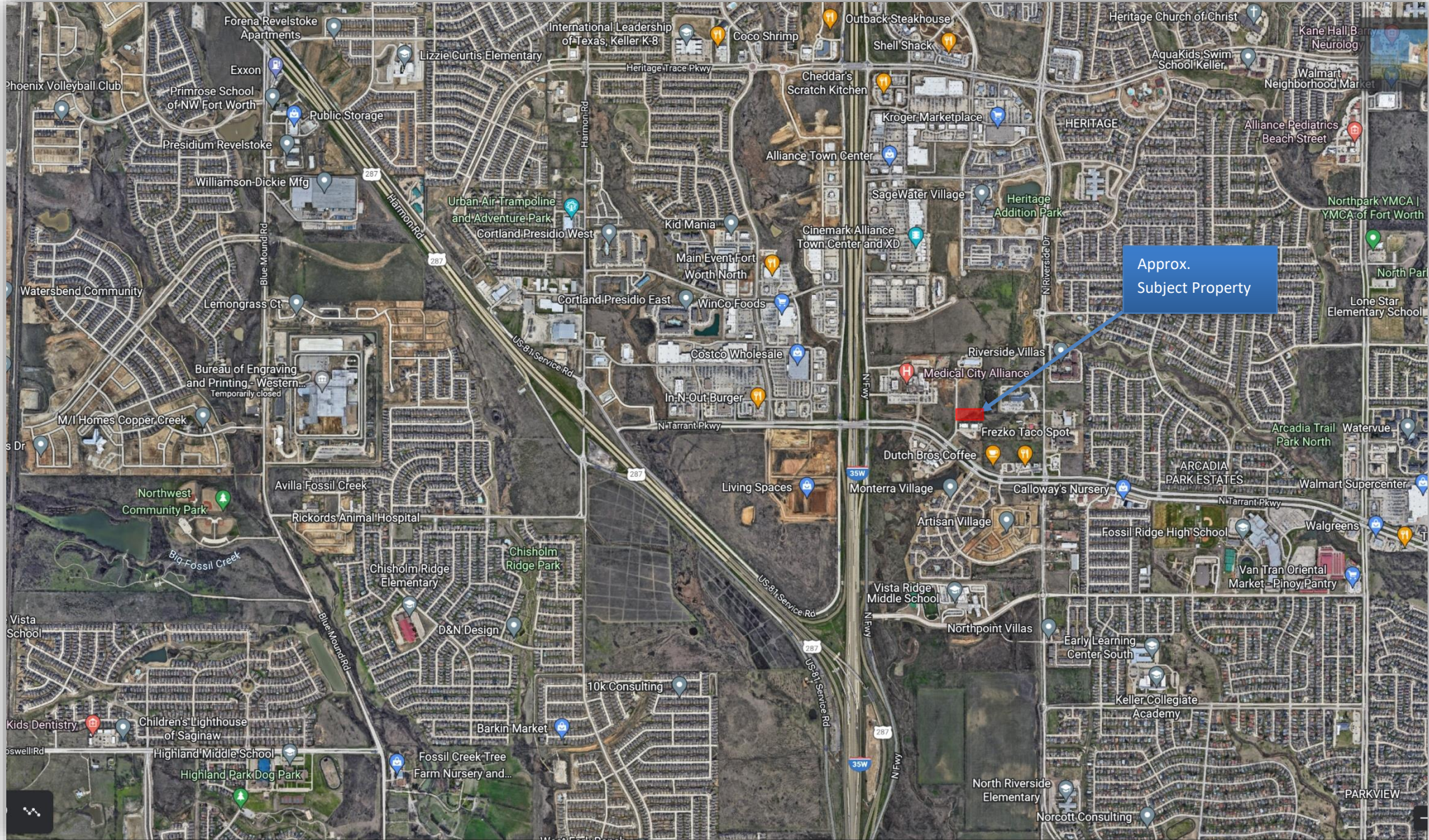
- **Medical & Professional Office Development**  
- 3,997 SF available for lease
- **Space is divisible**
- **High tenant finish out allowance**
- **Shell building under construction with delivery December 2024**
- **Tenant mix includes large internal medicine group, lab, podiatrist, physical therapy, orthopedic, lung and sleep group and hyperbaric group**
- **1.26 acres of land**
- **Part of the HCA Medical City Alliance campus including 155,000 Hospital, ER/Urgent Care and MOB's**
- **Surrounded by high growth residential, retail and medical developments including Heritage, Monterra, Alliance Town Center, Presidio Towne Crossing**
- **Adjacent to Monterra Medical Campus a complimentary medical development with over 60,000 SF of medical offices and a specialty surgical hospital**
- **Great Visibility/Accessibility – Just off Interstate Hwy I-35W on North Tarrant Parkway**
- **Great Location - In the heart of the highly desirable Alliance Texas market which consists of North Fort Worth, Keller, Saginaw, Haslet and more! One of the fastest growing suburban areas in DFW, this area is home to 240 companies, 28,000+ employees and 7300+ single family homes.**



## MEDICAL DEVELOPMENT SUMMARY

<b>Use:</b>	<b>Medical Office</b>
<b>Lease Space:</b>	<b>2,000 SF – 3,997 SF</b>
<b>Building Size:</b>	<b>10,000 SF</b>
<b>Offering Structure:</b>	<b>For Lease</b>
<b>Lot Size:</b>	<b>1.26 acres on the HCA Medical City Alliance campus</b>
<b>Zoning</b>	<b>G - Intensive Commercial</b>
<b>Frontage</b>	<b>Highway I-35W / North Tarrant Parkway</b>





Approx.  
Subject Property

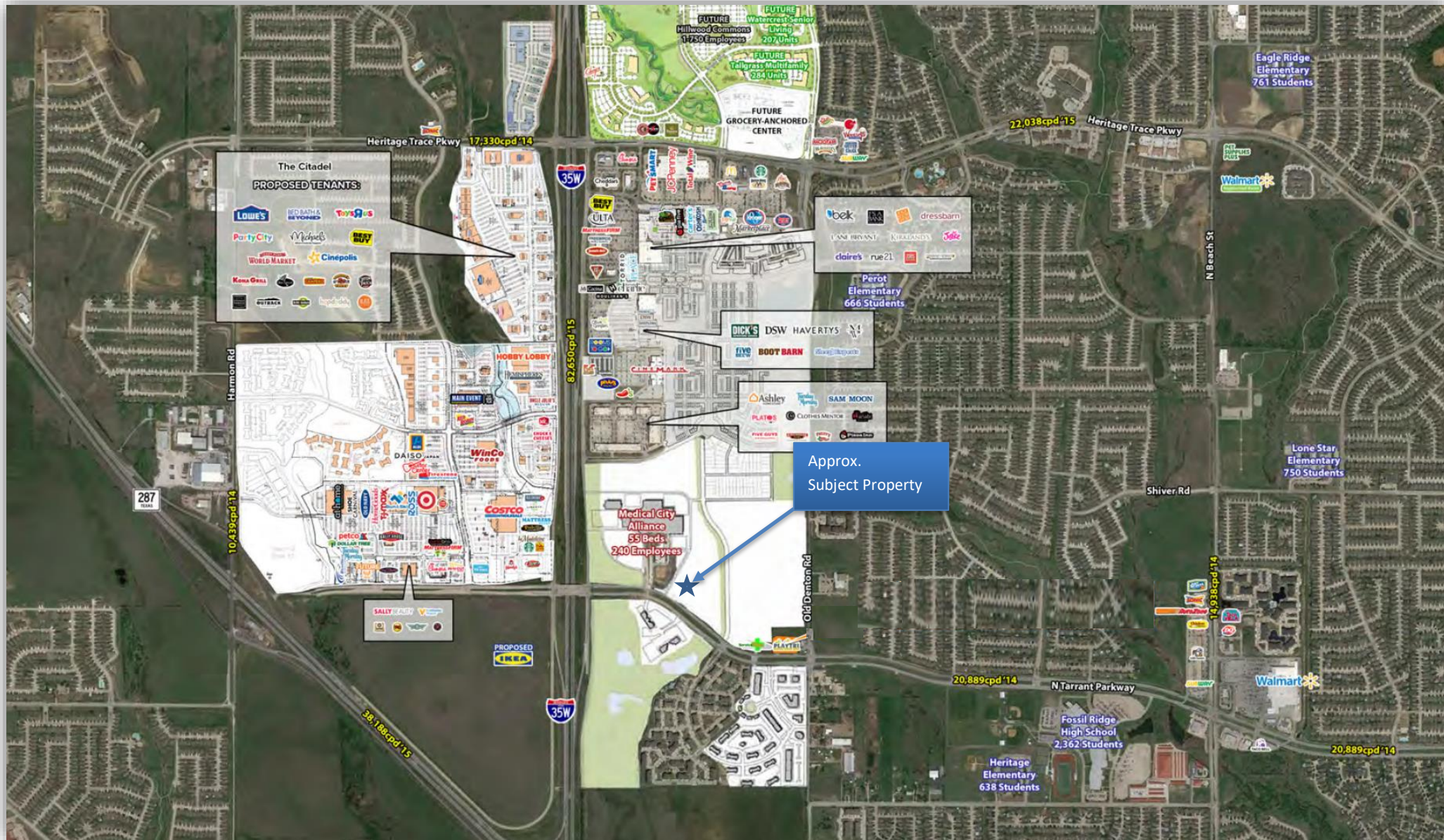


# GOOGLE EARTH PERSPECTIVE





# AREA MAP

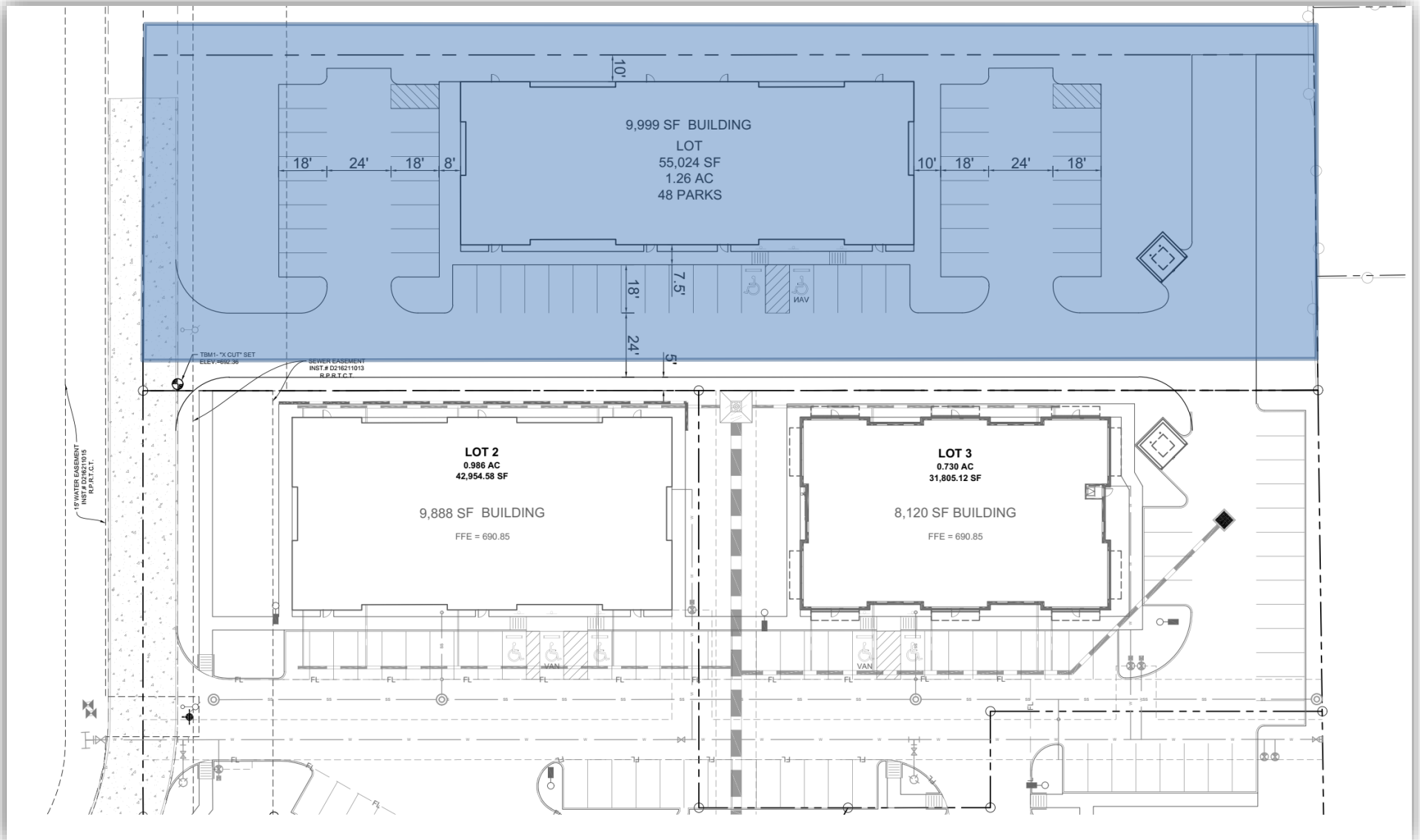




# PHOTOS

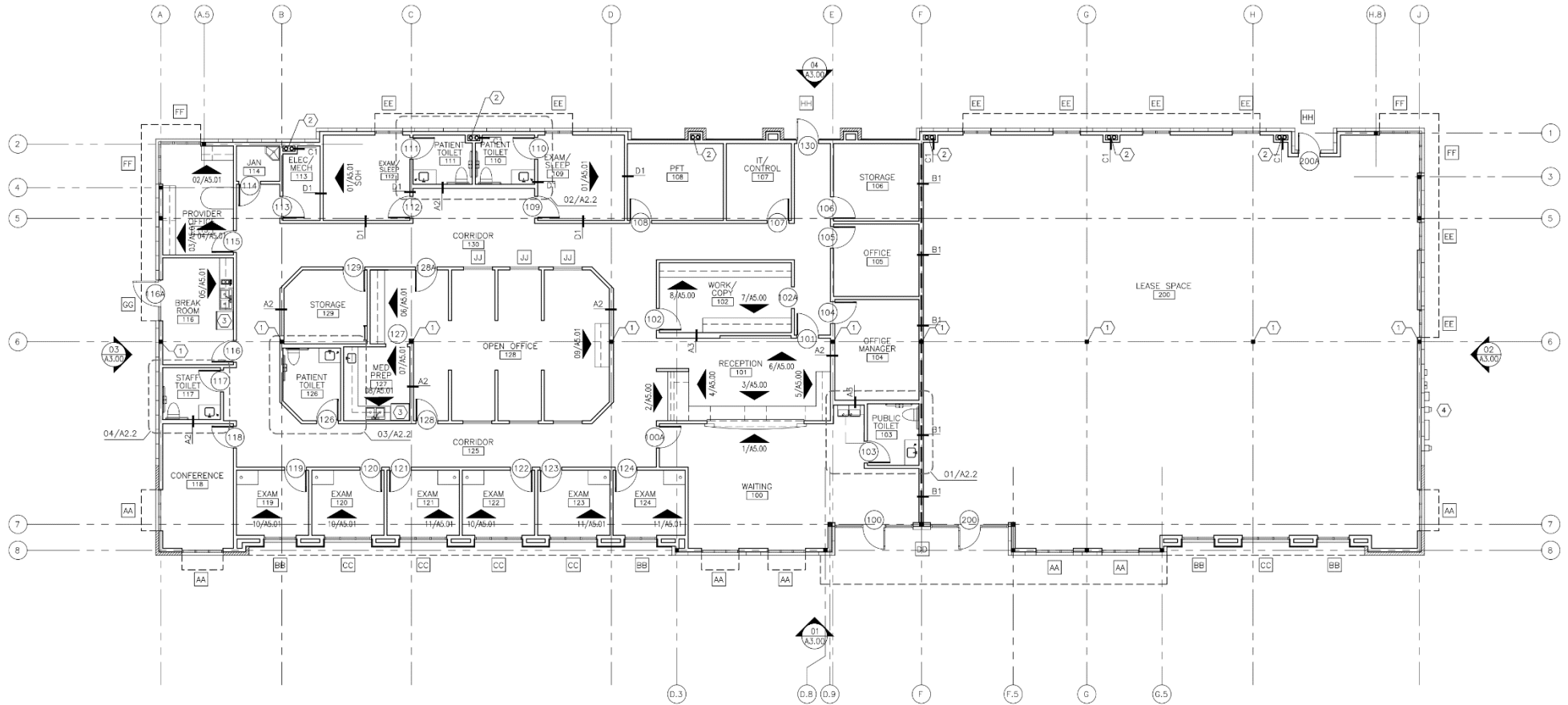


# SITE PLAN





# FLOOR PLAN



## 1 FLOOR PLAN

NOTE: ALL PARTITIONS ARE TYPE A1 UNLESS OTHERWISE NOTED

NORTH

1/8"



# HOSPITAL CAMPUS SITE PLAN



Approx.  
Subject Property





# DEMOGRAPHICS — SUMMARY REPORT

## Demographic Summary Report

### Alliance Medical Building

3025 N Tarrant Pky, Fort Worth, TX 76177

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **50,000 SF**  
 Typical Floor: **94,586 SF**

Total Available: **10,316 SF**  
 % Leased: **79.37%**  
 Rent/SF/Yr: **\$35.00**



Radius	2 Mile		3 Mile		5 Mile	
Population						
2022 Projection	48,203		110,197		255,349	
2017 Estimate	43,874		100,935		234,913	
2010 Census	34,633		83,488		200,435	
Growth 2017 - 2022	9.87%		9.18%		8.70%	
Growth 2010 - 2017	26.68%		20.90%		17.20%	
2017 Population by Hispanic Origin	9,629		21,276		49,977	
2017 Population	43,874		100,935		234,913	
White	33,485	76.32%	77,825	77.10%	189,307	80.59%
Black	4,494	10.24%	10,143	10.05%	19,865	8.46%
Am. Indian & Alaskan	292	0.67%	757	0.75%	1,925	0.82%
Asian	4,129	9.41%	8,866	8.78%	16,772	7.14%
Hawaiian & Pacific Island	128	0.29%	264	0.26%	512	0.22%
Other	1,346	3.07%	3,080	3.05%	6,531	2.78%
U.S. Armed Forces	128		276		454	
Households						
2022 Projection	15,334		36,368		86,053	
2017 Estimate	13,958		33,328		79,199	
2010 Census	11,023		27,658		67,717	
Growth 2017 - 2022	9.86%		9.12%		8.65%	
Growth 2010 - 2017	26.63%		20.50%		16.96%	
Owner Occupied	11,252	80.61%	25,497	76.50%	60,123	75.91%
Renter Occupied	2,707	19.39%	7,831	23.50%	19,077	24.09%
2017 Households by HH Income	13,957		33,328		79,202	
Income: <\$25,000	745	5.34%	2,082	6.25%	6,060	7.65%
Income: \$25,000 - \$50,000	1,600	11.46%	4,351	13.06%	12,395	15.65%
Income: \$50,000 - \$75,000	2,885	20.67%	6,565	19.70%	15,924	20.11%
Income: \$75,000 - \$100,000	3,163	22.66%	7,032	21.10%	15,427	19.48%
Income: \$100,000 - \$125,000	2,026	14.52%	4,845	14.54%	11,173	14.11%
Income: \$125,000 - \$150,000	1,319	9.45%	2,985	8.96%	6,875	8.68%
Income: \$150,000 - \$200,000	1,203	8.62%	3,056	9.17%	6,766	8.54%
Income: \$200,000+	1,016	7.28%	2,412	7.24%	4,582	5.79%
2017 Avg Household Income	\$105,201		\$103,838		\$97,451	
2017 Med Household Income	\$88,819		\$88,033		\$83,462	



# DEMOGRAPHICS

## Demographic Summary Report

### Alliance Medical Building

3025 N Tarrant Pky, Fort Worth, TX 76177

Building Type: **Class B Office**  
Class: **B**  
RBA: **50,000 SF**  
Typical Floor: **94,586 SF**

Total Available: **10,316 SF**  
% Leased: **79.37%**  
Rent/SF/Yr: **\$35.00**



Radius	2 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	48,203	110,197	255,349
2017 Estimate	43,874	100,935	234,913
2010 Census	34,633	83,488	200,435
Growth 2017 - 2022	9.87%	9.18%	8.70%
Growth 2010 - 2017	26.68%	20.90%	17.20%
<b>2017 Population by Hispanic Origin</b>	9,629	21,276	49,977
<b>2017 Population</b>	43,874	100,935	234,913
White	33,485 76.32%	77,825 77.10%	189,307 80.59%
Black	4,494 10.24%	10,143 10.05%	19,865 8.46%
Am. Indian & Alaskan	292 0.67%	757 0.75%	1,925 0.82%
Asian	4,129 9.41%	8,866 8.78%	16,772 7.14%
Hawaiian & Pacific Island	128 0.29%	264 0.26%	512 0.22%
Other	1,346 3.07%	3,080 3.05%	6,531 2.78%
U.S. Armed Forces	128	276	454
<b>Households</b>			
2022 Projection	15,334	36,368	86,053
2017 Estimate	13,958	33,328	79,199
2010 Census	11,023	27,658	67,717
Growth 2017 - 2022	9.86%	9.12%	8.65%
Growth 2010 - 2017	26.63%	20.50%	16.96%
Owner Occupied	11,252 80.61%	25,497 76.50%	60,123 75.91%
Renter Occupied	2,707 19.39%	7,831 23.50%	19,077 24.09%
<b>2017 Households by HH Income</b>	13,957	33,328	79,202
Income: <\$25,000	745 5.34%	2,082 6.25%	6,060 7.65%
Income: \$25,000 - \$50,000	1,600 11.46%	4,351 13.06%	12,395 15.65%
Income: \$50,000 - \$75,000	2,885 20.67%	6,565 19.70%	15,924 20.11%
Income: \$75,000 - \$100,000	3,163 22.66%	7,032 21.10%	15,427 19.48%
Income: \$100,000 - \$125,000	2,026 14.52%	4,845 14.54%	11,173 14.11%
Income: \$125,000 - \$150,000	1,319 9.45%	2,985 8.96%	6,875 8.68%
Income: \$150,000 - \$200,000	1,203 8.62%	3,056 9.17%	6,766 8.54%
Income: \$200,000+	1,016 7.28%	2,412 7.24%	4,582 5.79%
<b>2017 Avg Household Income</b>	\$105,201	\$103,838	\$97,451
<b>2017 Med Household Income</b>	\$88,819	\$88,033	\$83,462



# DEMOGRAPHICS

## Demographic Detail Report

### Alliance Medical Building

3025 N Tarrant Pky, Fort Worth, TX 76177

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **50,000 SF**  
 Typical Floor: **94,586 SF**

Total Available: **10,316 SF**  
 % Leased: **79.37%**  
 Rent/SF/Yr: **\$35.00**



Radius	2 Mile		3 Mile		5 Mile	
Population						
2022 Projection	48,203		110,197		255,349	
2017 Estimate	43,874		100,935		234,913	
2010 Census	34,633		83,488		200,435	
Growth 2017 - 2022	9.87%		9.18%		8.70%	
Growth 2010 - 2017	26.68%		20.90%		17.20%	
2017 Population by Age	43,874		100,935		234,913	
Age 0 - 4	3,523	8.03%	7,854	7.78%	17,664	7.52%
Age 5 - 9	3,918	8.93%	8,594	8.51%	19,118	8.14%
Age 10 - 14	4,020	9.16%	8,900	8.82%	19,907	8.47%
Age 15 - 19	3,505	7.99%	7,990	7.92%	18,198	7.75%
Age 20 - 24	2,858	6.51%	6,732	6.67%	15,733	6.70%
Age 25 - 29	2,845	6.48%	6,690	6.63%	15,723	6.69%
Age 30 - 34	3,349	7.63%	7,552	7.48%	17,181	7.31%
Age 35 - 39	3,737	8.52%	8,239	8.16%	18,226	7.76%
Age 40 - 44	3,854	8.78%	8,528	8.45%	18,837	8.02%
Age 45 - 49	3,442	7.85%	7,808	7.74%	17,681	7.53%
Age 50 - 54	2,848	6.49%	6,747	6.68%	16,062	6.84%
Age 55 - 59	2,139	4.88%	5,309	5.26%	13,302	5.66%
Age 60 - 64	1,472	3.36%	3,801	3.77%	9,882	4.21%
Age 65 - 69	1,035	2.36%	2,711	2.69%	7,226	3.08%
Age 70 - 74	645	1.47%	1,677	1.66%	4,614	1.96%
Age 75 - 79	358	0.82%	924	0.92%	2,677	1.14%
Age 80 - 84	194	0.44%	510	0.51%	1,581	0.67%
Age 85+	133	0.30%	370	0.37%	1,303	0.55%
Age 65+	2,365	5.39%	6,192	6.13%	17,401	7.41%
Median Age	31.90		32.50		33.20	
Average Age	31.60		32.30		33.30	



# DEMOGRAPHICS

## Demographic Detail Report

Alliance Medical Building			
3025 N Tarrant Pky, Fort Worth, TX 76177			
Radius	2 Mile	3 Mile	5 Mile
<b>2017 Population By Race</b>	<b>43,874</b>	<b>100,935</b>	<b>234,913</b>
White	33,485 76.32%	77,825 77.10%	189,307 80.59%
Black	4,494 10.24%	10,143 10.05%	19,865 8.46%
Am. Indian & Alaskan	292 0.67%	757 0.75%	1,925 0.82%
Asian	4,129 9.41%	8,866 8.78%	16,772 7.14%
Hawaiian & Pacific Island	128 0.29%	264 0.26%	512 0.22%
Other	1,346 3.07%	3,080 3.05%	6,531 2.78%
<b>Population by Hispanic Origin</b>	<b>43,874</b>	<b>100,935</b>	<b>234,913</b>
Non-Hispanic Origin	34,245 78.05%	79,659 78.92%	184,937 78.73%
Hispanic Origin	9,629 21.95%	21,275 21.08%	49,976 21.27%
<b>2017 Median Age, Male</b>	<b>31.20</b>	<b>31.70</b>	<b>32.40</b>
<b>2017 Average Age, Male</b>	<b>31.20</b>	<b>31.80</b>	<b>32.70</b>
<b>2017 Median Age, Female</b>	<b>32.50</b>	<b>33.10</b>	<b>34.00</b>
<b>2017 Average Age, Female</b>	<b>32.00</b>	<b>32.80</b>	<b>33.90</b>
<b>2017 Population by Occupation Classification</b>	<b>31,711</b>	<b>73,992</b>	<b>174,587</b>
Civilian Employed	24,104 76.01%	55,148 74.53%	127,666 73.12%
Civilian Unemployed	764 2.41%	1,707 2.31%	4,068 2.33%
Civilian Non-Labor Force	6,732 21.23%	16,896 22.83%	42,451 24.32%
Armed Forces	111 0.35%	241 0.33%	402 0.23%
<b>Households by Marital Status</b>			
Married	9,348	21,176	49,183
Married No Children	3,369	8,173	20,549
Married w/Children	5,979	13,002	28,633
<b>2017 Population by Education</b>	<b>28,021</b>	<b>64,946</b>	<b>154,242</b>
Some High School, No Diploma	1,453 5.19%	3,348 5.16%	11,101 7.20%
High School Grad (Incl Equivalency)	4,577 16.33%	11,278 17.37%	30,928 20.05%
Some College, No Degree	9,517 33.96%	22,775 35.07%	52,816 34.24%
Associate Degree	1,971 7.03%	4,082 6.29%	9,949 6.45%
Bachelor Degree	7,507 26.79%	17,098 26.33%	36,167 23.45%
Advanced Degree	2,996 10.69%	6,365 9.80%	13,281 8.61%

# DEMOGRAPHICS

## Demographic Detail Report

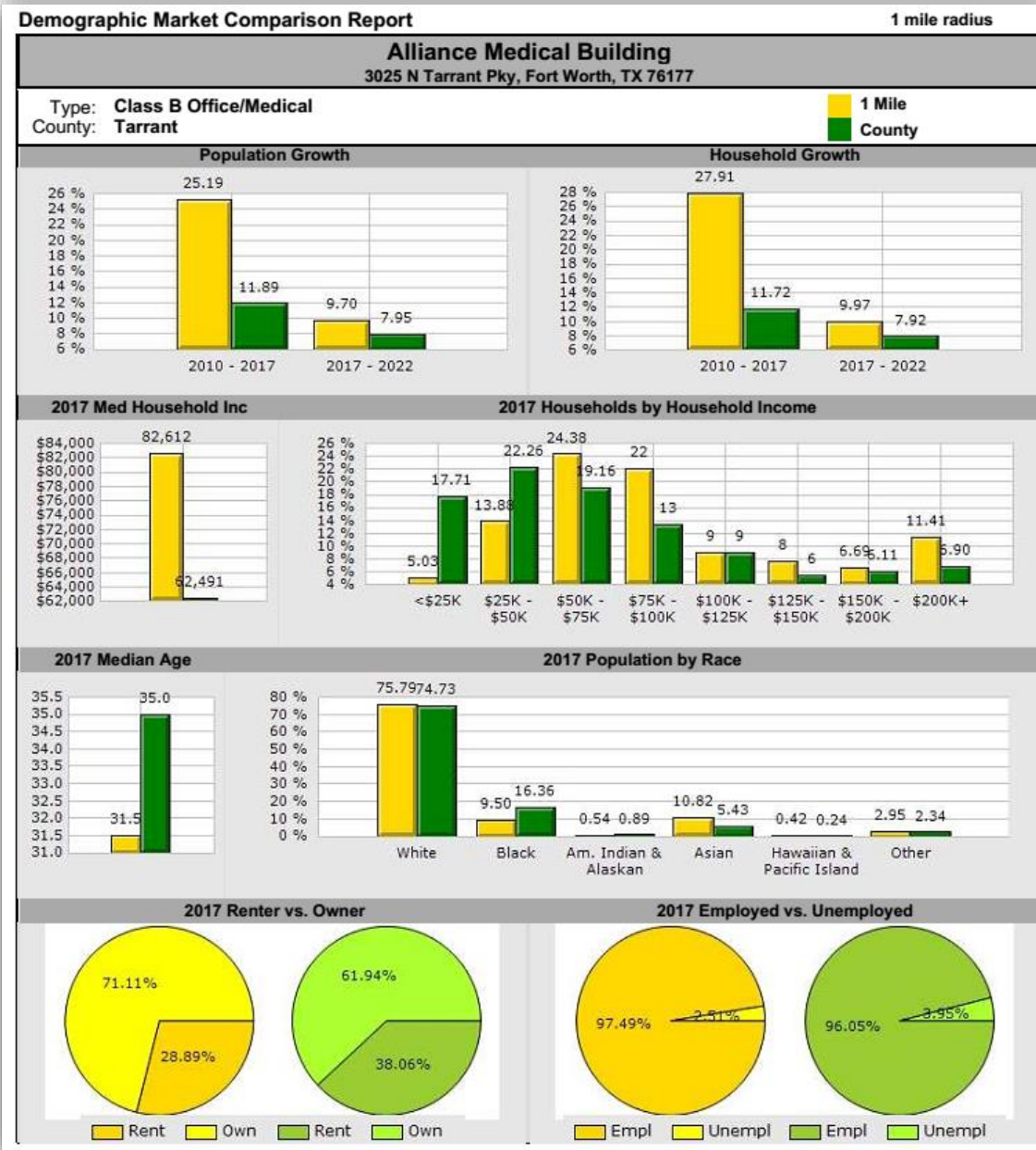
Alliance Medical Building							
3025 N Tarrant Pky, Fort Worth, TX 76177							
Radius	2 Mile		3 Mile		5 Mile		
2017 Population by Occupation	45,274		104,313		239,857		
Real Estate & Finance	2,108	4.66%	5,028	4.82%	11,560	4.82%	
Professional & Management	13,003	28.72%	29,194	27.99%	64,631	26.95%	
Public Administration	1,154	2.55%	3,088	2.96%	5,933	2.47%	
Education & Health	4,880	10.78%	11,151	10.69%	23,843	9.94%	
Services	3,380	7.47%	7,996	7.67%	17,573	7.33%	
Information	377	0.83%	1,188	1.14%	3,204	1.34%	
Sales	5,988	13.23%	14,706	14.10%	34,733	14.48%	
Transportation	8	0.02%	105	0.10%	398	0.17%	
Retail	2,719	6.01%	6,132	5.88%	14,060	5.86%	
Wholesale	1,063	2.35%	2,219	2.13%	4,780	1.99%	
Manufacturing	2,695	5.95%	5,654	5.42%	13,611	5.67%	
Production	2,460	5.43%	5,095	4.88%	13,995	5.83%	
Construction	1,591	3.51%	3,482	3.34%	9,332	3.89%	
Utilities	2,679	5.92%	5,507	5.28%	12,690	5.29%	
Agriculture & Mining	204	0.45%	674	0.65%	2,047	0.85%	
Farming, Fishing, Forestry	0	0.00%	59	0.06%	114	0.05%	
Other Services	965	2.13%	3,035	2.91%	7,353	3.07%	
2017 Worker Travel Time to Job	23,657		53,613		123,710		
<30 Minutes	10,783	45.58%	25,789	48.10%	61,151	49.43%	
30-60 Minutes	10,556	44.62%	23,010	42.92%	51,579	41.69%	
60+ Minutes	2,318	9.80%	4,814	8.98%	10,980	8.88%	
2010 Households by HH Size	11,021		27,659		67,717		
1-Person Households	1,512	13.72%	4,477	16.19%	11,681	17.25%	
2-Person Households	2,847	25.83%	7,432	26.87%	18,963	28.00%	
3-Person Households	2,236	20.29%	5,537	20.02%	13,393	19.78%	
4-Person Households	2,511	22.78%	5,886	21.28%	13,611	20.10%	
5-Person Households	1,222	11.09%	2,810	10.16%	6,448	9.52%	
6-Person Households	453	4.11%	1,010	3.65%	2,400	3.54%	
7 or more Person Households	240	2.18%	507	1.83%	1,221	1.80%	
2017 Average Household Size	3.10		3.00		3.00		
Households							
2022 Projection	15,334		36,368		86,053		
2017 Estimate	13,958		33,328		79,199		
2010 Census	11,023		27,658		67,717		
Growth 2017 - 2022	9.86%		9.12%		8.65%		
Growth 2010 - 2017	26.63%		20.50%		16.96%		



# Demographic Detail Report

Alliance Medical Building						
3025 N Tarrant Pky, Fort Worth, TX 76177						
Radius	2 Mile		3 Mile		5 Mile	
<b>2017 Households by HH Income</b>	<b>13,957</b>		<b>33,328</b>		<b>79,202</b>	
<\$25,000	745	5.34%	2,082	6.25%	6,060	7.65%
\$25,000 - \$50,000	1,600	11.46%	4,351	13.06%	12,395	15.65%
\$50,000 - \$75,000	2,885	20.67%	6,565	19.70%	15,924	20.11%
\$75,000 - \$100,000	3,163	22.66%	7,032	21.10%	15,427	19.48%
\$100,000 - \$125,000	2,026	14.52%	4,845	14.54%	11,173	14.11%
\$125,000 - \$150,000	1,319	9.45%	2,985	8.96%	6,875	8.68%
\$150,000 - \$200,000	1,203	8.62%	3,056	9.17%	6,766	8.54%
\$200,000+	1,016	7.28%	2,412	7.24%	4,582	5.79%
<b>2017 Avg Household Income</b>	<b>\$105,201</b>		<b>\$103,838</b>		<b>\$97,451</b>	
<b>2017 Med Household Income</b>	<b>\$88,819</b>		<b>\$88,033</b>		<b>\$83,462</b>	
<b>2017 Occupied Housing</b>	<b>13,959</b>		<b>33,328</b>		<b>79,200</b>	
Owner Occupied	11,252	80.61%	25,497	76.50%	60,123	75.91%
Renter Occupied	2,707	19.39%	7,831	23.50%	19,077	24.09%
<b>2010 Housing Units</b>	<b>14,282</b>		<b>33,432</b>		<b>79,013</b>	
1 Unit	12,100	84.72%	28,216	84.40%	67,847	85.87%
2 - 4 Units	86	0.60%	291	0.87%	1,138	1.44%
5 - 19 Units	1,301	9.11%	3,073	9.19%	6,038	7.64%
20+ Units	795	5.57%	1,852	5.54%	3,990	5.05%
<b>2017 Housing Value</b>	<b>11,251</b>		<b>25,497</b>		<b>60,122</b>	
<\$100,000	651	5.79%	2,331	9.14%	8,652	14.39%
\$100,000 - \$200,000	7,261	64.54%	15,467	60.66%	32,715	54.41%
\$200,000 - \$300,000	2,544	22.61%	6,020	23.61%	13,222	21.99%
\$300,000 - \$400,000	635	5.64%	1,225	4.80%	3,963	6.59%
\$400,000 - \$500,000	153	1.36%	394	1.55%	862	1.43%
\$500,000 - \$1,000,000	0	0.00%	34	0.13%	551	0.92%
\$1,000,000+	7	0.06%	26	0.10%	157	0.26%
<b>2017 Median Home Value</b>	<b>\$168,509</b>		<b>\$167,352</b>		<b>\$165,440</b>	
<b>2017 Housing Units by Yr Built</b>	<b>14,330</b>		<b>34,078</b>		<b>80,752</b>	
Built 2010+	2,352	16.41%	4,569	13.41%	9,438	11.69%
Built 2000 - 2010	8,932	62.33%	19,054	55.91%	37,070	45.91%
Built 1990 - 1999	1,762	12.30%	5,986	17.57%	15,282	18.92%
Built 1980 - 1989	1,010	7.05%	3,326	9.76%	10,930	13.54%
Built 1970 - 1979	225	1.57%	771	2.26%	4,831	5.98%
Built 1960 - 1969	40	0.28%	191	0.56%	1,951	2.42%
Built 1950 - 1959	6	0.04%	132	0.39%	901	1.12%
Built <1949	3	0.02%	49	0.14%	349	0.43%
<b>2017 Median Year Built</b>	<b>2004</b>		<b>2003</b>		<b>2001</b>	

# DEMOGRAPHICS — MARKET COMPARISON





# DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report					1 mile radius
Alliance Medical Building					
3025 N Tarrant Pky, Fort Worth, TX 76177					
Type: Class B Office/Medical					
County: Tarrant					
	1 Mile		County		
Population Growth					
Growth 2010 - 2017	25.19%		11.89%		
Growth 2017 - 2022	9.70%		7.95%		
Empl	3,763	97.49%	1,026,112	96.05%	
Unempl	97	2.51%	42,250	3.95%	
2017 Population by Race					
	6,719		2,024,111		
White	5,092	75.79%	1,512,669	74.73%	
Black	638	9.50%	331,195	16.36%	
Am. Indian & Alaskan	36	0.54%	18,036	0.89%	
Asian	727	10.82%	109,903	5.43%	
Hawaiian & Pacific Island	28	0.42%	4,850	0.24%	
Other	198	2.95%	47,458	2.34%	
Household Growth					
Growth 2010 - 2017	27.91%		11.72%		
Growth 2017 - 2022	9.97%		7.92%		
Renter Occupied	643	28.89%	279,443	38.06%	
Owner Occupied	1,583	71.11%	454,707	61.94%	
2017 Households by Household Income					
	2,227		734,150		
Income <\$25K	112	5.03%	130,012	17.71%	
Income \$25K - \$50K	309	13.88%	163,441	22.26%	
Income \$50K - \$75K	543	24.38%	140,664	19.16%	
Income \$75K - \$100K	491	22.05%	98,192	13.37%	
Income \$100K - \$125K	200	8.98%	65,996	8.99%	
Income \$125K - \$150K	169	7.59%	40,384	5.50%	
Income \$150K - \$200K	149	6.69%	44,825	6.11%	
Income \$200K+	254	11.41%	50,636	6.90%	
2017 Med Household Inc					
	\$82,612		\$62,491		
2017 Median Age					
	31.50		35.00		

# DEMOGRAPHIC TREND REPORT

## Demographic Trend Report

1 Mile Radius

### Alliance Medical Building

3025 N Tarrant Pky, Fort Worth, TX 76177

Building Type: **Class B Office**  
Class: **B**  
RBA: **50,000 SF**  
Typical Floor: **94,586 SF**

Total Available: **10,316 SF**  
% Leased: **79.37%**  
Rent/SF/Yr: **\$35.00**



Description	2010	2017	2022
<b>Population</b>	<b>5,367</b>	<b>6,719</b>	<b>7,371</b>
Age 0 - 4	555 10.34%	555 8.26%	548 7.43%
Age 5 - 9	549 10.23%	602 8.96%	582 7.90%
Age 10 - 14	499 9.30%	605 9.00%	611 8.29%
Age 15 - 19	349 6.50%	519 7.72%	594 8.06%
Age 20 - 24	291 5.42%	439 6.53%	532 7.22%
Age 25 - 29	459 8.55%	471 7.01%	492 6.67%
Age 30 - 34	548 10.21%	548 8.16%	511 6.93%
Age 35 - 39	533 9.93%	580 8.63%	556 7.54%
Age 40 - 44	496 9.24%	582 8.66%	585 7.94%
Age 45 - 49	387 7.21%	524 7.80%	573 7.77%
Age 50 - 54	240 4.47%	435 6.47%	516 7.00%
Age 55 - 59	173 3.22%	320 4.76%	425 5.77%
Age 60 - 64	126 2.35%	213 3.17%	318 4.31%
Age 65 - 69	80 1.49%	147 2.19%	221 3.00%
Age 70 - 74	41 0.76%	89 1.32%	143 1.94%
Age 75 - 79	16 0.30%	48 0.71%	85 1.15%
Age 80 - 84	13 0.24%	24 0.36%	44 0.60%
Age 85+	13 0.24%	18 0.27%	32 0.43%
<b>Age 15+</b>	<b>3,765 70.15%</b>	<b>4,957 73.78%</b>	<b>5,627 76.34%</b>
<b>Age 20+</b>	<b>3,416 63.65%</b>	<b>4,438 66.05%</b>	<b>5,033 68.28%</b>
<b>Age 65+</b>	<b>163 3.04%</b>	<b>326 4.85%</b>	<b>525 7.12%</b>
<b>Median Age</b>	<b>30</b>	<b>32</b>	<b>33</b>
<b>Average Age</b>	<b>28.80</b>	<b>31.20</b>	<b>33.30</b>
<b>Population By Race</b>	<b>5,367</b>	<b>6,719</b>	<b>7,371</b>
White	4,239 78.98%	5,091 75.77%	5,429 73.65%
Black	451 8.40%	638 9.50%	760 10.31%
Am. Indian & Alaskan	29 0.54%	36 0.54%	38 0.52%
Asian	489 9.11%	727 10.82%	873 11.84%
Hawaiian & Pacific Islander	15 0.28%	28 0.42%	35 0.47%
Other	135 2.52%	198 2.95%	235 3.19%



# DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Alliance Medical Building					
3025 N Tarrant Pky, Fort Worth, TX 76177					
Description	2010		2017		2022
Population by Race (Hispanic)	1,078		1,476		1,695
White	981	91.00%	1,333	90.31%	1,526 90.03%
Black	40	3.71%	59	4.00%	70 4.13%
Am. Indian & Alaskan	17	1.58%	21	1.42%	23 1.36%
Asian	8	0.74%	10	0.68%	14 0.83%
Hawaiian & Pacific Islander	6	0.56%	12	0.81%	14 0.83%
Other	26	2.41%	41	2.78%	48 2.83%
Household by Household Income	1,741		2,227		2,448
<\$25,000	95	5.46%	112	5.03%	128 5.23%
\$25,000 - \$50,000	284	16.31%	309	13.88%	343 14.01%
\$50,000 - \$75,000	418	24.01%	543	24.38%	587 23.98%
\$75,000 - \$100,000	319	18.32%	491	22.05%	539 22.02%
\$100,000 - \$125,000	338	19.41%	200	8.98%	200 8.17%
\$125,000 - \$150,000	197	11.32%	169	7.59%	171 6.99%
\$150,000 - \$200,000	83	4.77%	149	6.69%	175 7.15%
\$200,000+	7	0.40%	254	11.41%	305 12.46%
Average Household Income	\$85,446		\$108,075		\$110,147
Median Household Income	\$80,760		\$82,612		\$82,699

# TRAFFIC COUNTS

## Traffic Count Report

### Alliance Medical Building

3025 N Tarrant Pky, Fort Worth, TX 76177

Building Type: **Class B Office**

Class: **B**

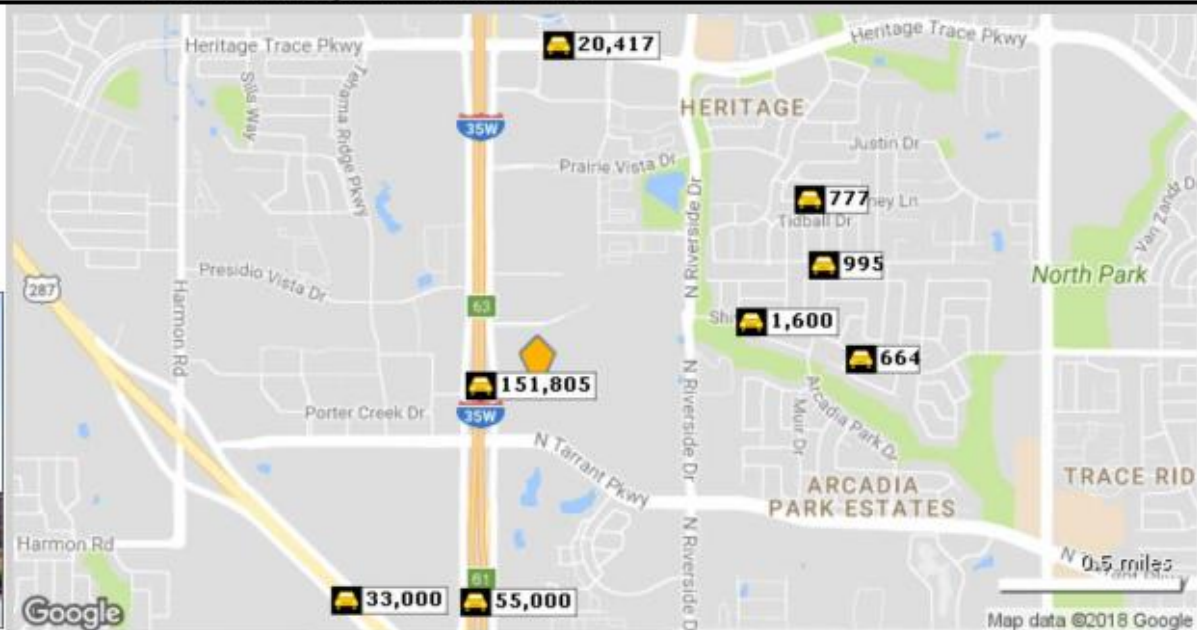
RBA: **50,000 SF**

Typical Floor: **94,586 SF**

Total Available: **10,316 SF**

% Leased: **79.37%**

Rent/SF/Yr: **\$35.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	I- 35	N Tarrant Pkwy	0.15 S	2012	106,247	MPSI	.15
2	I- 35 W		0.00	2016	151,805	MPSI	.15
3	I- 35	US Hwy 81	0.33 S	2012	48,103	MPSI	.61
4	I- 35 W		0.00	2016	55,000	MPSI	.61
5	Shiver Rd	Georgetown Pl	0.02 W	2016	1,600	MPSI	.64
6	US Hwy 81	I- 35	0.49 SE	2016	33,000	MPSI	.78
7	Chardin Park Dr	Spencer St	0.01 N	2016	995	MPSI	.89
8	Shiver Rd	Plantation Hill Ln	0.04 NW	2016	664	MPSI	.93
9	Gladney Ln	Vernon Way	0.01 W	2016	777	MPSI	.95
10	Heritage Trace Blvd	I- 35	0.22 W	2016	20,417	MPSI	.99