

GOLDEN TRIANGLE MEDICAL PARK DEVELOPMENT



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DEVELOPMENT SUMMARY

Golden Triangle Medical Plaza Development NE Corner of Golden Triangle Blvd & Old Denton Rd 10932 N Riverside Drive, Fort Worth, TX 76244

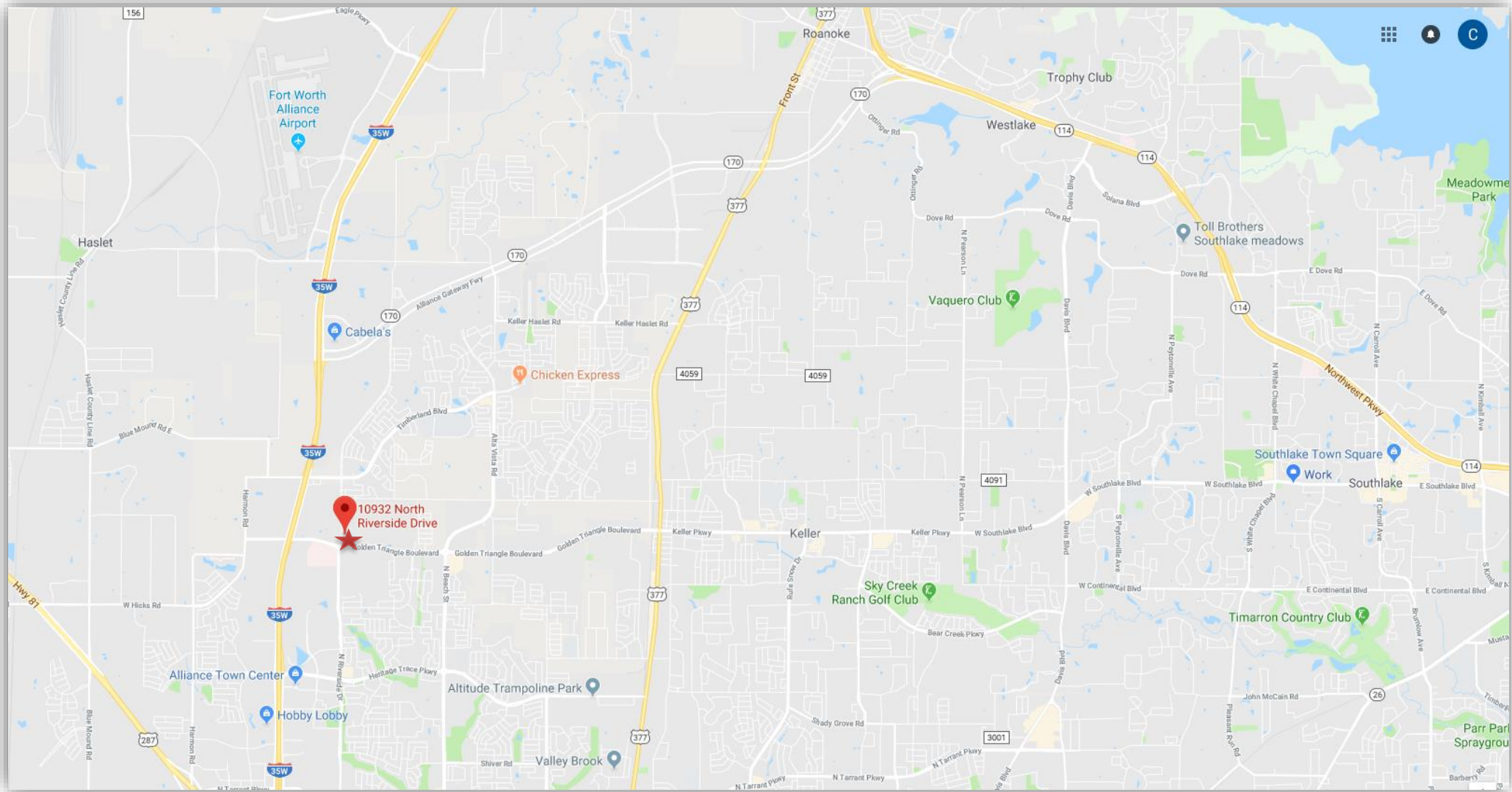
DEVELOPMENT HIGHLIGHTS

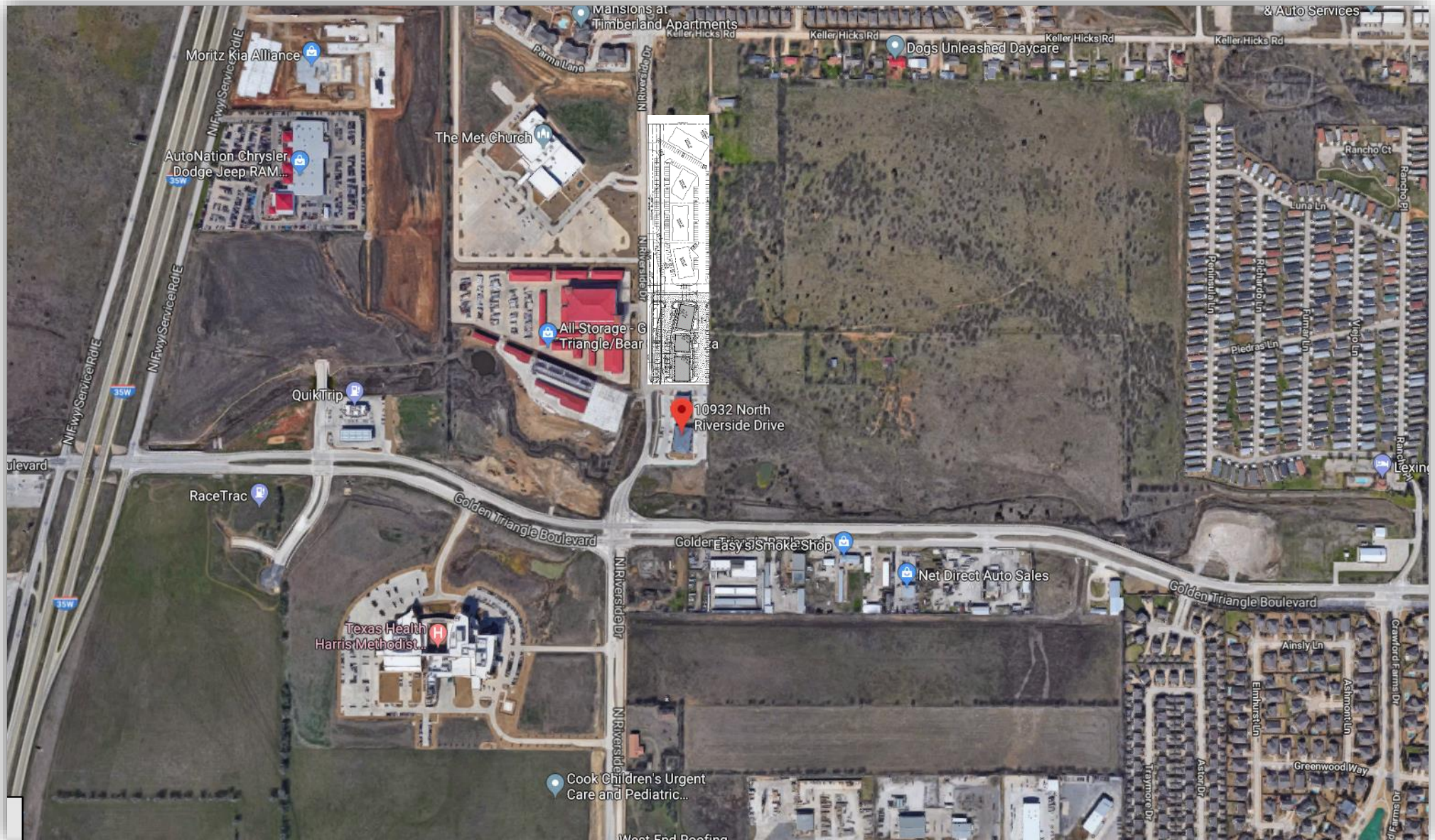
- 67,000 SF medical office campus development(2 existing buildings as part of phase 1, with 7 additional buildings planned)
- 5265 SF of second generation medical space available for lease, previously an OB/GYN space
- Build-to-suit lease opportunities available(4000 SF – 20,000 SF), Pad Sites available for sale
- Medical Tenant Mix: DaVita Dialysis, Orthopedics, and Pediatrics
- High Finish-out allowances for medical/credit tenants
- Great Visibility – Frontage on Golden Triangle Blvd which is a busy East/West thoroughfare connecting Southlake, Keller, and North Fort Worth to I 35W and frontage on N Riverside Drive
- Great Accessibility – On Golden Triangle and N Riverside Drive, and close to Interstate I-35W
- Across the street from Texas Health Resources Alliance Hospital. The THR Hospital is a 50 bed multi-service hospital offering acute care and wellness services to the North Fort Worth Community.
- Medical synergy located within the Alliance Corridor as part of the North Fort Worth Medical District (THR Hospital, HCA Hospital, Wise Regional Hospital)
- Strong demographics - In the heart of the highly desirable Alliance Texas market consisting of North Fort Worth, Keller, Saginaw, Haslet and more. One of the fastest growing suburban areas in DFW and home to 240 companies, 28,000+ employees and 7300+ single family homes



MEDICAL DEVELOPMENT SUMMARY

Use:	Medical, Professional Office
Lease Space:	5265 SF Second Gen Medical, Build-to-suit opportunities
Building Size:	7400 SF
Offering Structure:	Buildings For Lease with purchase option \ Pad Sites Available For Sale with Development Management Services
Lot Size (Approx.)	12 Acres
Frontage	Golden Triangle Blvd, N Riverside Drive

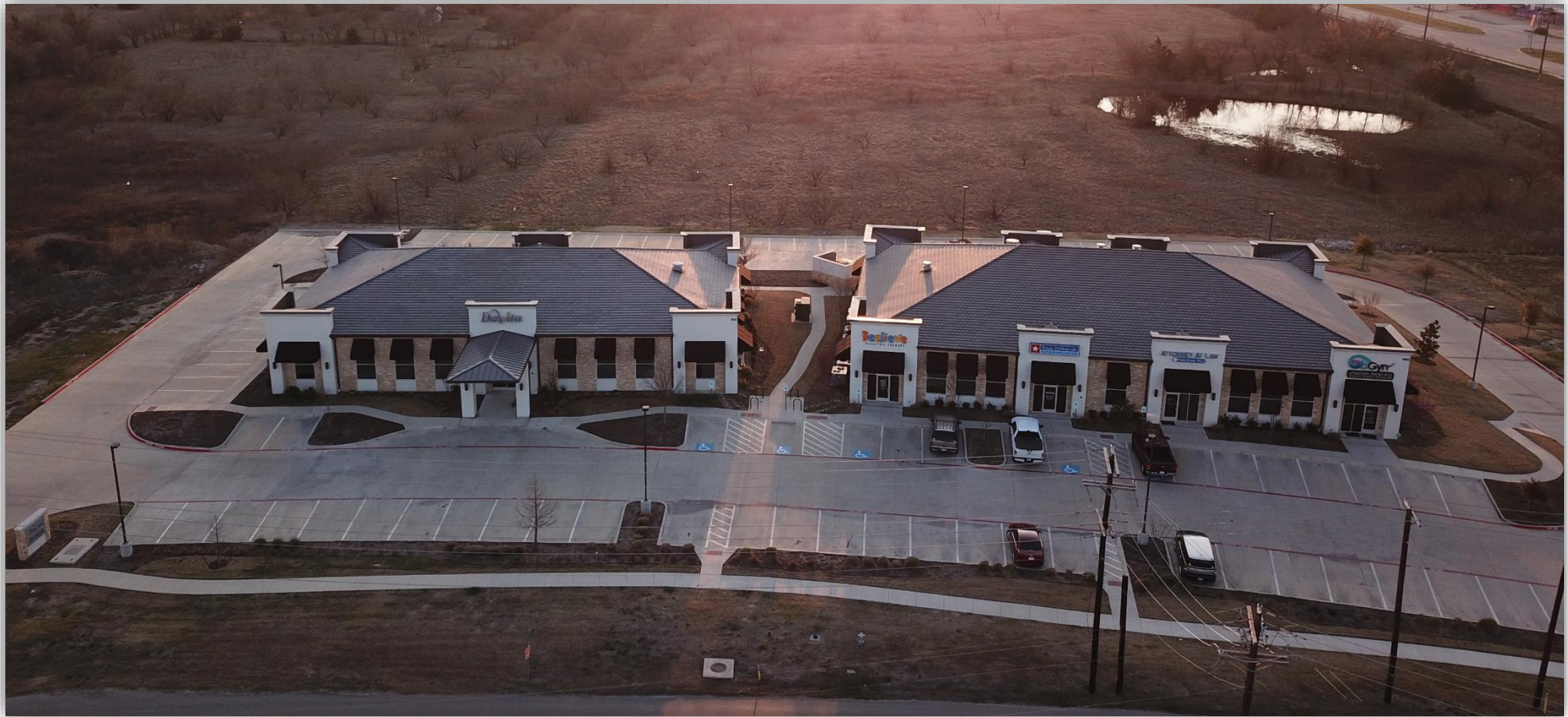




GOOGLE EARTH VIEW



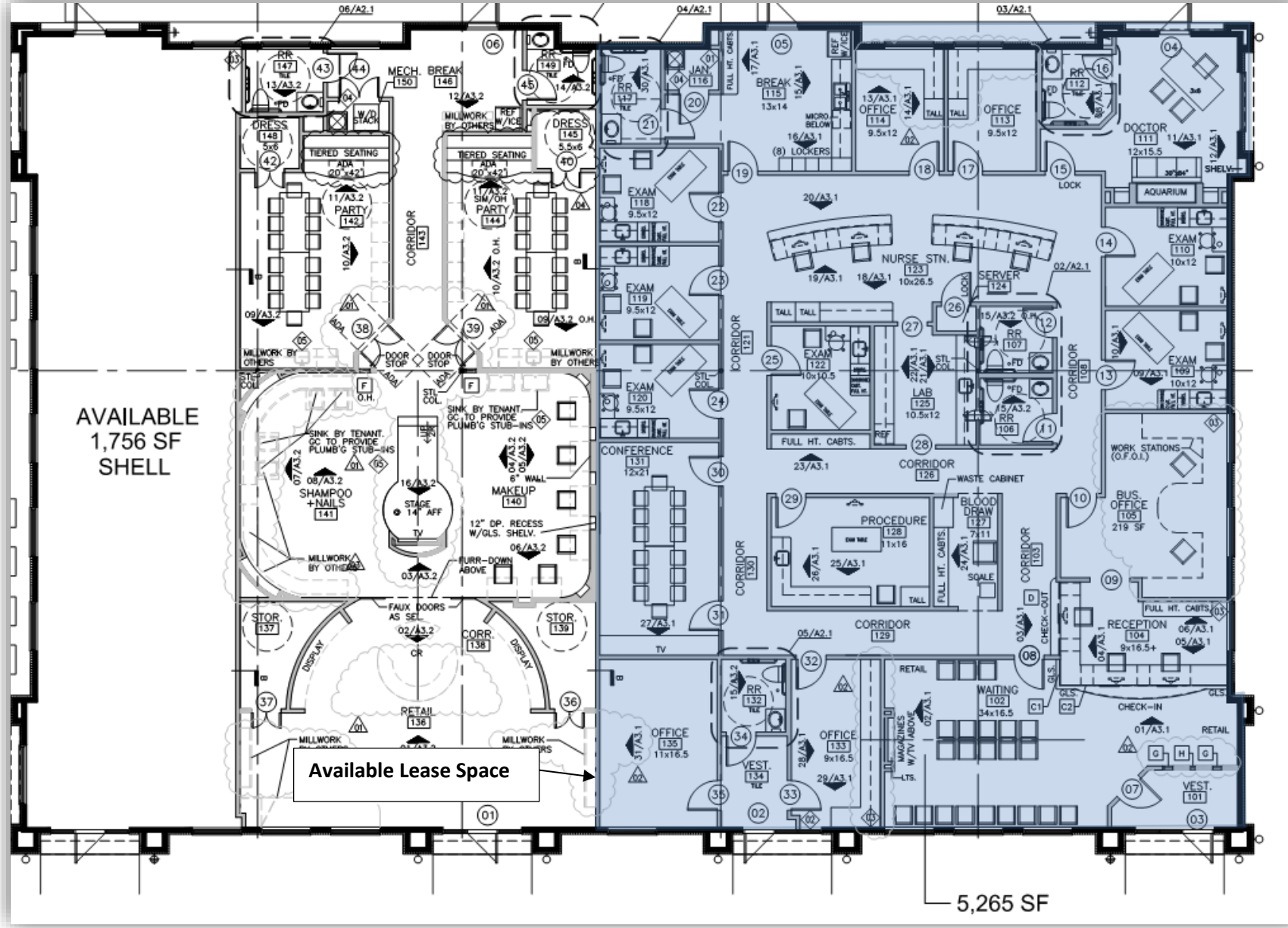
BIRDS EYE VIEW



PHOTOS



FLOOR PLAN



DEMOGRAPHICS - SUMMARY

Demographic Summary Report

Lot 5

Golden Triangle Blvd & OI, Keller, TX 76244

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **6,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **6,000 SF**



Radius	2 Mile	3 Mile	5 Mile
Population			
2022 Projection	38,142	78,204	198,522
2017 Estimate	34,707	71,534	181,849
2010 Census	27,341	58,587	150,525
Growth 2017 - 2022	9.90%	9.32%	9.17%
Growth 2010 - 2017	26.94%	22.10%	20.81%
2017 Population by Hispanic Origin	6,392	12,864	33,182
2017 Population	34,707	71,534	181,849
White	27,667 79.72%	57,217 79.99%	146,705 80.67%
Black	3,148 9.07%	6,192 8.66%	15,167 8.34%
Am. Indian & Alaskan	253 0.73%	495 0.69%	1,356 0.75%
Asian	2,473 7.13%	5,319 7.44%	13,093 7.20%
Hawaiian & Pacific Island	89 0.26%	177 0.25%	413 0.23%
Other	1,077 3.10%	2,134 2.98%	5,114 2.81%
U.S. Armed Forces	84	192	344
Households			
2022 Projection	12,341	25,227	65,235
2017 Estimate	11,233	23,079	59,768
2010 Census	8,861	18,916	49,531
Growth 2017 - 2022	9.86%	9.31%	9.15%
Growth 2010 - 2017	26.77%	22.01%	20.67%
Owner Occupied	9,446 84.09%	19,096 82.74%	47,960 80.24%
Renter Occupied	1,786 15.90%	3,983 17.26%	11,808 19.76%
2017 Households by HH Income	11,232	23,078	59,767
Income: <\$25,000	547 4.87%	1,170 5.07%	3,942 6.60%
Income: \$25,000 - \$50,000	1,249 11.12%	2,300 9.97%	7,273 12.17%
Income: \$50,000 - \$75,000	1,804 16.06%	3,721 16.12%	10,580 17.70%
Income: \$75,000 - \$100,000	2,107 18.76%	4,821 20.89%	12,125 20.29%
Income: \$100,000 - \$125,000	2,041 18.17%	3,933 17.04%	8,788 14.70%
Income: \$125,000 - \$150,000	1,501 13.36%	2,499 10.83%	5,727 9.58%
Income: \$150,000 - \$200,000	1,224 10.90%	2,818 12.21%	6,505 10.88%
Income: \$200,000+	759 6.76%	1,816 7.87%	4,827 8.08%
2017 Avg Household Income	\$110,507	\$112,996	\$108,302
2017 Med Household Income	\$98,919	\$97,546	\$91,677

Demographic Detail Report

Lot 5

Golden Triangle Blvd & Ol, Keller, TX 76244

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **6,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **6,000 SF**



Radius	2 Mile	3 Mile	5 Mile
Population			
2022 Projection	38,142	78,204	198,522
2017 Estimate	34,707	71,534	181,849
2010 Census	27,341	58,587	150,525
Growth 2017 - 2022	9.90%	9.32%	9.17%
Growth 2010 - 2017	26.94%	22.10%	20.81%
2017 Population by Age			
	34,707	71,534	181,849
Age 0 - 4	2,841 8.19%	5,767 8.06%	13,508 7.43%
Age 5 - 9	3,265 9.41%	6,610 9.24%	15,023 8.26%
Age 10 - 14	3,290 9.48%	6,730 9.41%	16,012 8.81%
Age 15 - 19	2,705 7.79%	5,656 7.91%	14,687 8.08%
Age 20 - 24	2,049 5.90%	4,352 6.08%	12,183 6.70%
Age 25 - 29	2,028 5.84%	4,236 5.92%	11,414 6.28%
Age 30 - 34	2,619 7.55%	5,310 7.42%	12,579 6.92%
Age 35 - 39	3,117 8.98%	6,282 8.78%	14,065 7.73%
Age 40 - 44	3,217 9.27%	6,566 9.18%	15,115 8.31%
Age 45 - 49	2,745 7.91%	5,726 8.00%	14,331 7.88%
Age 50 - 54	2,173 6.26%	4,603 6.43%	12,823 7.05%
Age 55 - 59	1,585 4.57%	3,392 4.74%	10,263 5.64%
Age 60 - 64	1,102 3.18%	2,339 3.27%	7,337 4.03%
Age 65 - 69	816 2.35%	1,679 2.35%	5,218 2.87%
Age 70 - 74	542 1.56%	1,074 1.50%	3,272 1.80%
Age 75 - 79	312 0.90%	609 0.85%	1,885 1.04%
Age 80 - 84	172 0.50%	340 0.48%	1,131 0.62%
Age 85+	128 0.37%	264 0.37%	1,002 0.55%
Age 65+	1,970 5.68%	3,966 5.54%	12,508 6.88%
Median Age	32.20	32.30	33.20
Average Age	31.50	31.60	33.10

DEMOGRAPHICS

Demographic Detail Report

Lot 5					
Golden Triangle Blvd & Ol, Keller, TX 76244					
Radius	2 Mile		3 Mile		5 Mile
2017 Population By Race	34,707		71,534		181,849
White	27,667	79.72%	57,217	79.99%	146,705 80.67%
Black	3,148	9.07%	6,192	8.66%	15,167 8.34%
Am. Indian & Alaskan	253	0.73%	495	0.69%	1,356 0.75%
Asian	2,473	7.13%	5,319	7.44%	13,093 7.20%
Hawaiian & Pacific Island	89	0.26%	177	0.25%	413 0.23%
Other	1,077	3.10%	2,134	2.98%	5,114 2.81%
Population by Hispanic Origin	34,707		71,534		181,849
Non-Hispanic Origin	28,315	81.58%	58,670	82.02%	148,665 81.75%
Hispanic Origin	6,392	18.42%	12,864	17.98%	33,183 18.25%
2017 Median Age, Male	31.50		31.50		32.40
2017 Average Age, Male	31.00		31.10		32.50
2017 Median Age, Female	32.90		32.90		34.00
2017 Average Age, Female	32.10		32.10		33.60
2017 Population by Occupation Classification	24,769		51,297		134,372
Civilian Employed	18,806	75.93%	39,039	76.10%	98,353 73.19%
Civilian Unemployed	534	2.16%	993	1.94%	2,804 2.09%
Civilian Non-Labor Force	5,356	21.62%	11,096	21.63%	32,912 24.49%
Armed Forces	73	0.29%	169	0.33%	303 0.23%
Households by Marital Status					
Married	7,708		15,886		39,628
Married No Children	2,686		5,486		15,340
Married w/Children	5,022		10,400		24,288
2017 Population by Education	21,797		45,118		117,586
Some High School, No Diploma	753	3.45%	1,548	3.43%	6,142 5.22%
High School Grad (Incl Equivalency)	2,846	13.06%	6,224	13.79%	19,973 16.99%
Some College, No Degree	7,505	34.43%	15,534	34.43%	40,758 34.66%
Associate Degree	1,240	5.69%	2,697	5.98%	7,150 6.08%
Bachelor Degree	7,150	32.80%	13,963	30.95%	31,950 27.17%
Advanced Degree	2,303	10.57%	5,152	11.42%	11,613 9.88%

DEMOGRAPHICS

Demographic Detail Report

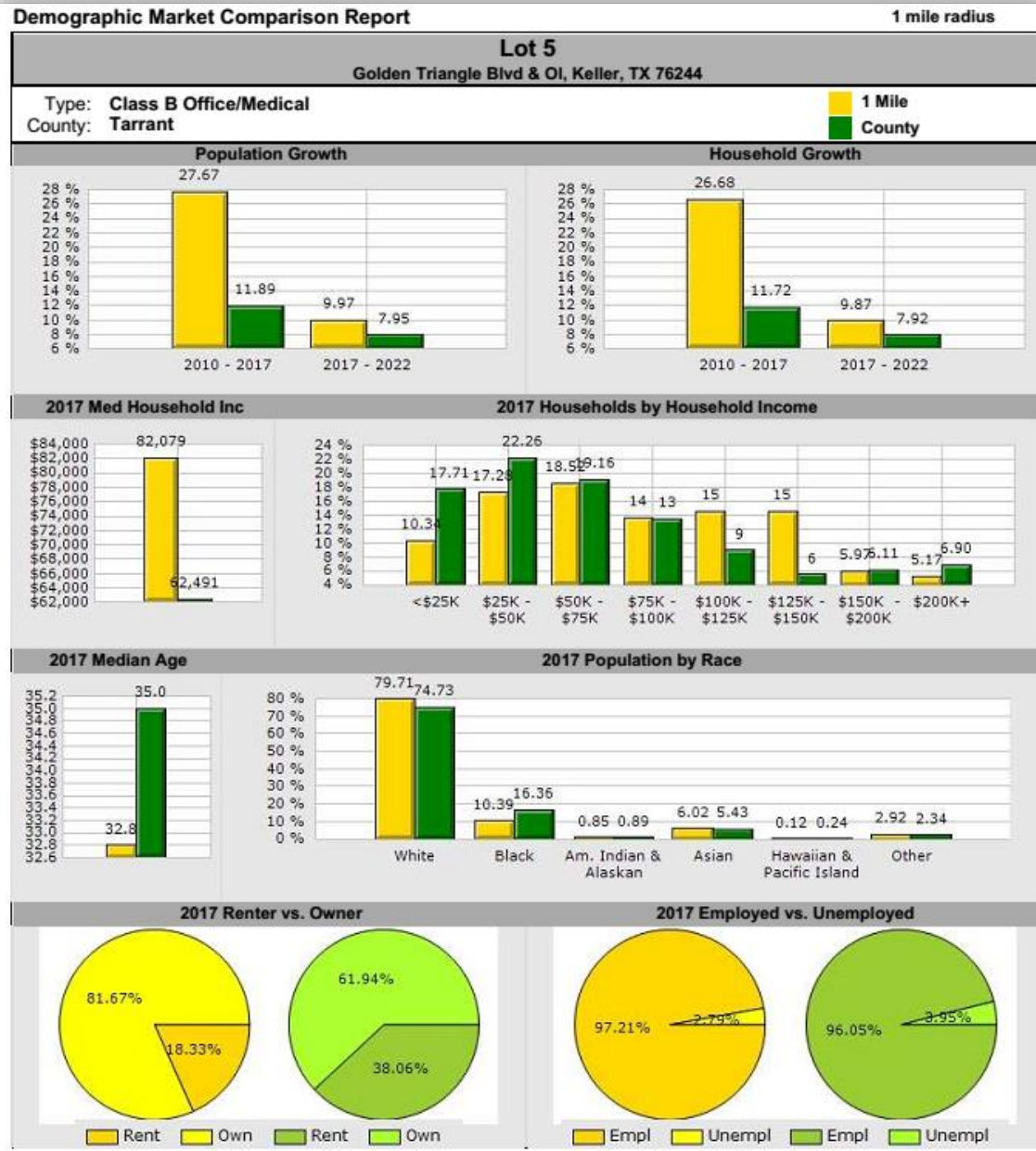
Lot 5						
Golden Triangle Blvd & Ol, Keller, TX 76244						
Radius	2 Mile		3 Mile		5 Mile	
2017 Population by Occupation	35,470		73,772		185,573	
Real Estate & Finance	1,883	5.31%	3,788	5.13%	9,624	5.19%
Professional & Management	10,774	30.37%	22,993	31.17%	53,412	28.78%
Public Administration	699	1.97%	1,530	2.07%	4,549	2.45%
Education & Health	3,627	10.23%	7,898	10.71%	18,538	9.99%
Services	1,957	5.52%	4,488	6.08%	12,331	6.64%
Information	592	1.67%	1,056	1.43%	2,569	1.38%
Sales	5,571	15.71%	10,452	14.17%	26,578	14.32%
Transportation	19	0.05%	99	0.13%	181	0.10%
Retail	1,973	5.56%	4,111	5.57%	11,071	5.97%
Wholesale	825	2.33%	1,575	2.13%	3,397	1.83%
Manufacturing	1,975	5.57%	3,774	5.12%	10,930	5.89%
Production	1,524	4.30%	3,281	4.45%	9,372	5.05%
Construction	1,097	3.09%	2,285	3.10%	6,511	3.51%
Utilities	1,812	5.11%	4,102	5.56%	9,799	5.28%
Agriculture & Mining	214	0.60%	495	0.67%	1,301	0.70%
Farming, Fishing, Forestry	8	0.02%	14	0.02%	118	0.06%
Other Services	920	2.59%	1,831	2.48%	5,292	2.85%
2017 Worker Travel Time to Job	18,204		37,989		94,736	
<30 Minutes	8,211	45.11%	17,040	44.86%	44,240	46.70%
30-60 Minutes	8,030	44.11%	17,139	45.12%	41,219	43.51%
60+ Minutes	1,963	10.78%	3,810	10.03%	9,277	9.79%
2010 Households by HH Size	8,861		18,916		49,531	
1-Person Households	1,250	14.11%	2,650	14.01%	7,509	15.16%
2-Person Households	2,298	25.93%	4,877	25.78%	13,455	27.16%
3-Person Households	1,851	20.89%	3,882	20.52%	10,051	20.29%
4-Person Households	2,059	23.24%	4,469	23.63%	10,841	21.89%
5-Person Households	936	10.56%	2,044	10.81%	5,075	10.25%
6-Person Households	328	3.70%	697	3.68%	1,765	3.56%
7 or more Person Households	139	1.57%	297	1.57%	835	1.69%
2017 Average Household Size	3.10		3.10		3.00	
Households						
2022 Projection	12,341		25,227		65,235	
2017 Estimate	11,233		23,079		59,768	
2010 Census	8,861		18,916		49,531	
Growth 2017 - 2022	9.86%		9.31%		9.15%	
Growth 2010 - 2017	26.77%		22.01%		20.67%	

DEMOGRAPHICS

Demographic Detail Report

Lot 5				
Golden Triangle Blvd & Ol, Keller, TX 76244				
Radius	2 Mile	3 Mile	5 Mile	
2017 Households by HH Income	11,232	23,078	59,767	
<\$25,000	547 4.87%	1,170 5.07%	3,942	6.60%
\$25,000 - \$50,000	1,249 11.12%	2,300 9.97%	7,273	12.17%
\$50,000 - \$75,000	1,804 16.06%	3,721 16.12%	10,580	17.70%
\$75,000 - \$100,000	2,107 18.76%	4,821 20.89%	12,125	20.29%
\$100,000 - \$125,000	2,041 18.17%	3,933 17.04%	8,788	14.70%
\$125,000 - \$150,000	1,501 13.36%	2,499 10.83%	5,727	9.58%
\$150,000 - \$200,000	1,224 10.90%	2,818 12.21%	6,505	10.88%
\$200,000+	759 6.76%	1,816 7.87%	4,827	8.08%
2017 Avg Household Income	\$110,507	\$112,996	\$108,302	
2017 Med Household Income	\$98,919	\$97,546	\$91,677	
2017 Occupied Housing	11,232	23,079	59,768	
Owner Occupied	9,446 84.10%	19,096 82.74%	47,960	80.24%
Renter Occupied	1,786 15.90%	3,983 17.26%	11,808	19.76%
2010 Housing Units	10,723	22,587	59,801	
1 Unit	10,178 94.92%	20,547 90.97%	53,233	89.02%
2 - 4 Units	46 0.43%	165 0.73%	644	1.08%
5 - 19 Units	192 1.79%	1,057 4.68%	3,433	5.74%
20+ Units	307 2.86%	818 3.62%	2,491	4.17%
2017 Housing Value	9,447	19,096	47,960	
<\$100,000	674 7.13%	926 4.85%	3,359	7.00%
\$100,000 - \$200,000	3,726 39.44%	8,598 45.03%	25,123	52.38%
\$200,000 - \$300,000	4,178 44.23%	7,301 38.23%	12,572	26.21%
\$300,000 - \$400,000	652 6.90%	1,633 8.55%	4,567	9.52%
\$400,000 - \$500,000	211 2.23%	555 2.91%	1,392	2.90%
\$500,000 - \$1,000,000	5 0.05%	48 0.25%	828	1.73%
\$1,000,000+	1 0.01%	35 0.18%	119	0.25%
2017 Median Home Value	\$207,743	\$200,329	\$182,079	
2017 Housing Units by Yr Built	11,464	23,556	60,963	
Built 2010+	2,037 17.77%	3,513 14.91%	8,663	14.21%
Built 2000 - 2010	8,432 73.55%	17,735 75.29%	33,572	55.07%
Built 1990 - 1999	486 4.24%	1,101 4.67%	9,789	16.06%
Built 1980 - 1989	291 2.54%	732 3.11%	6,226	10.21%
Built 1970 - 1979	130 1.13%	279 1.18%	1,810	2.97%
Built 1960 - 1969	35 0.31%	82 0.35%	372	0.61%
Built 1950 - 1959	26 0.23%	66 0.28%	258	0.42%
Built <1949	27 0.24%	48 0.20%	273	0.45%
2017 Median Year Built	2005	2005	2003	

DEMOGRAPHIC MARKET COMPARISON



DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius	
Lot 5			
Golden Triangle Blvd & OI, Keller, TX 76244			
Type:	Class B Office/Medical		
County:	Tarrant		
	1 Mile		County
Population Growth			
Growth 2010 - 2017	27.67%		11.89%
Growth 2017 - 2022	9.97%		7.95%
Empl	4,107	97.21%	1,026,112 96.05%
Unempl	118	2.79%	42,250 3.95%
2017 Population by Race			
	7,529		2,024,111
White	6,001	79.71%	1,512,669 74.73%
Black	782	10.39%	331,195 16.36%
Am. Indian & Alaskan	64	0.85%	18,036 0.89%
Asian	453	6.02%	109,903 5.43%
Hawaiian & Pacific Island	9	0.12%	4,850 0.24%
Other	220	2.92%	47,458 2.34%
Household Growth			
Growth 2010 - 2017	26.68%		11.72%
Growth 2017 - 2022	9.87%		7.92%
Renter Occupied	457	18.33%	279,443 38.06%
Owner Occupied	2,036	81.67%	454,707 61.94%
2017 Households by Household Income			
	2,494		734,150
Income <\$25K	258	10.34%	130,012 17.71%
Income \$25K - \$50K	431	17.28%	163,441 22.26%
Income \$50K - \$75K	462	18.52%	140,664 19.16%
Income \$75K - \$100K	339	13.59%	98,192 13.37%
Income \$100K - \$125K	362	14.51%	65,996 8.99%
Income \$125K - \$150K	364	14.60%	40,384 5.50%
Income \$150K - \$200K	149	5.97%	44,825 6.11%
Income \$200K+	129	5.17%	50,636 6.90%
2017 Med Household Inc	\$82,079		\$62,491
2017 Median Age	32.80		35.00

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Lot 5

Golden Triangle Blvd & Ol, Keller, TX 76244

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **6,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **6,000 SF**



Description	2010	2017	2022
Population	5,898	7,530	8,281
Age 0 - 4	645 10.94%	609 8.09%	586 7.08%
Age 5 - 9	595 10.09%	690 9.16%	647 7.81%
Age 10 - 14	507 8.60%	691 9.18%	698 8.43%
Age 15 - 19	326 5.53%	571 7.58%	677 8.18%
Age 20 - 24	248 4.20%	444 5.90%	587 7.09%
Age 25 - 29	446 7.56%	446 5.92%	509 6.15%
Age 30 - 34	641 10.87%	570 7.57%	519 6.27%
Age 35 - 39	628 10.65%	664 8.82%	595 7.19%
Age 40 - 44	507 8.60%	677 8.99%	664 8.02%
Age 45 - 49	371 6.29%	580 7.70%	657 7.93%
Age 50 - 54	286 4.85%	470 6.24%	584 7.05%
Age 55 - 59	216 3.66%	357 4.74%	475 5.74%
Age 60 - 64	200 3.39%	264 3.51%	363 4.38%
Age 65 - 69	130 2.20%	203 2.70%	269 3.25%
Age 70 - 74	76 1.29%	139 1.85%	194 2.34%
Age 75 - 79	36 0.61%	80 1.06%	127 1.53%
Age 80 - 84	18 0.31%	43 0.57%	72 0.87%
Age 85+	21 0.36%	32 0.42%	57 0.69%
Age 15+	4,150 70.36%	5,540 73.57%	6,349 76.67%
Age 20+	3,824 64.84%	4,969 65.99%	5,672 68.49%
Age 65+	281 4.76%	497 6.60%	719 8.68%
Median Age	31	33	34
Average Age	30.10	32.20	34.20
Population By Race	5,898	7,530	8,281
White	4,848 82.20%	6,001 79.69%	6,444 77.82%
Black	536 9.09%	782 10.39%	942 11.38%
Am. Indian & Alaskan	50 0.85%	64 0.85%	72 0.87%
Asian	307 5.21%	453 6.02%	545 6.58%
Hawaiian & Pacific Islander	7 0.12%	9 0.12%	13 0.16%
Other	146 2.48%	221 2.93%	265 3.20%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius			
Lot 5					
Golden Triangle Blvd & OI, Keller, TX 76244					
Description	2010	2017	2022		
Population by Race (Hispanic)	1,035	1,455	1,678		
White	947 91.50%	1,328 91.27%	1,527 91.00%		
Black	40 3.86%	56 3.85%	66 3.93%		
Am. Indian & Alaskan	21 2.03%	28 1.92%	33 1.97%		
Asian	4 0.39%	6 0.41%	6 0.36%		
Hawaiian & Pacific Islander	2 0.19%	2 0.14%	4 0.24%		
Other	20 1.93%	34 2.34%	42 2.50%		
Household by Household Income	1,970	2,494	2,741		
<\$25,000	166 8.43%	258 10.34%	299 10.91%		
\$25,000 - \$50,000	358 18.17%	431 17.28%	467 17.04%		
\$50,000 - \$75,000	460 23.35%	462 18.52%	494 18.02%		
\$75,000 - \$100,000	252 12.79%	339 13.59%	373 13.61%		
\$100,000 - \$125,000	395 20.05%	362 14.51%	374 13.64%		
\$125,000 - \$150,000	213 10.81%	364 14.60%	412 15.03%		
\$150,000 - \$200,000	89 4.52%	149 5.97%	168 6.13%		
\$200,000+	37 1.88%	129 5.17%	154 5.62%		
Average Household Income	\$85,478	\$94,967	\$95,951		
Median Household Income	\$75,099	\$82,079	\$82,406		

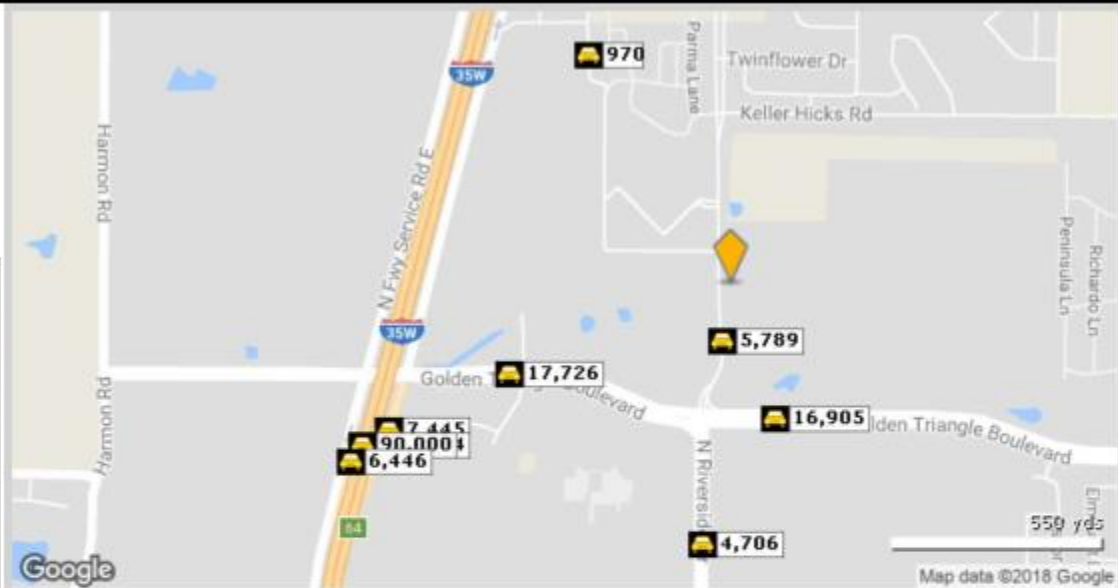
TRAFFIC COUNT REPORT

Traffic Count Report

Lot 5

Golden Triangle Blvd & Ol, Keller, TX 76244

Building Type: **Class B Office**
 Class: **B**
 RBA: **6,000 SF**
 Typical Floor: **6,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Old Denton Rd	Cowan Rd	0.06 S	2016	5,789	MPSI	.08
2	Golden Triangle Blvd	Old Denton Rd	0.11 W	2016	16,905	MPSI	.21
3	Golden Triangle Blvd	North Fwy	0.16 W	2016	17,726	MPSI	.36
4	Old Denton Rd	Prestige Rd	0.10 S	2016	4,706	MPSI	.39
5	Keller Hicks Rd	North Fwy	0.17 NW	2016	970	MPSI	.41
6	I-35	Golden Triangle Blvd	0.09 N	2012	7,070	MPSI	.56
7	I-35 W		0.00	2016	7,445	MPSI	.56
8	I-35	Golden Triangle Blvd	0.11 N	2012	102,944	MPSI	.60
9	I-35 W		0.00	2016	90,000	MPSI	.60
10	I-35	Golden Triangle Blvd	0.14 N	2012	6,446	MPSI	.63