

# McPHERSON CROSSING



# DEVELOPMENT SUMMARY

## McPherson Mixed Use Development

23 acres development

SW Corner Chisholm Trail Pkwy & McPherson Blvd

6141 McPherson Blvd, Fort Worth, Texas 76123

### DEVELOPMENT HIGHLIGHTS

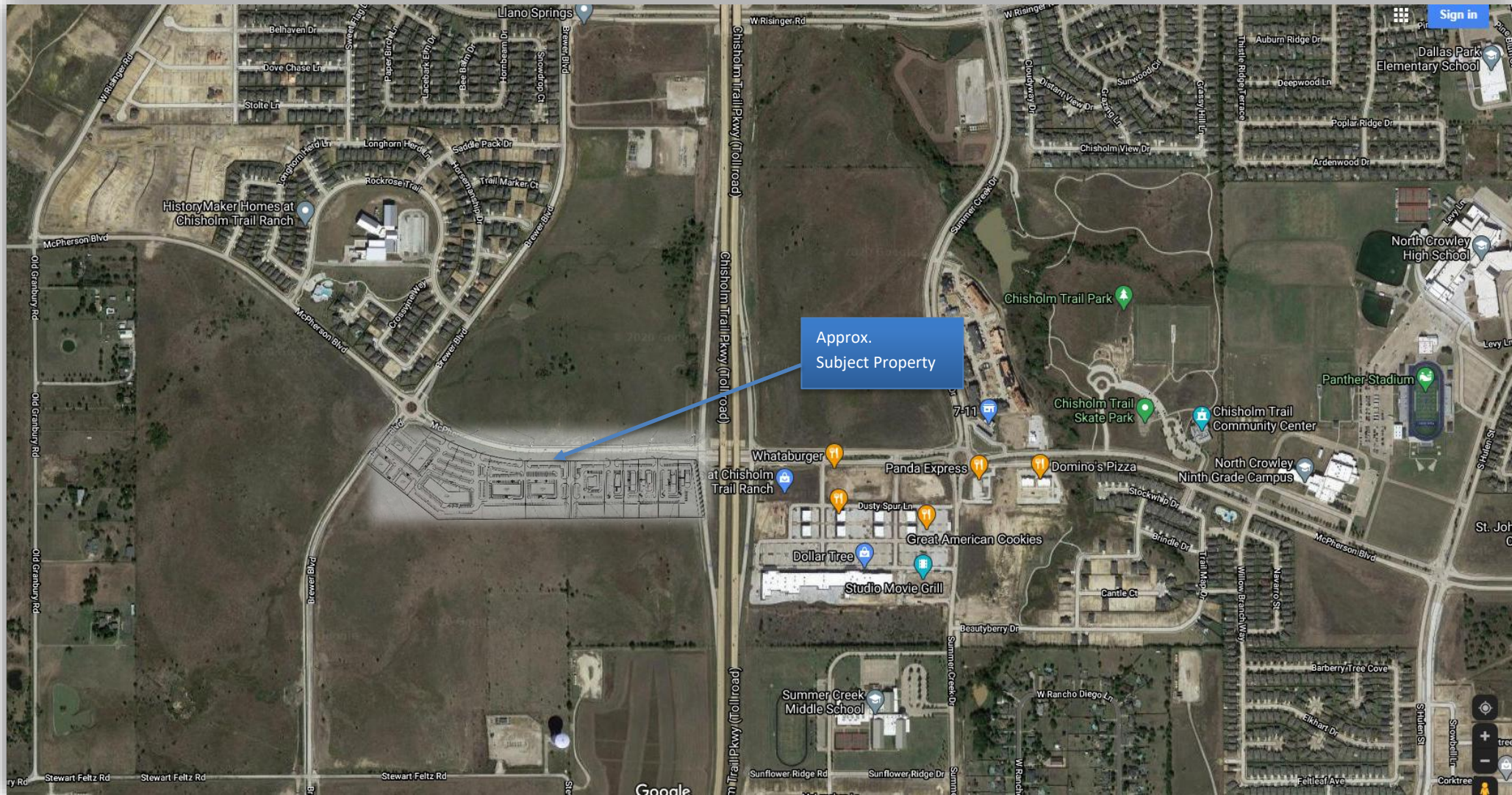
- 23 acre mixed use development
- 13,600 SF retail/office building 2,508 SF ENDCAP fronting McPherson Road for lease
- High finish out allowance for credit tenants
- McPherson Blvd just improved to 4 lane, center divided thoroughfare from Chisholm Trial Tollway to Brewer Blvd
- 7 Eleven and Starbucks are adjacent to the building
- 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
- Adjacent to high traffic retail including 7-11, Starbucks, Target(coming soon), Shops at Chisholm Trail Ranch with 130,000sf of premium junior anchor retail, a 40,000sf movie theater, 44,000sf of fast casual restaurants & convenience retail
- 2 Miles North of the new Tarleton State University campus



### DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	2,508 SF Endcap Fronting McPherson
Building Size:	13,600 SF
Offering Structure:	Building For Lease \ Sale Pad Sites Available
Lot Size:	1 acre, part of a 23 acre mixed use development
Zoning	Future "Neighborhood Commercial E"
Frontage	Chisholm Trail / McPherson Blvd







# GOOGLE EARTH PERSPECTIVE





# AREA MAP



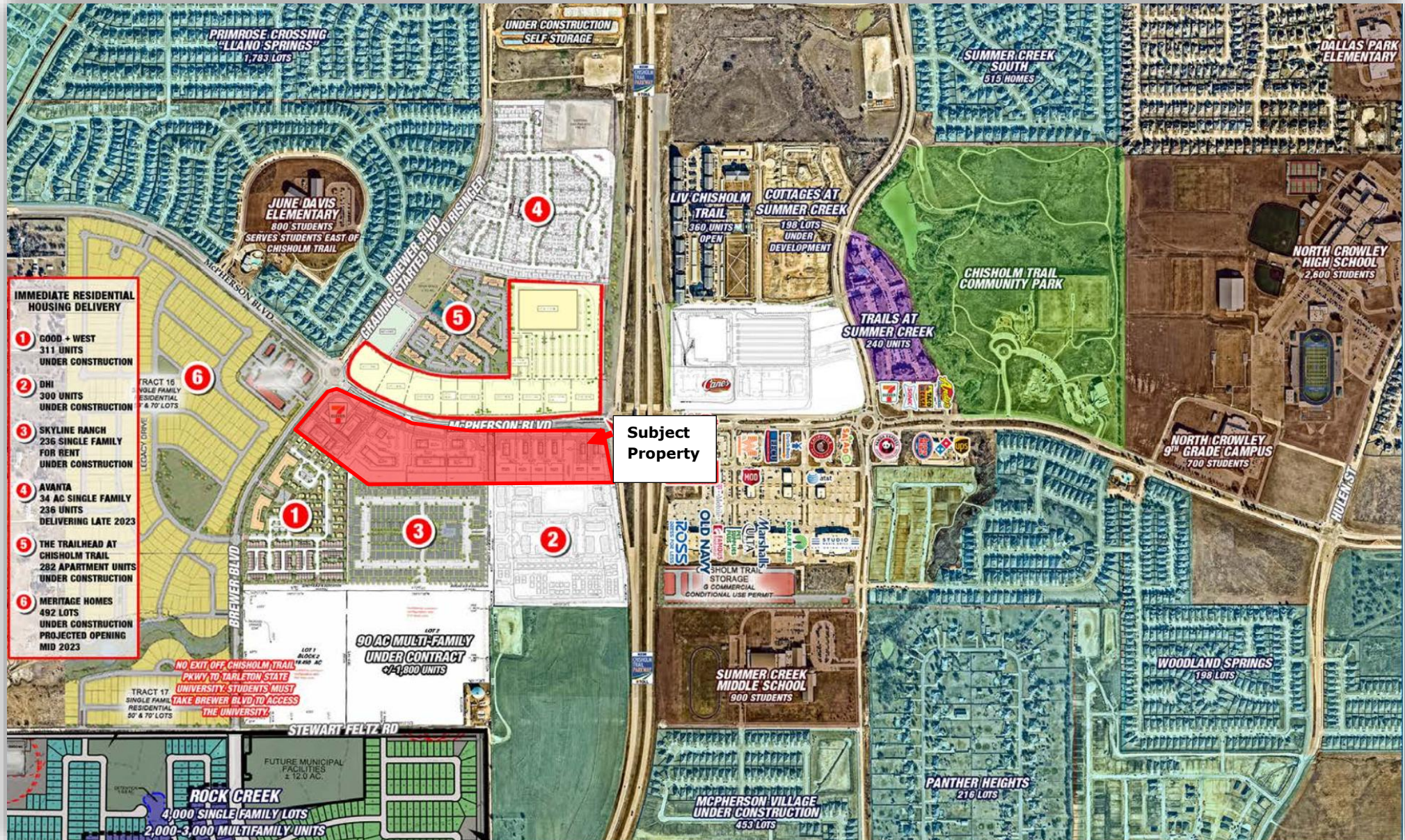
**CASTLE**  
DEVELOPMENT GROUP

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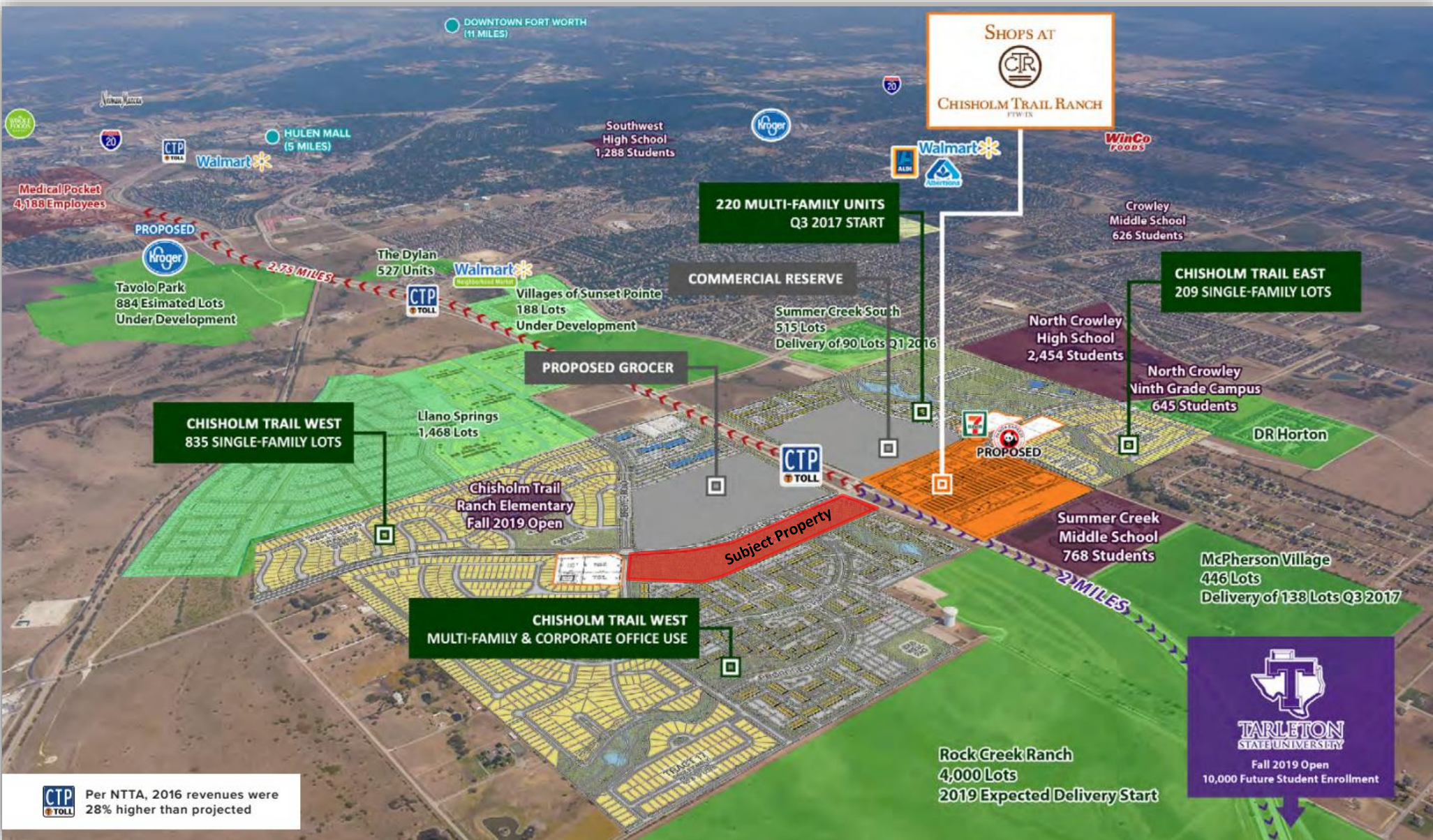


# AREA DEVELOPMENTS





## AREA DEVELOPMENTS





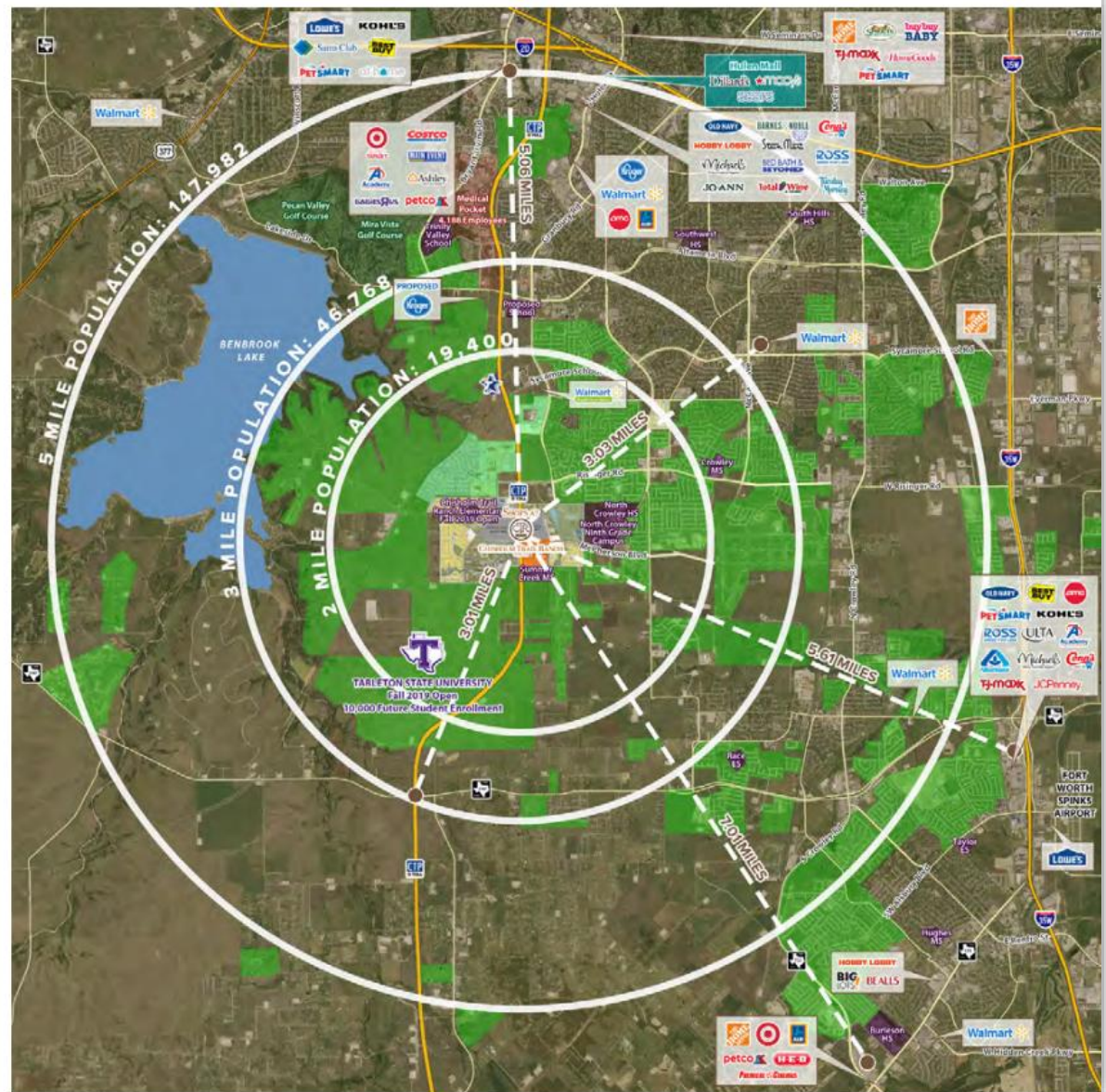
# PRIMARY TRADE AREA



## 2017 DEMOGRAPHIC SUMMARY

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

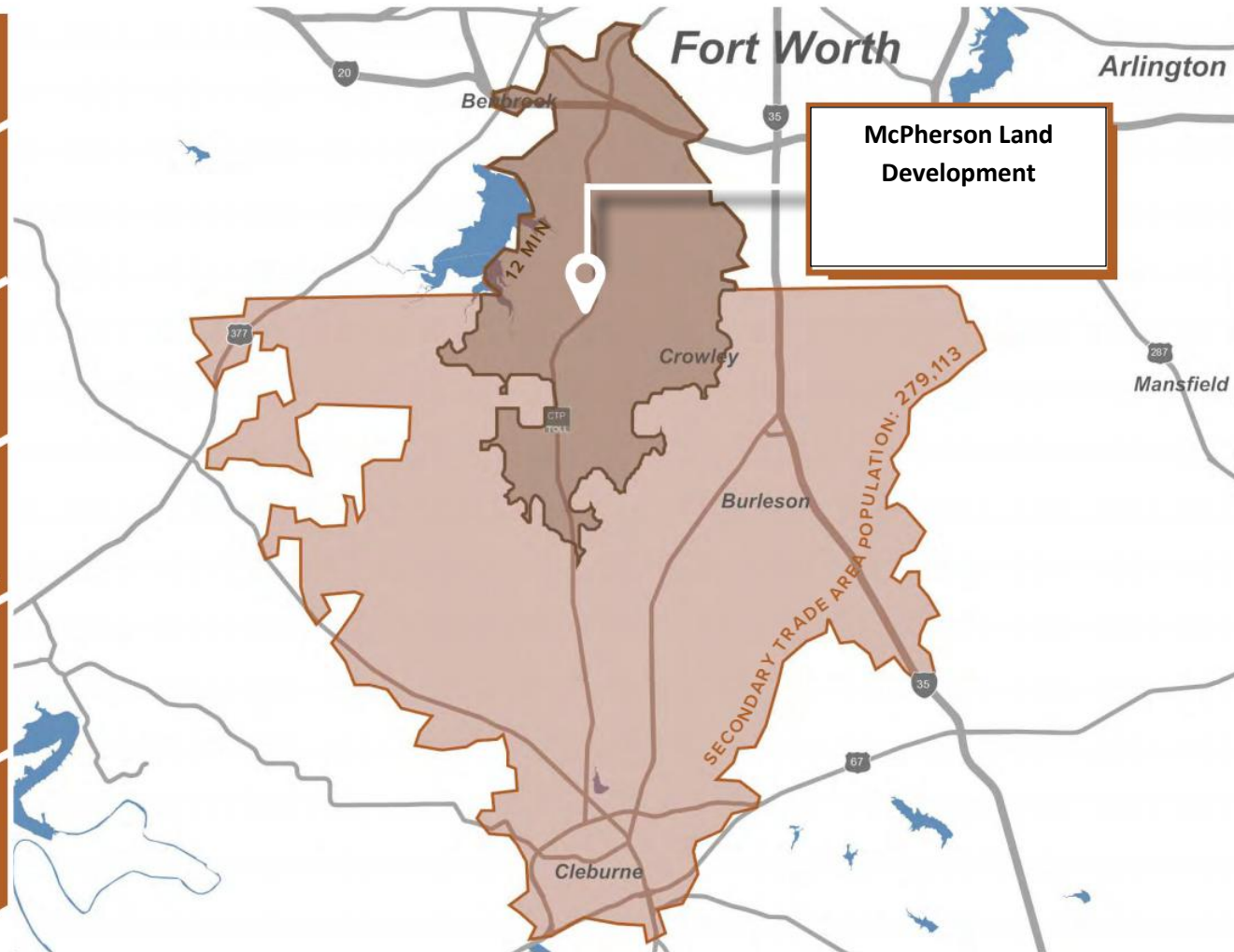
**104,671**  
TOTAL HOUSEHOLDS

**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
<b>TOTAL</b>	<b>8,780</b>	<b>ACTIVE</b>

## Planned Multi-Family Developments

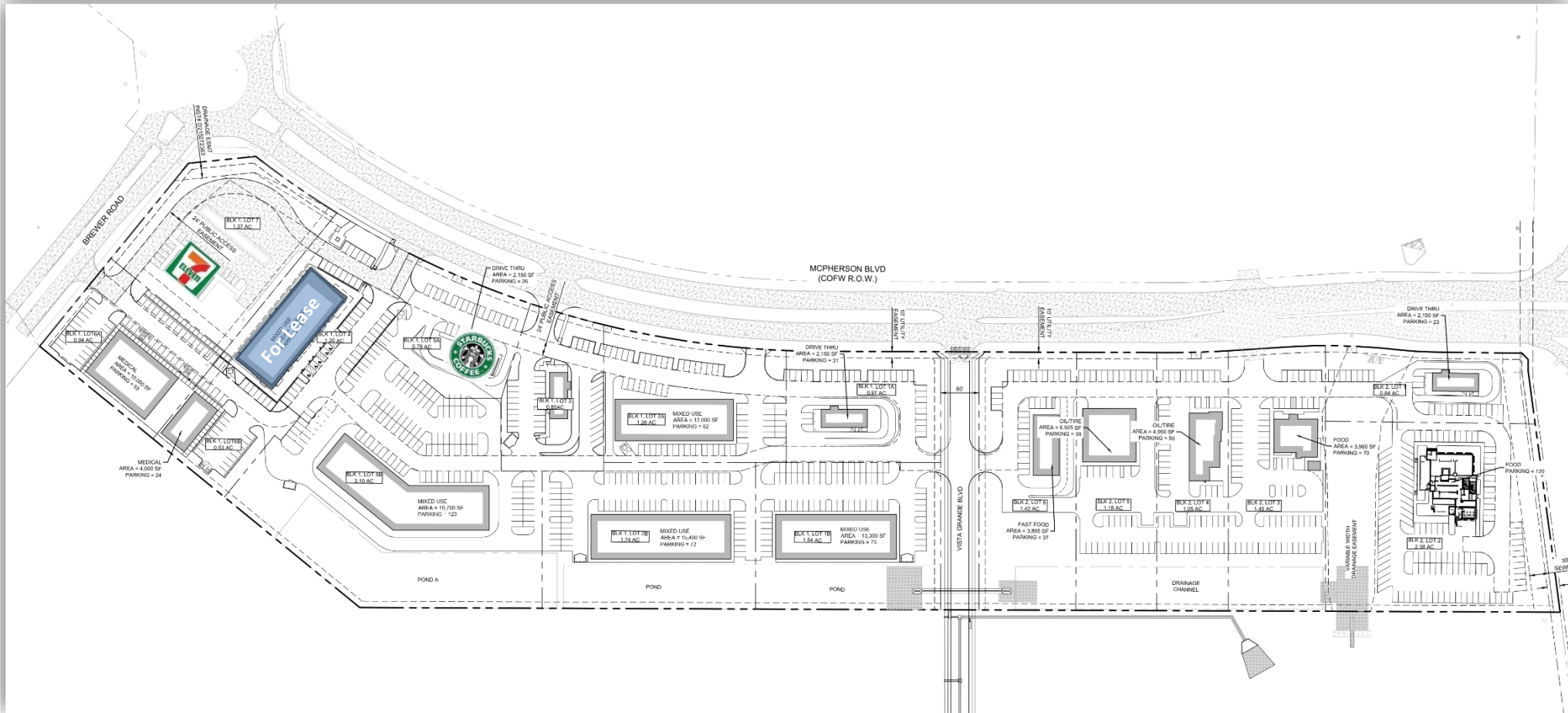
COMMUNITY	UNITS	STATUS
A The Dylan	527	Phase 1 (227 units) Q4 2017 construction start Q1 2019 open
B Chisholm Trail East	220	Q3 2017 apartment construction start Q1 2019 open
C Chisholm Trail West	1,620	Delivery in 2020 - 2024*
D Chisholm Trail	360	Delivery in 2019 - 2024*
<b>TOTAL</b>	<b>2,727</b>	

\* Estimated



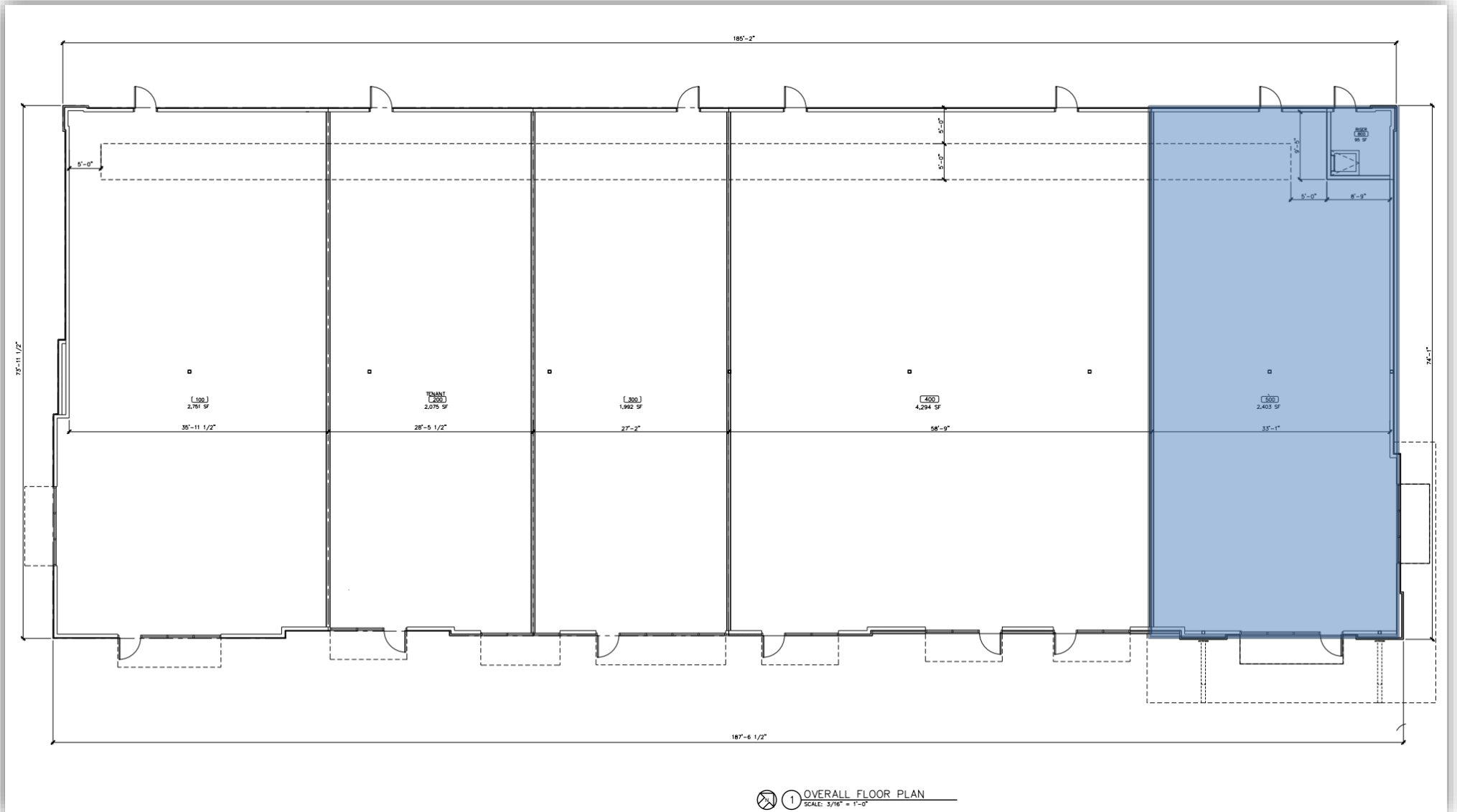


# SITE PLAN





# FLOOR PLAN



① OVERALL FLOOR PLAN  
SCALE: 3/16" = 1'-0"

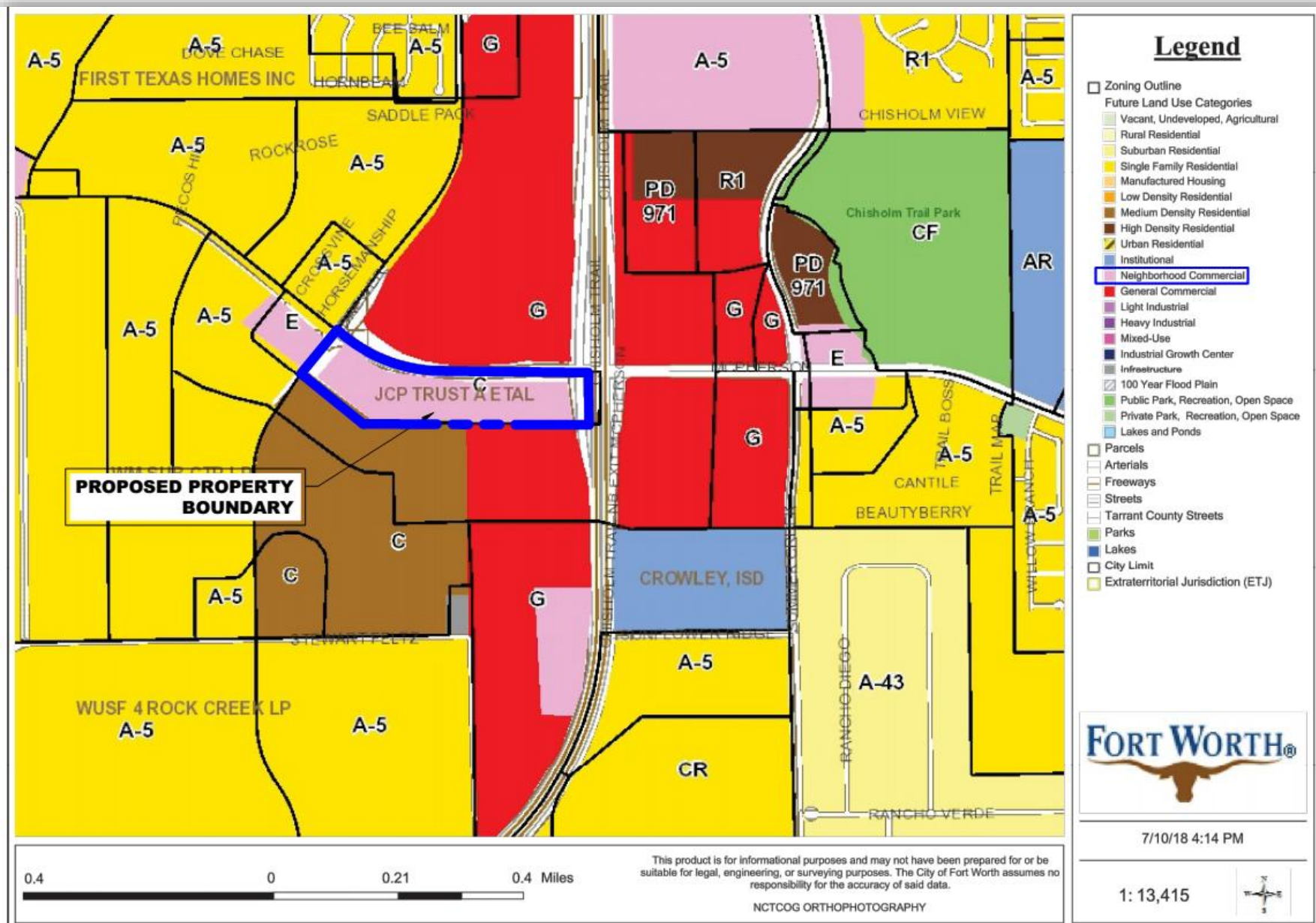


# PHOTOS



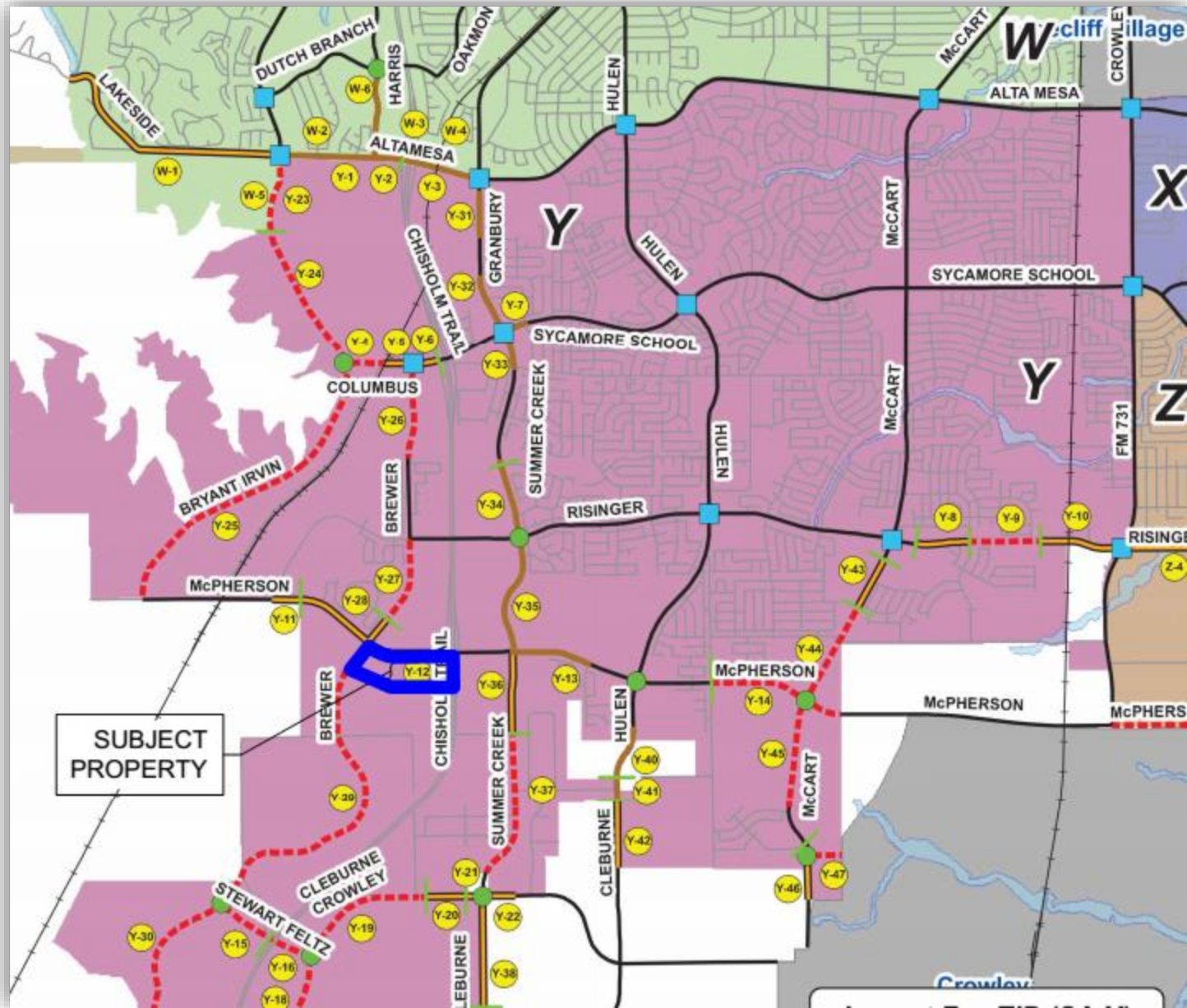


# ZONING





# FUTURE ROADWAY EXPANSION





# DEMOGRAPHICS – SUMMARY REPORT

## Demographic Summary Report

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail** Total Available: **13,600 SF**  
 Secondary: **Storefront Retail/Office** % Leased: **0%**  
 GLA: **13,600 SF** Rent/SF/Yr: **Negotiable**  
 Year Built: **2025**



Radius	2 Mile		3 Mile		5 Mile	
Population						
2028 Projection	22,399		50,361		151,115	
2023 Estimate	21,213		48,731		147,734	
2010 Census	13,341		37,261		123,508	
Growth 2023 - 2028	5.59%		3.34%		2.29%	
Growth 2010 - 2023	59.01%		30.78%		19.61%	
2023 Population by Hispanic Origin	4,286		11,155		36,367	
2023 Population	21,213		48,731		147,734	
White	10,908	51.42%	25,451	52.23%	89,570	60.63%
Black	7,480	35.26%	17,974	36.88%	45,272	30.64%
Am. Indian & Alaskan	140	0.66%	325	0.67%	1,149	0.78%
Asian	1,989	9.38%	3,474	7.13%	7,540	5.10%
Hawaiian & Pacific Island	29	0.14%	66	0.14%	189	0.13%
Other	667	3.14%	1,440	2.95%	4,014	2.72%
U.S. Armed Forces	26		119		297	
Households						
2028 Projection	7,086		17,064		56,321	
2023 Estimate	6,716		16,552		55,164	
2010 Census	4,266		12,926		46,817	
Growth 2023 - 2028	5.51%		3.09%		2.10%	
Growth 2010 - 2023	57.43%		28.05%		17.83%	
Owner Occupied	5,725	85.24%	12,410	74.98%	34,636	62.79%
Renter Occupied	991	14.76%	4,141	25.02%	20,528	37.21%
2023 Households by HH Income	6,715		16,549		55,164	
Income: <\$25,000	389	5.79%	1,727	10.44%	7,180	13.02%
Income: \$25,000 - \$50,000	943	14.04%	2,950	17.83%	11,582	21.00%
Income: \$50,000 - \$75,000	883	13.15%	2,833	17.12%	10,536	19.10%
Income: \$75,000 - \$100,000	1,072	15.96%	2,682	16.21%	7,850	14.23%
Income: \$100,000 - \$125,000	1,026	15.28%	1,971	11.91%	5,690	10.31%
Income: \$125,000 - \$150,000	902	13.43%	1,744	10.54%	4,642	8.41%
Income: \$150,000 - \$200,000	726	10.81%	1,383	8.36%	3,907	7.08%
Income: \$200,000+	774	11.53%	1,259	7.61%	3,777	6.85%
2023 Avg Household Income	\$118,475		\$99,193		\$90,975	
2023 Med Household Income	\$101,718		\$82,126		\$71,062	



# DEMOGRAPHICS

## Demographic Detail Report

McPherson Blvd, Crowley, TX 76036

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Radius	2 Mile		3 Mile		5 Mile	
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2028 Projection	22,399		50,361		151,115	
2023 Estimate	21,213		48,731		147,734	
2010 Census	13,341		37,261		123,508	
Growth 2023 - 2028	5.59%		3.34%		2.29%	
Growth 2010 - 2023	59.01%		30.78%		19.61%	
2023 Population by Age						
	21,213		48,731		147,734	
Age 0 - 4	1,303	6.14%	3,057	6.27%	9,574	6.48%
Age 5 - 9	1,423	6.71%	3,274	6.72%	10,087	6.83%
Age 10 - 14	1,639	7.73%	3,669	7.53%	10,898	7.38%
Age 15 - 19	1,744	8.22%	3,827	7.85%	10,985	7.44%
Age 20 - 24	1,615	7.61%	3,564	7.31%	10,212	6.91%
Age 25 - 29	1,494	7.04%	3,414	7.01%	10,311	6.98%
Age 30 - 34	1,370	6.46%	3,264	6.70%	10,528	7.13%
Age 35 - 39	1,353	6.38%	3,204	6.57%	10,345	7.00%
Age 40 - 44	1,436	6.77%	3,235	6.64%	9,793	6.63%
Age 45 - 49	1,479	6.97%	3,206	6.58%	9,120	6.17%
Age 50 - 54	1,470	6.93%	3,179	6.52%	8,856	5.99%
Age 55 - 59	1,369	6.45%	3,040	6.24%	8,645	5.85%
Age 60 - 64	1,184	5.58%	2,731	5.60%	8,090	5.48%
Age 65 - 69	908	4.28%	2,182	4.48%	6,770	4.58%
Age 70 - 74	649	3.06%	1,636	3.36%	5,319	3.60%
Age 75 - 79	398	1.88%	1,066	2.19%	3,664	2.48%
Age 80 - 84	215	1.01%	623	1.28%	2,282	1.54%
Age 85+	163	0.77%	559	1.15%	2,257	1.53%
Age 65+	2,333	11.00%	6,066	12.45%	20,292	13.74%
Median Age	35.10		35.50		35.60	
Average Age	35.90		36.40		36.80	



# DEMOGRAPHICS

## Demographic Detail Report

McPherson Blvd, Crowley, TX 76036				
Radius	2 Mile		3 Mile	
2023 Population By Race	21,213		48,731	
White	10,908	51.42%	25,451	52.23%
Black	7,480	35.26%	17,974	36.88%
Am. Indian & Alaskan	140	0.66%	325	0.67%
Asian	1,989	9.38%	3,474	7.13%
Hawaiian & Pacific Island	29	0.14%	66	0.14%
Other	667	3.14%	1,440	2.95%
Population by Hispanic Origin	21,213		48,731	
Non-Hispanic Origin	16,927	79.80%	37,575	77.11%
Hispanic Origin	4,286	20.20%	11,155	22.89%
2023 Median Age, Male	33.40		33.60	
2023 Average Age, Male	35.00		35.20	
2023 Median Age, Female	36.60		37.20	
2023 Average Age, Female	36.70		37.50	
2023 Population by Occupation Classification	16,500		37,965	
Civilian Employed	11,317	68.59%	25,445	67.02%
Civilian Unemployed	418	2.53%	1,007	2.65%
Civilian Non-Labor Force	4,741	28.73%	11,401	30.03%
Armed Forces	24	0.15%	112	0.30%
Households by Marital Status				
Married	4,684		9,798	
Married No Children	1,913		4,520	
Married w/Children	2,771		5,278	
2023 Population by Education	14,330		33,105	
Some High School, No Diploma	1,098	7.66%	2,712	8.19%
High School Grad (Incl Equivalency)	2,884	20.13%	7,954	24.03%
Some College, No Degree	3,994	27.87%	10,087	30.47%
Associate Degree	841	5.87%	1,766	5.33%
Bachelor Degree	3,269	22.81%	6,638	20.05%
Advanced Degree	2,244	15.66%	3,948	11.93%



# DEMOGRAPHICS

## Demographic Detail Report

McPherson Blvd, Crowley, TX 76036					
Radius	2 Mile		3 Mile		5 Mile
2023 Population by Occupation	21,302		47,840		140,429
Real Estate & Finance	783	3.68%	1,787	3.74%	5,319 3.79%
Professional & Management	5,782	27.14%	11,639	24.33%	34,275 24.41%
Public Administration	628	2.95%	1,094	2.29%	2,915 2.08%
Education & Health	2,913	13.67%	6,961	14.55%	18,388 13.09%
Services	1,551	7.28%	3,583	7.49%	11,678 8.32%
Information	193	0.91%	307	0.64%	842 0.60%
Sales	2,397	11.25%	5,887	12.31%	18,601 13.25%
Transportation	16	0.08%	128	0.27%	505 0.36%
Retail	1,293	6.07%	3,031	6.34%	8,993 6.40%
Wholesale	188	0.88%	412	0.86%	1,837 1.31%
Manufacturing	1,530	7.18%	3,111	6.50%	7,841 5.58%
Production	1,499	7.04%	4,113	8.60%	11,840 8.43%
Construction	813	3.82%	1,849	3.86%	5,973 4.25%
Utilities	690	3.24%	2,059	4.30%	6,502 4.63%
Agriculture & Mining	304	1.43%	558	1.17%	1,099 0.78%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	49 0.03%
Other Services	722	3.39%	1,321	2.76%	3,772 2.69%
2023 Worker Travel Time to Job	10,970		24,783		73,306
<30 Minutes	5,953	54.27%	13,083	52.79%	39,906 54.44%
30-60 Minutes	4,055	36.96%	9,382	37.86%	26,282 35.85%
60+ Minutes	962	8.77%	2,318	9.35%	7,118 9.71%
2010 Households by HH Size	4,266		12,925		46,817
1-Person Households	581	13.62%	2,622	20.29%	12,532 26.77%
2-Person Households	1,125	26.37%	3,660	28.32%	13,965 29.83%
3-Person Households	900	21.10%	2,513	19.44%	8,106 17.31%
4-Person Households	940	22.03%	2,295	17.76%	6,717 14.35%
5-Person Households	456	10.69%	1,122	8.68%	3,358 7.17%
6-Person Households	168	3.94%	441	3.41%	1,317 2.81%
7 or more Person Households	96	2.25%	272	2.10%	822 1.76%
2023 Average Household Size	3.20		2.90		2.70
Households					
2028 Projection	7,086		17,064		56,321
2023 Estimate	6,716		16,552		55,164
2010 Census	4,266		12,926		46,817
Growth 2023 - 2028	5.51%		3.09%		2.10%
Growth 2010 - 2023	57.43%		28.05%		17.83%



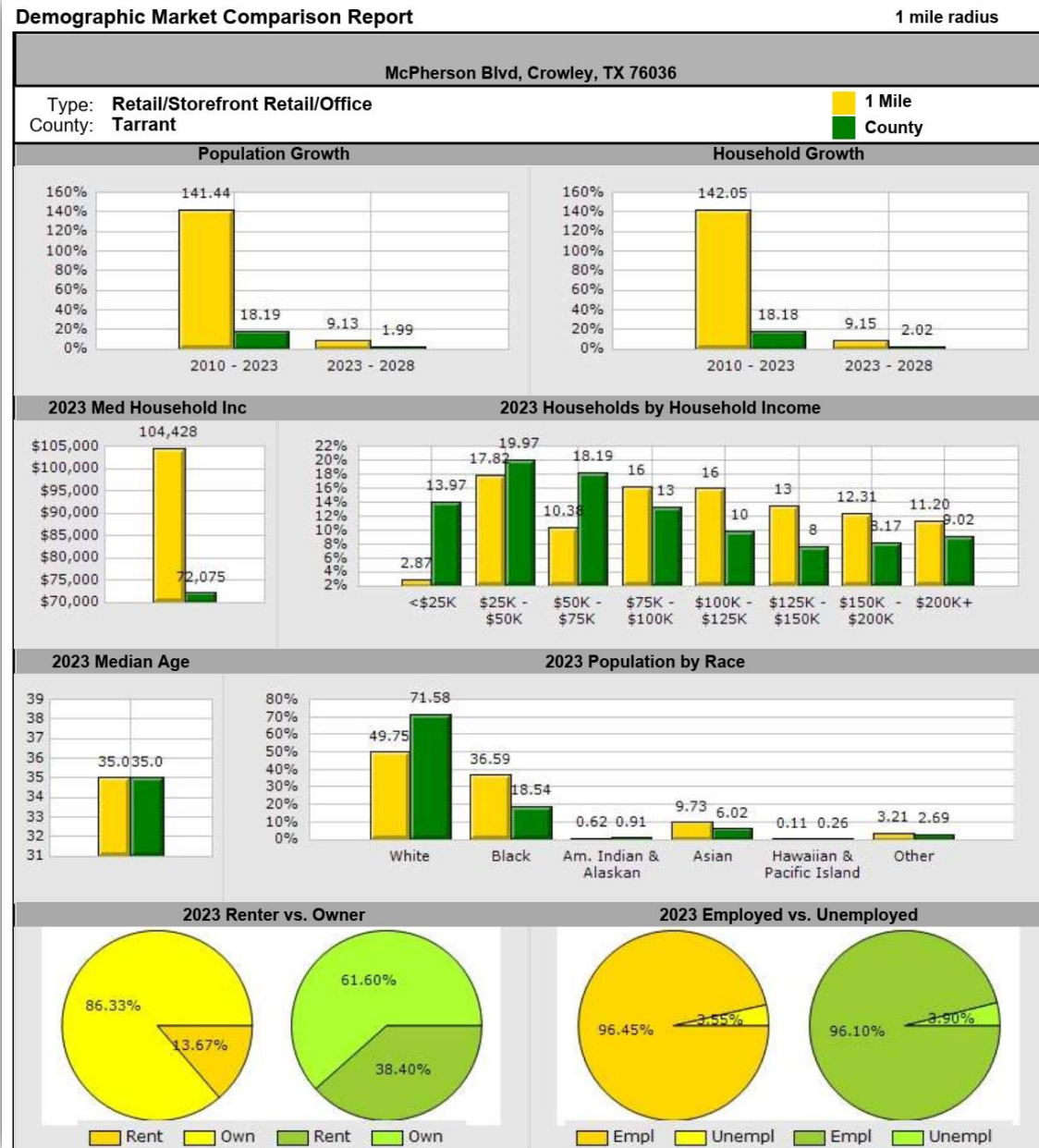
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<\$25,000	389	5.79%	1,727	10.44%
\$25,000 - \$50,000	943	14.04%	2,950	17.83%
\$50,000 - \$75,000	883	13.15%	2,833	17.12%
\$75,000 - \$100,000	1,072	15.96%	2,682	16.21%
\$100,000 - \$125,000	1,026	15.28%	1,971	11.91%
\$125,000 - \$150,000	902	13.43%	1,744	10.54%
\$150,000 - \$200,000	726	10.81%	1,383	8.36%
\$200,000+	774	11.53%	1,259	7.61%
2023 Avg Household Income	\$118,475		\$99,193	
2023 Med Household Income	\$101,718		\$82,126	
2023 Occupied Housing	6,716		16,551	
Owner Occupied	5,725	85.24%	12,410	74.98%
Renter Occupied	991	14.76%	4,141	25.02%
2010 Housing Units	7,142		17,641	
1 Unit	6,820	95.49%	14,986	84.95%
2 - 4 Units	76	1.06%	565	3.20%
5 - 19 Units	189	2.65%	1,367	7.75%
20+ Units	57	0.80%	723	4.10%
2023 Housing Value	5,725		12,411	
<\$100,000	58	1.01%	349	2.81%
\$100,000 - \$200,000	1,498	26.17%	5,087	40.99%
\$200,000 - \$300,000	2,747	47.98%	4,606	37.11%
\$300,000 - \$400,000	1,125	19.65%	1,678	13.52%
\$400,000 - \$500,000	57	1.00%	294	2.37%
\$500,000 - \$1,000,000	138	2.41%	271	2.18%
\$1,000,000+	102	1.78%	126	1.02%
2023 Median Home Value	\$247,561		\$216,706	
2023 Housing Units by Yr Built	7,173		17,748	
Built 2010+	2,712	37.81%	4,186	23.59%
Built 2000 - 2010	3,335	46.49%	6,968	39.26%
Built 1990 - 1999	489	6.82%	2,031	11.44%
Built 1980 - 1989	420	5.86%	2,514	14.16%
Built 1970 - 1979	148	2.06%	1,458	8.22%
Built 1960 - 1969	36	0.50%	417	2.35%
Built 1950 - 1959	13	0.18%	87	0.49%
Built <1949	20	0.28%	87	0.49%
2023 Median Year Built	2007		2003	



# DEMOGRAPHICS — MARKET COMPARISON





# DEMOGRAPHICS — MARKET COMPARISON

## Demographic Market Comparison Report

1 mile radius

McPherson Blvd, Crowley, TX 76036

Type: **Retail/Storefront Retail/Office**

County: **Tarrant**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	141.44%		18.19%	
Growth 2023 - 2028	9.13%		1.99%	
Empl	2,905	96.45%	1,096,964	96.10%
Unempl	107	3.55%	44,527	3.90%
2023 Population by Race				
	5,491		2,138,029	
White	2,732	49.75%	1,530,333	71.58%
Black	2,009	36.59%	396,486	18.54%
Am. Indian & Alaskan	34	0.62%	19,541	0.91%
Asian	534	9.73%	128,664	6.02%
Hawaiian & Pacific Island	6	0.11%	5,488	0.26%
Other	176	3.21%	57,517	2.69%
Household Growth				
Growth 2010 - 2023	142.05%		18.18%	
Growth 2023 - 2028	9.15%		2.02%	
Renter Occupied	233	13.67%	298,230	38.40%
Owner Occupied	1,471	86.33%	478,354	61.60%
2023 Households by Household Income				
	1,706		776,584	
Income <\$25K	49	2.87%	108,480	13.97%
Income \$25K - \$50K	304	17.82%	155,083	19.97%
Income \$50K - \$75K	177	10.38%	141,224	18.19%
Income \$75K - \$100K	275	16.12%	103,059	13.27%
Income \$100K - \$125K	271	15.89%	76,107	9.80%
Income \$125K - \$150K	229	13.42%	59,178	7.62%
Income \$150K - \$200K	210	12.31%	63,443	8.17%
Income \$200K+	191	11.20%	70,010	9.02%
2023 Med Household Inc				
2023 Median Age	\$104,428		\$72,075	
	35.00		35.00	

# DEMOGRAPHIC TREND REPORT

## Demographic Trend Report

1 Mile Radius

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **13,600 SF**  
 Year Built: **2025**

Total Available: **13,600 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **Negotiable**



Description	2010	2023	2028
<b>Population</b>	<b>2,273</b>	<b>5,488</b>	<b>5,989</b>
Age 0 - 4	208 9.15%	338 6.16%	362 6.04%
Age 5 - 9	212 9.33%	379 6.91%	372 6.21%
Age 10 - 14	222 9.77%	438 7.98%	410 6.85%
Age 15 - 19	183 8.05%	459 8.36%	451 7.53%
Age 20 - 24	87 3.83%	415 7.56%	459 7.66%
Age 25 - 29	115 5.06%	374 6.81%	433 7.23%
Age 30 - 34	194 8.53%	345 6.29%	397 6.63%
Age 35 - 39	229 10.07%	356 6.49%	377 6.29%
Age 40 - 44	213 9.37%	391 7.12%	384 6.41%
Age 45 - 49	179 7.88%	406 7.40%	404 6.75%
Age 50 - 54	129 5.68%	394 7.18%	411 6.86%
Age 55 - 59	110 4.84%	353 6.43%	392 6.55%
Age 60 - 64	71 3.12%	292 5.32%	348 5.81%
Age 65 - 69	47 2.07%	217 3.95%	284 4.74%
Age 70 - 74	26 1.14%	152 2.77%	212 3.54%
Age 75 - 79	20 0.88%	92 1.68%	142 2.37%
Age 80 - 84	14 0.62%	50 0.91%	84 1.40%
Age 85+	13 0.57%	39 0.71%	67 1.12%
<b>Age 15+</b>	<b>1,630 71.71%</b>	<b>4,335 78.99%</b>	<b>4,845 80.90%</b>
<b>Age 20+</b>	<b>1,447 63.66%</b>	<b>3,876 70.63%</b>	<b>4,394 73.37%</b>
<b>Age 65+</b>	<b>120 5.28%</b>	<b>550 10.02%</b>	<b>789 13.17%</b>
<b>Median Age</b>	<b>33</b>	<b>35</b>	<b>37</b>
<b>Average Age</b>	<b>31.30</b>	<b>35.40</b>	<b>37.20</b>
<b>Population By Race</b>	<b>2,273</b>	<b>5,488</b>	<b>5,989</b>
White	1,341 59.00%	2,731 49.76%	2,989 49.91%
Black	666 29.30%	2,009 36.61%	2,185 36.48%
Am. Indian & Alaskan	15 0.66%	33 0.60%	36 0.60%
Asian	189 8.32%	533 9.71%	582 9.72%
Hawaiian & Pacific Islander	2 0.09%	5 0.09%	7 0.12%
Other	59 2.60%	176 3.21%	190 3.17%



# DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

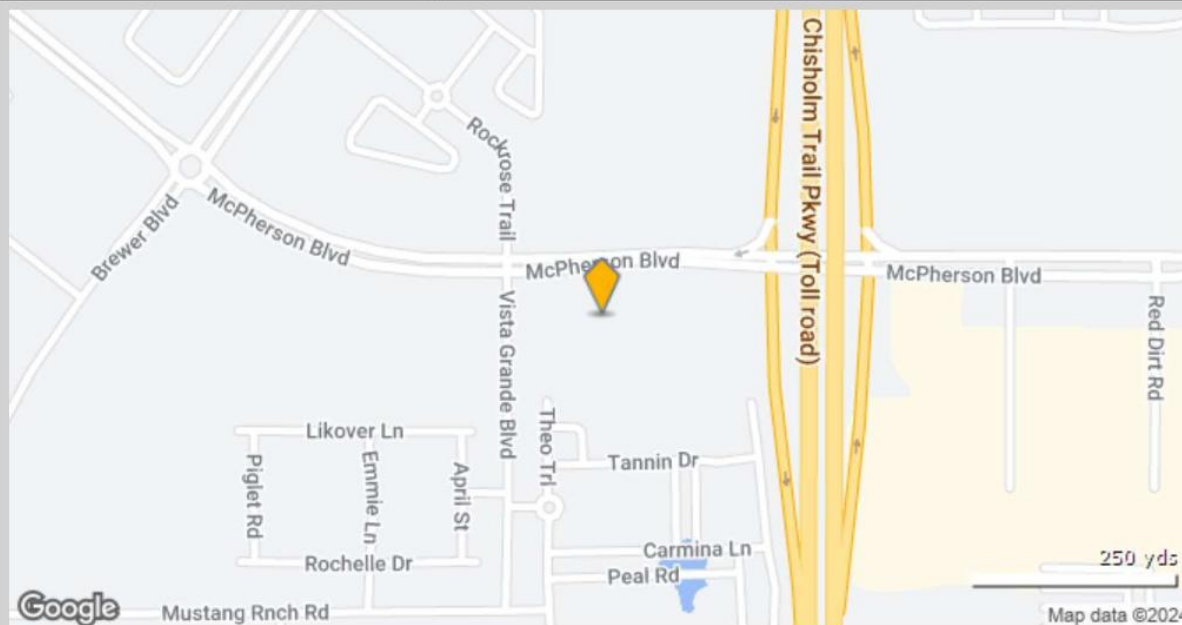
McPherson Blvd, Crowley, TX 76036

Description	2010		2023		2028	
Population by Race (Hispanic)	349		1,023		1,117	
White	317	90.83%	919	89.83%	1,003	89.79%
Black	15	4.30%	51	4.99%	55	4.92%
Am. Indian & Alaskan	7	2.01%	18	1.76%	20	1.79%
Asian	2	0.57%	5	0.49%	6	0.54%
Hawaiian & Pacific Islander	1	0.29%	2	0.20%	3	0.27%
Other	8	2.29%	30	2.93%	31	2.78%
Household by Household Income	704		1,706		1,860	
<\$25,000	39	5.54%	49	2.87%	54	2.90%
\$25,000 - \$50,000	49	6.96%	304	17.82%	337	18.12%
\$50,000 - \$75,000	190	26.99%	177	10.38%	182	9.78%
\$75,000 - \$100,000	98	13.92%	275	16.12%	302	16.24%
\$100,000 - \$125,000	136	19.32%	271	15.89%	293	15.75%
\$125,000 - \$150,000	85	12.07%	229	13.42%	250	13.44%
\$150,000 - \$200,000	84	11.93%	210	12.31%	229	12.31%
\$200,000+	23	3.27%	191	11.20%	213	11.45%
Average Household Income	\$102,237		\$119,857		\$120,347	
Median Household Income	\$93,877		\$104,428		\$104,693	

## Traffic Count Report

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail**  
 Secondary: **Storefront Retail/Office**  
 GLA: **13,600 SF**  
 Year Built: **2025**  
 Total Available: **13,600 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
No Traffic data was found for this property						