



JOIN FUTURE H-E-B! GROCERY ANCHORED PADS AVAILABLE  
GROUND LEASE OPPORTUNITY



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**LOCATION**

**NEC Chisholm Trail Pkwy & McPherson Blvd  
Fort Worth, Texas 76123**



**SIZE**

**Pad Sites  
1.13 ac  
1.30 ac  
1.48 ac**



**ZONING**

**“G” Intensive Commercial**

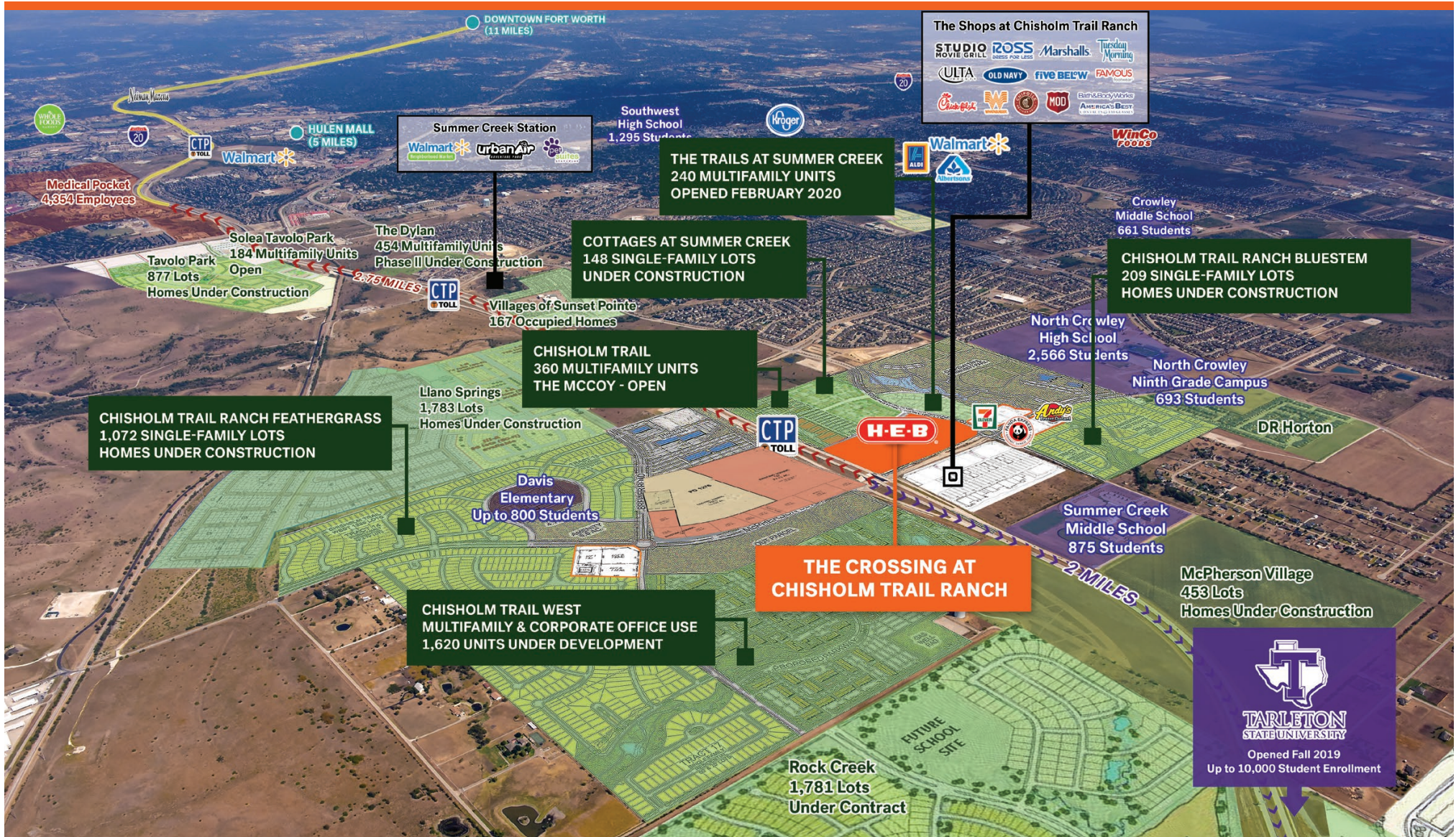


**2022 DEMOGRAPHIC SNAPSHOT**

	1 Mile	3 Mile	5 Mile	12 Minute
<b>TOTAL POPULATION</b>	6,724	57,256	160,700	222,161
<b>DAYTIME POPULATION</b>	2,945	33,788	119,956	193,057
<b>AVG HH INCOME</b>	\$133,061	\$109,925	\$99,852	\$106,331

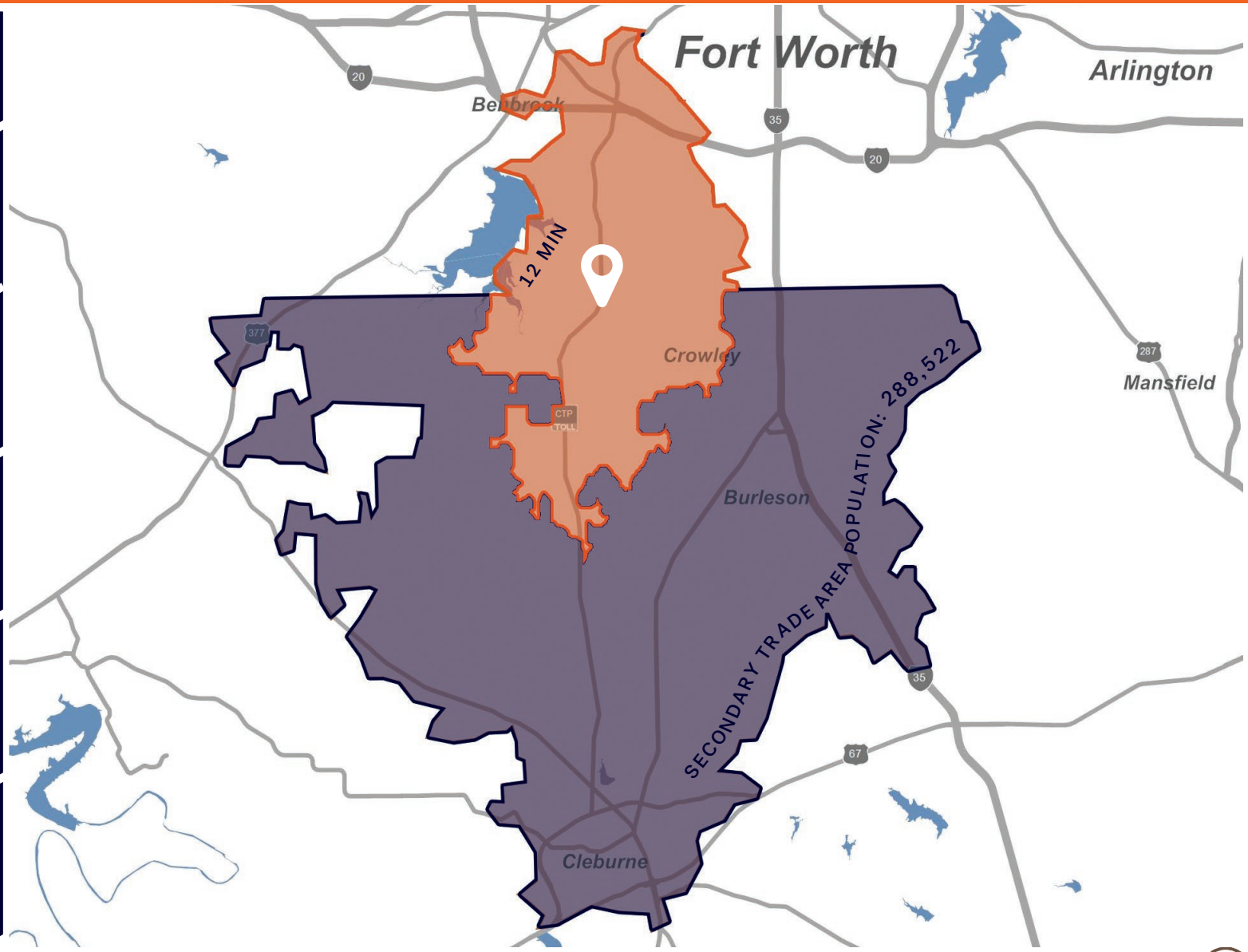
**PROPERTY INFORMATION**

- 7,808 new homes projected to be complete 2019-2021 in trade area
- 3,430 multifamily units under construction 2020 and 2,000 multifamily units entitled
- Significant residential growth driven by high quality schools, affordability, proximity to Downtown Fort Worth and infrastructure
- Across the street from new Shops at Chisholm Trail Ranch, a 35-acre, 250,000 sf, retail, entertainment and dining destination that includes 130,000 sf of premium junior-anchor retail and Studio Movie Grill

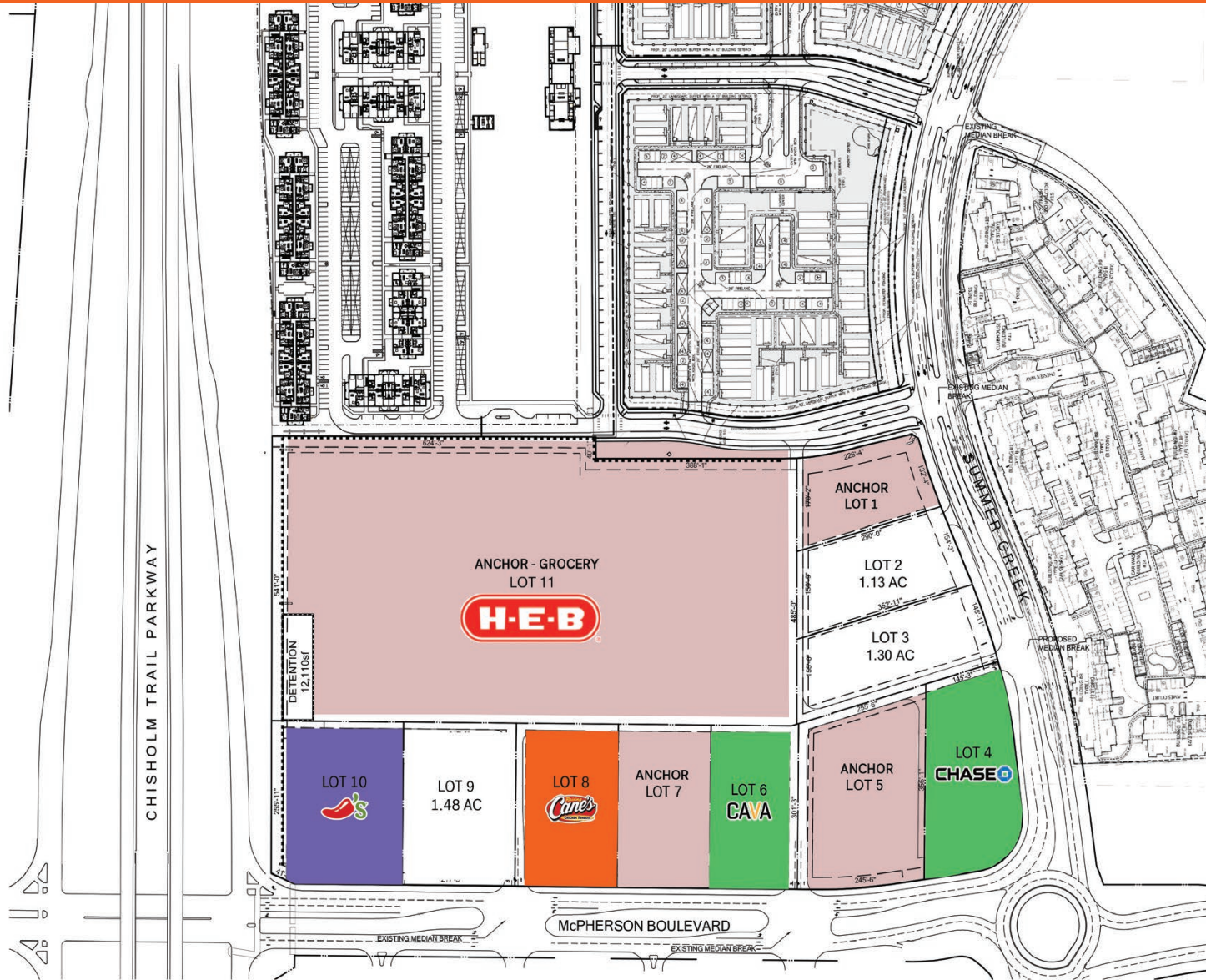


**2021 DEMOGRAPHIC SUMMARY**

<b>303,172</b>	TOTAL POPULATION
<b>112,058</b>	TOTAL HOUSEHOLDS
<b>91,273</b>	TOTAL EMPLOYEES
<b>265,274</b>	TOTAL DAYTIME POPULATION
<b>36.2</b>	MEDIAN AGE
<b>\$79,787</b>	AVG HH INCOME

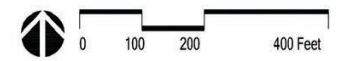






- AVAILABLE
- NEGOTIATING LEASE / CONTRACT
- EXECUTED / PERMITTING
- UNDER CONSTRUCTION
- OPEN

\* SITE PLAN SUBJECT TO CHANGE \*



**Under Development Single-Family Communities**

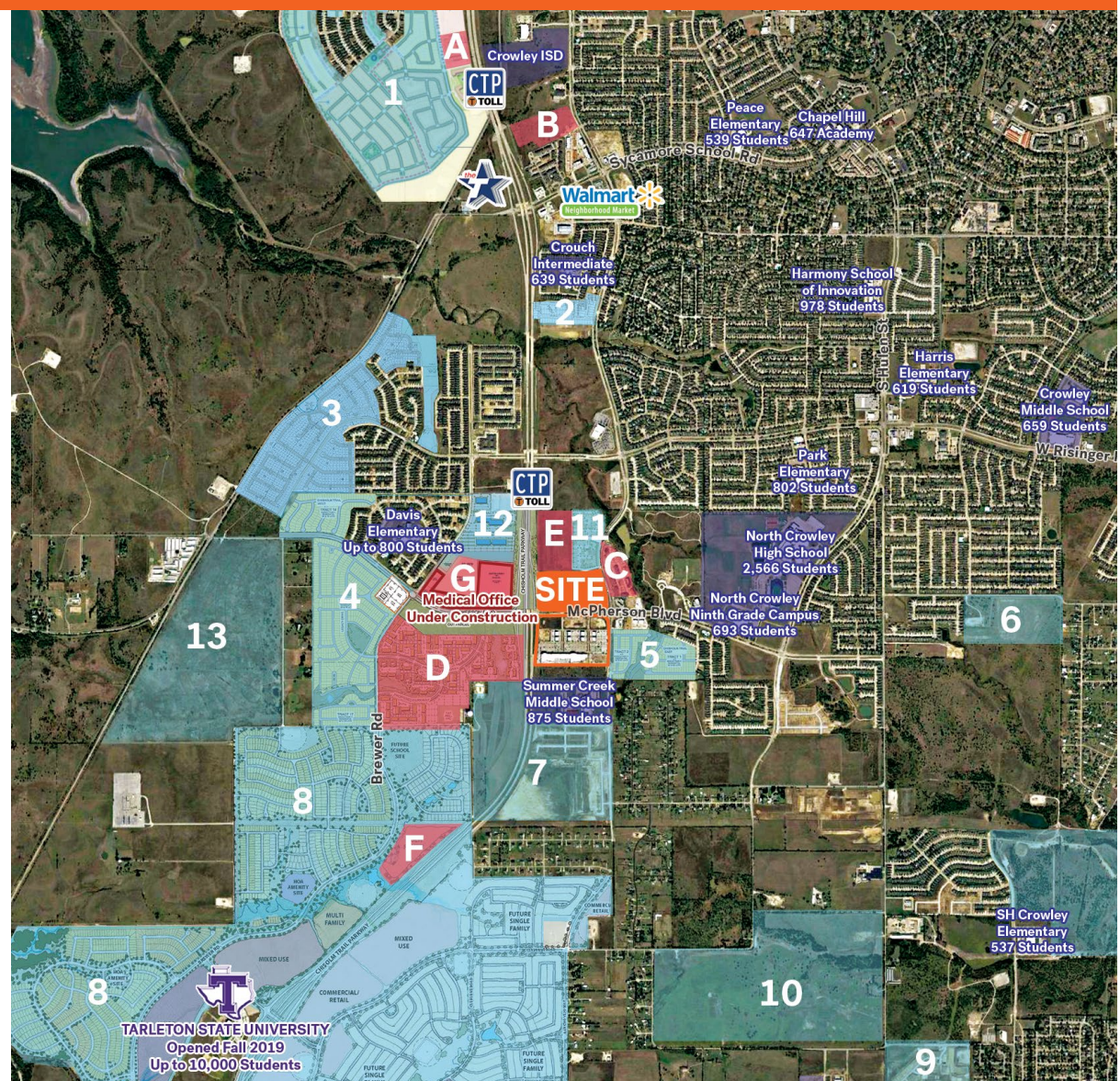
SUBDIVISION	LOTS	STATUS
1 Tavolo Park	789	Homes under construction 245 occupied homes
2 Villages of Sunset Pointe	167	Construction complete 167 occupied homes
3 Llano Springs	1,089	Homes under construction 718 occupied homes
4 Chisholm Trail Ranch	1,084	Homes under construction 419 occupied homes
5 Panther Heights	216	Homes under construction 214 occupied homes
6 Wellington Point	235	Homes under construction 114 occupied homes
7 McPherson Village	453	Homes under construction 132 occupied homes
8 Rock Creek	1,781	Under contract
9 Southfork Estates	422	Under construction 324 occupied homes
10 Hulen Trails	1,006	Under development
11 Cottages at Summer Creek	198	Under construction
12 Primrose Crossing at Llano Springs	263	Under development
13 Rocky Creek Crossing	821	Under development
<b>TOTAL</b>	<b>8,524</b>	<b>ACTIVE</b>

**Estimated Additional Population: 27,362**

**Under Development Multifamily Communities**

COMMUNITY	UNITS	STATUS
A Solea Tavolo Park	184	Now Open
B The Dylan	454	Phase I (227 units) now open Phase II under construction
C The Trails at Summer Creek	240	Opened February 2020
D Chisholm Trail West	1,620	Under development
E The McCoy	360	Now Open
F Rock Creek Multifamily	290	Under contract
G Trailhead	282	Under contract
<b>TOTAL</b>	<b>3,430</b>	

**Estimated Additional Population: 5,488**



\*\* Information gathered from sources deemed reliable, but subject to change. Parties are responsible for independent verification of this information.



## Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

#### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

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Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

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Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
<b>BROKER FIRM NAME</b>	<b>LICENSE NO.</b>	<b>EMAIL</b>	<b>PHONE</b>

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**BUYER, SELLER, LANDLORD OR TENANT**

**DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.