

# THE OFFICES AT NORTHWEST HIGHWAY – FOR LEASE



# THE OFFICES AT NORTHWEST HIGHWAY – 2,264 FOR LEASE

**The Offices At Northwest Highway  
1650 W. Northwest Highway, Suite 202  
Grapevine, TX 76051**

## DEVELOPMENT HIGHLIGHTS

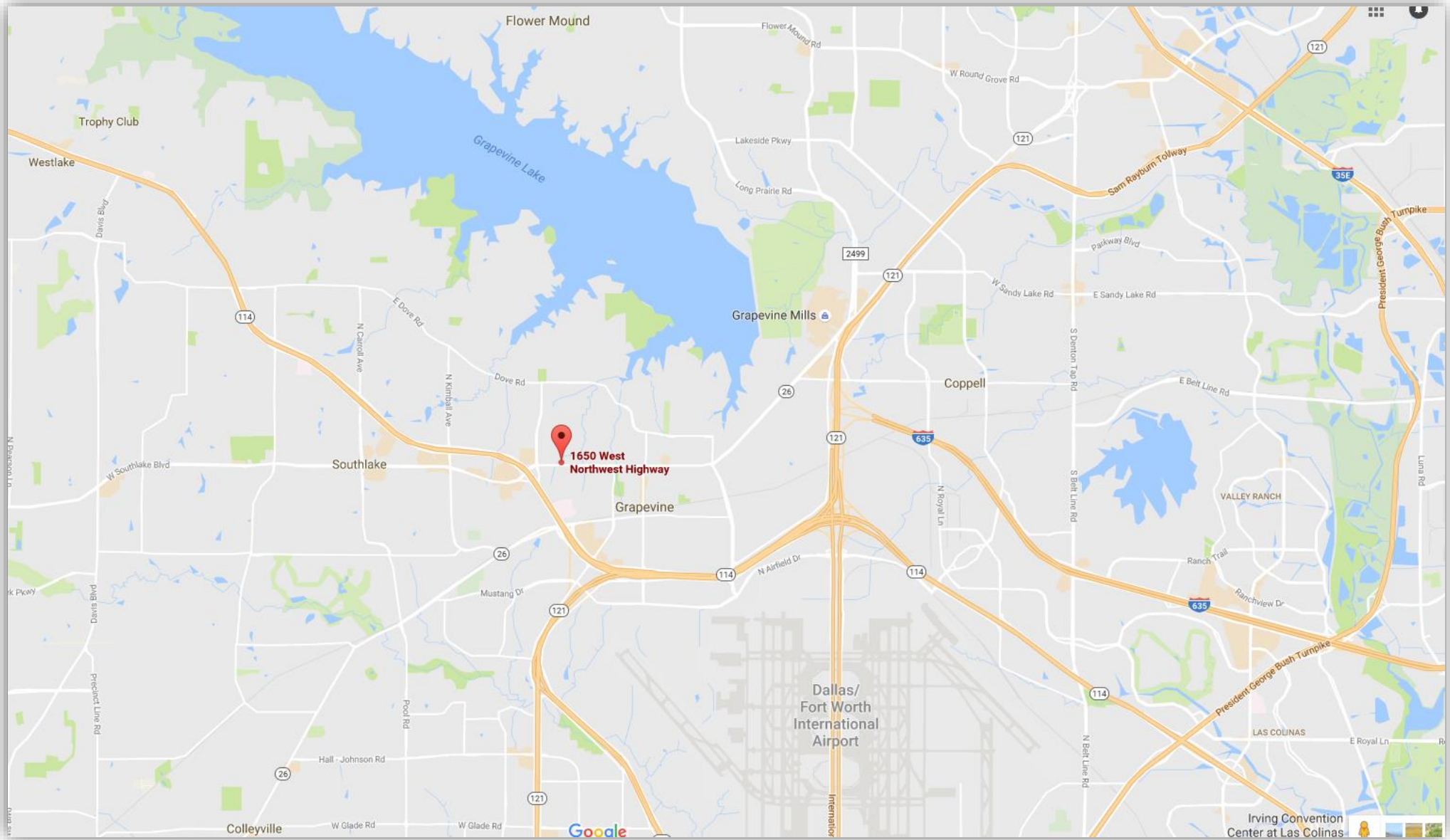
- 11,402 SF medical/professional office/retail development
- 3,019 SF(suite 202 ) second generation medical space for lease
- 5 exam rooms, procedure room, nurse station, waiting room, reception, break room, providers office, conference room, storage, 2 restrooms
- Great Visibility – On busy Northwest Hwy(becomes 1709/Southlake Blvd to the West) with 30,000+ cars per day, a busy east-west thoroughfare
- Great Accessibility – Northwest Hwy provides easy access to Hwy 114 just West of the property, Hwy 121 & Hwy 26, minutes from DFW airport
- Tenant Mix includes dentist, lawyer, counseling, functional medicine
- Strong Demographics – with Median Household incomes exceeding \$149,000 for a 5 mile radius
- Positioned to draw from the fast growing cities of Southlake, Grapevine, Westlake and more
- Two miles from Southlake Town Square, a premier mixed use retail, urban development



## BUILDING SUMMARY

<b>Use:</b>	<b>Medical, Professional Office, Retail</b>
<b>Lease Space:</b>	<b>3,019 SF Second Generation Office</b>
<b>Building Size:</b>	<b>11,402 SF</b>
<b>Tenant Improvement Allowance:</b>	<b>Negotiable</b>
<b>Signage:</b>	<b>Monument Sign – Northwest Highway, building sign band</b>
<b>Lease Structure:</b>	<b>Triple Net</b>
<b>Frontage</b>	<b>Northwest Highway – 4 lane, center divided arterial street</b>

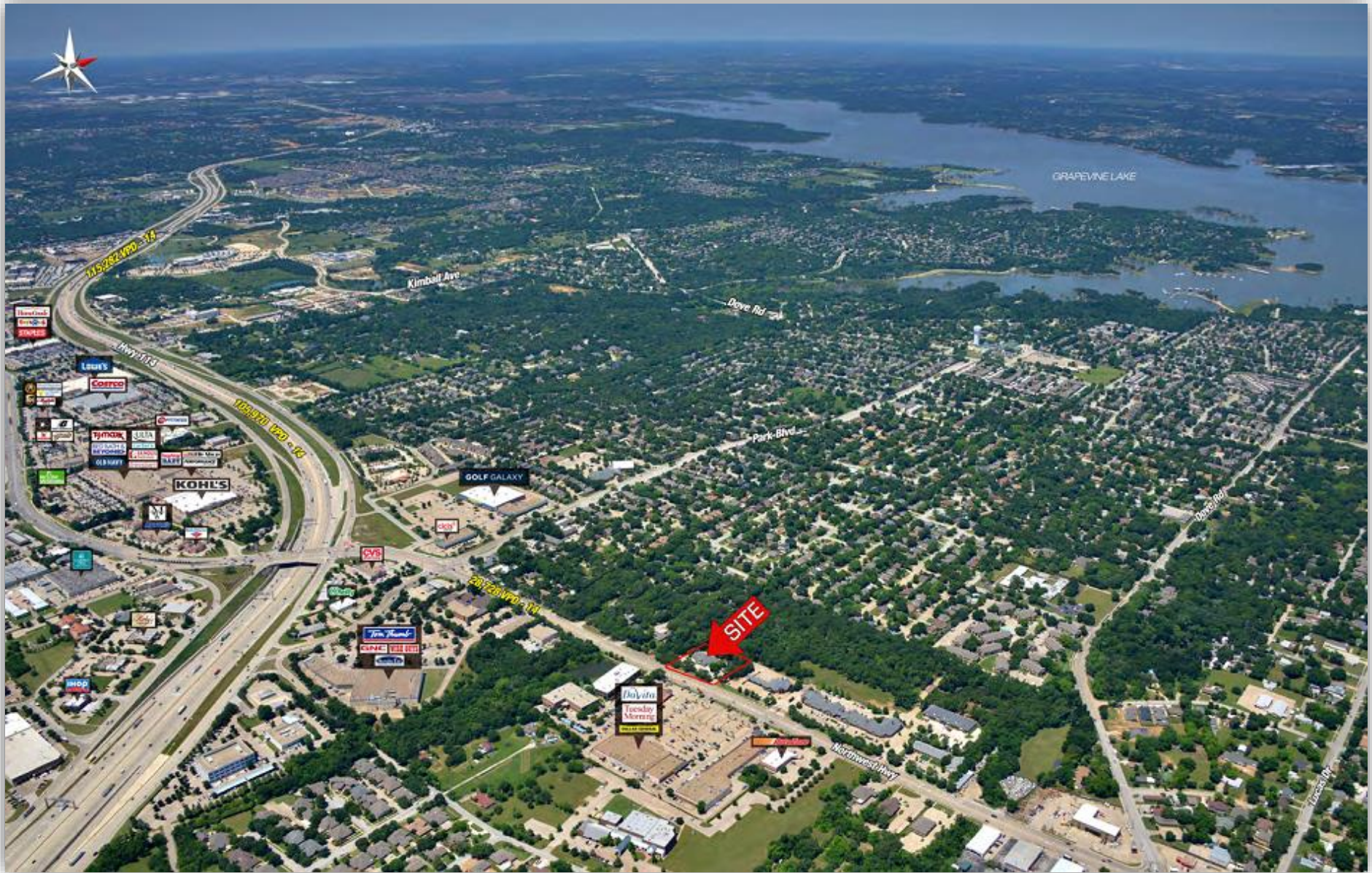
# MAP



# AERIAL



# AERIAL



# GOOGLE EARTH VIEW



# PHOTOS



# PHOTOS

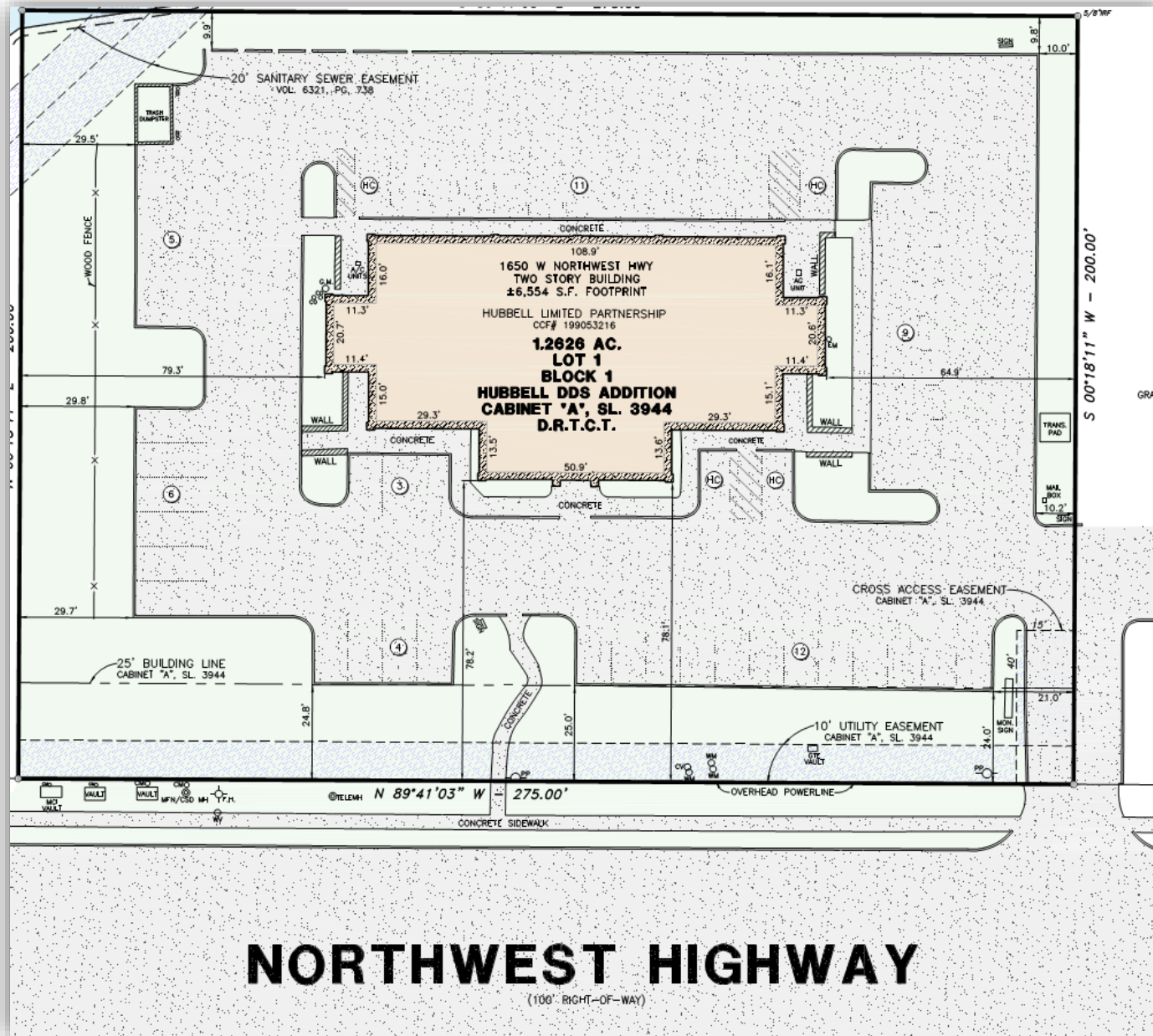




# FLOORPLAN



# SITE PLAN



# DEMOGRAPHICS - SUMMARY

## Demographic Summary Report

### Oakview Plaza

1650 W Northwest Hwy, Grapevine, TX 76051

Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **12,000 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **6,000 SF**



Radius	2 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	32,771	49,566	115,596
2016 Estimate	30,229	45,812	106,510
2010 Census	26,321	40,404	93,930
Growth 2016 - 2021	8.41%	8.19%	8.53%
Growth 2010 - 2016	14.85%	13.38%	13.39%
<b>2016 Population by Hispanic Origin</b>	7,199	9,556	14,014
<b>2016 Population</b>	30,229	45,812	106,510
White	26,927 89.08%	40,745 88.94%	92,246 86.61%
Black	1,236 4.09%	1,737 3.79%	3,689 3.46%
Am. Indian & Alaskan	344 1.14%	434 0.95%	730 0.69%
Asian	1,032 3.41%	1,902 4.15%	7,567 7.10%
Hawaiian & Pacific Island	85 0.28%	105 0.23%	148 0.14%
Other	604 2.00%	888 1.94%	2,130 2.00%
U.S. Armed Forces	0	0	14
<b>Households</b>			
2021 Projection	12,639	18,666	42,007
2016 Estimate	11,684	17,276	38,740
2010 Census	10,322	15,383	34,318
Growth 2016 - 2021	8.17%	8.05%	8.43%
Growth 2010 - 2016	13.20%	12.31%	12.89%
Owner Occupied	6,828 58.44%	10,786 62.43%	27,900 72.02%
Renter Occupied	4,856 41.56%	6,490 37.57%	10,840 27.98%
<b>2016 Households by HH Income</b>			
Income: <\$25,000	1,720 14.72%	2,424 14.03%	3,564 9.20%
Income: \$25,000 - \$50,000	2,263 19.37%	3,081 17.84%	4,968 12.82%
Income: \$50,000 - \$75,000	2,295 19.64%	2,879 16.67%	5,312 13.71%
Income: \$75,000 - \$100,000	1,680 14.38%	2,227 12.89%	4,484 11.57%
Income: \$100,000 - \$125,000	999 8.55%	1,509 8.74%	3,957 10.21%
Income: \$125,000 - \$150,000	586 5.02%	914 5.29%	2,717 7.01%
Income: \$150,000 - \$200,000	994 8.51%	1,710 9.90%	4,774 12.32%
Income: \$200,000+	1,147 9.82%	2,531 14.65%	8,965 23.14%
<b>2016 Avg Household Income</b>	\$95,932	\$110,078	\$139,232
<b>2016 Med Household Income</b>	\$70,104	\$77,846	\$106,586

## Demographic Detail Report

### Oakview Plaza

1650 W Northwest Hwy, Grapevine, TX 76051

Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **12,000 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **6,000 SF**



Radius	2 Mile		3 Mile		5 Mile	
<b>Population</b>						
2021 Projection	32,771		49,566		115,596	
2016 Estimate	30,229		45,812		106,510	
2010 Census	26,321		40,404		93,930	
Growth 2016 - 2021	8.41%		8.19%		8.53%	
Growth 2010 - 2016	14.85%		13.38%		13.39%	
<b>2016 Population by Age</b>						
	<b>30,229</b>		<b>45,812</b>		<b>106,510</b>	
Age 0 - 4	1,861	6.16%	2,712	5.92%	5,840	5.48%
Age 5 - 9	1,948	6.44%	2,882	6.29%	6,318	5.93%
Age 10 - 14	2,090	6.91%	3,241	7.07%	7,689	7.22%
Age 15 - 19	2,058	6.81%	3,303	7.21%	8,340	7.83%
Age 20 - 24	1,925	6.37%	3,057	6.67%	7,514	7.05%
Age 25 - 29	1,924	6.36%	2,859	6.24%	6,235	5.85%
Age 30 - 34	1,997	6.61%	2,783	6.07%	5,363	5.04%
Age 35 - 39	2,008	6.64%	2,770	6.05%	5,384	5.05%
Age 40 - 44	2,108	6.97%	3,040	6.64%	6,653	6.25%
Age 45 - 49	2,231	7.38%	3,413	7.45%	8,273	7.77%
Age 50 - 54	2,412	7.98%	3,831	8.36%	9,749	9.15%
Age 55 - 59	2,301	7.61%	3,676	8.02%	9,473	8.89%
Age 60 - 64	1,844	6.10%	2,937	6.41%	7,450	6.99%
Age 65 - 69	1,351	4.47%	2,125	4.64%	5,222	4.90%
Age 70 - 74	906	3.00%	1,380	3.01%	3,207	3.01%
Age 75 - 79	570	1.89%	832	1.82%	1,820	1.71%
Age 80 - 84	345	1.14%	489	1.07%	1,027	0.96%
Age 85+	350	1.16%	481	1.05%	955	0.90%
Age 65+	3,522	11.65%	5,307	11.58%	12,231	11.48%
<b>Median Age</b>	<b>38.30</b>		<b>38.70</b>		<b>40.40</b>	
<b>Average Age</b>	<b>37.50</b>		<b>37.70</b>		<b>38.20</b>	

# DEMOGRAPHICS

## Demographic Detail Report

Oakview Plaza						
1650 W Northwest Hwy, Grapevine, TX 76051						
Radius	2 Mile		3 Mile		5 Mile	
<b>2016 Population By Race</b>	<b>30,229</b>		<b>45,812</b>		<b>106,510</b>	
White	26,927	89.08%	40,745	88.94%	92,246	86.61%
Black	1,236	4.09%	1,737	3.79%	3,689	3.46%
Am. Indian & Alaskan	344	1.14%	434	0.95%	730	0.69%
Asian	1,032	3.41%	1,902	4.15%	7,567	7.10%
Hawaiian & Pacific Island	85	0.28%	105	0.23%	148	0.14%
Other	604	2.00%	888	1.94%	2,130	2.00%
<b>Population by Hispanic Origin</b>	<b>30,229</b>		<b>45,812</b>		<b>106,510</b>	
Non-Hispanic Origin	23,030	76.19%	36,256	79.14%	92,494	86.84%
Hispanic Origin	7,198	23.81%	9,556	20.86%	14,016	13.16%
<b>2016 Median Age, Male</b>	<b>37.00</b>		<b>37.50</b>		<b>39.30</b>	
<b>2016 Average Age, Male</b>	<b>36.70</b>		<b>37.00</b>		<b>37.70</b>	
<b>2016 Median Age, Female</b>	<b>39.50</b>		<b>40.00</b>		<b>41.30</b>	
<b>2016 Average Age, Female</b>	<b>38.30</b>		<b>38.40</b>		<b>38.70</b>	
<b>2016 Population by Occupation Classification</b>	<b>23,919</b>		<b>36,318</b>		<b>84,994</b>	
Civilian Employed	17,832	74.55%	26,428	72.77%	60,178	70.80%
Civilian Unemployed	469	1.96%	678	1.87%	1,498	1.76%
Civilian Non-Labor Force	5,618	23.49%	9,212	25.36%	23,304	27.42%
Armed Forces	0	0.00%	0	0.00%	14	0.02%
<b>Households by Marital Status</b>						
Married	5,745		9,434		24,487	
Married No Children	2,990		4,755		11,794	
Married w/Children	2,755		4,680		12,693	
<b>2016 Population by Education</b>	<b>23,058</b>		<b>34,016</b>		<b>76,271</b>	
Some High School, No Diploma	2,138	9.27%	2,555	7.51%	3,397	4.45%
High School Grad (Incl Equivalency)	4,193	18.18%	5,412	15.91%	9,688	12.70%
Some College, No Degree	6,103	26.47%	8,867	26.07%	18,903	24.78%
Associate Degree	2,711	11.76%	3,399	9.99%	5,463	7.16%
Bachelor Degree	5,502	23.86%	9,287	27.30%	25,943	34.01%
Advanced Degree	2,411	10.46%	4,496	13.22%	12,877	16.88%

# DEMOGRAPHICS

## Demographic Detail Report

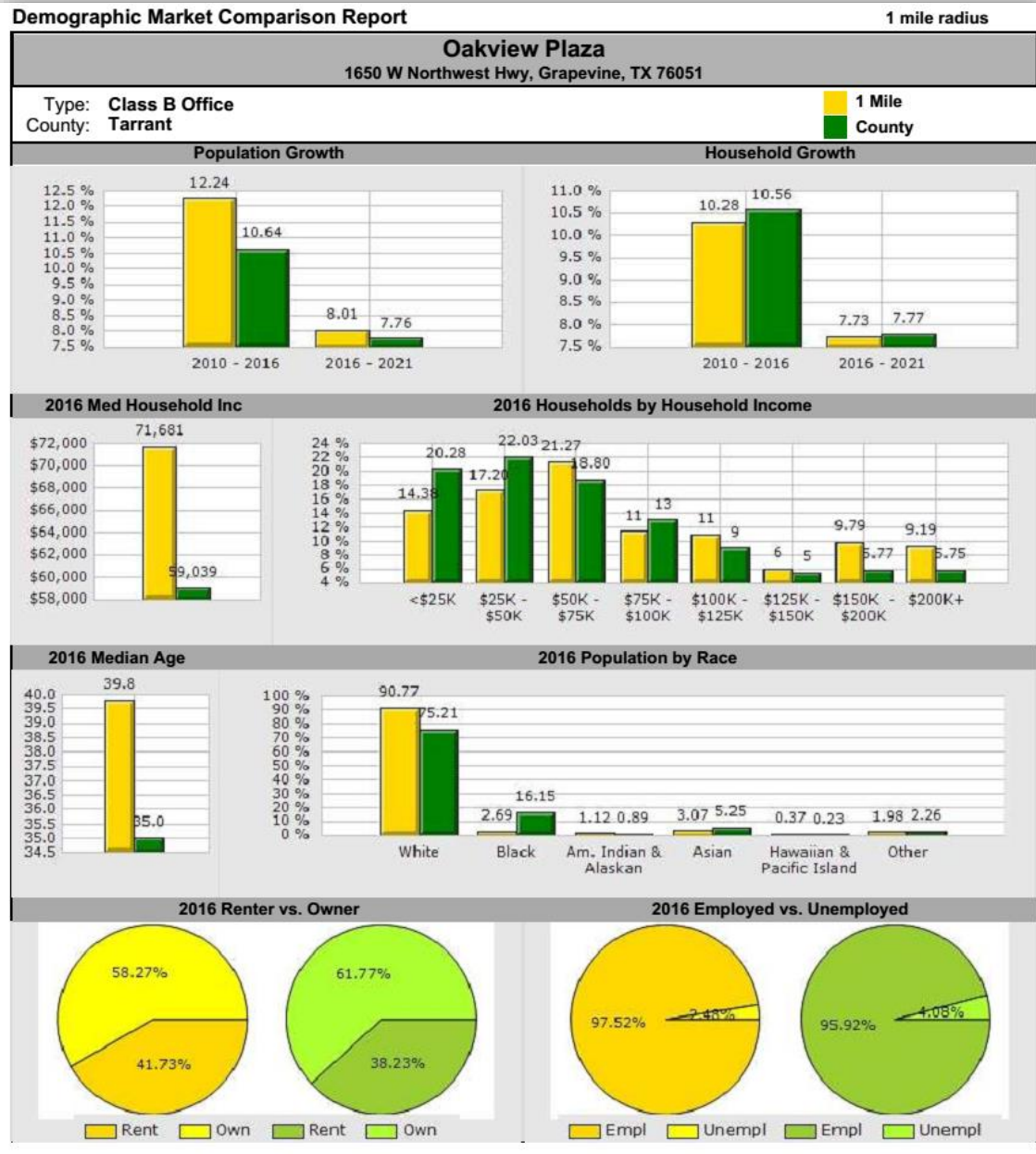
Oakview Plaza						
1650 W Northwest Hwy, Grapevine, TX 76051						
Radius	2 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>32,272</b>		<b>48,462</b>		<b>112,679</b>	
Real Estate & Finance	1,297	4.02%	2,072	4.28%	5,950	5.28%
Professional & Management	9,801	30.37%	15,463	31.91%	40,831	36.24%
Public Administration	312	0.97%	527	1.09%	1,307	1.16%
Education & Health	3,233	10.02%	4,653	9.60%	10,681	9.48%
Services	3,821	11.84%	4,854	10.02%	7,200	6.39%
Information	551	1.71%	834	1.72%	1,997	1.77%
Sales	4,180	12.95%	6,492	13.40%	15,005	13.32%
Transportation	26	0.08%	26	0.05%	129	0.11%
Retail	2,021	6.26%	3,135	6.47%	6,438	5.71%
Wholesale	580	1.80%	857	1.77%	2,254	2.00%
Manufacturing	1,338	4.15%	2,321	4.79%	5,777	5.13%
Production	1,704	5.28%	2,266	4.68%	4,197	3.72%
Construction	639	1.98%	910	1.88%	2,202	1.95%
Utilities	1,441	4.47%	2,124	4.38%	5,118	4.54%
Agriculture & Mining	165	0.51%	227	0.47%	549	0.49%
Farming, Fishing, Forestry	22	0.07%	23	0.05%	34	0.03%
Other Services	1,141	3.54%	1,678	3.46%	3,010	2.67%
<b>2016 Worker Travel Time to Job</b>	<b>16,997</b>		<b>24,913</b>		<b>55,023</b>	
<30 Minutes	11,857	69.76%	16,995	68.22%	34,479	62.66%
30-60 Minutes	4,352	25.60%	6,826	27.40%	17,896	32.52%
60+ Minutes	788	4.64%	1,092	4.38%	2,648	4.81%
<b>2010 Households by HH Size</b>	<b>10,321</b>		<b>15,383</b>		<b>34,318</b>	
1-Person Households	2,792	27.05%	3,680	23.92%	6,877	20.04%
2-Person Households	3,264	31.62%	4,923	32.00%	10,871	31.68%
3-Person Households	1,835	17.78%	2,806	18.24%	6,498	18.93%
4-Person Households	1,450	14.05%	2,438	15.85%	6,381	18.59%
5-Person Households	636	6.16%	1,032	6.71%	2,617	7.63%
6-Person Households	223	2.16%	340	2.21%	770	2.24%
7 or more Person Households	121	1.17%	164	1.07%	304	0.89%
<b>2016 Average Household Size</b>	<b>2.50</b>		<b>2.60</b>		<b>2.70</b>	
<b>Households</b>						
2021 Projection	12,639		18,666		42,007	
2016 Estimate	11,684		17,276		38,740	
2010 Census	10,322		15,383		34,318	
Growth 2016 - 2021	8.17%		8.05%		8.43%	
Growth 2010 - 2016	13.20%		12.31%		12.89%	

# DEMOGRAPHICS

## Demographic Detail Report

Oakview Plaza						
1650 W Northwest Hwy, Grapevine, TX 76051						
Radius	2 Mile		3 Mile		5 Mile	
<b>2016 Households by HH Income</b>	<b>11,684</b>		<b>17,275</b>		<b>38,741</b>	
<\$25,000	1,720	14.72%	2,424	14.03%	3,564	9.20%
\$25,000 - \$50,000	2,263	19.37%	3,081	17.84%	4,968	12.82%
\$50,000 - \$75,000	2,295	19.64%	2,879	16.67%	5,312	13.71%
\$75,000 - \$100,000	1,680	14.38%	2,227	12.89%	4,484	11.57%
\$100,000 - \$125,000	999	8.55%	1,509	8.74%	3,957	10.21%
\$125,000 - \$150,000	586	5.02%	914	5.29%	2,717	7.01%
\$150,000 - \$200,000	994	8.51%	1,710	9.90%	4,774	12.32%
\$200,000+	1,147	9.82%	2,531	14.65%	8,965	23.14%
<b>2016 Avg Household Income</b>	<b>\$95,932</b>		<b>\$110,078</b>		<b>\$139,232</b>	
<b>2016 Med Household Income</b>	<b>\$70,104</b>		<b>\$77,846</b>		<b>\$106,586</b>	
<b>2016 Occupied Housing</b>	<b>11,684</b>		<b>17,276</b>		<b>38,740</b>	
Owner Occupied	6,828	58.44%	10,786	62.43%	27,900	72.02%
Renter Occupied	4,856	41.56%	6,490	37.57%	10,840	27.98%
<b>2010 Housing Units</b>	<b>11,376</b>		<b>17,029</b>		<b>38,656</b>	
1 Unit	7,771	68.31%	11,998	70.46%	30,420	78.69%
2 - 4 Units	805	7.08%	983	5.77%	1,193	3.09%
5 - 19 Units	1,850	16.26%	2,672	15.69%	4,189	10.84%
20+ Units	950	8.35%	1,376	8.08%	2,854	7.38%
<b>2016 Housing Value</b>	<b>6,827</b>		<b>10,786</b>		<b>27,900</b>	
<\$100,000	655	9.59%	714	6.62%	1,197	4.29%
\$100,000 - \$200,000	2,463	36.08%	2,841	26.34%	4,337	15.54%
\$200,000 - \$300,000	1,946	28.50%	3,002	27.83%	6,781	24.30%
\$300,000 - \$400,000	989	14.49%	1,654	15.33%	4,762	17.07%
\$400,000 - \$500,000	316	4.63%	934	8.66%	4,058	14.54%
\$500,000 - \$1,000,000	390	5.71%	1,430	13.26%	5,943	21.30%
\$1,000,000+	68	1.00%	211	1.96%	822	2.95%
<b>2016 Median Home Value</b>	<b>\$215,185</b>		<b>\$261,225</b>		<b>\$334,334</b>	
<b>2016 Housing Units by Yr Built</b>	<b>11,949</b>		<b>17,645</b>		<b>39,547</b>	
Built 2010+	1,029	8.61%	1,433	8.12%	3,721	9.41%
Built 2000 - 2010	1,389	11.62%	1,917	10.86%	6,411	16.21%
Built 1990 - 1999	2,466	20.64%	4,739	26.86%	13,234	33.46%
Built 1980 - 1989	3,688	30.86%	5,226	29.62%	10,239	25.89%
Built 1970 - 1979	1,844	15.43%	2,621	14.85%	3,516	8.89%
Built 1960 - 1969	752	6.29%	842	4.77%	1,233	3.12%
Built 1950 - 1959	522	4.37%	577	3.27%	778	1.97%
Built <1949	259	2.17%	290	1.64%	415	1.05%
<b>2016 Median Year Built</b>	<b>1986</b>		<b>1988</b>		<b>1992</b>	

# DEMOGRAPHIC MARKET COMPARISON





# DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius		
Oakview Plaza				
1650 W Northwest Hwy, Grapevine, TX 76051				
Type:	Class B Office			
County:	Tarrant			
	1 Mile		County	
<b>Population Growth</b>				
Growth 2010 - 2016	12.24%		10.64%	
Growth 2016 - 2021	8.01%		7.76%	
Empl	5,732	97.52%	1,013,075	95.92%
Unempl	146	2.48%	43,038	4.08%
<b>2016 Population by Race</b>	<b>9,504</b>		<b>2,001,425</b>	
White	8,627	90.77%	1,505,196	75.21%
Black	256	2.69%	323,323	16.15%
Am. Indian & Alaskan	106	1.12%	17,826	0.89%
Asian	292	3.07%	105,122	5.25%
Hawaiian & Pacific Island	35	0.37%	4,642	0.23%
Other	188	1.98%	45,316	2.26%
<b>Household Growth</b>				
Growth 2010 - 2016	10.28%		10.56%	
Growth 2016 - 2021	7.73%		7.77%	
Renter Occupied	1,598	41.73%	277,730	38.23%
Owner Occupied	2,231	58.27%	448,781	61.77%
<b>2016 Households by Household Income</b>	<b>3,831</b>		<b>726,511</b>	
Income <\$25K	551	14.38%	147,362	20.28%
Income \$25K - \$50K	659	17.20%	160,082	22.03%
Income \$50K - \$75K	815	21.27%	136,558	18.80%
Income \$75K - \$100K	435	11.35%	94,502	13.01%
Income \$100K - \$125K	415	10.83%	65,180	8.97%
Income \$125K - \$150K	229	5.98%	39,102	5.38%
Income \$150K - \$200K	375	9.79%	41,947	5.77%
Income \$200K+	352	9.19%	41,778	5.75%
2016 Med Household Inc	\$71,681		\$59,039	
2016 Median Age	39.80		35.00	

# DEMOGRAPHIC TREND REPORT

## Demographic Trend Report

1 Mile Radius

### Oakview Plaza

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Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **12,000 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **6,000 SF**



Description	2010	2016	2021
<b>Population</b>	<b>8,467</b>	<b>9,503</b>	<b>10,264</b>
Age 0 - 4	464 5.48%	560 5.89%	609 5.93%
Age 5 - 9	558 6.59%	565 5.95%	603 5.87%
Age 10 - 14	593 7.00%	603 6.35%	611 5.95%
Age 15 - 19	554 6.54%	601 6.32%	628 6.12%
Age 20 - 24	483 5.70%	585 6.16%	627 6.11%
Age 25 - 29	577 6.81%	609 6.41%	632 6.16%
Age 30 - 34	566 6.68%	633 6.66%	647 6.30%
Age 35 - 39	580 6.85%	617 6.49%	656 6.39%
Age 40 - 44	637 7.52%	640 6.73%	661 6.44%
Age 45 - 49	773 9.13%	685 7.21%	680 6.63%
Age 50 - 54	766 9.05%	765 8.05%	725 7.06%
Age 55 - 59	589 6.96%	753 7.92%	752 7.33%
Age 60 - 64	432 5.10%	617 6.49%	715 6.97%
Age 65 - 69	294 3.47%	463 4.87%	596 5.81%
Age 70 - 74	204 2.41%	318 3.35%	444 4.33%
Age 75 - 79	149 1.76%	206 2.17%	301 2.93%
Age 80 - 84	111 1.31%	133 1.40%	185 1.80%
Age 85+	136 1.61%	151 1.59%	193 1.88%
<b>Age 15+</b>	<b>6,851 80.91%</b>	<b>7,776 81.83%</b>	<b>8,442 82.25%</b>
<b>Age 20+</b>	<b>6,297 74.37%</b>	<b>7,175 75.50%</b>	<b>7,814 76.13%</b>
<b>Age 65+</b>	<b>894 10.56%</b>	<b>1,271 13.37%</b>	<b>1,719 16.75%</b>
<b>Median Age</b>	<b>39</b>	<b>40</b>	<b>41</b>
<b>Average Age</b>	<b>37.50</b>	<b>38.90</b>	<b>40.10</b>
<b>Population By Race</b>	<b>8,467</b>	<b>9,503</b>	<b>10,264</b>
White	7,774 91.82%	8,626 90.77%	9,320 90.80%
Black	204 2.41%	256 2.69%	273 2.66%
Am. Indian & Alaskan	89 1.05%	105 1.10%	118 1.15%
Asian	223 2.63%	292 3.07%	312 3.04%
Hawaiian & Pacific Islander	27 0.32%	35 0.37%	39 0.38%
Other	143 1.69%	188 1.98%	203 1.98%

# DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius	
Oakview Plaza			
1650 W Northwest Hwy, Grapevine, TX 76051			
Description	2010	2016	2021
<b>Population by Race (Hispanic)</b>	<b>1,465</b>	<b>1,802</b>	<b>1,959</b>
White	1,375 93.86%	1,693 93.95%	1,838 93.82%
Black	11 0.75%	13 0.72%	13 0.66%
Am. Indian & Alaskan	47 3.21%	56 3.11%	63 3.22%
Asian	7 0.48%	7 0.39%	7 0.36%
Hawaiian & Pacific Islander	2 0.14%	3 0.17%	5 0.26%
Other	23 1.57%	31 1.72%	33 1.68%
<b>Household by Household Income</b>	<b>3,474</b>	<b>3,831</b>	<b>4,126</b>
<\$25,000	653 18.80%	551 14.38%	595 14.42%
\$25,000 - \$50,000	617 17.76%	659 17.20%	705 17.09%
\$50,000 - \$75,000	811 23.34%	815 21.27%	853 20.67%
\$75,000 - \$100,000	574 16.52%	435 11.35%	433 10.49%
\$100,000 - \$125,000	347 9.99%	415 10.83%	449 10.88%
\$125,000 - \$150,000	238 6.85%	229 5.98%	246 5.96%
\$150,000 - \$200,000	149 4.29%	375 9.79%	431 10.45%
\$200,000+	85 2.45%	352 9.19%	414 10.03%
<b>Average Household Income</b>	<b>\$74,239</b>	<b>\$98,308</b>	<b>\$100,993</b>
<b>Median Household Income</b>	<b>\$63,879</b>	<b>\$71,681</b>	<b>\$72,428</b>

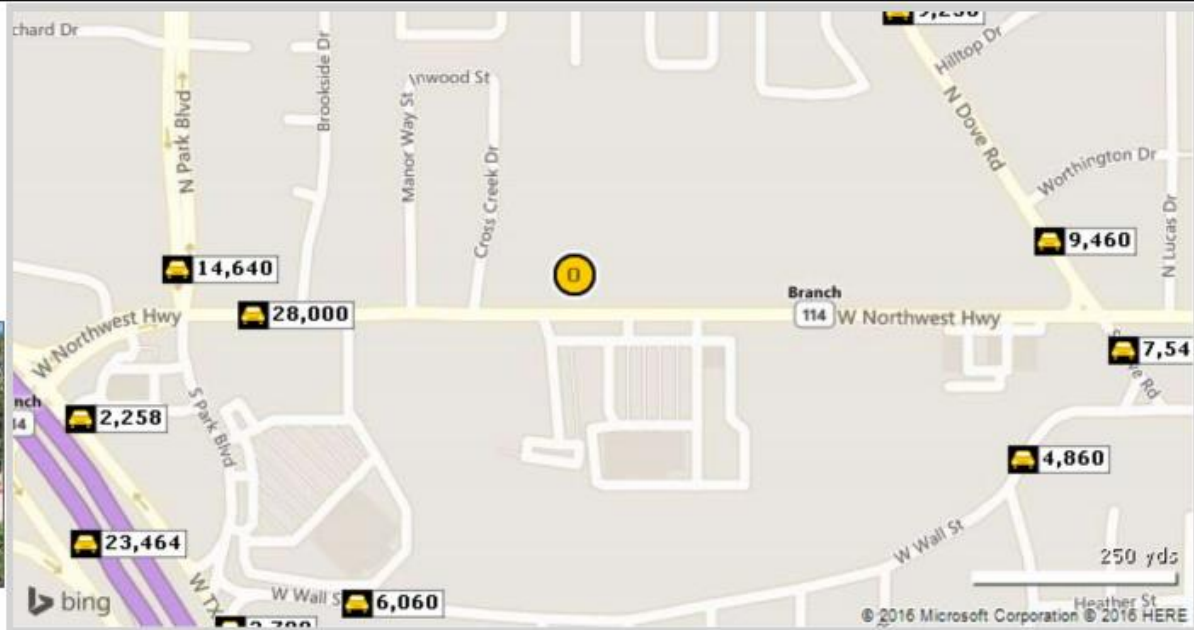
# TRAFFIC COUNT REPORT

## Traffic Count Report

### Oakview Plaza

1650 W Northwest Hwy, Grapevine, TX 76051

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **12,000 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	W Northwest Hwy	Brookside Dr	0.03 E	2015	28,000	MPSI	.23
2	W Wall St	S Park Blvd	0.10 W	2015	6,060	MPSI	.28
3	Park Blvd	Parkside Ct	0.03 N	2015	14,640	MPSI	.28
4	N Dove Rd	Hilltop Dr	0.05 SE	2015	9,250	MPSI	.30
5	N Dove Rd	Worthington Dr	0.03 NW	2015	9,460	MPSI	.34
6	W Wall St	Pebblebrook Dr	0.02 SW	2015	4,860	MPSI	.34
7	E Northwest Pkwy	W State Hwy 114	0.00 SE	2015	3,700	MPSI	.35
8	E State Hwy 114 Fr Wb	E Northwest Pkwy	0.03 SE	2015	2,258	MPSI	.36
9	S Dove Rd	W Wall St	0.04 S	2015	7,540	MPSI	.39
10	E Southlake Blvd	E State Hwy 114	0.03 W	2015	23,464	MPSI	.39