

# CHISHOLM TRAIL MEDICAL CAMPUS DEVELOPMENT



# DEVELOPMENT SUMMARY

## Chisholm Trail Medical Campus MOB Medical Office Campus Development 6950 Harris Parkway Fort Worth TX 76132

### DEVELOPMENT HIGHLIGHTS

- 8,000 SF Medical Office Building
- On approximately .90 acres (39,204 SF)
- Tenant mix to includes a 4000 SF dentist clinic and additional 3873 SF of medical office space
- 56,000 SF Medical Office Campus(14,000 SF orthopedic surgeon/imaging building, 16,822 SF Centre For Neuro Skills Building and 23,185 SF, 3 Story 100% leased Medical Office Building )
- Campus is on 8 acres
- Zoned "E" neighborhood commercial
- Complimentary medical tenant mix including: physical therapy, spine, and pain management
- Medical synergy located within the Southwest Hospital District(Baylor, THR, USMD Hospital at Fort Worth)
- Great Visibility – Frontage on Harris Parkway which is busy North/South thoroughfare in South Fort Worth market
- Great Accessibility – On Harris Parkway close to Bryant Irvin Road, Highway 820 and across from the new Chisholm Trail Parkway (a 27.6-mile toll road that extends from downtown Fort Worth south to Cleburne).
- Strong demographics

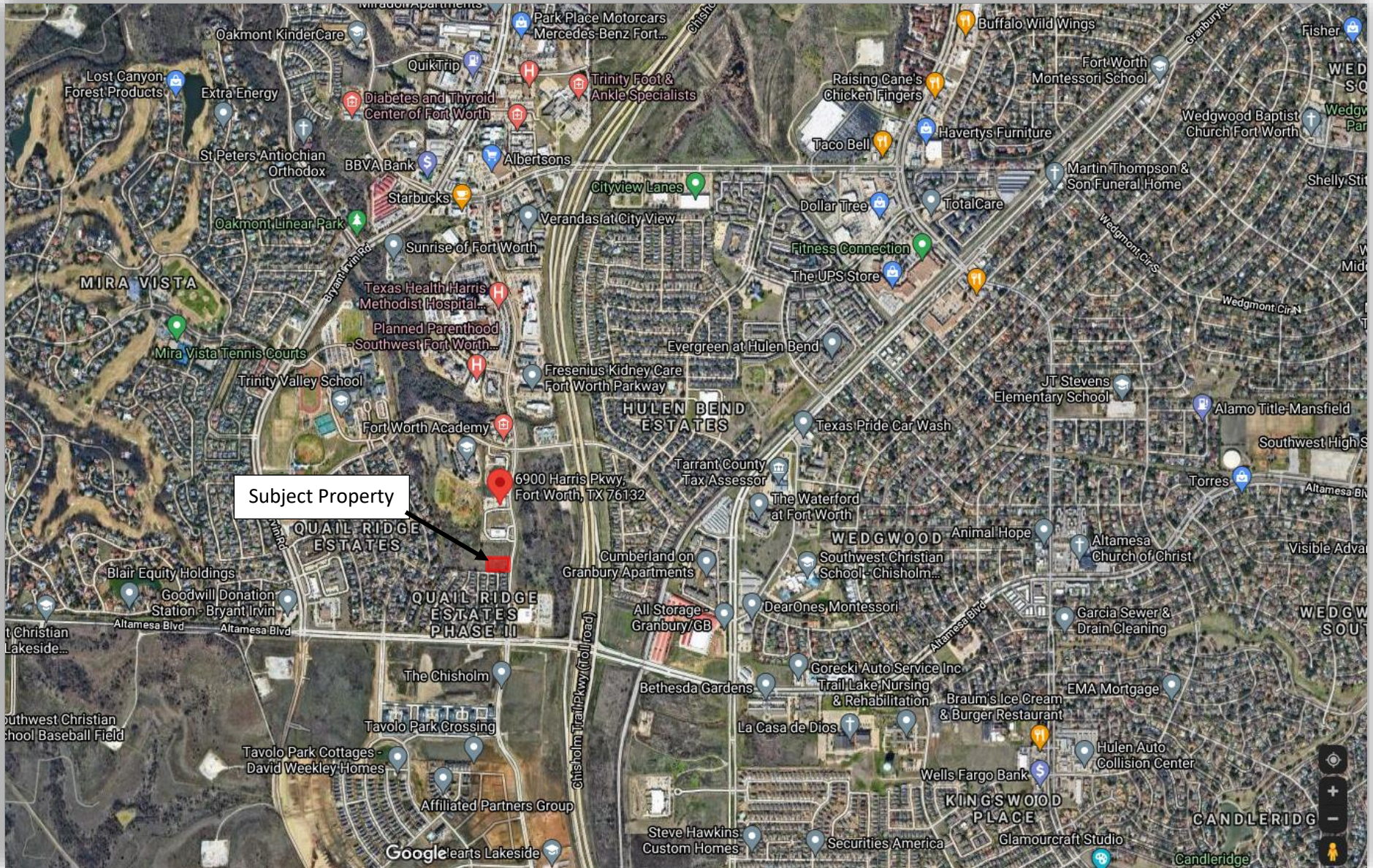


### MEDICAL DEVELOPMENT SUMMARY

<b>Use:</b>	<b>Medical, Professional Office</b>
<b>Lease Space:</b>	<b>2000 – 3,873 SF</b>
<b>Building Size:</b>	<b>8,000 SF</b>
<b>Lot Size:</b>	<b>.90 Acres – Part of a 8 acre medical office campus with 56,000 SF of medical office</b>
<b>Offering Structure:</b>	<b>Building For Lease \ Pad Sites Available</b>
<b>Zoning commercial</b>	<b>Zoned "E" neighborhood</b>
<b>Frontage</b>	<b>Harris Parkway</b>



CNS MOB & Future  
Apartments



# AERIAL



# BIRD'S EYE VIEW



Subject Property

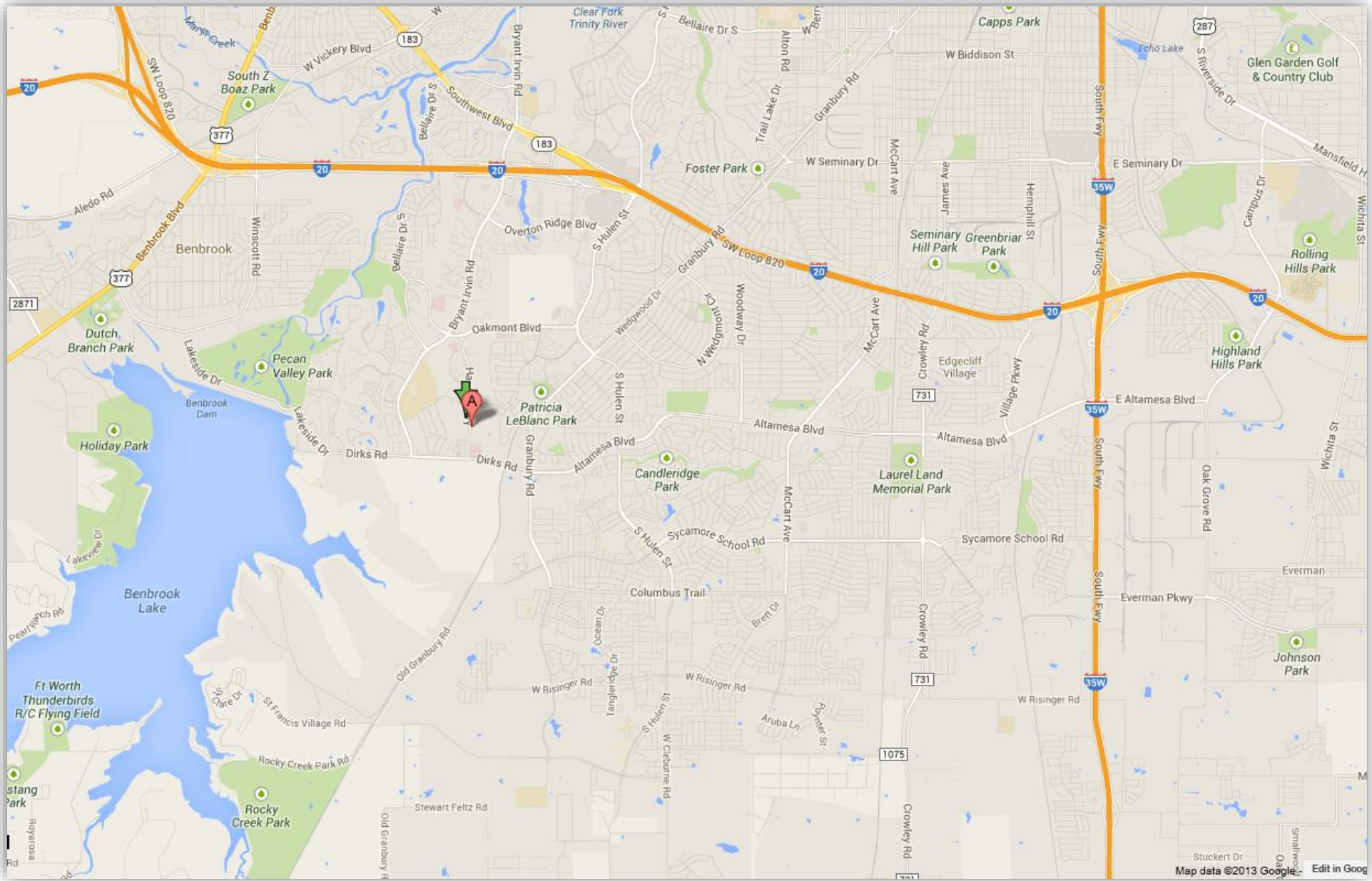
# PROPERTY PHOTOS



# PROPERTY PHOTOS – UNDER CONSTRUCTION







Map data ©2013 Google - Edit in Google

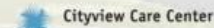
# AREA FUTURE GROWTH



# HOSPITAL DISTRICT



Chisholm Trail Medical Campus



Diabetes & Thyroid Center of Fort Worth



Cityview Surgery Center

Texas of Orthopedic Spinal Center

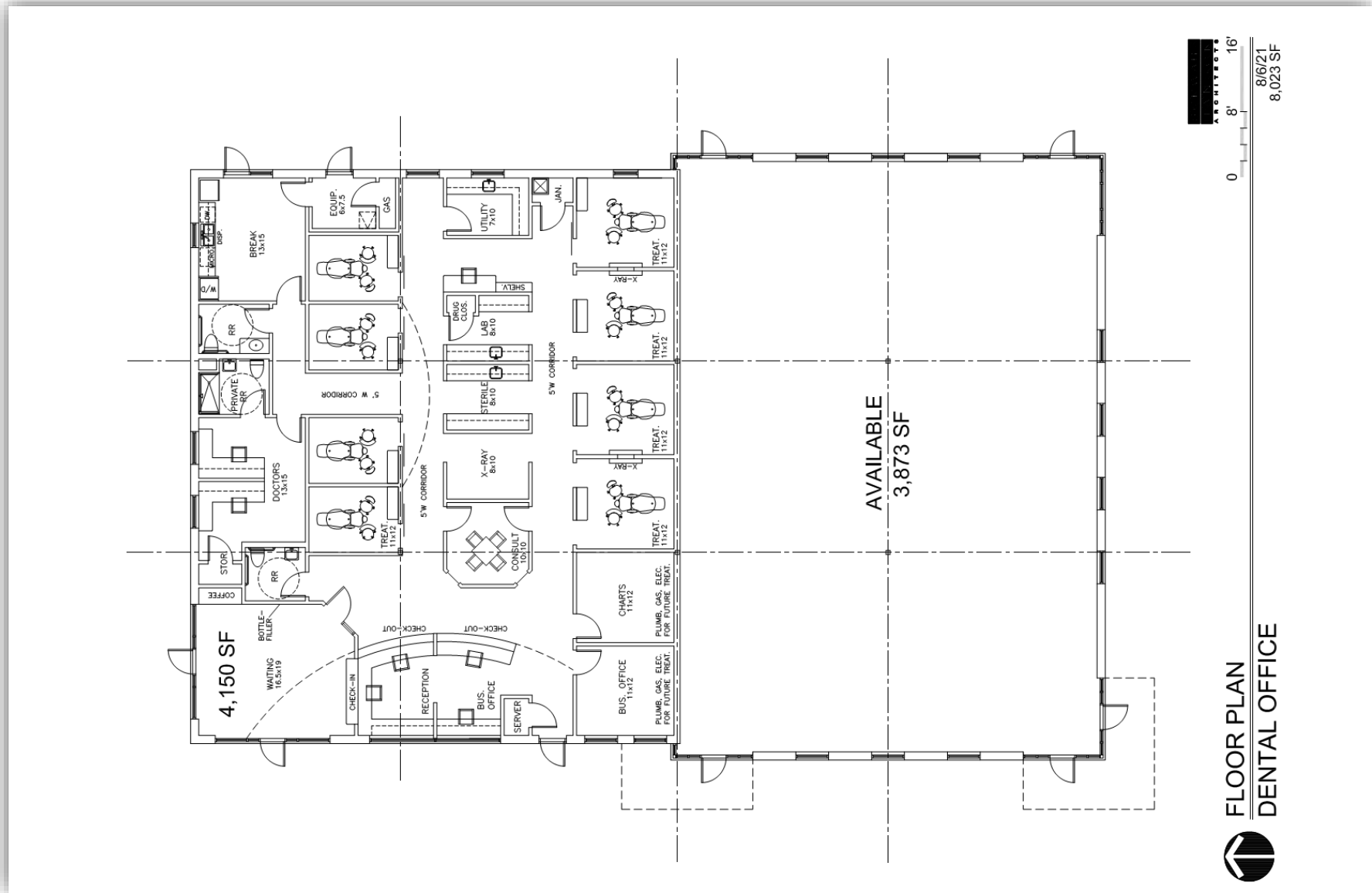
Southwest Fort Worth Endoscopy

DFW Neurology

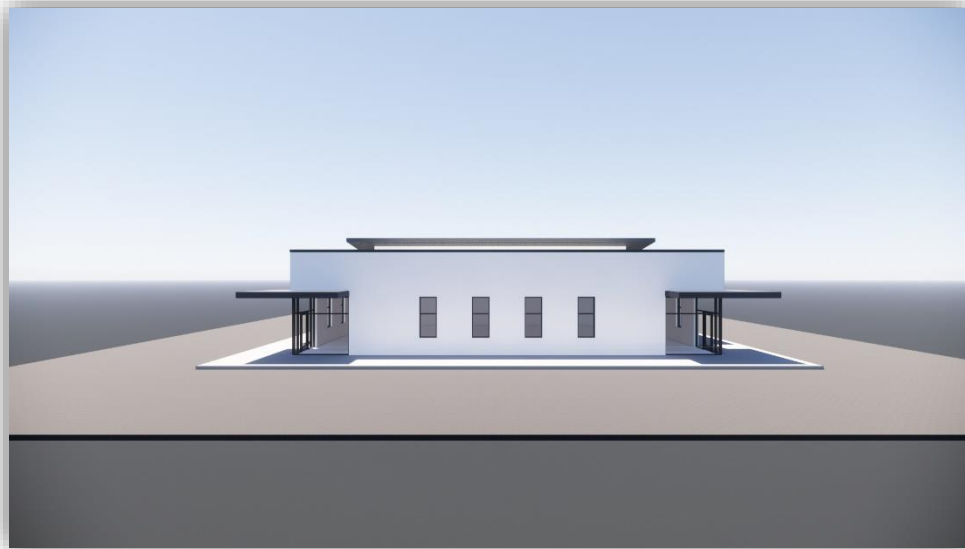
South View



# FLOORPLAN



# PRELIMINARY ELEVATIONS



# DEMOGRAPHIC SUMMARY REPORT

## Demographic Summary Report

### Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

Building Type: **Land**                      Total Available: **0 SF**  
 Class: -    % Leased: **0%**  
 RBA: -    Rent/SF/Yr: -  
 Typical Floor: -



Radius	2 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	41,058	85,631	222,717
2020 Estimate	38,727	80,702	209,133
2010 Census	34,842	72,172	182,144
Growth 2020 - 2025	6.02%	6.11%	6.50%
Growth 2010 - 2020	11.15%	11.82%	14.82%
<b>2020 Population by Hispanic Origin</b>	<b>6,410</b>	<b>14,888</b>	<b>55,623</b>
<b>2020 Population</b>	<b>38,727</b>	<b>80,702</b>	<b>209,133</b>
White	25,251 65.20%	54,544 67.59%	145,665 69.65%
Black	9,978 25.76%	18,978 23.52%	47,079 22.51%
Am. Indian & Alaskan	201 0.52%	519 0.64%	1,639 0.78%
Asian	2,256 5.83%	4,502 5.58%	9,642 4.61%
Hawaiian & Pacific Island	48 0.12%	91 0.11%	235 0.11%
Other	993 2.56%	2,068 2.56%	4,873 2.33%
U.S. Armed Forces	26	39	241
<b>Households</b>			
2025 Projection	18,662	35,996	86,527
2020 Estimate	17,632	33,999	81,481
2010 Census	15,939	30,672	71,937
Growth 2020 - 2025	5.84%	5.87%	6.19%
Growth 2010 - 2020	10.62%	10.85%	13.27%
Owner Occupied	7,586 43.02%	18,493 54.39%	48,571 59.61%
Renter Occupied	10,045 56.97%	15,506 45.61%	32,909 40.39%
<b>2020 Households by HH Income</b>	<b>17,632</b>	<b>33,999</b>	<b>81,484</b>
Income: <\$25,000	2,937 16.66%	5,319 15.64%	13,105 16.08%
Income: \$25,000 - \$50,000	4,206 23.85%	7,521 22.12%	17,616 21.62%
Income: \$50,000 - \$75,000	3,331 18.89%	6,296 18.52%	15,705 19.27%
Income: \$75,000 - \$100,000	2,281 12.94%	4,404 12.95%	11,260 13.82%
Income: \$100,000 - \$125,000	1,464 8.30%	3,332 9.80%	7,758 9.52%
Income: \$125,000 - \$150,000	1,161 6.58%	2,457 7.23%	4,913 6.03%
Income: \$150,000 - \$200,000	1,076 6.10%	2,239 6.59%	5,283 6.48%
Income: \$200,000+	1,176 6.67%	2,431 7.15%	5,844 7.17%
<b>2020 Avg Household Income</b>	<b>\$83,901</b>	<b>\$87,866</b>	<b>\$86,886</b>
<b>2020 Med Household Income</b>	<b>\$60,301</b>	<b>\$65,543</b>	<b>\$65,281</b>

## Demographic Detail Report

### Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Radius	2 Mile		3 Mile		5 Mile	
<b>Population</b>						
2025 Projection	41,058		85,631		222,717	
2020 Estimate	38,727		80,702		209,133	
2010 Census	34,842		72,172		182,144	
Growth 2020 - 2025	6.02%		6.11%		6.50%	
Growth 2010 - 2020	11.15%		11.82%		14.82%	
<b>2020 Population by Age</b>						
	<b>38,727</b>		<b>80,702</b>		<b>209,133</b>	
Age 0 - 4	2,777	7.17%	5,481	6.79%	14,730	7.04%
Age 5 - 9	2,550	6.58%	5,329	6.60%	14,755	7.06%
Age 10 - 14	2,413	6.23%	5,340	6.62%	15,065	7.20%
Age 15 - 19	2,195	5.67%	4,956	6.14%	13,866	6.63%
Age 20 - 24	2,314	5.98%	4,872	6.04%	13,364	6.39%
Age 25 - 29	3,131	8.08%	6,011	7.45%	16,082	7.69%
Age 30 - 34	3,120	8.06%	5,872	7.28%	15,664	7.49%
Age 35 - 39	2,767	7.14%	5,466	6.77%	14,679	7.02%
Age 40 - 44	2,265	5.85%	4,765	5.90%	12,743	6.09%
Age 45 - 49	2,268	5.86%	4,923	6.10%	12,823	6.13%
Age 50 - 54	2,251	5.81%	4,871	6.04%	12,259	5.86%
Age 55 - 59	2,410	6.22%	5,190	6.43%	12,759	6.10%
Age 60 - 64	2,179	5.63%	4,726	5.86%	11,402	5.45%
Age 65 - 69	1,759	4.54%	3,883	4.81%	9,151	4.38%
Age 70 - 74	1,405	3.63%	3,132	3.88%	7,221	3.45%
Age 75 - 79	1,006	2.60%	2,213	2.74%	4,979	2.38%
Age 80 - 84	766	1.98%	1,599	1.98%	3,483	1.67%
Age 85+	1,151	2.97%	2,074	2.57%	4,108	1.96%
Age 65+	6,087	15.72%	12,901	15.99%	28,942	13.84%
<b>Median Age</b>	<b>36.60</b>		<b>37.30</b>		<b>35.40</b>	
<b>Average Age</b>	<b>38.20</b>		<b>38.40</b>		<b>36.80</b>	



## Demographic Detail Report

Chisholm Trail Development					
6928 Harris Pky, Fort Worth, TX 76132					
Radius	2 Mile		3 Mile		5 Mile
<b>2020 Population By Race</b>	<b>38,727</b>		<b>80,702</b>		<b>209,133</b>
White	25,251	65.20%	54,544	67.59%	145,665 69.65%
Black	9,978	25.76%	18,978	23.52%	47,079 22.51%
Am. Indian & Alaskan	201	0.52%	519	0.64%	1,639 0.78%
Asian	2,256	5.83%	4,502	5.58%	9,642 4.61%
Hawaiian & Pacific Island	48	0.12%	91	0.11%	235 0.11%
Other	993	2.56%	2,068	2.56%	4,873 2.33%
<b>Population by Hispanic Origin</b>	<b>38,727</b>		<b>80,702</b>		<b>209,133</b>
Non-Hispanic Origin	32,317	83.45%	65,815	81.55%	153,511 73.40%
Hispanic Origin	6,410	16.55%	14,886	18.45%	55,622 26.60%
<b>2020 Median Age, Male</b>	<b>34.80</b>		<b>35.40</b>		<b>33.90</b>
<b>2020 Average Age, Male</b>	<b>36.50</b>		<b>36.80</b>		<b>35.50</b>
<b>2020 Median Age, Female</b>	<b>38.10</b>		<b>38.90</b>		<b>36.80</b>
<b>2020 Average Age, Female</b>	<b>39.80</b>		<b>39.90</b>		<b>38.10</b>
<b>2020 Population by Occupation Classification</b>	<b>30,550</b>		<b>63,565</b>		<b>161,816</b>
Civilian Employed	19,173	62.76%	40,326	63.44%	104,223 64.41%
Civilian Unemployed	612	2.00%	1,409	2.22%	3,714 2.30%
Civilian Non-Labor Force	10,741	35.16%	21,793	34.28%	53,661 33.16%
Armed Forces	24	0.08%	37	0.06%	218 0.13%
<b>Households by Marital Status</b>					
Married	6,728		15,158		37,996
Married No Children	4,083		8,954		21,095
Married w/Children	2,645		6,204		16,901
<b>2020 Population by Education</b>	<b>28,110</b>		<b>58,008</b>		<b>146,117</b>
Some High School, No Diploma	1,348	4.80%	3,697	6.37%	15,006 10.27%
High School Grad (Incl Equivalency)	6,301	22.42%	13,550	23.36%	34,578 23.66%
Some College, No Degree	7,610	27.07%	16,239	27.99%	40,218 27.52%
Associate Degree	1,632	5.81%	3,285	5.66%	8,763 6.00%
Bachelor Degree	6,392	22.74%	12,624	21.76%	29,221 20.00%
Advanced Degree	4,827	17.17%	8,613	14.85%	18,331 12.55%

# DEMOGRAPHICS

<b>Demographic Detail Report</b>				
<b>Chisholm Trail Development</b>				
6928 Harris Pky, Fort Worth, TX 76132				
<b>Radius</b>	<b>2 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>	
<b>2020 Population by Occupation</b>	<b>36,386</b>	<b>76,247</b>	<b>194,532</b>	
Real Estate & Finance	1,353 3.72%	2,766 3.63%	7,090	3.64%
Professional & Management	10,802 29.69%	22,167 29.07%	52,670	27.08%
Public Administration	820 2.25%	1,703 2.23%	4,046	2.08%
Education & Health	5,238 14.40%	11,046 14.49%	26,955	13.86%
Services	2,914 8.01%	6,260 8.21%	16,775	8.62%
Information	318 0.87%	666 0.87%	1,657	0.85%
Sales	4,635 12.74%	9,890 12.97%	25,031	12.87%
Transportation	223 0.61%	313 0.41%	715	0.37%
Retail	2,257 6.20%	4,743 6.22%	11,925	6.13%
Wholesale	433 1.19%	832 1.09%	2,413	1.24%
Manufacturing	2,310 6.35%	4,961 6.51%	11,737	6.03%
Production	1,998 5.49%	4,114 5.40%	12,268	6.31%
Construction	783 2.15%	1,953 2.56%	7,665	3.94%
Utilities	882 2.42%	2,029 2.66%	5,897	3.03%
Agriculture & Mining	354 0.97%	722 0.95%	2,042	1.05%
Farming, Fishing, Forestry	19 0.05%	29 0.04%	153	0.08%
Other Services	1,047 2.88%	2,053 2.69%	5,493	2.82%
<b>2020 Worker Travel Time to Job</b>	<b>18,630</b>	<b>39,046</b>	<b>100,746</b>	
<30 Minutes	11,718 62.90%	25,252 64.67%	64,108	63.63%
30-60 Minutes	5,635 30.25%	11,056 28.32%	29,601	29.38%
60+ Minutes	1,277 6.85%	2,738 7.01%	7,037	6.98%
<b>2010 Households by HH Size</b>	<b>15,938</b>	<b>30,671</b>	<b>71,936</b>	
1-Person Households	6,284 39.43%	10,250 33.42%	21,404	29.75%
2-Person Households	4,916 30.84%	9,753 31.80%	22,460	31.22%
3-Person Households	2,256 14.15%	4,693 15.30%	11,262	15.66%
4-Person Households	1,566 9.83%	3,601 11.74%	9,123	12.68%
5-Person Households	590 3.70%	1,506 4.91%	4,588	6.38%
6-Person Households	225 1.41%	579 1.89%	1,883	2.62%
7 or more Person Households	101 0.63%	289 0.94%	1,216	1.69%
<b>2020 Average Household Size</b>	<b>2.10</b>	<b>2.30</b>	<b>2.50</b>	
<b>Households</b>				
2025 Projection	18,662	35,996	86,527	
2020 Estimate	17,632	33,999	81,481	
2010 Census	15,939	30,672	71,937	
Growth 2020 - 2025	5.84%	5.87%	6.19%	
Growth 2010 - 2020	10.62%	10.85%	13.27%	

## Demographic Detail Report

Chisholm Trail Development				
6928 Harris Pky, Fort Worth, TX 76132				
Radius	2 Mile	3 Mile	5 Mile	
<b>2020 Households by HH Income</b>	<b>17,632</b>	<b>33,999</b>	<b>81,484</b>	
<\$25,000	2,937 16.66%	5,319 15.64%	13,105	16.08%
\$25,000 - \$50,000	4,206 23.85%	7,521 22.12%	17,616	21.62%
\$50,000 - \$75,000	3,331 18.89%	6,296 18.52%	15,705	19.27%
\$75,000 - \$100,000	2,281 12.94%	4,404 12.95%	11,260	13.82%
\$100,000 - \$125,000	1,464 8.30%	3,332 9.80%	7,758	9.52%
\$125,000 - \$150,000	1,161 6.58%	2,457 7.23%	4,913	6.03%
\$150,000 - \$200,000	1,076 6.10%	2,239 6.59%	5,283	6.48%
\$200,000+	1,176 6.67%	2,431 7.15%	5,844	7.17%
<b>2020 Avg Household Income</b>	<b>\$83,901</b>	<b>\$87,866</b>	<b>\$86,886</b>	
<b>2020 Med Household Income</b>	<b>\$60,301</b>	<b>\$65,543</b>	<b>\$65,281</b>	
<b>2020 Occupied Housing</b>	<b>17,631</b>	<b>33,999</b>	<b>81,480</b>	
Owner Occupied	7,586 43.03%	18,493 54.39%	48,571	59.61%
Renter Occupied	10,045 56.97%	15,506 45.61%	32,909	40.39%
<b>2010 Housing Units</b>	<b>18,120</b>	<b>34,889</b>	<b>83,603</b>	
1 Unit	8,663 47.81%	21,087 60.44%	58,162	69.57%
2 - 4 Units	631 3.48%	1,728 4.95%	3,688	4.41%
5 - 19 Units	6,217 34.31%	8,537 24.47%	15,066	18.02%
20+ Units	2,609 14.40%	3,537 10.14%	6,687	8.00%
<b>2020 Housing Value</b>	<b>7,586</b>	<b>18,493</b>	<b>48,571</b>	
<\$100,000	214 2.82%	1,110 6.00%	6,354	13.08%
\$100,000 - \$200,000	2,796 36.86%	7,477 40.43%	19,792	40.75%
\$200,000 - \$300,000	2,135 28.14%	5,550 30.01%	10,307	21.22%
\$300,000 - \$400,000	1,023 13.49%	2,123 11.48%	5,248	10.80%
\$400,000 - \$500,000	617 8.13%	954 5.16%	2,259	4.65%
\$500,000 - \$1,000,000	565 7.45%	962 5.20%	3,768	7.76%
\$1,000,000+	236 3.11%	317 1.71%	843	1.74%
<b>2020 Median Home Value</b>	<b>\$236,674</b>	<b>\$211,883</b>	<b>\$190,599</b>	
<b>2020 Housing Units by Yr Built</b>	<b>18,127</b>	<b>35,007</b>	<b>83,923</b>	
Built 2010+	1,230 6.79%	2,400 6.86%	7,118	8.48%
Built 2000 - 2010	4,257 23.48%	7,083 20.23%	14,641	17.45%
Built 1990 - 1999	4,344 23.96%	5,670 16.20%	11,456	13.65%
Built 1980 - 1989	4,718 26.03%	8,462 24.17%	17,088	20.36%
Built 1970 - 1979	1,797 9.91%	5,763 16.46%	11,220	13.37%
Built 1960 - 1969	1,251 6.90%	3,705 10.58%	9,114	10.86%
Built 1950 - 1959	457 2.52%	1,644 4.70%	9,235	11.00%
Built <1949	73 0.40%	280 0.80%	4,051	4.83%
<b>2020 Median Year Built</b>	<b>1991</b>	<b>1986</b>	<b>1984</b>	

# DEMOGRAPHIC MARKET COMPARISON REPORT

## Demographic Market Comparison Report

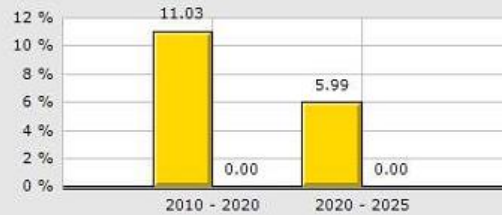
1 mile radius

### Chisholm Trail Development 6928 Harris Pky, Fort Worth, TX 76132

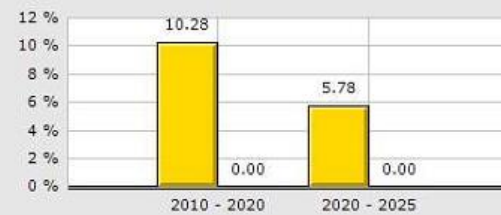
Type: Land  
County: Tarrant

1 Mile  
County

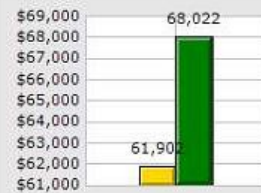
#### Population Growth



#### Household Growth



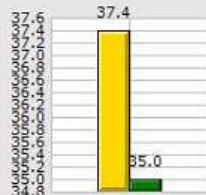
#### 2020 Med Household Inc



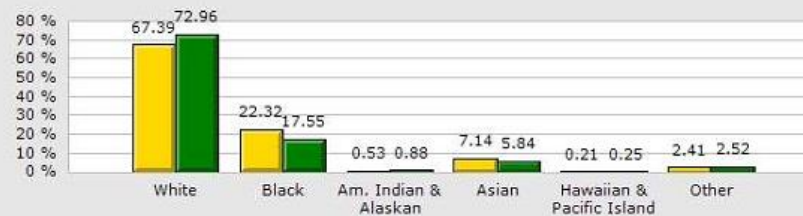
#### 2020 Households by Household Income



#### 2020 Median Age



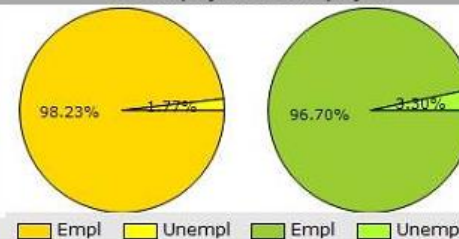
#### 2020 Population by Race



#### 2020 Renter vs. Owner



#### 2020 Employed vs. Unemployed



# DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report		1 mile radius	
Chisholm Trail Development 6928 Harris Pky, Fort Worth, TX 76132			
Type: Land			
County: Tarrant			
	1 Mile		County
<b>Population Growth</b>			
Growth 2010 - 2020	11.03%		0.00%
Growth 2020 - 2025	5.99%		0.00%
Empl	4,708	98.23%	1,075,209 96.70%
Unempl	85	1.77%	36,651 3.30%
<b>2020 Population by Race</b>			
	<b>9,164</b>		<b>2,130,562</b>
White	6,176	67.39%	1,554,507 72.96%
Black	2,045	22.32%	373,853 17.55%
Am. Indian & Alaskan	49	0.53%	18,805 0.88%
Asian	654	7.14%	124,360 5.84%
Hawaiian & Pacific Island	19	0.21%	5,251 0.25%
Other	221	2.41%	53,786 2.52%
<b>Household Growth</b>			
Growth 2010 - 2020	10.28%		0.00%
Growth 2020 - 2025	5.78%		0.00%
Renter Occupied	2,309	56.06%	294,630 38.28%
Owner Occupied	1,810	43.94%	475,113 61.72%
<b>2020 Households by Household Income</b>			
	<b>4,118</b>		<b>769,743</b>
Income <\$25K	496	12.04%	121,188 15.74%
Income \$25K - \$50K	1,051	25.52%	159,987 20.78%
Income \$50K - \$75K	815	19.79%	140,877 18.30%
Income \$75K - \$100K	562	13.65%	103,269 13.42%
Income \$100K - \$125K	234	5.68%	76,260 9.91%
Income \$125K - \$150K	304	7.38%	52,103 6.77%
Income \$150K - \$200K	311	7.55%	57,296 7.44%
Income \$200K+	345	8.38%	58,763 7.63%
2020 Med Household Inc	\$61,902		\$68,022
2020 Median Age	37.40		35.00

# DEMOGRAPHIC TREND REPORT

## Demographic Trend Report

1 Mile Radius

### Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -

Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Description	2010	2020	2025
<b>Population</b>	<b>8,253</b>	<b>9,163</b>	<b>9,712</b>
Age 0 - 4	521 6.31%	639 6.97%	646 6.65%
Age 5 - 9	475 5.76%	587 6.41%	640 6.59%
Age 10 - 14	489 5.93%	566 6.18%	618 6.36%
Age 15 - 19	491 5.95%	523 5.71%	583 6.00%
Age 20 - 24	657 7.96%	541 5.90%	563 5.80%
Age 25 - 29	709 8.59%	718 7.84%	620 6.38%
Age 30 - 34	457 5.54%	704 7.68%	689 7.09%
Age 35 - 39	511 6.19%	625 6.82%	693 7.14%
Age 40 - 44	505 6.12%	528 5.76%	631 6.50%
Age 45 - 49	627 7.60%	556 6.07%	582 5.99%
Age 50 - 54	596 7.22%	566 6.18%	569 5.86%
Age 55 - 59	476 5.77%	598 6.53%	580 5.97%
Age 60 - 64	445 5.39%	533 5.82%	567 5.84%
Age 65 - 69	293 3.55%	427 4.66%	504 5.19%
Age 70 - 74	252 3.05%	342 3.73%	411 4.23%
Age 75 - 79	259 3.14%	250 2.73%	310 3.19%
Age 80 - 84	230 2.79%	194 2.12%	219 2.25%
Age 85+	260 3.15%	267 2.91%	287 2.96%
<b>Age 15+</b>	<b>6,768 82.01%</b>	<b>7,372 80.45%</b>	<b>7,808 80.40%</b>
<b>Age 20+</b>	<b>6,277 76.06%</b>	<b>6,849 74.75%</b>	<b>7,225 74.39%</b>
<b>Age 65+</b>	<b>1,294 15.68%</b>	<b>1,480 16.15%</b>	<b>1,731 17.82%</b>
<b>Median Age</b>	<b>38</b>	<b>37</b>	<b>39</b>
<b>Average Age</b>	<b>39.00</b>	<b>38.80</b>	<b>39.40</b>
<b>Population By Race</b>	<b>8,253</b>	<b>9,163</b>	<b>9,712</b>
White	6,084 73.72%	6,176 67.40%	6,255 64.40%
Black	1,496 18.13%	2,045 22.32%	2,370 24.40%
Am. Indian & Alaskan	43 0.52%	49 0.53%	53 0.55%
Asian	446 5.40%	654 7.14%	764 7.87%
Hawaiian & Pacific Islander	13 0.16%	19 0.21%	21 0.22%
Other	159 1.93%	221 2.41%	250 2.57%

# DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius		
Chisholm Trail Development				
6928 Harris Pky, Fort Worth, TX 76132				
Description	2010	2020	2025	
<b>Population by Race (Hispanic)</b>	<b>1,041</b>	<b>1,331</b>	<b>1,494</b>	
White	926 88.95%	1,174 88.20%	1,307 87.48%	
Black	55 5.28%	77 5.79%	93 6.22%	
Am. Indian & Alaskan	22 2.11%	28 2.10%	31 2.07%	
Asian	11 1.06%	15 1.13%	18 1.20%	
Hawaiian & Pacific Islander	2 0.19%	3 0.23%	4 0.27%	
Other	24 2.31%	35 2.63%	41 2.74%	
<b>Household by Household Income</b>	<b>3,734</b>	<b>4,118</b>	<b>4,359</b>	
<\$25,000	859 23.00%	496 12.04%	465 10.67%	
\$25,000 - \$50,000	1,174 31.44%	1,051 25.52%	1,096 25.14%	
\$50,000 - \$75,000	587 15.72%	815 19.79%	886 20.33%	
\$75,000 - \$100,000	301 8.06%	562 13.65%	622 14.27%	
\$100,000 - \$125,000	175 4.69%	234 5.68%	250 5.74%	
\$125,000 - \$150,000	143 3.83%	304 7.38%	339 7.78%	
\$150,000 - \$200,000	259 6.94%	311 7.55%	329 7.55%	
\$200,000+	236 6.32%	345 8.38%	372 8.53%	
<b>Average Household Income</b>	<b>\$73,741</b>	<b>\$90,716</b>	<b>\$92,336</b>	
<b>Median Household Income</b>	<b>\$46,891</b>	<b>\$61,902</b>	<b>\$64,242</b>	

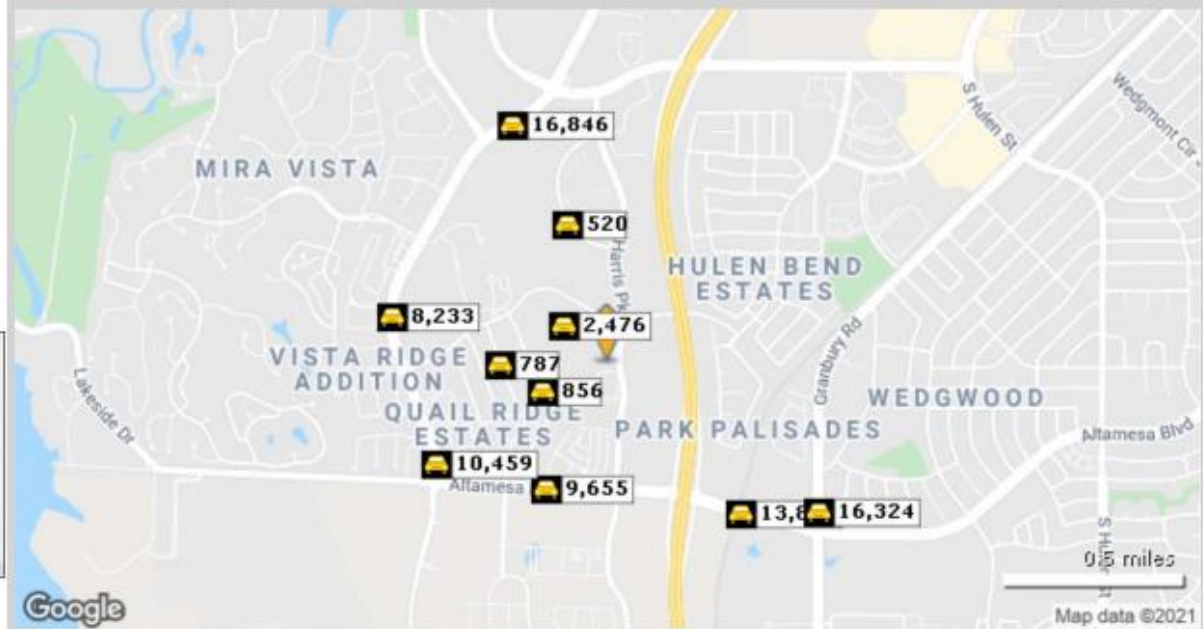
# TRAFFIC COUNT REPORT

## Traffic Count Report

### Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Not Available	Not Available	0.00 No	2020	2,476	MPSI	.15
2 Aspen Wood Trl	Tilden Ct	0.03 NW	2018	856	MPSI	.19
3 Brookvale Rd	Dutch Branch	0.12 N	2018	787	MPSI	.29
4 Dirks Rd	Deer Hollow Dr	0.09 E	2020	9,655	MPSI	.39
5 John Ryan Dr	Harris Pkwy	0.15 SE	2018	520	MPSI	.40
6 Bryant Irvin Rd	Dirks Rd	0.06 S	2020	10,459	MPSI	.55
7 Dirks Rd	Altamesa Blvd	0.18 E	2020	13,868	MPSI	.57
8 Bryant Irvin Rd	Trinity Heights Blvd	0.02 N	2018	8,233	MPSI	.61
9 Bryant Irvin Rd	Bellaire Dr S	0.09 SW	2020	16,846	MPSI	.72
10 Granbury Rd	Altamesa Blvd	0.06 S	2020	16,324	MPSI	.74