

CRAWFORD MEDICAL CAMPUS



DEVELOPMENT SUMMARY

Academy Foot & Ankle MOB
5,000 SF Medical Office Building
NE Quadrant of Crawford Road & I-35W
7226 Crawford Road
Denton, TX 76226

DEVELOPMENT HIGHLIGHTS

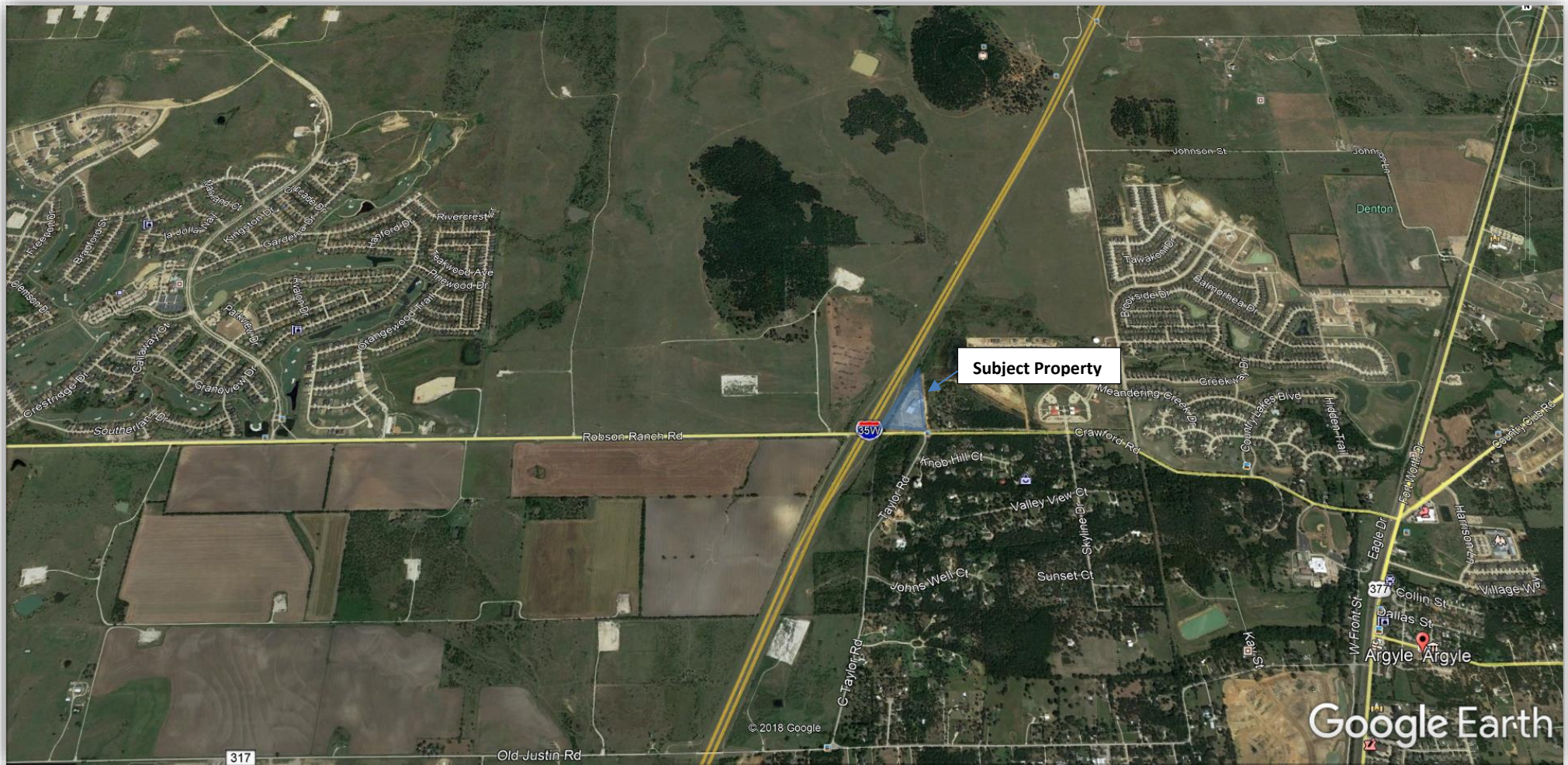
- 5,000 SF Medical Office Building, **2,500 SF Available for lease**
- On .74 acres (32,234 SF)
- Part of a 10 +/- acre (330,925 SF) campus including Surgical Hospital, ER/Urgent Care and MOBs
- Tenant mix to includes podiatry clinic and additional medical office space
- High finish-out allowances for credit/medical tenants
- Surrounded by 5 high growth residential developments including Robison Ranch, Hunter Ranch, Harvest, Canyon Falls and Country Lakes
- Great Visibility/Accessibility – Northeast corner of Interstate Hwy I-35W(with an exit) and Crawford Road(also known as Robison Ranch Road on the East Side)
- Great Location - In the heart of the highly desirable Alliance Texas market which consists of North Fort Worth, Keller, Saginaw, Haslet and more! One of the fastest growing suburban areas in DFW, this area is home to 240 companies, 28,000+ employees and 7300+ single family homes.



MEDICAL DEVELOPMENT SUMMARY

Lease Space:	2,500 SF
Lot Size (Approx.)	.74 Acres – Part of a 10 acre hospital campus with 22,500 SF of additional planned MOBs
Offering Structure:	Building For Lease
Lease Structure	Triple Net
Zoning	E – Neighborhood Commercial
Frontage	Highway I-35W / Crawford Road

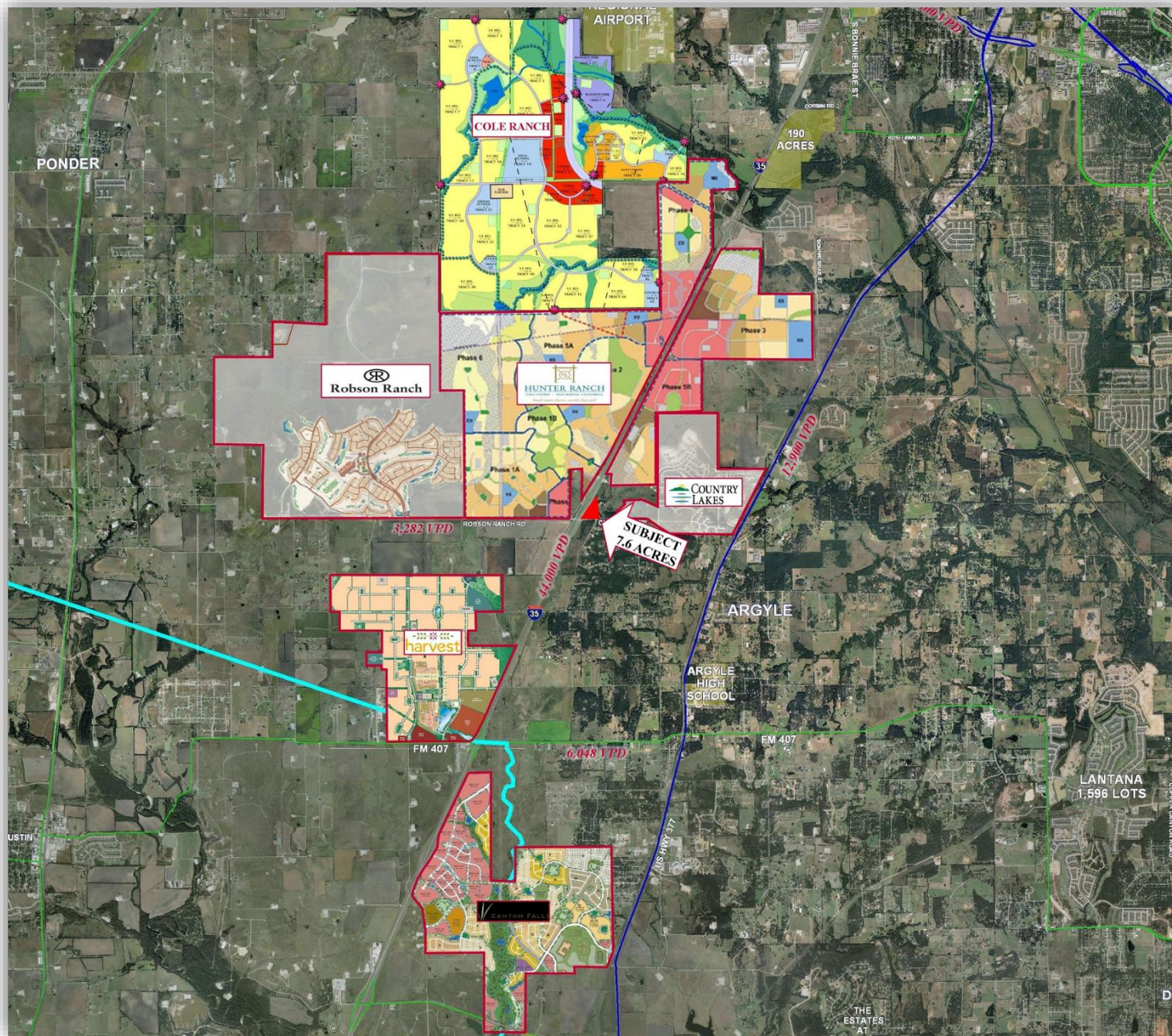
GOOGLE EARTH PERSPECTIVE



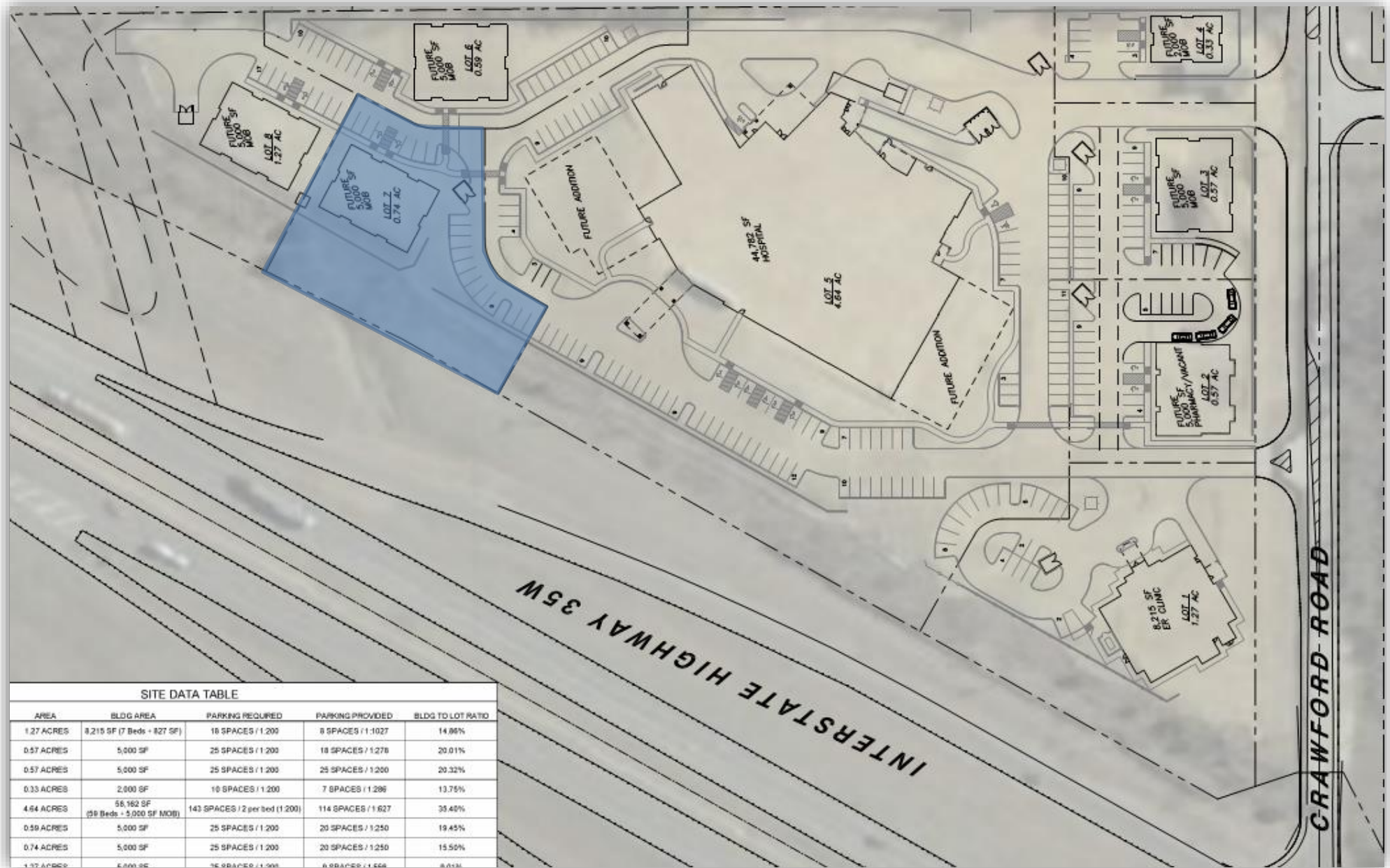
BIRD'S EYE VIEW



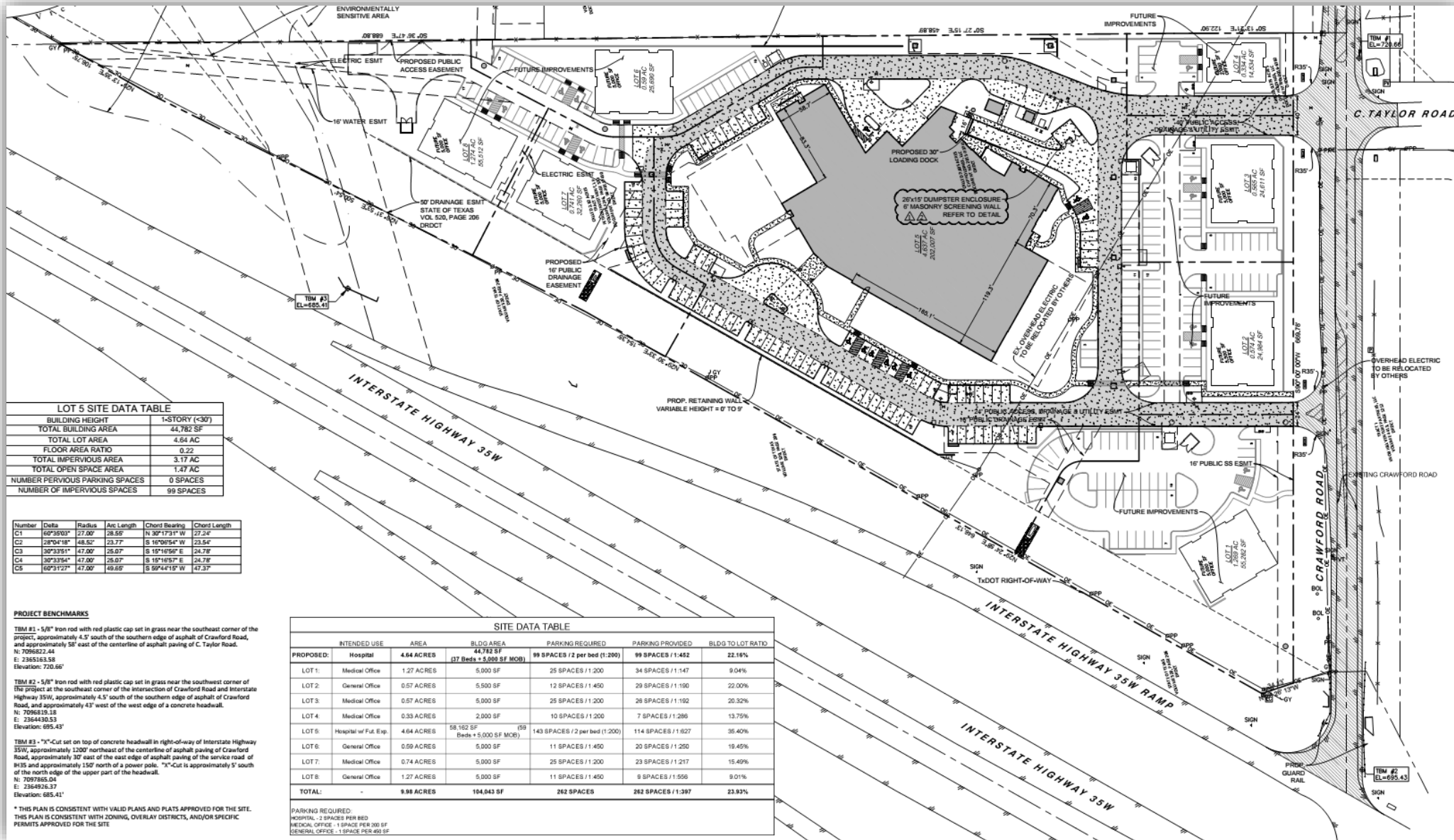
AREA MAP



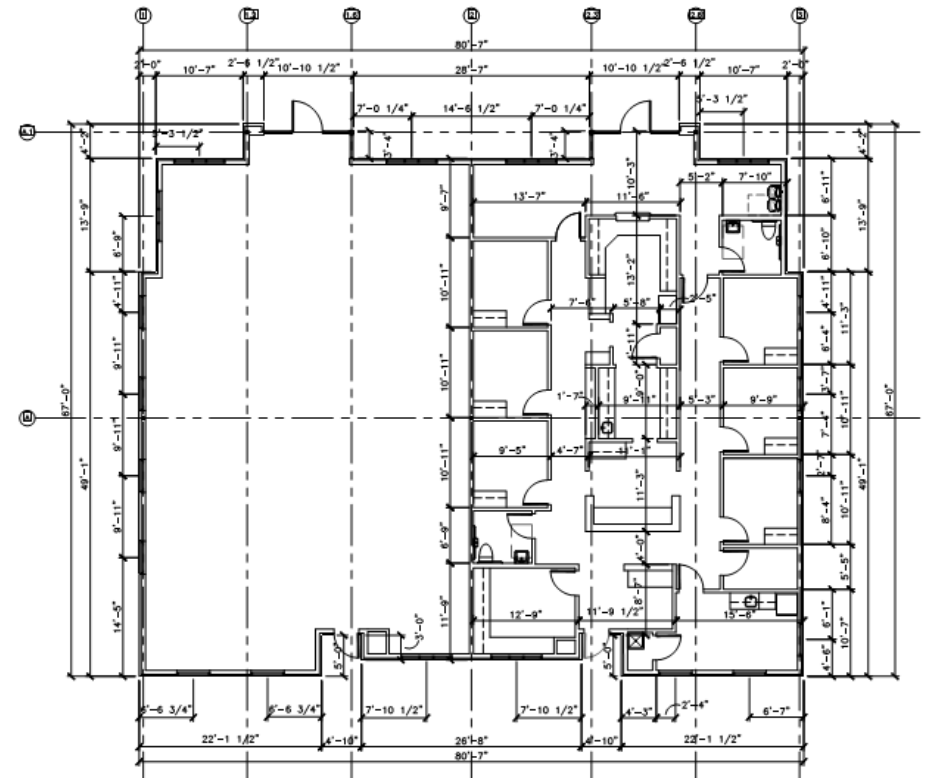
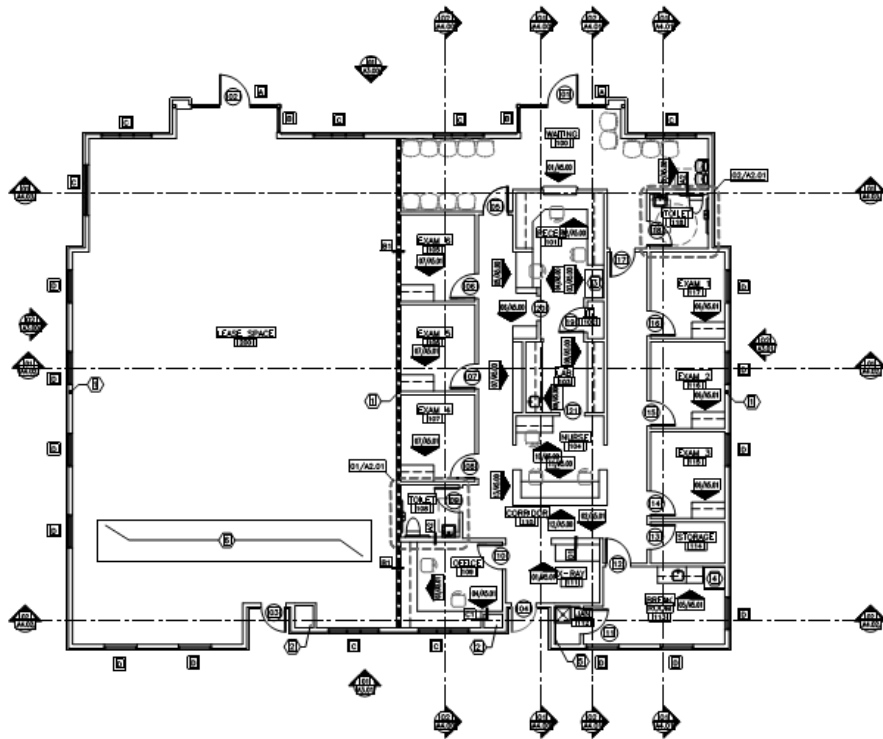
SITE PLAN



HOSPITAL CAMPUS SITE PLAN



FLOOR PLAN



PHOTOS



MEDICAL CAMPUS TENANT



Wise Regional Health System is a healthcare system located in Decatur, TX and owned and operated by the Decatur Hospital Authority. It provides inpatient and outpatient services to multiple locations, including hospitals, primary care and specialty clinics, physical therapy and rehabilitation centers, imaging centers and bariatric surgery program offices. With more than 1,300 employees and growing, their health care system continues to be the largest employer in Wise County.

Their primary hospital is located in Decatur, TX is a general acute care hospital which is split into two campuses, the West Campus and the East Campus with 10 operating rooms and 134 total beds for acute medical, surgical, long term care, rehabilitation, and inpatient adult and geriatric behavioral service. In addition, Wise Regional Health System operates a campus in Bridgeport, TX with 36 licensed beds, currently used as an outpatient facility. Furthermore, Wise Regional Health System has a new 12-bed Parkway Surgical and Cardiovascular Hospital in North Fort Worth. They also have a number of affiliated physicians in the Fort Worth area. Wise Regional Health System reported \$180.1 million in total net revenues in FY 2013.

Their affiliation with Baylor Scott & White Health allows Wise Regional to access resources from one of the most highly regarded health care systems in the world today, maximizing the delivery of health care in our region.

Additionally, the Joint Commission on Accreditation of Hospital Organizations has accredited their hospital since 1982. In retaining this status, the hospital is acknowledged to meet or exceed established health care standards by the premiere hospital accreditation agency in the nation.



DEMOGRAPHICS — SUMMARY REPORT

Demographic Summary Report

Vacant Land

Robson Ranch & I-35w N Rd, Argyle, TX 76226

Building Type: Land

Total Available: 0 SF

Class: -

% Leased: 0%

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2022 Projection	5,759	11,299	26,357
2017 Estimate	4,974	9,770	22,947
2010 Census	3,762	7,470	18,636
Growth 2017 - 2022	15.78%	15.65%	14.86%
Growth 2010 - 2017	32.22%	30.79%	23.13%
2017 Population by Hispanic Origin	379	744	2,716
2017 Population	4,974	9,770	22,947
White	4,726 95.01%	9,288 95.07%	20,995 91.49%
Black	94 1.89%	182 1.86%	911 3.97%
Am. Indian & Alaskan	30 0.60%	60 0.61%	177 0.77%
Asian	56 1.13%	107 1.10%	446 1.94%
Hawaiian & Pacific Island	2 0.04%	5 0.05%	16 0.07%
Other	67 1.35%	129 1.32%	403 1.76%
U.S. Armed Forces	2	4	7
Households			
2022 Projection	2,241	4,502	9,575
2017 Estimate	1,933	3,886	8,329
2010 Census	1,448	2,931	6,735
Growth 2017 - 2022	15.93%	15.85%	14.96%
Growth 2010 - 2017	33.49%	32.58%	23.67%
Owner Occupied	1,744 90.22%	3,495 89.94%	7,047 84.61%
Renter Occupied	189 9.78%	391 10.06%	1,282 15.39%
2017 Households by HH Income	1,934	3,887	8,331
Income: <\$25,000	159 8.22%	356 9.16%	750 9.00%
Income: \$25,000 - \$50,000	312 16.13%	672 17.29%	1,268 15.22%
Income: \$50,000 - \$75,000	322 16.65%	651 16.75%	1,244 14.93%
Income: \$75,000 - \$100,000	231 11.94%	460 11.83%	1,269 15.23%
Income: \$100,000 - \$125,000	323 16.70%	616 15.85%	1,313 15.76%
Income: \$125,000 - \$150,000	172 8.89%	335 8.62%	756 9.07%
Income: \$150,000 - \$200,000	196 10.13%	381 9.80%	750 9.00%
Income: \$200,000+	219 11.32%	416 10.70%	981 11.78%
2017 Avg Household Income	\$112,661	\$109,389	\$112,607
2017 Med Household Income	\$93,830	\$89,374	\$92,799

DEMOGRAPHICS

Demographic Detail Report

Vacant Land

Robson Ranch & I-35w N Rd, Argyle, TX 76226

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

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



Radius	2 Mile		3 Mile		5 Mile	
Population						
2022 Projection	5,759		11,299		26,357	
2017 Estimate	4,974		9,770		22,947	
2010 Census	3,762		7,470		18,636	
Growth 2017 - 2022	15.78%		15.65%		14.86%	
Growth 2010 - 2017	32.22%		30.79%		23.13%	
2017 Population by Age	4,974		9,770		22,947	
Age 0 - 4	201	4.04%	379	3.88%	1,178	5.13%
Age 5 - 9	219	4.40%	418	4.28%	1,272	5.54%
Age 10 - 14	278	5.59%	526	5.38%	1,516	6.61%
Age 15 - 19	309	6.21%	575	5.89%	1,596	6.96%
Age 20 - 24	279	5.61%	513	5.25%	1,502	6.55%
Age 25 - 29	243	4.89%	450	4.61%	1,419	6.18%
Age 30 - 34	212	4.26%	400	4.09%	1,260	5.49%
Age 35 - 39	210	4.22%	403	4.12%	1,234	5.38%
Age 40 - 44	252	5.07%	477	4.88%	1,388	6.05%
Age 45 - 49	298	5.99%	559	5.72%	1,514	6.60%
Age 50 - 54	341	6.86%	643	6.58%	1,612	7.02%
Age 55 - 59	355	7.14%	687	7.03%	1,551	6.76%
Age 60 - 64	372	7.48%	756	7.74%	1,456	6.35%
Age 65 - 69	442	8.89%	932	9.54%	1,514	6.60%
Age 70 - 74	409	8.22%	872	8.93%	1,278	5.57%
Age 75 - 79	277	5.57%	591	6.05%	823	3.59%
Age 80 - 84	159	3.20%	340	3.48%	472	2.06%
Age 85+	117	2.35%	250	2.56%	363	1.58%
Age 65+	1,404	28.23%	2,985	30.55%	4,450	19.39%
Median Age	49.80		51.40		41.80	
Average Age	45.70		46.80		40.70	

DEMOGRAPHICS

Demographic Detail Report

Vacant Land					
Robson Ranch & I-35w N Rd, Argyle, TX 76226					
Radius	2 Mile		3 Mile		5 Mile
2017 Population By Race	4,974		9,770		22,947
White	4,726	95.01%	9,288	95.07%	20,995 91.49%
Black	94	1.89%	182	1.86%	911 3.97%
Am. Indian & Alaskan	30	0.60%	60	0.61%	177 0.77%
Asian	56	1.13%	107	1.10%	446 1.94%
Hawaiian & Pacific Island	2	0.04%	5	0.05%	16 0.07%
Other	67	1.35%	129	1.32%	403 1.76%
Population by Hispanic Origin	4,974		9,770		22,947
Non-Hispanic Origin	4,595	92.38%	9,025	92.37%	20,229 88.16%
Hispanic Origin	379	7.62%	745	7.63%	2,717 11.84%
2017 Median Age, Male	47.70		49.60		40.30
2017 Average Age, Male	44.40		45.50		39.70
2017 Median Age, Female	51.40		53.10		43.20
2017 Average Age, Female	46.90		48.00		41.60
2017 Population by Occupation Classification	4,214		8,331		18,660
Civilian Employed	2,370	56.24%	4,599	55.20%	11,573 62.02%
Civilian Unemployed	54	1.28%	108	1.30%	295 1.58%
Civilian Non-Labor Force	1,788	42.43%	3,621	43.46%	6,786 36.37%
Armed Forces	2	0.05%	3	0.04%	6 0.03%
Households by Marital Status					
Married	1,425		2,849		5,801
Married No Children	964		1,995		3,436
Married w/Children	461		855		2,365
2017 Population by Education	3,867		7,696		16,786
Some High School, No Diploma	104	2.69%	251	3.26%	722 4.30%
High School Grad (Incl Equivalency)	660	17.07%	1,376	17.88%	2,908 17.32%
Some College, No Degree	1,119	28.94%	2,275	29.56%	5,065 30.17%
Associate Degree	178	4.60%	336	4.37%	904 5.39%
Bachelor Degree	1,204	31.14%	2,272	29.52%	4,791 28.54%
Advanced Degree	602	15.57%	1,186	15.41%	2,396 14.27%

DEMOGRAPHICS

Demographic Detail Report

Vacant Land					
Robson Ranch & I-35w N Rd, Argyle, TX 76226					
Radius	2 Mile		3 Mile		5 Mile
2017 Population by Occupation	4,435		8,602		21,502
Real Estate & Finance	178	4.01%	342	3.98%	760 3.53%
Professional & Management	1,305	29.43%	2,552	29.67%	7,098 33.01%
Public Administration	106	2.39%	205	2.38%	383 1.78%
Education & Health	511	11.52%	935	10.87%	2,540 11.81%
Services	155	3.49%	329	3.82%	1,117 5.19%
Information	80	1.80%	153	1.78%	381 1.77%
Sales	793	17.88%	1,514	17.60%	3,288 15.29%
Transportation	21	0.47%	40	0.47%	71 0.33%
Retail	327	7.37%	627	7.29%	1,279 5.95%
Wholesale	89	2.01%	167	1.94%	356 1.66%
Manufacturing	159	3.59%	333	3.87%	977 4.54%
Production	267	6.02%	506	5.88%	1,057 4.92%
Construction	111	2.50%	256	2.98%	760 3.53%
Utilities	177	3.99%	320	3.72%	746 3.47%
Agriculture & Mining	60	1.35%	137	1.59%	277 1.29%
Farming, Fishing, Forestry	0	0.00%	1	0.01%	8 0.04%
Other Services	96	2.16%	185	2.15%	404 1.88%
2017 Worker Travel Time to Job	2,211		4,268		10,697
<30 Minutes	1,217	55.04%	2,387	55.93%	5,652 52.84%
30-60 Minutes	770	34.83%	1,429	33.48%	3,834 35.84%
60+ Minutes	224	10.13%	452	10.59%	1,211 11.32%
2010 Households by HH Size	1,449		2,930		6,734
1-Person Households	227	15.67%	480	16.38%	1,021 15.16%
2-Person Households	687	47.41%	1,430	48.81%	2,701 40.11%
3-Person Households	203	14.01%	387	13.21%	1,109 16.47%
4-Person Households	192	13.25%	368	12.56%	1,122 16.66%
5-Person Households	91	6.28%	170	5.80%	492 7.31%
6-Person Households	33	2.28%	62	2.12%	185 2.75%
7 or more Person Households	16	1.10%	33	1.13%	104 1.54%
2017 Average Household Size	2.60		2.50		2.70
Households					
2022 Projection	2,241		4,502		9,575
2017 Estimate	1,933		3,886		8,329
2010 Census	1,448		2,931		6,735
Growth 2017 - 2022	15.93%		15.85%		14.96%
Growth 2010 - 2017	33.49%		32.58%		23.67%

DEMOGRAPHICS

Demographic Detail Report

Vacant Land				
Robson Ranch & I-35w N Rd, Argyle, TX 76226				
Radius	2 Mile		3 Mile	
2017 Households by HH Income	1,934		3,887	
<\$25,000	159	8.22%	356	9.16%
\$25,000 - \$50,000	312	16.13%	672	17.29%
\$50,000 - \$75,000	322	16.65%	651	16.75%
\$75,000 - \$100,000	231	11.94%	460	11.83%
\$100,000 - \$125,000	323	16.70%	616	15.85%
\$125,000 - \$150,000	172	8.89%	335	8.62%
\$150,000 - \$200,000	196	10.13%	381	9.80%
\$200,000+	219	11.32%	416	10.70%
2017 Avg Household Income	\$112,661		\$109,389	
2017 Med Household Income	\$93,830		\$89,374	
2017 Occupied Housing	1,933		3,886	
Owner Occupied	1,744	90.22%	3,495	89.94%
Renter Occupied	189	9.78%	391	10.06%
2010 Housing Units	1,971		3,889	
1 Unit	1,964	99.64%	3,878	99.72%
2 - 4 Units	7	0.36%	11	0.28%
5 - 19 Units	0	0.00%	0	0.00%
20+ Units	0	0.00%	0	0.00%
2017 Housing Value	1,744		3,495	
<\$100,000	18	1.03%	40	1.14%
\$100,000 - \$200,000	168	9.63%	338	9.67%
\$200,000 - \$300,000	370	21.22%	799	22.86%
\$300,000 - \$400,000	529	30.33%	1,137	32.53%
\$400,000 - \$500,000	254	14.56%	474	13.56%
\$500,000 - \$1,000,000	360	20.64%	628	17.97%
\$1,000,000+	45	2.58%	79	2.26%
2017 Median Home Value	\$359,735		\$350,175	
2017 Housing Units by Yr Built	2,002		4,046	
Built 2010+	470	23.48%	937	23.16%
Built 2000 - 2010	1,079	53.90%	2,150	53.14%
Built 1990 - 1999	173	8.64%	384	9.49%
Built 1980 - 1989	122	6.09%	258	6.38%
Built 1970 - 1979	77	3.85%	151	3.73%
Built 1960 - 1969	42	2.10%	79	1.95%
Built 1950 - 1959	16	0.80%	32	0.79%
Built <1949	23	1.15%	55	1.36%
2017 Median Year Built	2005		2004	

DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

Vacant Land

Robson Ranch & I-35w N Rd, Argyle, TX 76226

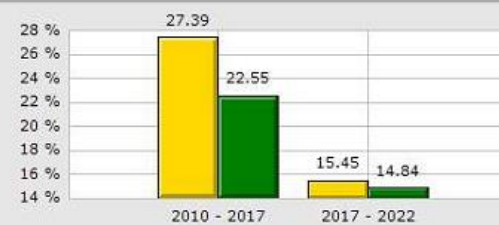
Type: Land
County: Denton

1 Mile
County

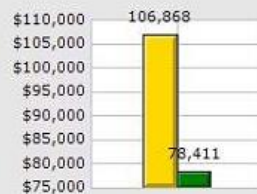
Population Growth



Household Growth



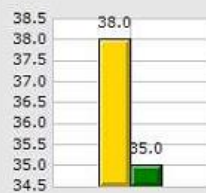
2017 Med Household Inc



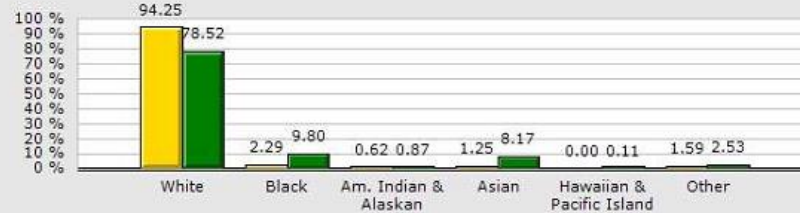
2017 Households by Household Income



2017 Median Age



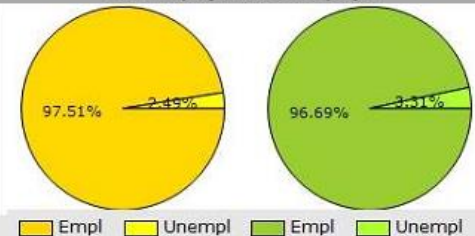
2017 Population by Race



2017 Renter vs. Owner



2017 Employed vs. Unemployed



DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

Vacant Land				
Robson Ranch & I-35w N Rd, Argyle, TX 76226				
Type: Land				
County: Denton				
	1 Mile		County	
Population Growth				
Growth 2010 - 2017	27.67%		22.50%	
Growth 2017 - 2022	15.30%		14.76%	
Empl	744	97.51%	450,043	96.69%
Unempl	19	2.49%	15,400	3.31%
2017 Population by Race				
	1,443		811,707	
White	1,360	94.25%	637,381	78.52%
Black	33	2.29%	79,554	9.80%
Am. Indian & Alaskan	9	0.62%	7,051	0.87%
Asian	18	1.25%	66,354	8.17%
Hawaiian & Pacific Island	0	0.00%	856	0.11%
Other	23	1.59%	20,511	2.53%
Household Growth				
Growth 2010 - 2017	27.39%		22.55%	
Growth 2017 - 2022	15.45%		14.84%	
Renter Occupied	55	11.48%	101,643	34.52%
Owner Occupied	424	88.52%	192,835	65.48%
2017 Households by Household Income				
	478		294,478	
Income <\$25K	24	5.02%	33,319	11.31%
Income \$25K - \$50K	59	12.34%	56,489	19.18%
Income \$50K - \$75K	62	12.97%	51,648	17.54%
Income \$75K - \$100K	69	14.44%	42,382	14.39%
Income \$100K - \$125K	91	19.04%	34,808	11.82%
Income \$125K - \$150K	43	9.00%	23,508	7.98%
Income \$150K - \$200K	61	12.76%	25,927	8.80%
Income \$200K+	69	14.44%	26,397	8.96%
2017 Med Household Inc				
2017 Median Age	\$106,868		\$78,411	
	38.00		35.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Vacant Land

Robson Ranch & I-35w N Rd, Argyle, TX 76226

Building Type: Land

Total Available: 0 SF

Class: -

% Leased: 0%

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Description	2010	2017	2022
Population	1,131	1,444	1,665
Age 0 - 4	64 5.66%	77 5.33%	100 6.01%
Age 5 - 9	86 7.60%	84 5.82%	94 5.65%
Age 10 - 14	117 10.34%	109 7.55%	102 6.13%
Age 15 - 19	98 8.66%	122 8.45%	119 7.15%
Age 20 - 24	55 4.86%	109 7.55%	127 7.63%
Age 25 - 29	53 4.69%	93 6.44%	120 7.21%
Age 30 - 34	62 5.48%	80 5.54%	106 6.37%
Age 35 - 39	73 6.45%	80 5.54%	95 5.71%
Age 40 - 44	103 9.11%	97 6.72%	96 5.77%
Age 45 - 49	113 9.99%	114 7.89%	108 6.49%
Age 50 - 54	96 8.49%	124 8.59%	122 7.33%
Age 55 - 59	67 5.92%	111 7.69%	126 7.57%
Age 60 - 64	53 4.69%	84 5.82%	112 6.73%
Age 65 - 69	37 3.27%	64 4.43%	89 5.35%
Age 70 - 74	26 2.30%	44 3.05%	64 3.84%
Age 75 - 79	16 1.41%	26 1.80%	42 2.52%
Age 80 - 84	6 0.53%	15 1.04%	24 1.44%
Age 85+	6 0.53%	12 0.83%	20 1.20%
Age 15+	864 76.39%	1,175 81.37%	1,370 82.28%
Age 20+	766 67.73%	1,053 72.92%	1,251 75.14%
Age 65+	91 8.05%	161 11.15%	239 14.35%
Median Age	37	38	38
Average Age	34.90	37.20	38.60
Population By Race	1,131	1,444	1,665
White	1,074 94.96%	1,359 94.11%	1,557 93.51%
Black	22 1.95%	33 2.29%	43 2.58%
Am. Indian & Alaskan	7 0.62%	10 0.69%	11 0.66%
Asian	11 0.97%	18 1.25%	23 1.38%
Hawaiian & Pacific Islander	0 0.00%	1 0.07%	0 0.00%
Other	16 1.41%	23 1.59%	30 1.80%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report			1 Mile Radius		
Vacant Land					
Robson Ranch & I-35w N Rd, Argyle, TX 76226					
Description	2010		2017		2022
Population by Race (Hispanic)	105		143		172
White	97	92.38%	132	92.31%	157 91.28%
Black	1	0.95%	2	1.40%	3 1.74%
Am. Indian & Alaskan	2	1.90%	3	2.10%	4 2.33%
Asian	1	0.95%	2	1.40%	2 1.16%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0 0.00%
Other	3	2.86%	4	2.80%	6 3.49%
Household by Household Income	376		478		555
<\$25,000	25	6.65%	24	5.02%	27 4.86%
\$25,000 - \$50,000	39	10.37%	59	12.34%	69 12.43%
\$50,000 - \$75,000	48	12.77%	62	12.97%	73 13.15%
\$75,000 - \$100,000	57	15.16%	69	14.44%	79 14.23%
\$100,000 - \$125,000	40	10.64%	91	19.04%	111 20.00%
\$125,000 - \$150,000	46	12.23%	43	9.00%	48 8.65%
\$150,000 - \$200,000	54	14.36%	61	12.76%	70 12.61%
\$200,000+	67	17.82%	69	14.44%	78 14.05%
Average Household Income	\$135,205		\$127,267		\$126,397
Median Household Income	\$111,875		\$106,868		\$106,644

TRAFFIC COUNTS

Traffic Count Report

