

GOLDEN TRIANGLE MEDICAL PARK DEVELOPMENT



DEVELOPMENT SUMMARY

Golden Triangle Medical Plaza Development NE Corner of Golden Triangle Blvd & Old Denton Rd 10932 N Riverside Drive, Fort Worth, TX 76244

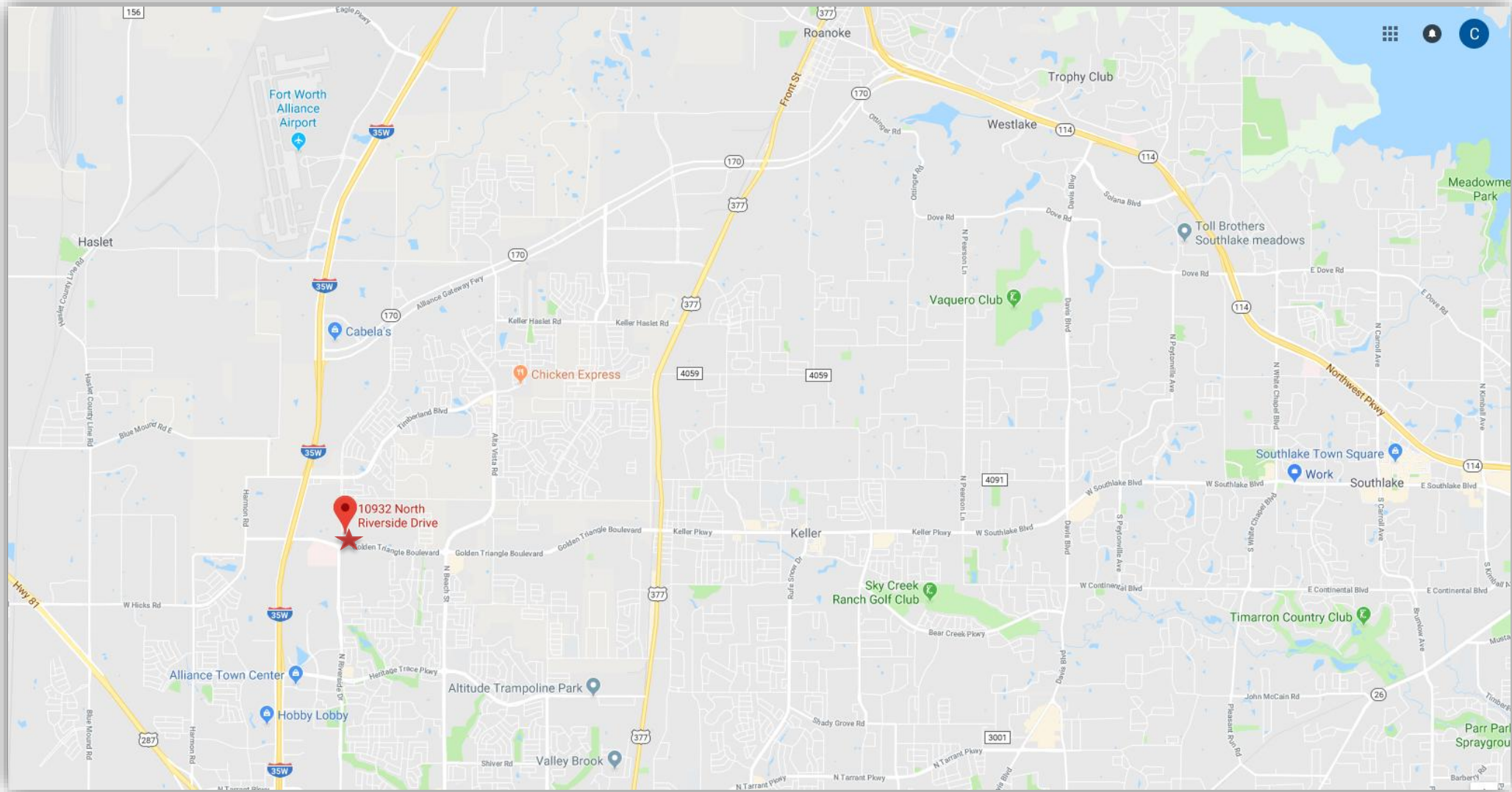
DEVELOPMENT HIGHLIGHTS

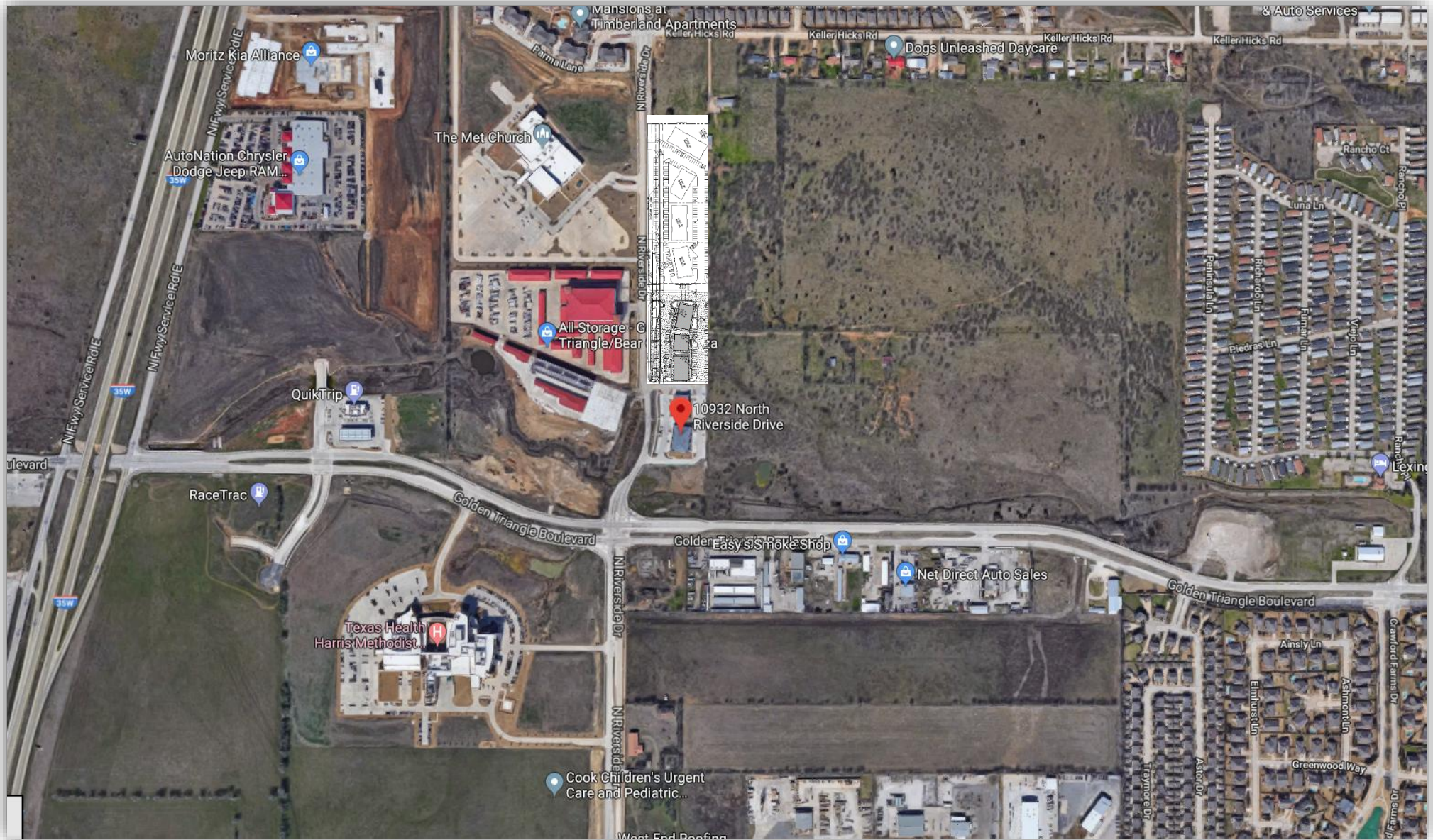
- 67,000 SF medical office campus development(2 existing buildings as part of phase 1, with 7 additional buildings planned)
- Build-to-suit lease opportunities available(4000 SF – 20,000 SF), Pad Sites available for sale
- Medical Tenant Mix: DaVita Dialysis, Urology Clinics of North Texas, Texas Pain and Injury Centers, Action Behavior Centers
- High Finish-out allowances for medical/credit tenants
- Great Visibility – Frontage on Golden Triangle Blvd which is a busy East/West thoroughfare connecting Southlake, Keller, and North Fort Worth to I 35W and frontage on N Riverside Drive
- Great Accessibility – On Golden Triangle and N Riverside Drive, and close to Interstate I-35W
- Across the street from Texas Health Resources Alliance Hospital. The THR Hospital is a 50 bed multi-service hospital offering acute care and wellness services to the North Fort Worth Community.
- Medical synergy located within the Alliance Corridor as part of the North Fort Worth Medical District (THR Hospital, HCA Hospital)
- Strong demographics - In the heart of the highly desirable Alliance Texas market consisting of North Fort Worth, Keller, Saginaw, Haslet and more. One of the fastest growing suburban areas in DFW and home to 240 companies, 28,000+ employees and 7300+ single family homes



MEDICAL DEVELOPMENT SUMMARY

Use:	Medical, Professional Office
Pad Sites:	1 - 10 acre pads Build-to-suit opportunities
Building Size:	6000 – 15,000 SF
Offering Structure:	Buildings For Lease with purchase option \ Pad Sites Available For Sale with Development Management Services
Lot Size (Approx.)	12 Acre Campus
Frontage	Golden Triangle Blvd, N Riverside Drive

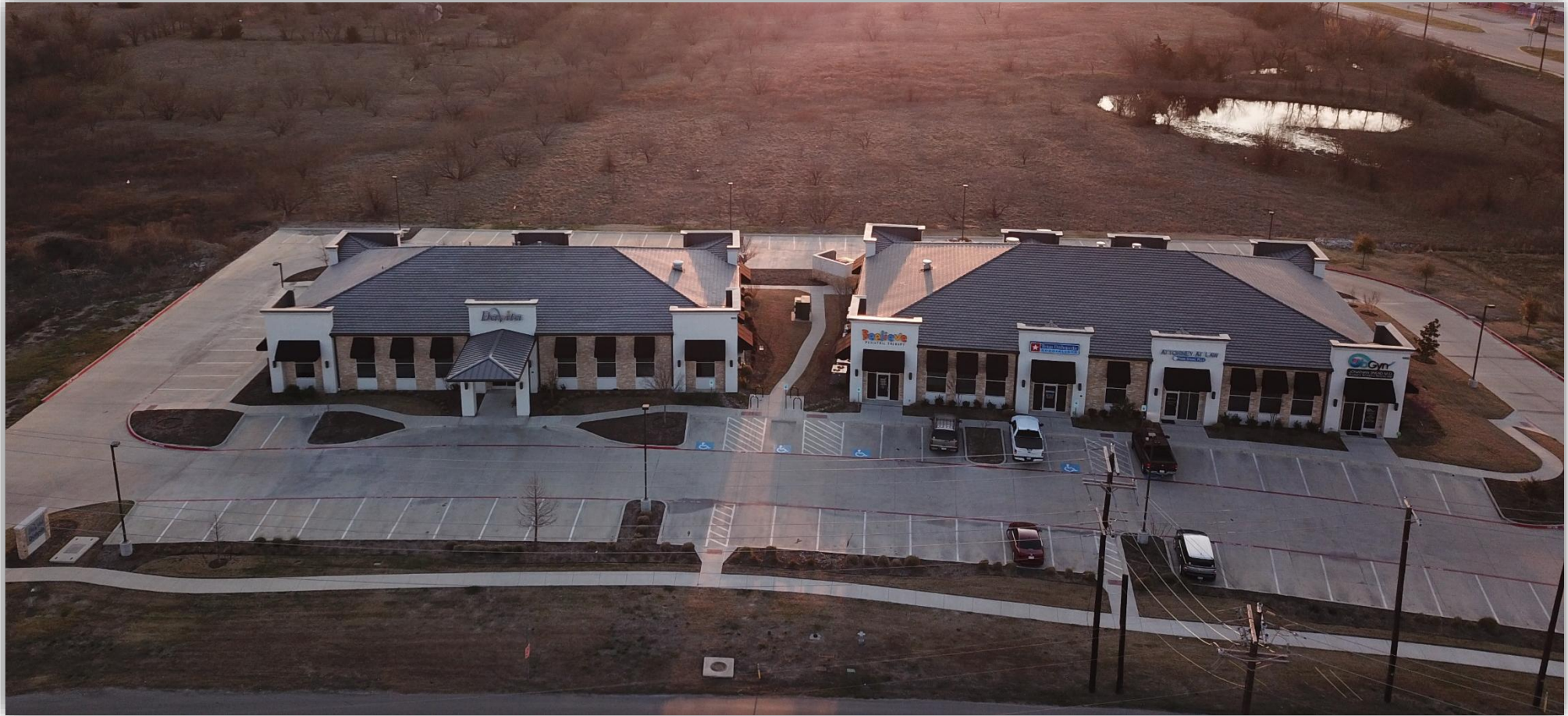




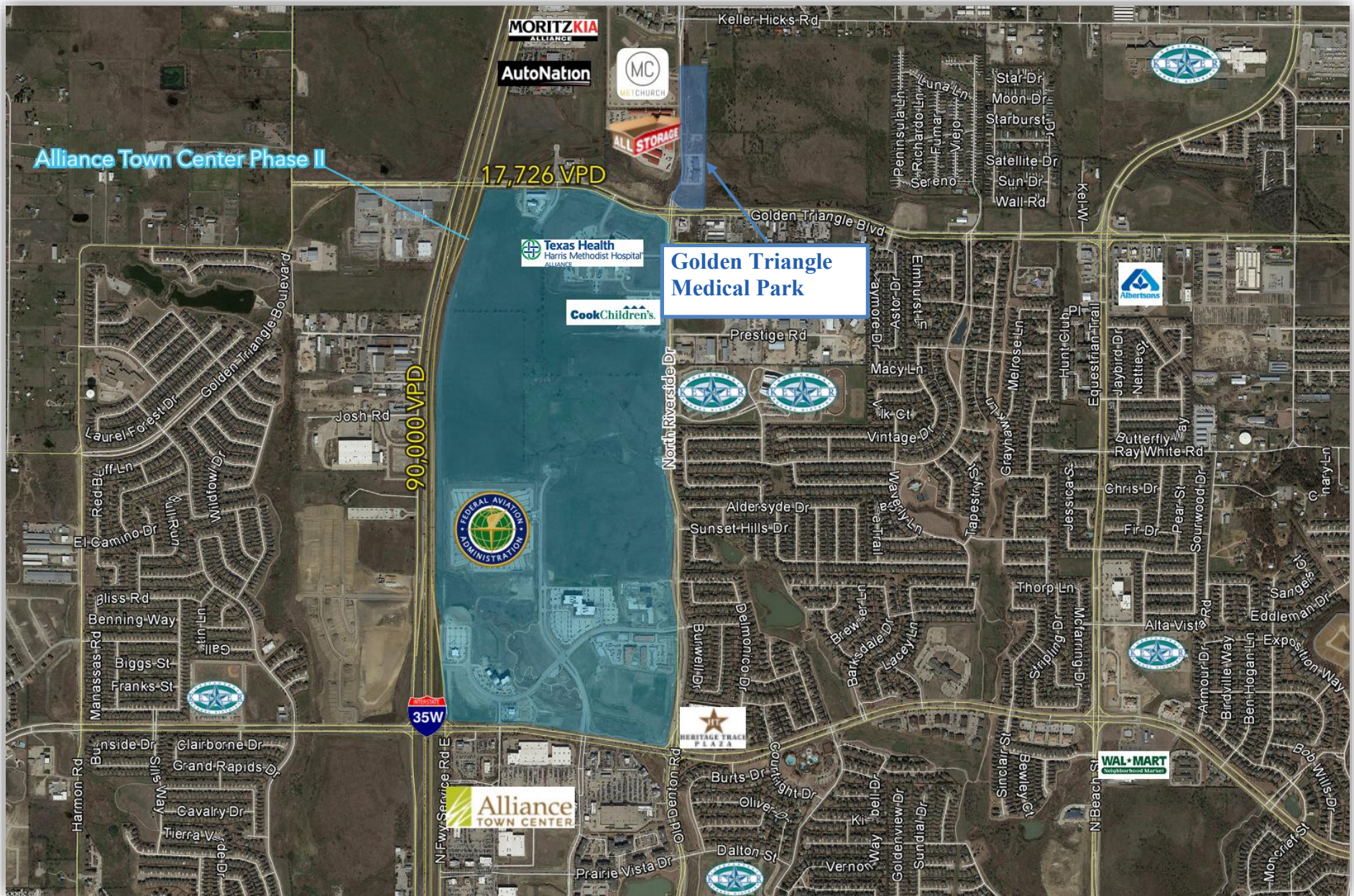
GOOGLE EARTH VIEW



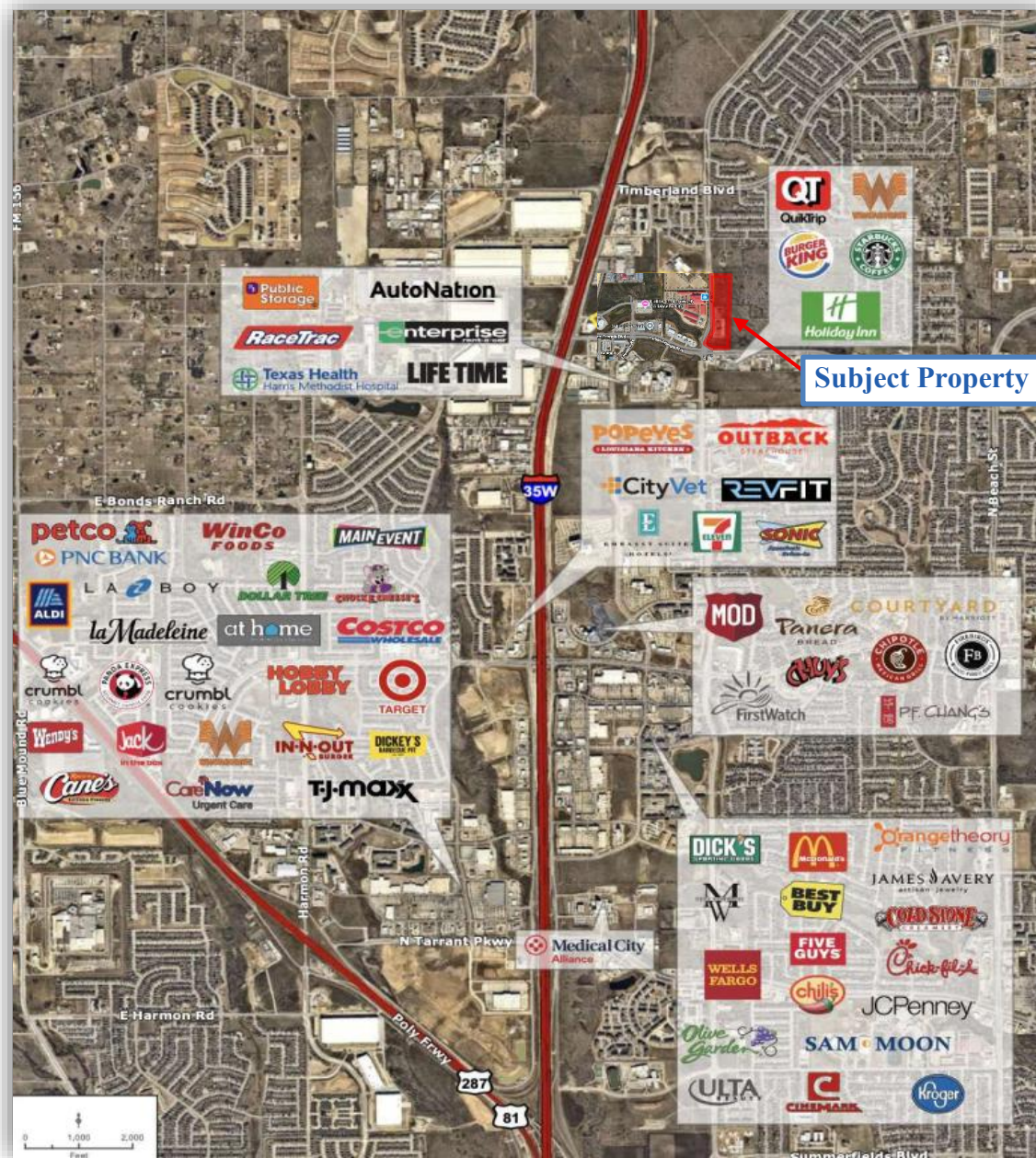
BIRDS EYE VIEW



AERIAL MAP



AERIAL MAP



CASTLE
DEVELOPMENT GROUP

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PHOTOS



SITE PLAN

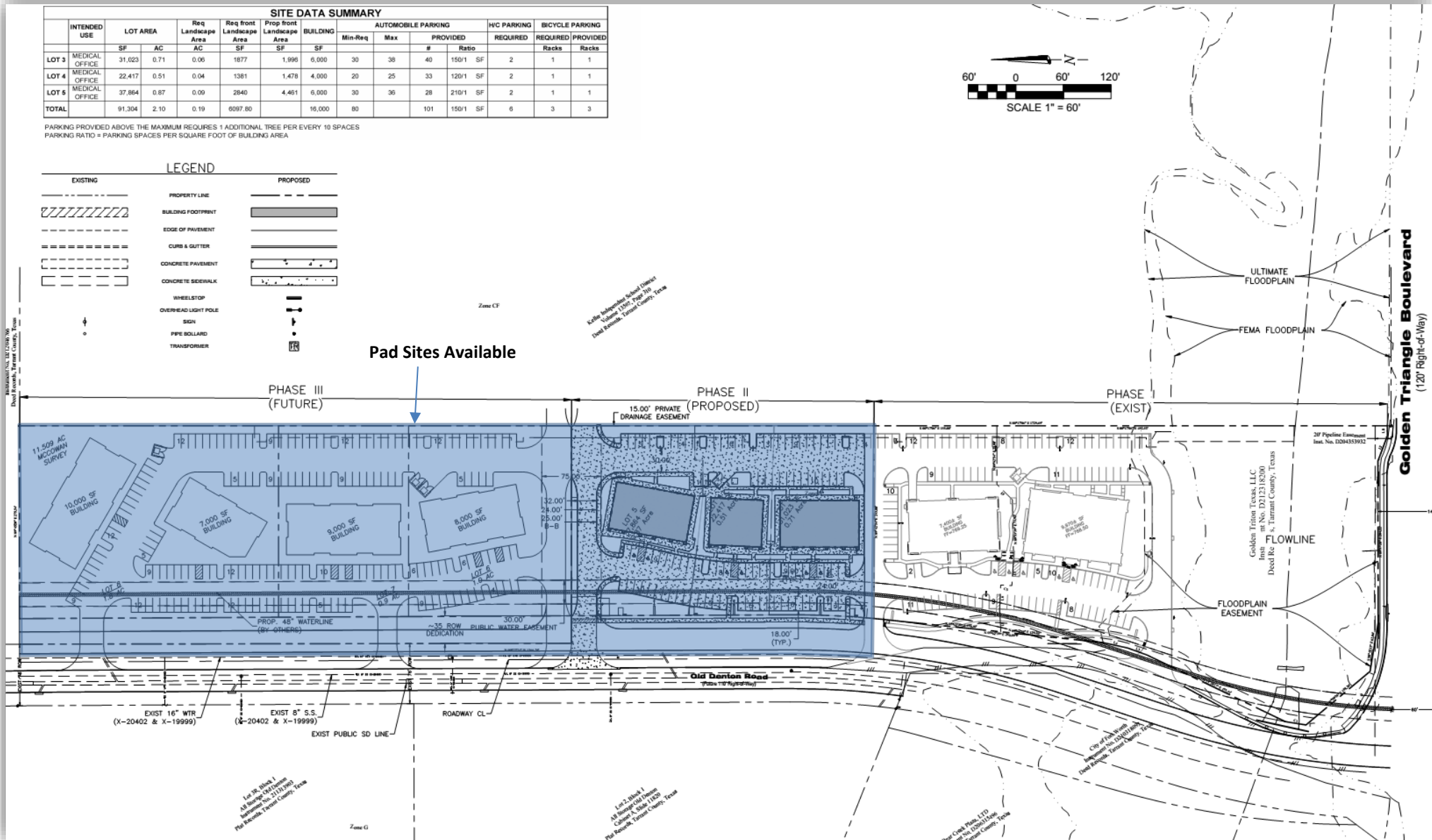
SITE DATA SUMMARY												
INTENDED USE	LOT AREA		Req Landscape Area	Req front Landscape Area	Prop front Landscape Area	BUILDING				AUTOMOBILE PARKING		HVC PARKING
	SF	AC	AC	SF	SF	Min-Req	Max	#	Ratio	REQUIRED	REQUIRED	PROVIDED
LOT 3 MEDICAL OFFICE	31,023	0.71	0.06	1877	1,996	6,000	30	38	40	150/1 SF	2	1
LOT 4 MEDICAL OFFICE	22,417	0.51	0.04	1361	1,478	4,000	20	25	33	120/1 SF	2	1
LOT 5 MEDICAL OFFICE	37,864	0.87	0.09	2840	4,461	6,000	30	36	28	210/1 SF	2	1
TOTAL	91,304	2.10	0.19	6097.80		16,000	80		101	150/1 SF	6	3

PARKING PROVIDED ABOVE THE MAXIMUM REQUIRES 1 ADDITIONAL TREE PER EVERY 10 SPACES
PARKING RATIO = PARKING SPACES PER SQUARE FOOT OF BUILDING AREA



LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	BUILDING FOOTPRINT
	EDGE OF PAVEMENT
	CURB & GUTTER
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	WHEELSTOP
	OVERHEAD LIGHT POLE
	SIGN
	FIRE HYDRANT
	TRANSFORMER

Pad Sites Available



DEMOGRAPHICS - SUMMARY

Demographic Summary Report

Golden Triangle Medical Park

10932 N Riverside Dr, Fort Worth, TX 76244

Building Type: **Class B Office**
 Class: **B**
 RBA: **7,400 SF**
 Typical Floor: **7,400 SF**

Total Available: **2,949 SF**
 % Leased: **60.15%**
 Rent/SF/Yr: **Negotiable**



Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	45,561	95,279	232,848
2024 Estimate	43,266	90,082	220,704
2020 Census	42,618	86,529	215,561
Growth 2024 - 2029	5.30%	5.77%	5.50%
Growth 2020 - 2024	1.52%	4.11%	2.39%
2024 Population by Hispanic Origin	8,799	19,055	46,436
2024 Population	43,266	90,082	220,704
White	26,089 60.30%	52,952 58.78%	130,557 59.15%
Black	4,565 10.55%	9,493 10.54%	22,430 10.16%
Am. Indian & Alaskan	198 0.46%	409 0.45%	1,046 0.47%
Asian	3,539 8.18%	8,174 9.07%	20,438 9.26%
Hawaiian & Pacific Island	59 0.14%	142 0.16%	435 0.20%
Other	8,816 20.38%	18,913 21.00%	45,798 20.75%
U.S. Armed Forces	0	10	294
Households			
2029 Projection	14,860	31,135	76,238
2024 Estimate	14,125	29,424	72,244
2020 Census	14,070	28,366	70,869
Growth 2024 - 2029	5.20%	5.81%	5.53%
Growth 2020 - 2024	0.39%	3.73%	1.94%
Owner Occupied	9,949 70.44%	20,307 69.02%	52,459 72.61%
Renter Occupied	4,176 29.56%	9,117 30.98%	19,785 27.39%
2024 Households by HH Income	14,125	29,424	72,246
Income: <\$25,000	604 4.28%	1,374 4.67%	3,703 5.13%
Income: \$25,000 - \$50,000	1,448 10.25%	2,916 9.91%	7,350 10.17%
Income: \$50,000 - \$75,000	1,476 10.45%	4,083 13.88%	10,740 14.87%
Income: \$75,000 - \$100,000	2,410 17.06%	5,125 17.42%	13,644 18.89%
Income: \$100,000 - \$125,000	2,052 14.53%	3,826 13.00%	9,349 12.94%
Income: \$125,000 - \$150,000	1,699 12.03%	3,475 11.81%	7,925 10.97%
Income: \$150,000 - \$200,000	2,253 15.95%	4,301 14.62%	9,559 13.23%
Income: \$200,000+	2,183 15.45%	4,324 14.70%	9,976 13.81%
2024 Avg Household Income	\$134,652	\$130,358	\$126,056
2024 Med Household Income	\$113,700	\$107,932	\$101,834

DEMOGRAPHICS

Demographic Detail Report

Golden Triangle Medical Park

10932 N Riverside Dr, Fort Worth, TX 76244

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2024 Estimate	43,266		90,082		220,704	
2020 Census	42,618		86,529		215,561	
Growth 2024 - 2029	5.30%		5.77%		5.50%	
Growth 2020 - 2024	1.52%		4.11%		2.39%	
2024 Population by Age	43,266		90,082		220,704	
Age 0 - 4	2,748	6.35%	5,835	6.48%	14,031	6.36%
Age 5 - 9	3,211	7.42%	6,790	7.54%	15,863	7.19%
Age 10 - 14	3,814	8.82%	7,928	8.80%	18,487	8.38%
Age 15 - 19	3,722	8.60%	7,644	8.49%	18,125	8.21%
Age 20 - 24	2,989	6.91%	6,227	6.91%	14,975	6.79%
Age 25 - 29	2,560	5.92%	5,450	6.05%	13,260	6.01%
Age 30 - 34	2,769	6.40%	5,948	6.60%	14,592	6.61%
Age 35 - 39	3,256	7.53%	6,862	7.62%	16,503	7.48%
Age 40 - 44	3,655	8.45%	7,569	8.40%	17,673	8.01%
Age 45 - 49	3,457	7.99%	7,143	7.93%	16,637	7.54%
Age 50 - 54	2,988	6.91%	6,178	6.86%	14,983	6.79%
Age 55 - 59	2,325	5.37%	4,824	5.36%	12,646	5.73%
Age 60 - 64	1,795	4.15%	3,763	4.18%	10,542	4.78%
Age 65 - 69	1,362	3.15%	2,825	3.14%	8,118	3.68%
Age 70 - 74	1,070	2.47%	2,130	2.36%	6,037	2.74%
Age 75 - 79	785	1.81%	1,513	1.68%	4,201	1.90%
Age 80 - 84	445	1.03%	853	0.95%	2,345	1.06%
Age 85+	314	0.73%	599	0.66%	1,684	0.76%
Age 65+	3,976	9.19%	7,920	8.79%	22,385	10.14%
Median Age	34.70		34.30		35.30	
Average Age	34.50		34.20		35.20	

DEMOGRAPHICS

Demographic Detail Report

Golden Triangle Medical Park					
10932 N Riverside Dr, Fort Worth, TX 76244					
Radius	2 Mile		3 Mile		5 Mile
2024 Population By Race	43,266		90,082		220,704
White	26,089	60.30%	52,952	58.78%	130,557 59.15%
Black	4,565	10.55%	9,493	10.54%	22,430 10.16%
Am. Indian & Alaskan	198	0.46%	409	0.45%	1,046 0.47%
Asian	3,539	8.18%	8,174	9.07%	20,438 9.26%
Hawaiian & Pacific Island	59	0.14%	142	0.16%	435 0.20%
Other	8,816	20.38%	18,913	21.00%	45,798 20.75%
Population by Hispanic Origin	43,266		90,082		220,704
Non-Hispanic Origin	34,468	79.67%	71,027	78.85%	174,269 78.96%
Hispanic Origin	8,799	20.34%	19,055	21.15%	46,436 21.04%
2024 Median Age, Male	34.00		33.70		34.60
2024 Average Age, Male	34.00		33.70		34.60
2024 Median Age, Female	35.20		34.90		35.90
2024 Average Age, Female	35.00		34.70		35.80
2024 Population by Occupation Classification	32,749		67,998		168,701
Civilian Employed	23,720	72.43%	49,301	72.50%	120,590 71.48%
Civilian Unemployed	995	3.04%	1,904	2.80%	4,033 2.39%
Civilian Non-Labor Force	8,034	24.53%	16,783	24.68%	43,806 25.97%
Armed Forces	0	0.00%	10	0.01%	272 0.16%
Households by Marital Status					
Married	8,668		17,885		44,508
Married No Children	3,661		7,471		20,468
Married w/Children	5,007		10,414		24,040
2024 Population by Education	29,393		60,059		148,337
Some High School, No Diploma	919	3.13%	1,997	3.33%	6,836 4.61%
High School Grad (Incl Equivalency)	5,647	19.21%	9,731	16.20%	25,145 16.95%
Some College, No Degree	7,588	25.82%	17,776	29.60%	45,912 30.95%
Associate Degree	2,611	8.88%	4,402	7.33%	9,115 6.14%
Bachelor Degree	8,665	29.48%	18,595	30.96%	43,799 29.53%
Advanced Degree	3,963	13.48%	7,558	12.58%	17,530 11.82%

DEMOGRAPHICS

Demographic Detail Report

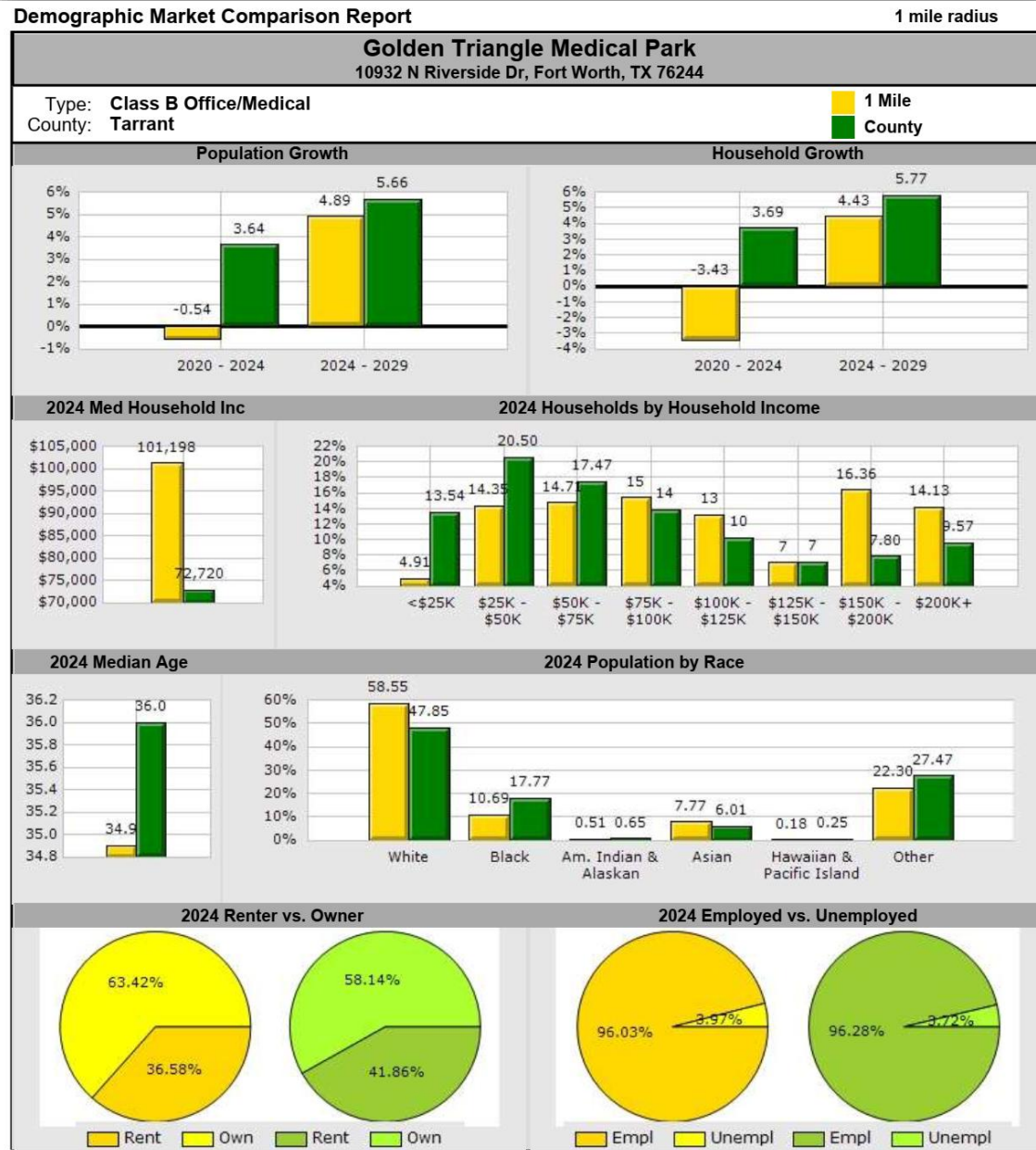
Golden Triangle Medical Park						
10932 N Riverside Dr, Fort Worth, TX 76244						
Radius	2 Mile		3 Mile		5 Mile	
2024 Population by Occupation	44,407		92,809		227,187	
Real Estate & Finance	2,832	6.38%	5,107	5.50%	11,823	5.20%
Professional & Management	14,230	32.04%	29,892	32.21%	72,464	31.90%
Public Administration	1,247	2.81%	2,399	2.58%	4,873	2.14%
Education & Health	4,808	10.83%	10,742	11.57%	24,531	10.80%
Services	3,115	7.01%	5,896	6.35%	13,164	5.79%
Information	498	1.12%	1,147	1.24%	2,606	1.15%
Sales	4,436	9.99%	10,250	11.04%	27,123	11.94%
Transportation	138	0.31%	147	0.16%	274	0.12%
Retail	1,948	4.39%	5,430	5.85%	14,075	6.20%
Wholesale	806	1.82%	1,225	1.32%	3,885	1.71%
Manufacturing	2,752	6.20%	5,082	5.48%	11,666	5.13%
Production	2,485	5.60%	5,211	5.61%	13,903	6.12%
Construction	1,320	2.97%	2,653	2.86%	6,656	2.93%
Utilities	2,830	6.37%	5,537	5.97%	13,790	6.07%
Agriculture & Mining	152	0.34%	281	0.30%	794	0.35%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	40	0.02%
Other Services	810	1.82%	1,810	1.95%	5,520	2.43%
2024 Worker Travel Time to Job	20,773		43,367		105,724	
<30 Minutes	9,780	47.08%	20,809	47.98%	51,318	48.54%
30-60 Minutes	9,544	45.94%	19,088	44.02%	45,692	43.22%
60+ Minutes	1,449	6.98%	3,470	8.00%	8,714	8.24%
2020 Households by HH Size	14,070		28,366		70,869	
1-Person Households	2,419	17.19%	4,708	16.60%	11,487	16.21%
2-Person Households	3,704	26.33%	7,400	26.09%	19,521	27.55%
3-Person Households	2,610	18.55%	5,267	18.57%	13,454	18.98%
4-Person Households	2,935	20.86%	6,042	21.30%	14,632	20.65%
5-Person Households	1,453	10.33%	3,046	10.74%	7,260	10.24%
6-Person Households	590	4.19%	1,225	4.32%	2,883	4.07%
7 or more Person Households	359	2.55%	678	2.39%	1,632	2.30%
2024 Average Household Size	3.00		3.00		3.00	
Households						
2029 Projection	14,860		31,135		76,238	
2024 Estimate	14,125		29,424		72,244	
2020 Census	14,070		28,366		70,869	
Growth 2024 - 2029	5.20%		5.81%		5.53%	
Growth 2020 - 2024	0.39%		3.73%		1.94%	

DEMOGRAPHICS

Demographic Detail Report

Golden Triangle Medical Park 10932 N Riverside Dr, Fort Worth, TX 76244					
Radius	2 Mile		3 Mile		5 Mile
2024 Households by HH Income	14,125		29,424		72,246
<\$25,000	604	4.28%	1,374	4.67%	3,703 5.13%
\$25,000 - \$50,000	1,448	10.25%	2,916	9.91%	7,350 10.17%
\$50,000 - \$75,000	1,476	10.45%	4,083	13.88%	10,740 14.87%
\$75,000 - \$100,000	2,410	17.06%	5,125	17.42%	13,644 18.89%
\$100,000 - \$125,000	2,052	14.53%	3,826	13.00%	9,349 12.94%
\$125,000 - \$150,000	1,699	12.03%	3,475	11.81%	7,925 10.97%
\$150,000 - \$200,000	2,253	15.95%	4,301	14.62%	9,559 13.23%
\$200,000+	2,183	15.45%	4,324	14.70%	9,976 13.81%
2024 Avg Household Income	\$134,652		\$130,358		\$126,056
2024 Med Household Income	\$113,700		\$107,932		\$101,834
2024 Occupied Housing	14,125		29,424		72,244
Owner Occupied	9,949	70.44%	20,307	69.02%	52,459 72.61%
Renter Occupied	4,176	29.56%	9,117	30.98%	19,785 27.39%
2020 Housing Units	14,741		31,171		76,872
1 Unit	11,476	77.85%	24,389	78.24%	64,583 84.01%
2 - 4 Units	419	2.84%	532	1.71%	1,403 1.83%
5 - 19 Units	939	6.37%	2,146	6.88%	4,709 6.13%
20+ Units	1,907	12.94%	4,104	13.17%	6,177 8.04%
2024 Housing Value	9,949		20,307		52,459
<\$100,000	359	3.61%	464	2.28%	939 1.79%
\$100,000 - \$200,000	343	3.45%	1,054	5.19%	4,765 9.08%
\$200,000 - \$300,000	4,063	40.84%	8,863	43.65%	21,708 41.38%
\$300,000 - \$400,000	3,163	31.79%	6,201	30.54%	13,514 25.76%
\$400,000 - \$500,000	1,198	12.04%	2,221	10.94%	6,585 12.55%
\$500,000 - \$1,000,000	823	8.27%	1,476	7.27%	4,437 8.46%
\$1,000,000+	0	0.00%	28	0.14%	511 0.97%
2024 Median Home Value	\$306,623		\$297,432		\$294,552
2024 Housing Units by Yr Built	15,800		32,298		78,112
Built 2010+	6,310	39.94%	11,868	36.75%	24,504 31.37%
Built 2000 - 2010	8,108	51.32%	16,079	49.78%	29,530 37.80%
Built 1990 - 1999	464	2.94%	2,020	6.25%	12,505 16.01%
Built 1980 - 1989	218	1.38%	995	3.08%	7,100 9.09%
Built 1970 - 1979	533	3.37%	875	2.71%	3,051 3.91%
Built 1960 - 1969	23	0.15%	125	0.39%	725 0.93%
Built 1950 - 1959	56	0.35%	120	0.37%	377 0.48%
Built <1949	88	0.56%	216	0.67%	320 0.41%
2024 Median Year Built	2008		2007		2005

DEMOGRAPHIC MARKET COMPARISON



DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report					1 mile radius
Golden Triangle Medical Park					
10932 N Riverside Dr, Fort Worth, TX 76244					
Type:	Class B Office/Medical				
County:	Tarrant				
	1 Mile		County		
Population Growth					
Growth 2020 - 2024	-0.54%		3.64%		
Growth 2024 - 2029	4.89%		5.66%		
Empl	5,003	96.03%	1,134,600	96.28%	
Unempl	207	3.97%	43,839	3.72%	
2024 Population by Race					
	9,084		2,187,374		
White	5,319	58.55%	1,046,568	47.85%	
Black	971	10.69%	388,729	17.77%	
Am. Indian & Alaskan	46	0.51%	14,206	0.65%	
Asian	706	7.77%	131,438	6.01%	
Hawaiian & Pacific Island	16	0.18%	5,540	0.25%	
Other	2,026	22.30%	600,893	27.47%	
Household Growth					
Growth 2020 - 2024	-3.43%		3.69%		
Growth 2024 - 2029	4.43%		5.77%		
Renter Occupied	1,131	36.58%	330,195	41.86%	
Owner Occupied	1,961	63.42%	458,629	58.14%	
2024 Households by Household Income					
	3,093		788,824		
Income <\$25K	152	4.91%	106,785	13.54%	
Income \$25K - \$50K	444	14.35%	161,711	20.50%	
Income \$50K - \$75K	455	14.71%	137,775	17.47%	
Income \$75K - \$100K	476	15.39%	109,266	13.85%	
Income \$100K - \$125K	407	13.16%	80,126	10.16%	
Income \$125K - \$150K	216	6.98%	56,213	7.13%	
Income \$150K - \$200K	506	16.36%	61,495	7.80%	
Income \$200K+	437	14.13%	75,453	9.57%	
2024 Med Household Inc					
	\$101,198		\$72,720		
2024 Median Age					
	34.90		36.00		

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Golden Triangle Medical Park

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Building Type: **Class B Office**
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RBA: **7,400 SF**
Typical Floor: **7,400 SF**

Total Available: **2,949 SF**
% Leased: **60.15%**
Rent/SF/Yr: **Negotiable**



Description	2020	2024	2029
Population	9,134	9,085	9,529
Age 0 - 4	585 6.40%	575 6.33%	594 6.23%
Age 5 - 9	691 7.57%	628 6.91%	606 6.36%
Age 10 - 14	812 8.89%	748 8.23%	665 6.98%
Age 15 - 19	752 8.23%	766 8.43%	732 7.68%
Age 20 - 24	572 6.26%	643 7.08%	725 7.61%
Age 25 - 29	650 7.12%	590 6.49%	663 6.96%
Age 30 - 34	629 6.89%	610 6.71%	621 6.52%
Age 35 - 39	709 7.76%	661 7.28%	629 6.60%
Age 40 - 44	749 8.20%	731 8.05%	675 7.08%
Age 45 - 49	744 8.15%	718 7.90%	708 7.43%
Age 50 - 54	566 6.20%	628 6.91%	684 7.18%
Age 55 - 59	451 4.94%	485 5.34%	595 6.24%
Age 60 - 64	357 3.91%	384 4.23%	481 5.05%
Age 65 - 69	282 3.09%	303 3.34%	375 3.94%
Age 70 - 74	266 2.91%	249 2.74%	289 3.03%
Age 75 - 79	150 1.64%	183 2.01%	217 2.28%
Age 80 - 84	98 1.07%	107 1.18%	146 1.53%
Age 85+	71 0.78%	76 0.84%	126 1.32%
Age 15+	7,046 77.14%	7,134 78.53%	7,666 80.45%
Age 20+	6,294 68.91%	6,368 70.09%	6,934 72.77%
Age 65+	867 9.49%	918 10.10%	1,153 12.10%
Median Age	34	35	36
Average Age	34.30	35.10	36.70
Population By Race	9,134	9,085	9,529
White	5,473 59.92%	5,318 58.54%	5,581 58.57%
Black	948 10.38%	971 10.69%	1,014 10.64%
Am. Indian & Alaskan	72 0.79%	47 0.52%	48 0.50%
Asian	704 7.71%	707 7.78%	742 7.79%
Hawaiian & Pacific Islander	14 0.15%	16 0.18%	17 0.18%
Other	1,916 20.98%	2,025 22.29%	2,128 22.33%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Golden Triangle Medical Park 10932 N Riverside Dr, Fort Worth, TX 76244			
Description	2020	2024	2029
Population by Race (Hispanic)	1,844	1,929	2,024
White	395 21.42%	357 18.51%	373 18.43%
Black	32 1.74%	33 1.71%	34 1.68%
Am. Indian & Alaskan	31 1.68%	28 1.45%	29 1.43%
Asian	8 0.43%	8 0.41%	9 0.44%
Hawaiian & Pacific Islander	2 0.11%	3 0.16%	3 0.15%
Other	1,377 74.67%	1,500 77.76%	1,576 77.87%
Household by Household Income	3,203	3,093	3,230
<\$25,000	215 6.71%	152 4.91%	163 5.05%
\$25,000 - \$50,000	423 13.21%	444 14.35%	493 15.26%
\$50,000 - \$75,000	458 14.30%	455 14.71%	469 14.52%
\$75,000 - \$100,000	460 14.36%	476 15.39%	484 14.98%
\$100,000 - \$125,000	402 12.55%	407 13.16%	427 13.22%
\$125,000 - \$150,000	277 8.65%	216 6.98%	221 6.84%
\$150,000 - \$200,000	544 16.98%	506 16.36%	530 16.41%
\$200,000+	424 13.24%	437 14.13%	443 13.72%
Average Household Income	\$123,701	\$124,879	\$123,454
Median Household Income	\$102,829	\$101,198	\$100,351

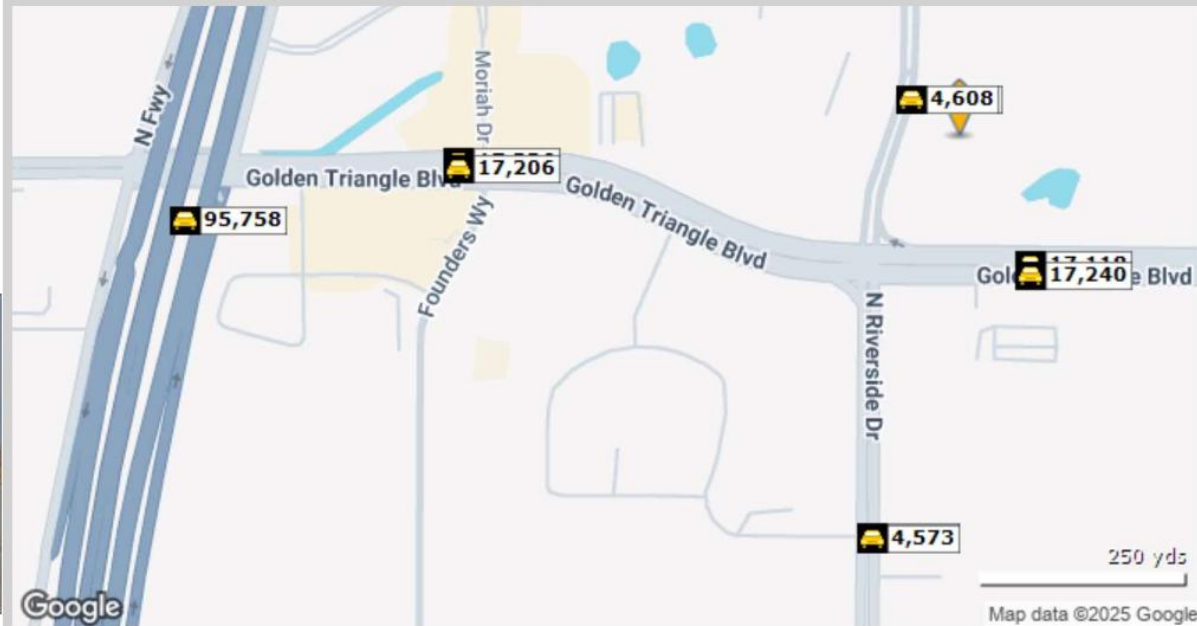
TRAFFIC COUNT REPORT

Traffic Count Report

Golden Triangle Medical Park

10932 N Riverside Dr, Fort Worth, TX 76244

Building Type: **Class B Office**
 Class: **B**
 RBA: **7,400 SF**
 Typical Floor: **7,400 SF**
 Total Available: **2,949 SF**
 % Leased: **60.15%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Old Denton Rd	Cowan Rd	0.06 S	2024	4,591	MPSI	.04
2	Old Denton Rd	Cowan Rd	0.06 S	2025	4,608	MPSI	.04
3	Golden Triangle Blvd	Old Denton Rd	0.11 W	2024	17,118	MPSI	.10
4	Golden Triangle Blvd	Old Denton Rd	0.11 W	2025	17,240	MPSI	.11
5	Old Denton Rd	Prestige Rd	0.10 S	2024	4,161	MPSI	.28
6	Old Denton Rd	Prestige Rd	0.10 S	2025	4,573	MPSI	.29
7	Golden Triangle Blvd	North Fwy	0.16 W	2025	17,336	MPSI	.35
8	Golden Triangle Blvd	North Fwy	0.16 W	2024	17,206	MPSI	.35
9	I- 35 W	Golden Triangle Blvd	0.04 N	2025	83,033	MPSI	.54
10	I- 35 W	Golden Triangle Blvd	0.04 N	2018	95,758	MPSI	.54