

NORTH BEACH & HERITAGE TRACE LAND SALE PACKAGE



CONFIDENTIALITY AGREEMENT

The information contained in the following sales package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Castle Development Group Inc. and it should not be made available to any other person or entity without the written consent of Castle Development Group Inc. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the sales package. If you have no interest in the subject property at this time, please return this sales package to Castle Development Group Inc.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Castle Development Group Inc. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

TABLE OF CONTENTS

PROPERTY DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY	4-6
---------------------------	-----

PROPERTY DESCRIPTION

AERIAL.....	7
BIRD'S EYE VIEW.....	8
3D AERIAL	9
AERIAL MAP	10
SURVEY.....	11
PLAT MAP	12
ROAD FRONTAGE IMPROVEMENTS - NORTH BEACH STREET	13

MARKET OVERVIEW

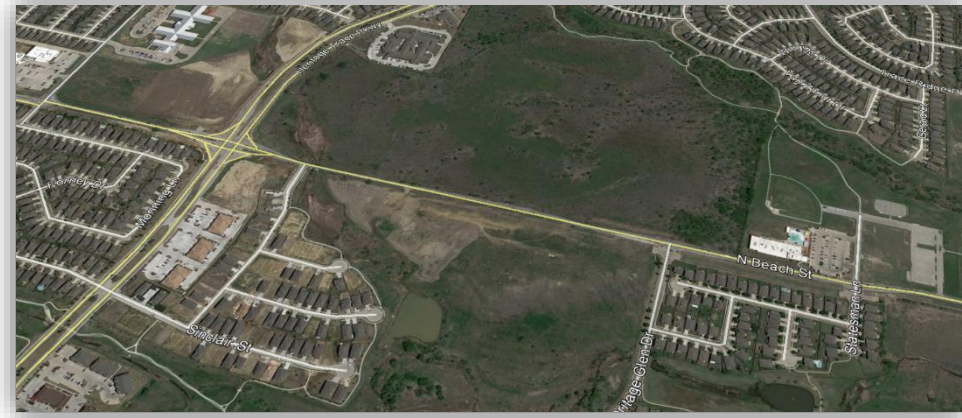
DEMOGRAPHICS - SUMMARY	14
DEMOGRAPHIC MARKET COMPARISON	15-16

DEVELOPMENT SUMMARY

North Beach Street & Heritage Trace Development SW quadrant of North Beach St. & Heritage Trace Pkwy Fort Worth, TX 76244

PROPOSED DEVELOPMENT HIGHLIGHTS

- **Medical/Office/Retail Proposed Development**
- **23+ acres of developable land, part of a planned Medical office development**
- **Space available for lease and sale in the Heritage Glen Medical Center Phase 1 development**
- **Great Visibility – Frontage on North Beach Street which is a busy North/South thoroughfare in the North Fort Worth market and has over 30,000+CPD**
- **Great Accessibility with access off North Beach Street and just South of Heritage Trace Parkway, within 1 mile of Hwy I-35W and Hwy 377**
- **Across the street from a Neighborhood Wal-Mart development – High Traffic Generator**
- **Medical synergy located within the Alliance Corridor (Close to Baylor Emergency Medical Center, Baylor Health Plaza, Texas Health Harris Methodist Hospital Alliance and the new HCA Alliance Hospital site)**
- **Adjacent to 100,000 SF of medical office development on Heritage Trace Parkway**
- **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**



LAND DEVELOPMENT SUMMARY

Lot Size(Approx)	23+ Acres
Gross Area Square Footage	1,001,880 SF
Divisible	Minimum 1+ acres lots
Price	Negotiable
Zoning	E – Neighborhood Commercial
Frontage	North Beach Street – Newly improved 4 lane, center divided arterial street

Property Description:

The subject property is 23+/- acres located on the Northwest corner of North Beach Street and Heritage Glen Drive approximately 300 feet South of the intersection of Heritage Trace Drive and North Beach Street. North Beach Street is a significant North/South thoroughfare in the Alliance corridor with traffic counts exceeding 30,000+ cars per day. The site has tremendous frontage and visibility on North Beach Street (approx. 1883 feet). In addition the site has approx. 550 feet of frontage on Heritage Glen Drive, which is one of the main entrances into Hillwood's Heritage Planned community, one of the most successful master planned communities in the DFW area.

Zoning:

The property is zoned E Neighborhood Commercial which allows for various office and retail uses including beauty/barber shops, bookstores, drug stores, studios, and offices, public and civic uses, nursing homes, healthcare, retail sales, banks, restaurants, gasoline sales, offices, bakeries and alcohol sales for off premise consumption and as part of food service. In addition there is approximately .08 acres zoned Multi-Family which would allow for the development of a multi-story apartment facility. This existing multi-family zoning is rare for the area.

Utilities:

Utilities are located along the property including a ____ inch sanitary sewer line located along ____, a ____ inch water line located along _____. The property subject property is located outside of the 100yr FEMA floodplain. Existing runoff flows to the West away from North Beach Street and discharges via a small creek to the adjacent property.

Civil Engineering:

The property is platted as 3 tracts as part of the Heritage Glen addition, however reconfiguration of the lots will require a replat. Complete site/civil plans will be required, and a site plan package will also be required. The Site Plan process requires approval from DRC, P&Z, & City Council.

Road Infrastructure and Improvements:

North Beach Street (30,000+ CPD) is currently being improved from Vista Meadows Drive to south of Shiver Road as a 4-lane divided arterial street with curbs, raised median, left and right turn lanes, storm drain system, streetlights, bike lanes, sidewalks, and 3 new traffic signals at the Alta Vista Road, Heritage Trace Parkway and Shiver Road intersections. Completion is expected April 2014 (Note that original completion was expected to be April 2015, however the City of Fort Worth has accelerated their plans for completion to April 2014). Heritage Trace Parkway (40,000 CPD) is currently a 4-lane divided arterial street with curbs and raised median. Heritage Trace parkway intersects Highway I-35W and Highway 377.

DEVELOPMENT SUMMARY

Area Highlights:

The subject property is surrounded by high growth residential developments including Heritage Trace, a 2300 acre master planned community which is one of the fastest growing in the metroplex. Neighborhood Wal-Mart is developing a grocery store on the Southeast corner of North Beach Street and Heritage Trace Parkway with construction commencement anticipated April 2014(This development is directly across from the subject property). A new YMCA facility is located to the Southeast of the property. 100,000+ square feet of medical has been developed to the North of the property along North Beach Street. Alliance Town Center is located 1 mile to the West on Heritage Trace Parkway with over 1.3 million square feet of retail with 7 national anchors, most reporting top sales in the region. A Super Wal-Mart is located to the South of Heritage Trace Parkway on North Tarrant Parkway. Federal Aviation Administration is building a new 357,000 SF Southwest Region office facility with 1700 employees 1 mile to the West at Heritage Trace and I-35W.

Alliance Market:

The subject property is part of the Alliance Corridor a 17,000-acre master-planned, mixed-use community located in north Fort Worth. The development lies within four cities (Fort Worth, Haslet, Roanoke and Westlake), two counties (Denton and Tarrant) and two school districts (Keller ISD and Northwest ISD). It's anchored by the multi-modal inland port known as the Alliance Global Logistics Hub, and is home to more than 320 companies, over 31,000 employees and 7,700+ single-family homes. This area is one of the nation's fastest growing communities. During the last decade, the corridor more than doubled both population and households and almost tripled rental units.

Market Land Comparables Summary:

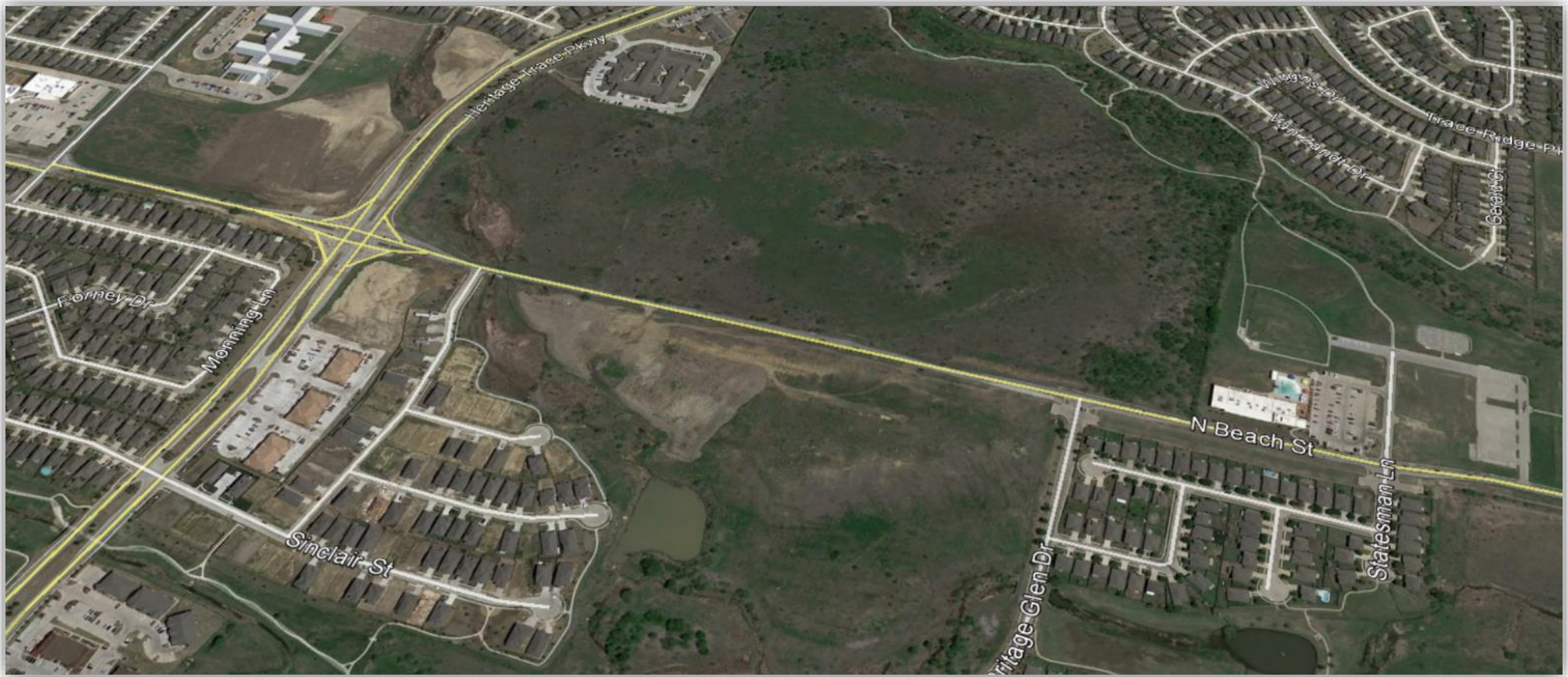
Sales comparables for the surrounding marketing are averaging \$10/SF - \$15/SF. The NE and SW corners of Heritage Trace and North Beach Street are selling for \$20/SF+. The basis for the land on the latest medical development on Heritage Trace, just West of the intersection of Heritage and North Beach was \$10/SF. Note, these comparables are prior to Wal-Mart announcing their grocery store development at the SE Corner of Heritage and North Beach. Once news of this development is made public, along with commencement of construction (anticipated to be April 2014), land values may increase. Values are also strengthened by the lack of land parcels available for sale on Heritage Trace Parkway and the immediate area. In addition the Alliance Town Center development 1 mile to the West has increased land values in the area due to the acquisition and development by national anchors.



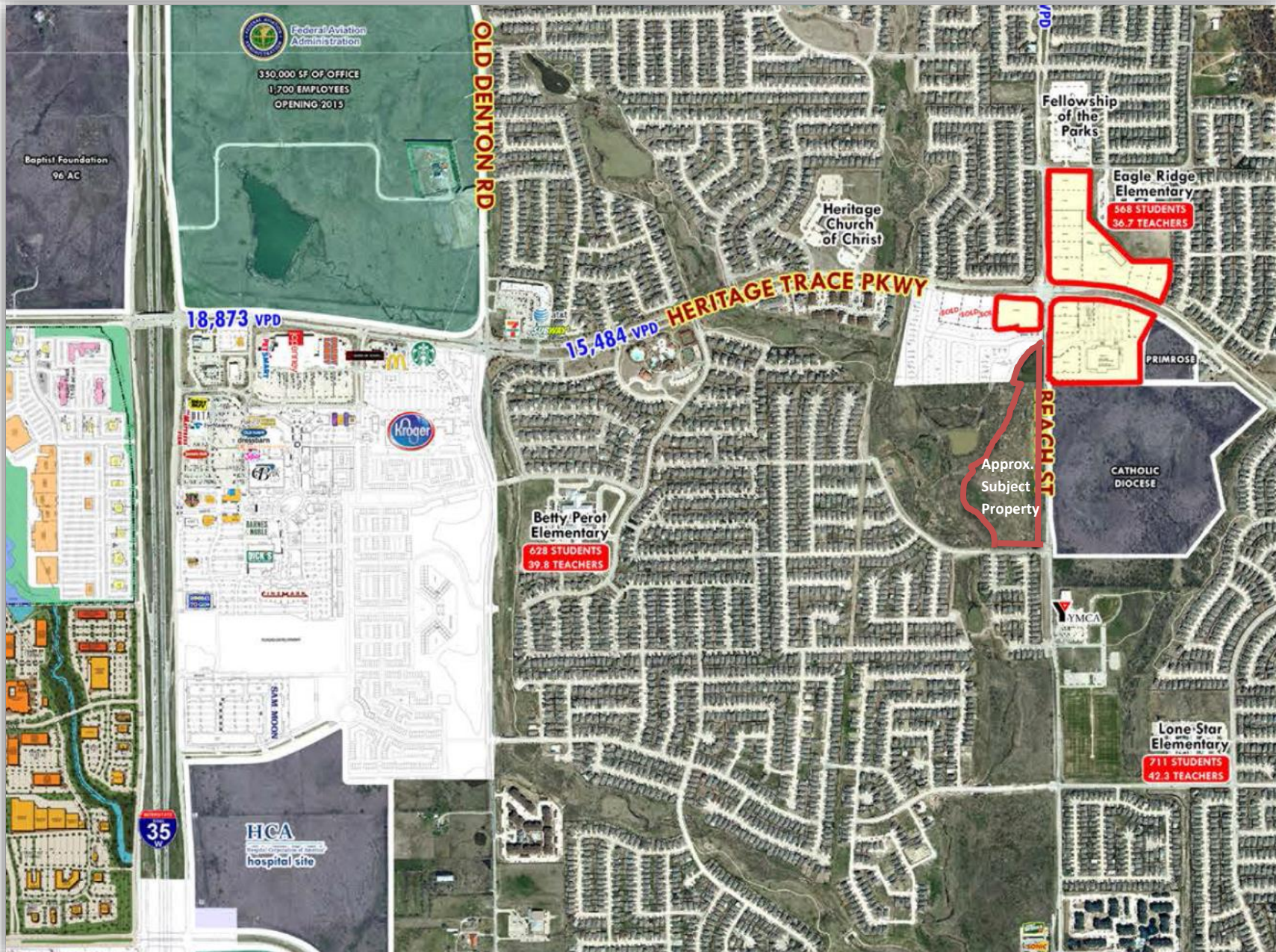
BIRD'S EYE VIEW



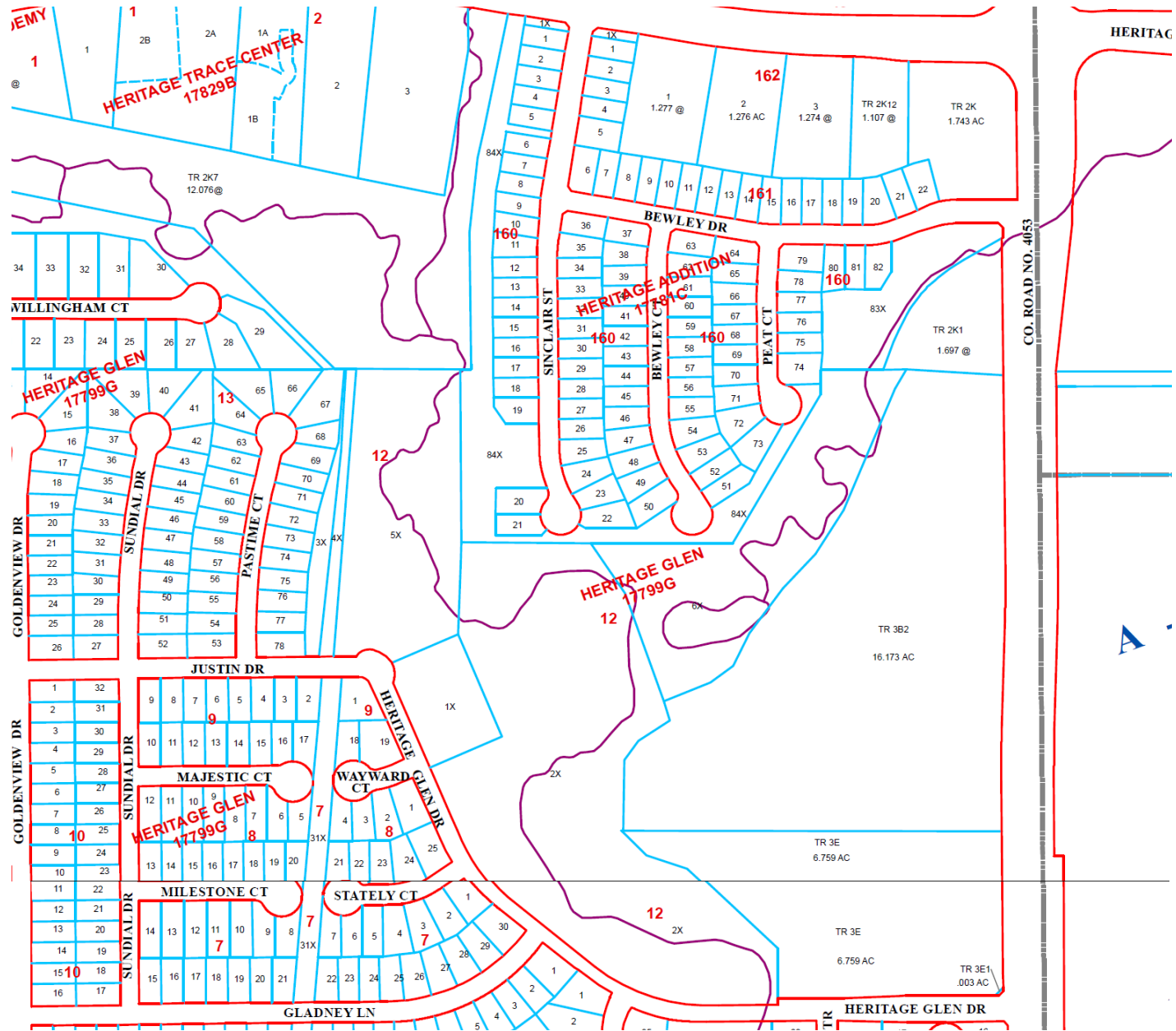
3D AERIAL



AERIAL MAP



PLAT MAP



North Beach Street (Project No. 01292)

Vista Meadows Drive to south of Shiver Road

Fort Worth voters approved \$7.2 million in the 2008 Capital Improvements Program for improvements to North Beach Street from Vista Meadows Drive to south of Shiver Road as a 4-lane divided arterial street with curbs, raised median, left and right turn lanes, storm drain system, streetlights, bike lanes, sidewalks, and 3 new traffic signals at the Alta Vista Road, Heritage Trace Parkway and Shiver Road intersections.

Project Schedule

Mario Sinacola & Sons Excavating Inc. will start construction in April 2013, with an estimated completion set for April 2015.

Phase 1 – Construct new west half from south of Shiver Road to Alta Vista Road and new east half from Alta Vista Road to Vista Meadows Drive. Complete construction of Alta Vista intersection while school is out (June-mid August).

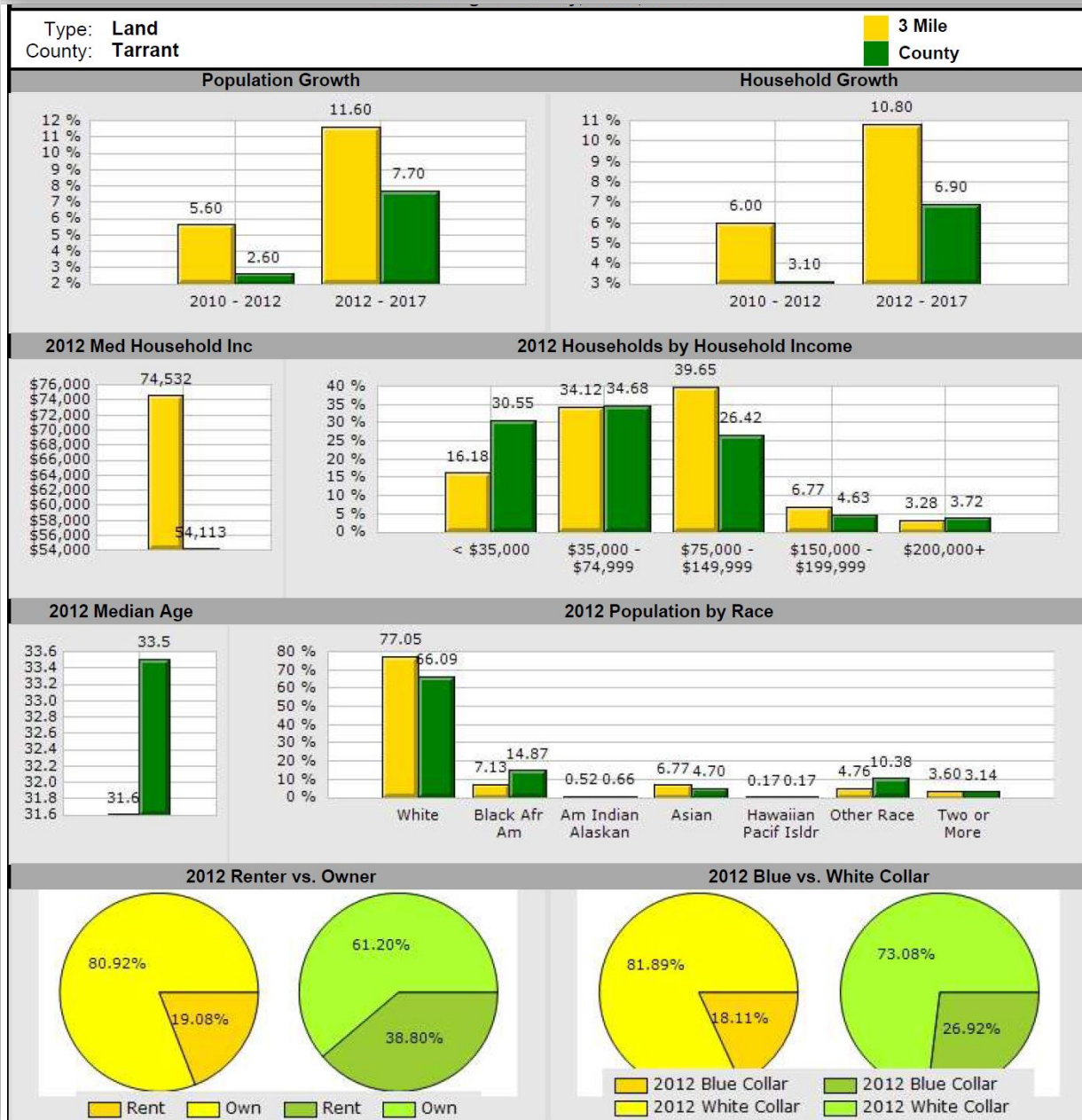
Phase 2 – Construction new east half from Heritage Glen Drive to Alta Vista Road.



DEMOGRAPHICS - SUMMARY

Radius	1 Mile		3 Mile		5 Mile	
Population						
2017 Projection	20,024		104,680		257,310	
2012 Estimate	17,850		93,796		231,458	
2010 Census	17,005		88,853		220,670	
Growth 2012 - 2017	12.20%		11.60%		11.20%	
Growth 2010 - 2012	5.00%		5.60%		4.90%	
2012 Population by Hispanic Origin	2,783		16,447		43,554	
2012 Population By Race	17,850		93,796		231,458	
White	13,612	76.26%	72,266	77.05%	178,719	77.21%
Black or African American	1,353	7.58%	6,685	7.13%	16,195	7.00%
American Indian and Alaska Native	91	0.51%	492	0.52%	1,398	0.60%
Asian	1,455	8.15%	6,348	6.77%	13,989	6.04%
Native Hawaiian and Pacific Islander	39	0.22%	155	0.17%	321	0.14%
Other Race	656	3.68%	4,469	4.76%	12,948	5.59%
Two or More Races	644	3.61%	3,381	3.60%	7,888	3.41%
Households						
2017 Projection	6,158		33,790		86,864	
2012 Estimate	5,526		30,491		78,672	
2010 Census	5,253		28,768		74,678	
Growth 2012 - 2017	11.40%		10.80%		10.40%	
Growth 2010 - 2012	5.20%		6.00%		5.30%	
Owner Occupied	4,688	84.84%	24,674	80.92%	59,385	75.48%
Renter Occupied	838	15.16%	5,817	19.08%	19,287	24.52%
2012 Households by HH Income	5,525		30,492		78,673	
Income Less Than \$15,000	485	8.78%	1,337	4.38%	3,651	4.64%
Income: \$15,000 - \$24,999	403	7.29%	1,322	4.34%	4,012	5.10%
Income: \$25,000 - \$34,999	578	10.46%	2,276	7.46%	5,499	6.99%
Income: \$35,000 - \$49,999	326	5.90%	3,131	10.27%	9,493	12.07%
Income: \$50,000 - \$74,999	1,099	19.89%	7,272	23.85%	19,603	24.92%
Income: \$75,000 - \$99,999	1,117	20.22%	6,454	21.17%	14,482	18.41%
Income: \$100,000 - \$149,999	780	14.12%	5,635	18.48%	14,422	18.33%
Income: \$150,000 - \$199,999	332	6.01%	2,065	6.77%	4,873	6.19%
Income: \$200,000+	405	7.33%	1,000	3.28%	2,638	3.35%
2012 Avg Household Income	\$88,391		\$86,178		\$84,254	
2012 Med Household Income	\$70,959		\$74,532		\$69,744	
2012 Per Capita Income	\$27,917		\$28,136		\$28,683	

DEMOGRAPHIC MARKET COMPARISON



DEMOGRAPHIC MARKET COMPARISON

Type: Land				
County: Tarrant				
	3 Mile		County	
Population Growth				
Growth 2010 - 2012	5.60%		2.60%	
Growth 2012 - 2017	11.60%		7.70%	
2012 Blue Collar	6,558	18.11%	195,749	26.92%
2012 White Collar	29,648	81.89%	531,458	73.08%
2012 Population by Race				
	93,796		1,856,711	
White	72,266	77.05%	1,227,120	66.09%
Black Afr Am	6,685	7.13%	276,026	14.87%
Am Indian Alaskan	492	0.52%	12,223	0.66%
Asian	6,348	6.77%	87,230	4.70%
Hawaiian Pacif Islr	155	0.17%	3,073	0.17%
Other Race	4,469	4.76%	192,816	10.38%
Two or More	3,381	3.60%	58,223	3.14%
Household Growth				
Growth 2010 - 2012	6.00%		3.10%	
Growth 2012 - 2017	10.80%		6.90%	
Renter Occupied	5,817	19.08%	262,764	38.80%
Owner Occupied	24,674	80.92%	414,444	61.20%
2012 Households by Household Income				
	30,492		677,203	
Income < \$35,000	4,935	16.18%	206,880	30.55%
Income \$35,000 - \$74,999	10,403	34.12%	234,839	34.68%
Income \$75,000 - \$149,999	12,089	39.65%	178,946	26.42%
Income \$150,000 - \$199,999	2,065	6.77%	31,348	4.63%
Income \$200,000+	1,000	3.28%	25,190	3.72%
2012 Med Household Inc	\$74,532		\$54,113	
2012 Median Age	31.60		33.50	