

AVONDALE HASLET CENTER

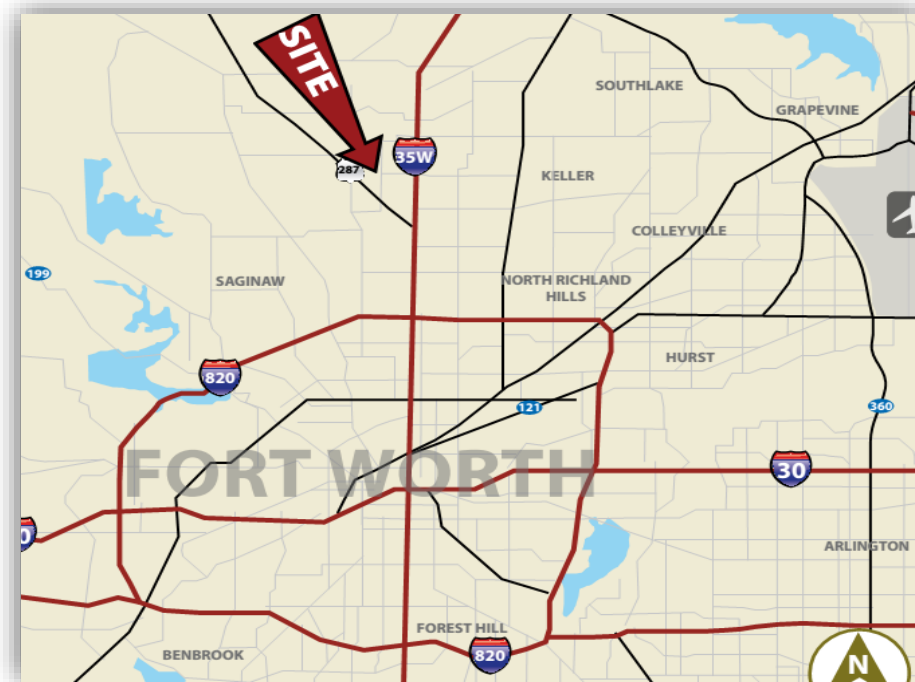


SUMMARY

Avondale Haslet Center 2264 SF Second Gen Medical Space For Lease Medical/Retail Development 2432 Avondale Haslet Road, Suite 200 Haslet, TX 76052

DEVELOPMENT HIGHLIGHTS

- Professional Office/Retail building - 2,264 SF for lease
- Second generation medical space - waiting room, reception, nurse station, lab, exam rooms, restrooms, providers office
- Tenant mix includes Urgent Care Facility, Family Practice, Imaging, Physical Therapy, General Dentist and more
- Great Visibility – On Avondale-Haslet Road just East of Hwy 287 (20,000+ CPD)
- Great Accessibility – Curb cut off Avondale-Haslet Rd, with access to Hwy 287, Hwy 156 and I -35W via Westport Pkwy
- Across from a new Wal-Mart Supercenter currently under construction
- Area Traffic Generators – Wal-Mart, McDonalds, Home Depot(future retailer), Sonic, Shell
- Triple net lease structure
- Great Visibility & Accessibility – Hard corner/off corner sites, near highways and busy thoroughfares
- Capture the growing markets of North Fort Worth / Haslet / Saginaw



DEVELOPMENT SUMMARY

Use:	Professional Office/Retail
Lease Space:	2,264 SF
Building Size:	7,500 SF
Tenant Improvement Allowance:	Negotiable
Signage:	Monument sign & building sign band
Lease Structure:	Triple Net

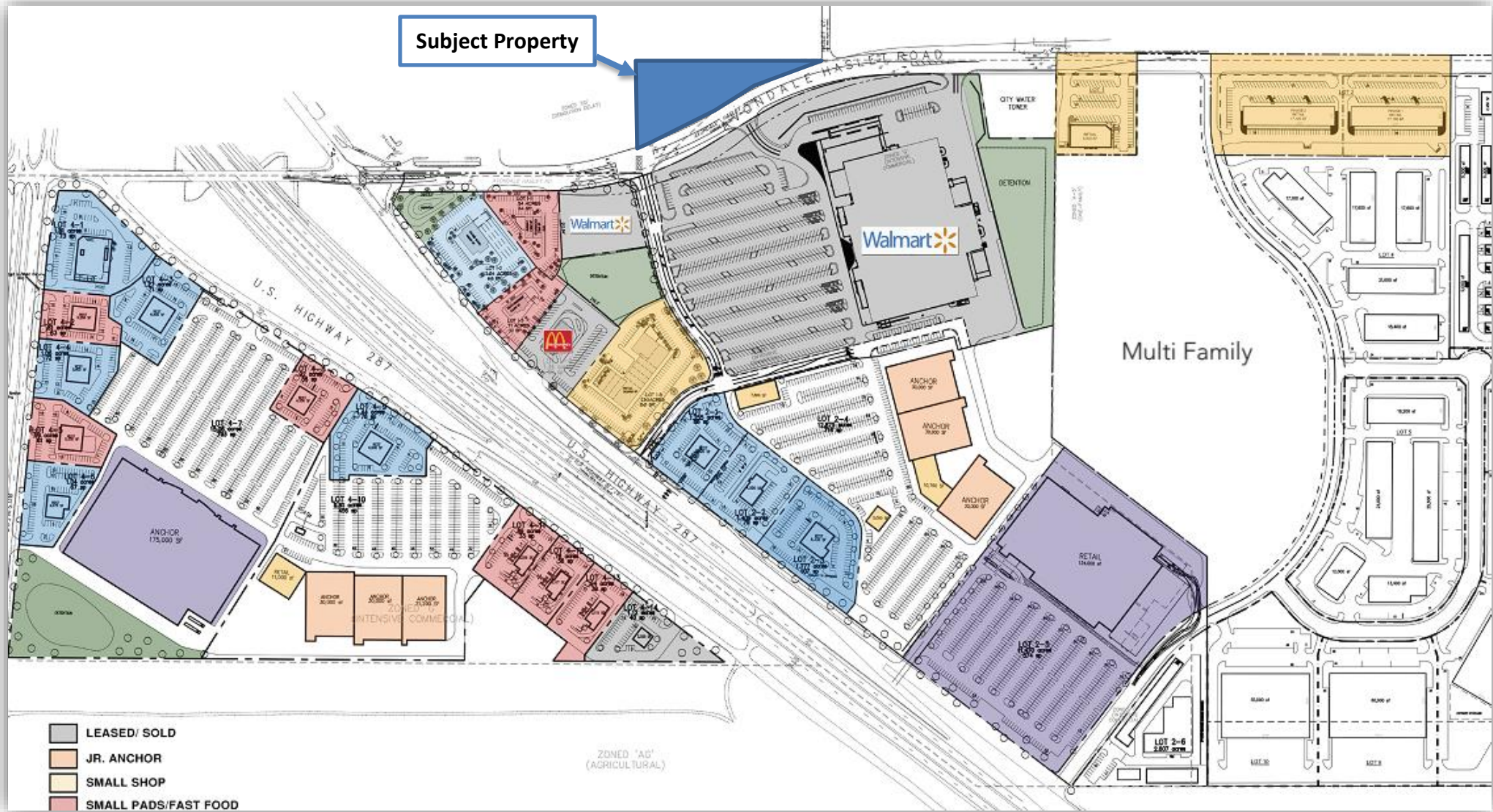
AERIAL



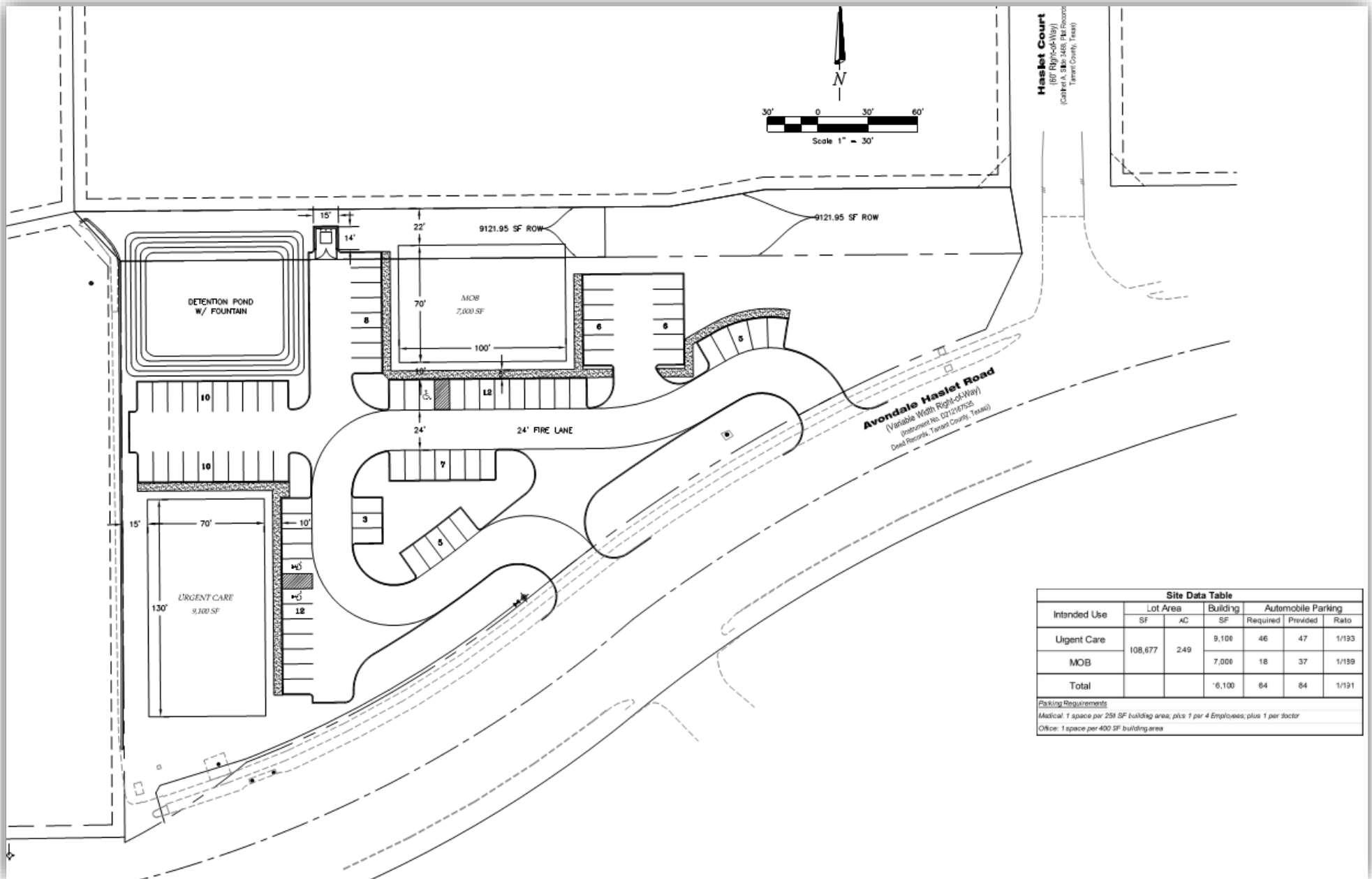




MASTER AREA PLAN



SITE PLAN



Intended Use	Site Data Table					
	Lot Area		Building	Automobile Parking		
	SF	AC	SF	Required	Provided	Ratio
Urgent Care	108,677	249	9,100	46	47	1/193
MOB			7,000	18	37	1/199
Total			16,100	64	84	1/191

Parking Requirements
 Medical: 1 space per 250 SF building area; plus 1 per 4 Employees; plus 1 per doctor
 Office: 1 space per 400 SF building area

DEMOGRAPHICS SUMMARY REPORT

Demographic Summary Report

2412-2432 Avondale Haslet Rd, Haslet, TX 76052

Building Type: **General Retail** Total Available: **2,264 SF**
 Secondary: **Freestanding** % Leased: **86.36%**
 GLA: **16,601 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2016**



Radius	2 Mile	3 Mile	5 Mile
Population			
2028 Projection	9,785	17,625	36,963
2023 Estimate	9,606	17,053	35,231
2010 Census	8,236	13,458	24,551
Growth 2023 - 2028	1.86%	3.35%	4.92%
Growth 2010 - 2023	16.63%	26.71%	43.50%
2023 Population by Hispanic Origin	1,366	2,642	6,076
2023 Population	9,606	17,053	35,231
White	8,334 86.76%	14,729 86.37%	30,051 85.30%
Black	593 6.17%	1,202 7.05%	2,761 7.84%
Am. Indian & Alaskan	79 0.82%	156 0.91%	316 0.90%
Asian	322 3.35%	460 2.70%	1,046 2.97%
Hawaiian & Pacific Island	12 0.12%	30 0.18%	63 0.18%
Other	266 2.77%	477 2.80%	994 2.82%
U.S. Armed Forces	33	54	108
Households			
2028 Projection	3,027	5,588	11,829
2023 Estimate	2,973	5,405	11,274
2010 Census	2,570	4,268	7,874
Growth 2023 - 2028	1.82%	3.39%	4.92%
Growth 2010 - 2023	15.68%	26.64%	43.18%
Owner Occupied	2,781 93.54%	4,798 88.77%	10,013 88.81%
Renter Occupied	193 6.49%	607 11.23%	1,261 11.19%
2023 Households by HH Income	2,971	5,407	11,275
Income: <\$25,000	171 5.76%	403 7.45%	675 5.99%
Income: \$25,000 - \$50,000	294 9.90%	594 10.99%	1,094 9.70%
Income: \$50,000 - \$75,000	224 7.54%	775 14.33%	1,726 15.31%
Income: \$75,000 - \$100,000	243 8.18%	535 9.89%	1,296 11.49%
Income: \$100,000 - \$125,000	392 13.19%	754 13.94%	1,766 15.66%
Income: \$125,000 - \$150,000	548 18.44%	779 14.41%	1,610 14.28%
Income: \$150,000 - \$200,000	451 15.18%	591 10.93%	1,198 10.63%
Income: \$200,000+	648 21.81%	976 18.05%	1,910 16.94%
2023 Avg Household Income	\$150,609	\$133,463	\$132,604
2023 Med Household Income	\$132,367	\$113,146	\$111,983

DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report

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Growth 2023 - 2028	1.86%		3.35%		4.92%	
Growth 2010 - 2023	16.63%		26.71%		43.50%	
2023 Population by Age						
	9,606		17,053		35,231	
Age 0 - 4	546	5.68%	1,046	6.13%	2,179	6.18%
Age 5 - 9	624	6.50%	1,185	6.95%	2,434	6.91%
Age 10 - 14	764	7.95%	1,395	8.18%	2,825	8.02%
Age 15 - 19	817	8.51%	1,440	8.44%	2,920	8.29%
Age 20 - 24	724	7.54%	1,251	7.34%	2,565	7.28%
Age 25 - 29	623	6.49%	1,109	6.50%	2,318	6.58%
Age 30 - 34	549	5.72%	1,069	6.27%	2,258	6.41%
Age 35 - 39	570	5.93%	1,149	6.74%	2,397	6.80%
Age 40 - 44	661	6.88%	1,253	7.35%	2,569	7.29%
Age 45 - 49	721	7.51%	1,265	7.42%	2,564	7.28%
Age 50 - 54	730	7.60%	1,209	7.09%	2,460	6.98%
Age 55 - 59	676	7.04%	1,084	6.36%	2,230	6.33%
Age 60 - 64	571	5.94%	909	5.33%	1,905	5.41%
Age 65 - 69	425	4.42%	681	3.99%	1,445	4.10%
Age 70 - 74	291	3.03%	476	2.79%	1,021	2.90%
Age 75 - 79	169	1.76%	286	1.68%	616	1.75%
Age 80 - 84	86	0.90%	150	0.88%	318	0.90%
Age 85+	57	0.59%	98	0.57%	206	0.58%
Age 65+	1,028	10.70%	1,691	9.92%	3,606	10.24%
Median Age	36.40		35.10		35.20	
Average Age	36.30		35.30		35.50	

DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report						
2412-2432 Avondale Haslet Rd, Haslet, TX 76052						
Radius	2 Mile		3 Mile		5 Mile	
2023 Population By Race	9,606		17,053		35,231	
White	8,334	86.76%	14,729	86.37%	30,051	85.30%
Black	593	6.17%	1,202	7.05%	2,761	7.84%
Am. Indian & Alaskan	79	0.82%	156	0.91%	316	0.90%
Asian	322	3.35%	460	2.70%	1,046	2.97%
Hawaiian & Pacific Island	12	0.12%	30	0.18%	63	0.18%
Other	266	2.77%	477	2.80%	994	2.82%
Population by Hispanic Origin	9,606		17,053		35,231	
Non-Hispanic Origin	8,240	85.78%	14,412	84.51%	29,155	82.75%
Hispanic Origin	1,366	14.22%	2,641	15.49%	6,076	17.25%
2023 Median Age, Male	36.10		34.90		34.80	
2023 Average Age, Male	36.20		35.20		35.20	
2023 Median Age, Female	36.60		35.40		35.60	
2023 Average Age, Female	36.40		35.50		35.70	
2023 Population by Occupation Classification	7,509		13,142		27,210	
Civilian Employed	5,284	70.37%	9,147	69.60%	18,846	69.26%
Civilian Unemployed	165	2.20%	313	2.38%	637	2.34%
Civilian Non-Labor Force	2,028	27.01%	3,631	27.63%	7,627	28.03%
Armed Forces	32	0.43%	51	0.39%	100	0.37%
Households by Marital Status						
Married	2,398		4,059		8,310	
Married No Children	993		1,674		3,501	
Married w/Children	1,405		2,385		4,810	
2023 Population by Education	6,411		11,277		23,379	
Some High School, No Diploma	387	6.04%	718	6.37%	1,423	6.09%
High School Grad (Incl Equivalency)	1,403	21.88%	2,503	22.20%	5,081	21.73%
Some College, No Degree	1,961	30.59%	3,455	30.64%	7,629	32.63%
Associate Degree	280	4.37%	539	4.78%	1,071	4.58%
Bachelor Degree	1,691	26.38%	3,022	26.80%	6,063	25.93%
Advanced Degree	689	10.75%	1,040	9.22%	2,112	9.03%

DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report

2412-2432 Avondale Haslet Rd, Haslet, TX 76052						
Radius	2 Mile		3 Mile		5 Mile	
2023 Population by Occupation	10,073		17,341		35,528	
Real Estate & Finance	487	4.83%	869	5.01%	1,918	5.40%
Professional & Management	2,589	25.70%	4,446	25.64%	9,848	27.72%
Public Administration	202	2.01%	383	2.21%	893	2.51%
Education & Health	1,307	12.98%	1,978	11.41%	4,235	11.92%
Services	503	4.99%	1,054	6.08%	2,207	6.21%
Information	215	2.13%	319	1.84%	601	1.69%
Sales	1,423	14.13%	2,310	13.32%	4,632	13.04%
Transportation	0	0.00%	0	0.00%	1	0.00%
Retail	650	6.45%	1,097	6.33%	2,066	5.82%
Wholesale	230	2.28%	360	2.08%	697	1.96%
Manufacturing	574	5.70%	958	5.52%	1,745	4.91%
Production	892	8.86%	1,446	8.34%	2,398	6.75%
Construction	193	1.92%	633	3.65%	1,398	3.93%
Utilities	567	5.63%	851	4.91%	1,672	4.71%
Agriculture & Mining	57	0.57%	271	1.56%	435	1.22%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	0	0.00%
Other Services	184	1.83%	366	2.11%	782	2.20%
2023 Worker Travel Time to Job	4,925		8,599		17,711	
<30 Minutes	1,965	39.90%	3,490	40.59%	6,936	39.16%
30-60 Minutes	2,417	49.08%	4,160	48.38%	8,811	49.75%
60+ Minutes	543	11.03%	949	11.04%	1,964	11.09%
2010 Households by HH Size	2,569		4,268		7,873	
1-Person Households	217	8.45%	435	10.19%	848	10.77%
2-Person Households	792	30.83%	1,285	30.11%	2,423	30.78%
3-Person Households	479	18.65%	825	19.33%	1,541	19.57%
4-Person Households	642	24.99%	1,011	23.69%	1,780	22.61%
5-Person Households	288	11.21%	460	10.78%	819	10.40%
6-Person Households	107	4.17%	181	4.24%	323	4.10%
7 or more Person Households	44	1.71%	71	1.66%	139	1.77%
2023 Average Household Size	3.20		3.10		3.10	
Households						
2028 Projection	3,027		5,588		11,829	
2023 Estimate	2,973		5,405		11,274	
2010 Census	2,570		4,268		7,874	
Growth 2023 - 2028	1.82%		3.39%		4.92%	
Growth 2010 - 2023	15.68%		26.64%		43.18%	

DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report

2412-2432 Avondale Haslet Rd, Haslet, TX 76052						
Radius	2 Mile		3 Mile		5 Mile	
2023 Households by HH Income	2,971		5,407		11,275	
<\$25,000	171	5.76%	403	7.45%	675	5.99%
\$25,000 - \$50,000	294	9.90%	594	10.99%	1,094	9.70%
\$50,000 - \$75,000	224	7.54%	775	14.33%	1,726	15.31%
\$75,000 - \$100,000	243	8.18%	535	9.89%	1,296	11.49%
\$100,000 - \$125,000	392	13.19%	754	13.94%	1,766	15.66%
\$125,000 - \$150,000	548	18.44%	779	14.41%	1,610	14.28%
\$150,000 - \$200,000	451	15.18%	591	10.93%	1,198	10.63%
\$200,000+	648	21.81%	976	18.05%	1,910	16.94%
2023 Avg Household Income	\$150,609		\$133,463		\$132,604	
2023 Med Household Income	\$132,367		\$113,146		\$111,983	
2023 Occupied Housing	2,974		5,405		11,274	
Owner Occupied	2,781	93.51%	4,798	88.77%	10,013	88.81%
Renter Occupied	193	6.49%	607	11.23%	1,261	11.19%
2010 Housing Units	3,103		5,574		11,612	
1 Unit	3,072	99.00%	5,526	99.14%	11,485	98.91%
2 - 4 Units	0	0.00%	5	0.09%	17	0.15%
5 - 19 Units	28	0.90%	37	0.66%	96	0.83%
20+ Units	3	0.10%	6	0.11%	14	0.12%
2023 Housing Value	2,780		4,798		10,013	
<\$100,000	22	0.79%	147	3.06%	323	3.23%
\$100,000 - \$200,000	176	6.33%	738	15.38%	1,402	14.00%
\$200,000 - \$300,000	731	26.29%	1,436	29.93%	3,434	34.30%
\$300,000 - \$400,000	614	22.09%	918	19.13%	1,761	17.59%
\$400,000 - \$500,000	718	25.83%	901	18.78%	1,729	17.27%
\$500,000 - \$1,000,000	515	18.53%	654	13.63%	1,350	13.48%
\$1,000,000+	4	0.14%	4	0.08%	14	0.14%
2023 Median Home Value	\$375,081		\$308,497		\$295,558	
2023 Housing Units by Yr Built	3,158		5,780		12,083	
Built 2010+	627	19.85%	1,486	25.71%	4,096	33.90%
Built 2000 - 2010	2,141	67.80%	3,475	60.12%	6,112	50.58%
Built 1990 - 1999	235	7.44%	435	7.53%	1,028	8.51%
Built 1980 - 1989	60	1.90%	161	2.79%	382	3.16%
Built 1970 - 1979	37	1.17%	90	1.56%	176	1.46%
Built 1960 - 1969	16	0.51%	46	0.80%	106	0.88%
Built 1950 - 1959	11	0.35%	24	0.42%	62	0.51%
Built <1949	31	0.98%	63	1.09%	121	1.00%
2023 Median Year Built	2005		2006		2006	

DEMOGRAPHICS MARKET COMPARISON REPORT

Demographic Market Comparison Report

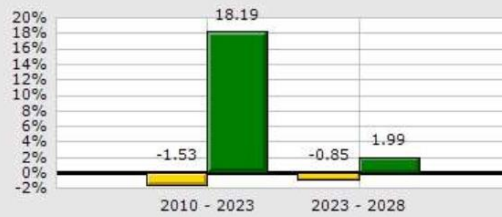
1 mile radius

2412-2432 Avondale Haslet Rd, Haslet, TX 76052

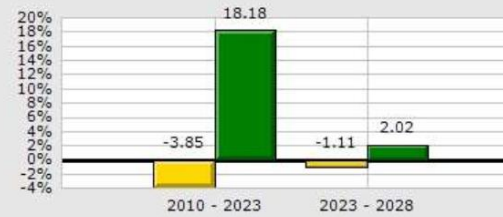
Type: Retail/Freestanding
County: Tarrant

1 Mile
County

Population Growth



Household Growth



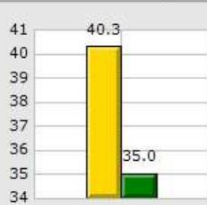
2023 Med Household Inc



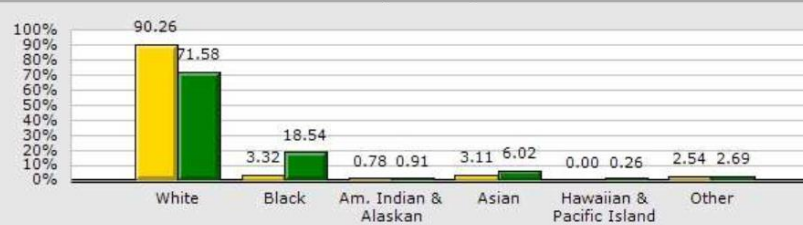
2023 Households by Household Income



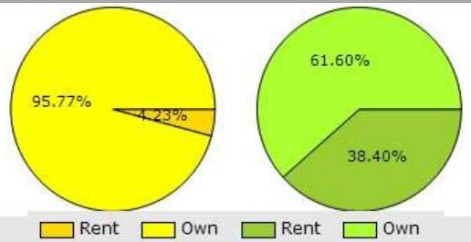
2023 Median Age



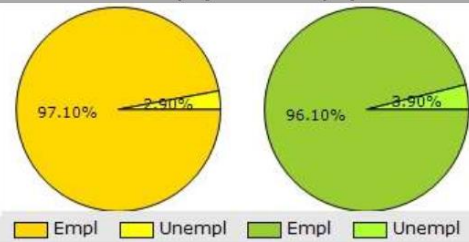
2023 Population by Race



2023 Renter vs. Owner



2023 Employed vs. Unemployed



DEMOGRAPHICS MARKET COMPARISON REPORT

Demographic Market Comparison Report		1 mile radius		
2412-2432 Avondale Haslet Rd, Haslet, TX 76052				
Type:	Retail/Freestanding			
County:	Tarrant			
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	-1.53%		18.19%	
Growth 2023 - 2028	-0.85%		1.99%	
Empl	803	97.10%	1,096,964	96.10%
Unempl	24	2.90%	44,527	3.90%
2023 Population by Race				
	1,417		2,138,029	
White	1,279	90.26%	1,530,333	71.58%
Black	47	3.32%	396,486	18.54%
Am. Indian & Alaskan	11	0.78%	19,541	0.91%
Asian	44	3.11%	128,664	6.02%
Hawaiian & Pacific Island	0	0.00%	5,488	0.26%
Other	36	2.54%	57,517	2.69%
Household Growth				
Growth 2010 - 2023	-3.85%		18.18%	
Growth 2023 - 2028	-1.11%		2.02%	
Renter Occupied	19	4.23%	298,230	38.40%
Owner Occupied	430	95.77%	478,354	61.60%
2023 Households by Household Income				
	450		776,584	
Income <\$25K	51	11.33%	108,480	13.97%
Income \$25K - \$50K	69	15.33%	155,083	19.97%
Income \$50K - \$75K	20	4.44%	141,224	18.19%
Income \$75K - \$100K	24	5.33%	103,059	13.27%
Income \$100K - \$125K	50	11.11%	76,107	9.80%
Income \$125K - \$150K	103	22.89%	59,178	7.62%
Income \$150K - \$200K	55	12.22%	63,443	8.17%
Income \$200K+	78	17.33%	70,010	9.02%
2023 Med Household Inc	\$127,670		\$72,075	
2023 Median Age	40.30		35.00	

DEMOGRAPHICS TREND REPORT

Demographic Trend Report

1 Mile Radius

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 Secondary: **Freestanding**
 GLA: **16,601 SF**
 Year Built: **2016**

Total Available: **2,264 SF**
 % Leased: **86.36%**
 Rent/SF/Yr: **Negotiable**



Description	2010	2023	2028
Population	1,438	1,416	1,404
Age 0 - 4	98 6.82%	72 5.08%	77 5.48%
Age 5 - 9	133 9.25%	80 5.65%	74 5.27%
Age 10 - 14	138 9.60%	99 6.99%	82 5.84%
Age 15 - 19	102 7.09%	111 7.84%	95 6.77%
Age 20 - 24	36 2.50%	103 7.27%	101 7.19%
Age 25 - 29	47 3.27%	90 6.36%	97 6.91%
Age 30 - 34	83 5.77%	75 5.30%	86 6.13%
Age 35 - 39	139 9.67%	73 5.16%	76 5.41%
Age 40 - 44	166 11.54%	87 6.14%	76 5.41%
Age 45 - 49	143 9.94%	105 7.42%	86 6.13%
Age 50 - 54	120 8.34%	116 8.19%	98 6.98%
Age 55 - 59	94 6.54%	115 8.12%	105 7.48%
Age 60 - 64	61 4.24%	102 7.20%	103 7.34%
Age 65 - 69	33 2.29%	78 5.51%	89 6.34%
Age 70 - 74	22 1.53%	54 3.81%	68 4.84%
Age 75 - 79	11 0.76%	31 2.19%	46 3.28%
Age 80 - 84	8 0.56%	16 1.13%	26 1.85%
Age 85+	3 0.21%	10 0.71%	19 1.35%
Age 15+	1,068 74.27%	1,166 82.34%	1,171 83.40%
Age 20+	966 67.18%	1,055 74.51%	1,076 76.64%
Age 65+	77 5.35%	189 13.35%	248 17.66%
Median Age	38	40	41
Average Age	34.20	38.70	40.30
Population By Race	1,438	1,416	1,404
White	1,345 93.53%	1,279 90.32%	1,268 90.31%
Black	28 1.95%	47 3.32%	47 3.35%
Am. Indian & Alaskan	10 0.70%	11 0.78%	11 0.78%
Asian	30 2.09%	44 3.11%	43 3.06%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	24 1.67%	36 2.54%	35 2.49%

DEMOGRAPHICS TREND REPORT

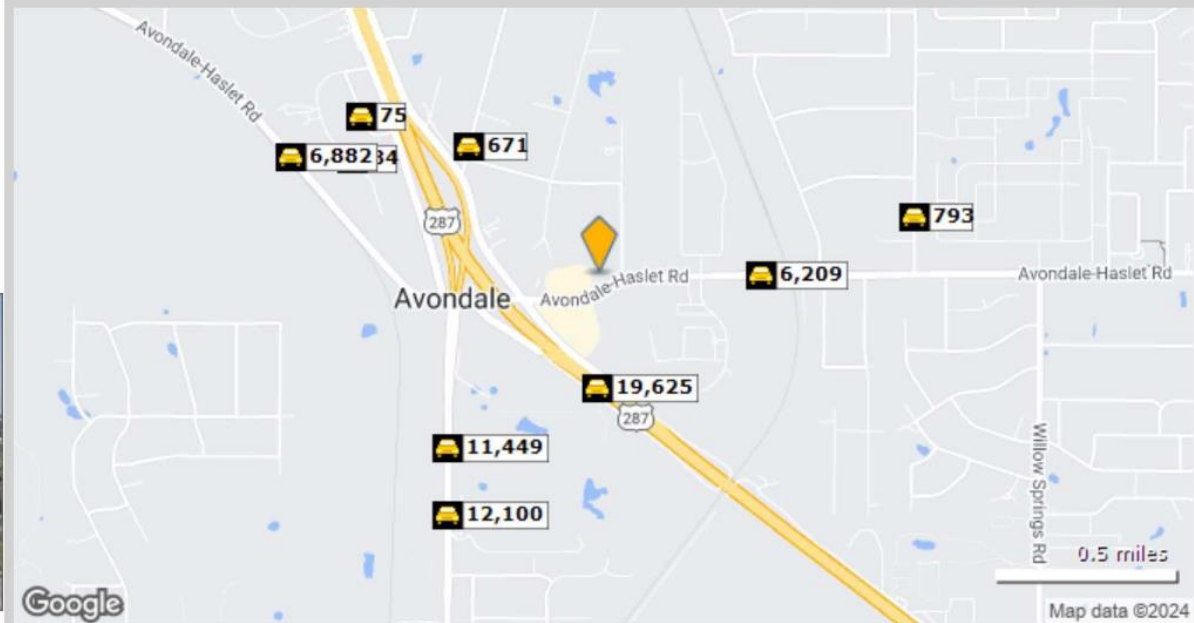
Demographic Trend Report		1 Mile Radius	
2412-2432 Avondale Haslet Rd, Haslet, TX 76052			
Description	2010	2023	2028
Population by Race (Hispanic)	158	192	191
White	150 94.94%	182 94.79%	181 94.76%
Black	1 0.63%	2 1.04%	2 1.05%
Am. Indian & Alaskan	2 1.27%	3 1.56%	3 1.57%
Asian	1 0.63%	1 0.52%	1 0.52%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	4 2.53%	5 2.60%	5 2.62%
Household by Household Income	468	450	444
<\$25,000	42 8.97%	51 11.33%	52 11.71%
\$25,000 - \$50,000	21 4.49%	69 15.33%	73 16.44%
\$50,000 - \$75,000	65 13.89%	20 4.44%	16 3.60%
\$75,000 - \$100,000	66 14.10%	24 5.33%	21 4.73%
\$100,000 - \$125,000	70 14.96%	50 11.11%	47 10.59%
\$125,000 - \$150,000	94 20.09%	103 22.89%	103 23.20%
\$150,000 - \$200,000	62 13.25%	55 12.22%	53 11.94%
\$200,000+	48 10.26%	78 17.33%	79 17.79%
Average Household Income	\$123,424	\$133,927	\$134,095
Median Household Income	\$114,285	\$127,670	\$128,155

TRAFFIC COUNTS

Traffic Count Report

2412-2432 Avondale Haslet Rd, Haslet, TX 76052

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **16,601 SF**
 Year Built: **2016**
 Total Available: **2,264 SF**
 % Leased: **86.36%**
 Rent/SF/Yr: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	US Hwy 81	Avondale Haslet Rd	0.37 NW	2022	19,625	MPSI	.32
2	Avondale Haslet Rd	Willow Creek Dr	0.17 E	2022	6,209	MPSI	.46
3	Bates Aston Rd	Texan Ct	0.03 S	2018	671	MPSI	.52
4	US Hwy 287 Bus	Prairie Ridge Trl	0.35 S	2022	11,282	MPSI	.65
5	North Saginaw Boulevard	Prairie Ridge Trl	0.35 S	2020	11,449	AADT	.65
6	Brett Jackson Rd	Yale Trl	0.25 N	2022	84	MPSI	.77
7	US Hwy 287 Bus		0.00	2017	12,100	MPSI	.80
8	Yale Trl	Hwy 81 Svc Rd	0.10 SE	2022	75	MPSI	.81
9	Willow Springs Rd	Willow Springs Ct	0.01 S	2018	793	MPSI	.91
10	Avondale Haslet Road	Maxwell Blvd	0.40 NW	2020	6,882	AADT	.93