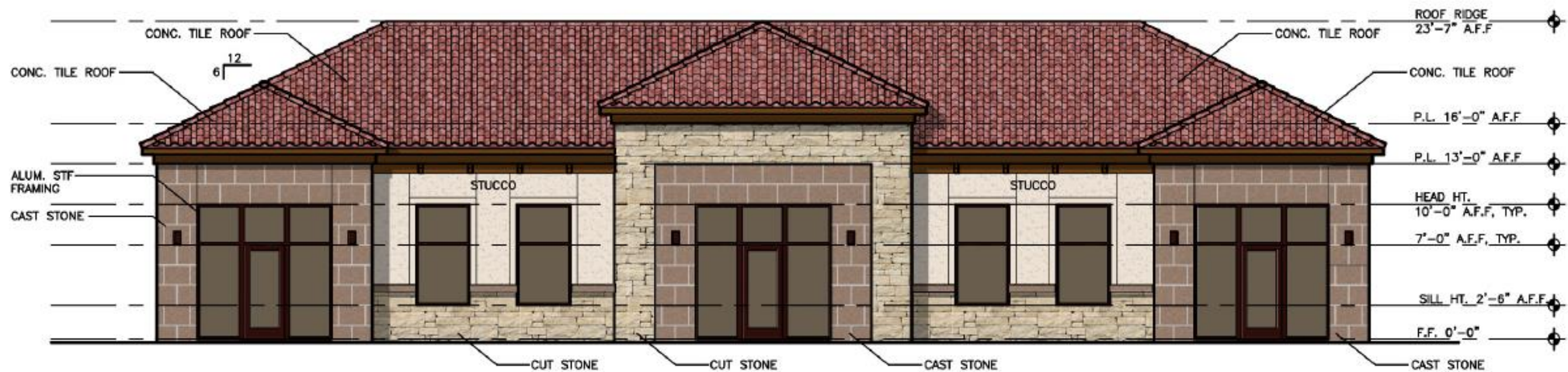


NOLEN MEDICAL CENTER DEVELOPMENT

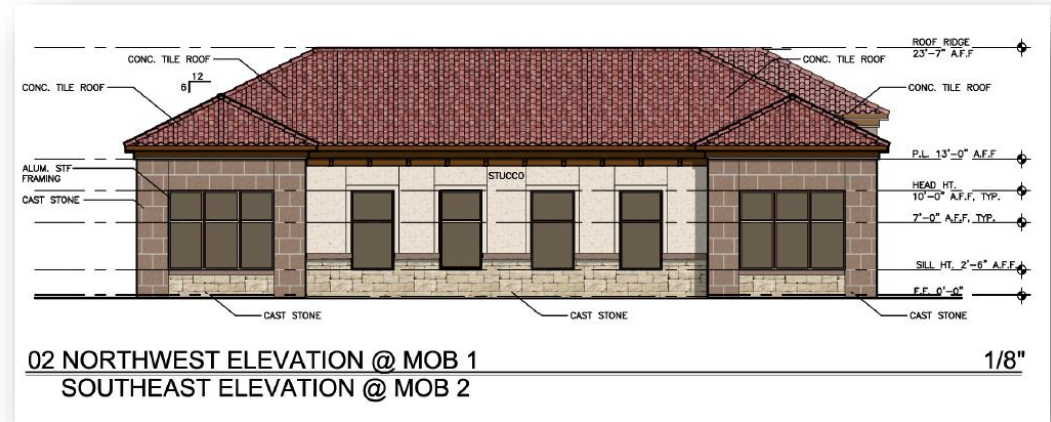


01 NORTHEAST ELEVATION @ MOB 1&2

1/8"

DEVELOPMENT SUMMARY

Nolen Medical Center Development 12,000 SF Medical Office Development 305 S. Nolen Drive Southlake, TX 76092

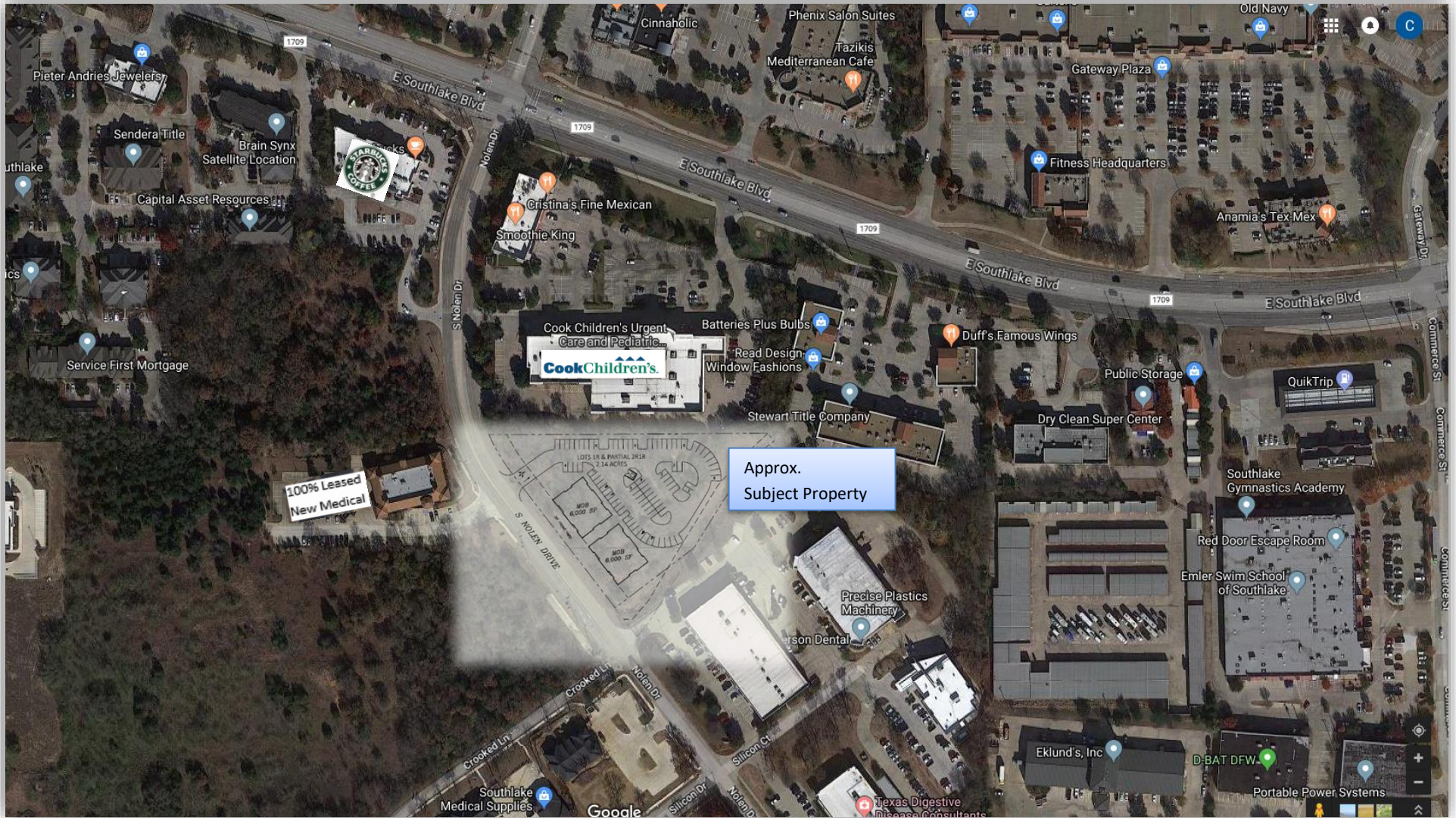


PROPOSED DEVELOPMENT HIGHLIGHTS

- **12,000 SF Medical Office Building Development(Two 6000 SF buildings) – For Lease / Sale**
- **Site work for both 6000 SF buildings just completed including access drives, parking and utilities**
- **2.14 +/- acres of land**
- **Zoned: SP2 (Office/Medical)**
- **High Finish-out allowances for credit tenants**
- **Triple net lease structure**
- **Great Visibility – just off Southlake Blvd (47,000 CPD) with frontage on Nolen Drive**
- **Great Accessibility, close to Hwy 114 and 5 minutes from DFW airport**
- **Medical synergy – adjacent to Cook Children's Urgent Care and Pediatric Specialties, Texas Digestive Consultants, Spine ASC, colon rectal surgeon and more**
- **One of the few remaining prime pad sites off Southlake Blvd**
- **Strong demographics**

DEVELOPMENT SUMMARY

Lot Size:	2.14 acres
Gross Leasable Area (GLA):	12,000 SF – two buildings, divisible
Offering Structure:	Buildings For Lease with purchase option \ Pad Sites Available For Sale with Development Management Services
Zoning	SP2 (Office/Medical)
Frontage	Nolen Drive, just south of Southlake Blvd(1709)





Project Control:
Elevations hereon are referenced to the Texas
cooperative RTK Network (NAVD 88).

**ITEM #1 - "C" cut in concrete curb approximately
17' north of property's northwest corner.**
N: 732.8199.02 E: 2,394.663.97 ELEV: 656.92

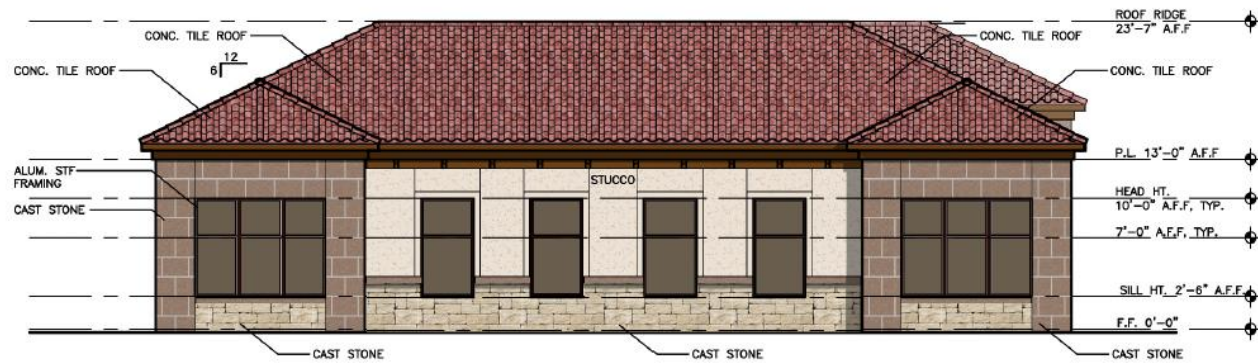
**ITEM #2 - "C" cut in concrete strip behind curb at
parking near property's southeast boundary.**
N: 2407.5069.01 E: 5,168.411.02 ELEV: 656.92

BUILDING ELEVATION



01 NORTHEAST ELEVATION @ MOB 1&2

1/8"



02 NORTHWEST ELEVATION @ MOB 1
SOUTHEAST ELEVATION @ MOB 2

1/8"

DEMOGRAPHICS — SUMMARY REPORT

Demographic Summary Report

305 S Nolen Dr, Southlake, TX 76092

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

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



Radius	2 Mile		3 Mile		5 Mile	
Population						
2023 Projection	35,529		65,654		130,532	
2018 Estimate	32,926		60,649		120,275	
2010 Census	29,010		52,221		102,723	
Growth 2018 - 2023	7.91%		8.25%		8.53%	
Growth 2010 - 2018	13.50%		16.14%		17.09%	
2018 Population by Hispanic Origin	7,701		10,782		15,298	
2018 Population	32,926		60,649		120,275	
White	28,802	87.47%	53,269	87.83%	103,486	86.04%
Black	1,409	4.28%	2,231	3.68%	4,246	3.53%
Am. Indian & Alaskan	346	1.05%	507	0.84%	791	0.66%
Asian	1,541	4.68%	3,258	5.37%	8,979	7.47%
Hawaiian & Pacific Island	107	0.32%	118	0.19%	165	0.14%
Other	721	2.19%	1,266	2.09%	2,609	2.17%
U.S. Armed Forces	0		0		0	
Households						
2023 Projection	13,113		23,808		46,671	
2018 Estimate	12,185		22,042		43,077	
2010 Census	10,877		19,172		37,017	
Growth 2018 - 2023	7.62%		8.01%		8.34%	
Growth 2010 - 2018	12.03%		14.97%		16.37%	
Owner Occupied	7,368	60.47%	15,252	69.20%	32,764	76.06%
Renter Occupied	4,817	39.53%	6,790	30.80%	10,312	23.94%
2018 Households by HH Income	12,184		22,040		43,076	
Income: <\$25,000	1,326	10.88%	1,871	8.49%	2,779	6.45%
Income: \$25,000 - \$50,000	2,497	20.49%	3,636	16.50%	5,151	11.96%
Income: \$50,000 - \$75,000	1,911	15.68%	2,969	13.47%	5,186	12.04%
Income: \$75,000 - \$100,000	1,195	9.81%	2,169	9.84%	4,083	9.48%
Income: \$100,000 - \$125,000	1,051	8.63%	2,080	9.44%	4,695	10.90%
Income: \$125,000 - \$150,000	822	6.75%	1,510	6.85%	3,159	7.33%
Income: \$150,000 - \$200,000	1,294	10.62%	2,582	11.72%	5,530	12.84%
Income: \$200,000+	2,088	17.14%	5,223	23.70%	12,493	29.00%
2018 Avg Household Income	\$118,271		\$138,328		\$155,940	
2018 Med Household Income	\$82,489		\$104,507		\$123,103	

DEMOGRAPHICS

Demographic Detail Report

305 S Nolen Dr, Southlake, TX 76092

Building Type: **Land**

Total Available: **0 SF**

Class: -

% Leased: **0%**

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Radius	2 Mile		3 Mile		5 Mile	
Population						
2023 Projection	35,529		65,654		130,532	
2018 Estimate	32,926		60,649		120,275	
2010 Census	29,010		52,221		102,723	
Growth 2018 - 2023	7.91%		8.25%		8.53%	
Growth 2010 - 2018	13.50%		16.14%		17.09%	
2018 Population by Age	32,926		60,649		120,275	
Age 0 - 4	2,004	6.09%	3,443	5.68%	6,531	5.43%
Age 5 - 9	2,086	6.34%	3,671	6.05%	6,942	5.77%
Age 10 - 14	2,334	7.09%	4,291	7.08%	8,408	6.99%
Age 15 - 19	2,419	7.35%	4,582	7.55%	9,318	7.75%
Age 20 - 24	2,283	6.93%	4,258	7.02%	8,650	7.19%
Age 25 - 29	2,179	6.62%	3,768	6.21%	7,257	6.03%
Age 30 - 34	2,092	6.35%	3,331	5.49%	5,947	4.94%
Age 35 - 39	2,021	6.14%	3,222	5.31%	5,695	4.73%
Age 40 - 44	2,123	6.45%	3,666	6.04%	6,885	5.72%
Age 45 - 49	2,354	7.15%	4,418	7.28%	8,796	7.31%
Age 50 - 54	2,621	7.96%	5,169	8.52%	10,643	8.85%
Age 55 - 59	2,564	7.79%	5,162	8.51%	10,824	9.00%
Age 60 - 64	2,067	6.28%	4,198	6.92%	8,904	7.40%
Age 65 - 69	1,516	4.60%	3,071	5.06%	6,499	5.40%
Age 70 - 74	983	2.99%	1,970	3.25%	4,112	3.42%
Age 75 - 79	584	1.77%	1,142	1.88%	2,332	1.94%
Age 80 - 84	349	1.06%	664	1.09%	1,326	1.10%
Age 85+	347	1.05%	623	1.03%	1,206	1.00%
Age 65+	3,779	11.48%	7,470	12.32%	15,475	12.87%
Median Age	37.60		39.60		41.00	
Average Age	37.30		38.20		38.80	

DEMOGRAPHICS

Demographic Detail Report

305 S Nolen Dr, Southlake, TX 76092						
Radius	2 Mile		3 Mile		5 Mile	
2018 Population by Occupation	34,697		63,362		126,136	
Real Estate & Finance	1,769	5.10%	3,505	5.53%	7,372	5.84%
Professional & Management	11,687	33.68%	22,773	35.94%	47,481	37.64%
Public Administration	330	0.95%	690	1.09%	1,568	1.24%
Education & Health	2,950	8.50%	5,448	8.60%	11,896	9.43%
Services	3,823	11.02%	5,293	8.35%	7,709	6.11%
Information	440	1.27%	846	1.34%	1,907	1.51%
Sales	4,683	13.50%	8,199	12.94%	16,337	12.95%
Transportation	39	0.11%	41	0.06%	145	0.11%
Retail	2,456	7.08%	4,025	6.35%	7,546	5.98%
Wholesale	557	1.61%	1,129	1.78%	2,450	1.94%
Manufacturing	1,458	4.20%	3,101	4.89%	6,379	5.06%
Production	1,237	3.57%	2,263	3.57%	4,007	3.18%
Construction	938	2.70%	1,646	2.60%	2,634	2.09%
Utilities	1,307	3.77%	2,630	4.15%	5,327	4.22%
Agriculture & Mining	120	0.35%	285	0.45%	654	0.52%
Farming, Fishing, Forestry	1	0.00%	21	0.03%	31	0.02%
Other Services	902	2.60%	1,467	2.32%	2,693	2.13%
2018 Worker Travel Time to Job	18,040		32,111		61,807	
<30 Minutes	12,333	68.36%	21,321	66.40%	37,781	61.13%
30-60 Minutes	5,111	28.33%	9,643	30.03%	21,041	34.04%
60+ Minutes	596	3.30%	1,147	3.57%	2,985	4.83%
2010 Households by HH Size	10,876		19,173		37,016	
1-Person Households	2,601	23.92%	4,003	20.88%	6,836	18.47%
2-Person Households	3,339	30.70%	6,087	31.75%	11,944	32.27%
3-Person Households	2,014	18.52%	3,597	18.76%	7,108	19.20%
4-Person Households	1,767	16.25%	3,399	17.73%	7,023	18.97%
5-Person Households	771	7.09%	1,447	7.55%	2,899	7.83%
6-Person Households	254	2.34%	444	2.32%	865	2.34%
7 or more Person Households	130	1.20%	196	1.02%	341	0.92%
2018 Average Household Size	2.60		2.70		2.80	
Households						
2023 Projection	13,113		23,808		46,671	
2018 Estimate	12,185		22,042		43,077	
2010 Census	10,877		19,172		37,017	
Growth 2018 - 2023	7.62%		8.01%		8.34%	
Growth 2010 - 2018	12.03%		14.97%		16.37%	

DEMOGRAPHICS

Demographic Detail Report

305 S Nolen Dr, Southlake, TX 76092					
Radius	2 Mile		3 Mile		5 Mile
2018 Households by HH Income	12,184		22,040		43,076
<\$25,000	1,326	10.88%	1,871	8.49%	2,779 6.45%
\$25,000 - \$50,000	2,497	20.49%	3,636	16.50%	5,151 11.96%
\$50,000 - \$75,000	1,911	15.68%	2,969	13.47%	5,186 12.04%
\$75,000 - \$100,000	1,195	9.81%	2,169	9.84%	4,083 9.48%
\$100,000 - \$125,000	1,051	8.63%	2,080	9.44%	4,695 10.90%
\$125,000 - \$150,000	822	6.75%	1,510	6.85%	3,159 7.33%
\$150,000 - \$200,000	1,294	10.62%	2,582	11.72%	5,530 12.84%
\$200,000+	2,088	17.14%	5,223	23.70%	12,493 29.00%
2018 Avg Household Income	\$118,271		\$138,328		\$155,940
2018 Med Household Income	\$82,489		\$104,507		\$123,103
2018 Occupied Housing	12,185		22,042		43,076
Owner Occupied	7,368	60.47%	15,252	69.20%	32,764 76.06%
Renter Occupied	4,817	39.53%	6,790	30.80%	10,312 23.94%
2010 Housing Units	11,810		21,614		42,734
1 Unit	8,148	68.99%	16,474	76.22%	35,205 82.38%
2 - 4 Units	706	5.98%	871	4.03%	1,183 2.77%
5 - 19 Units	1,906	16.14%	2,656	12.29%	3,681 8.61%
20+ Units	1,050	8.89%	1,613	7.46%	2,665 6.24%
2018 Housing Value	7,368		15,254		32,765
<\$100,000	411	5.58%	519	3.40%	701 2.14%
\$100,000 - \$200,000	1,488	20.20%	2,020	13.24%	3,124 9.53%
\$200,000 - \$300,000	2,089	28.35%	3,502	22.96%	7,057 21.54%
\$300,000 - \$400,000	1,227	16.65%	3,013	19.75%	6,362 19.42%
\$400,000 - \$500,000	482	6.54%	1,885	12.36%	5,062 15.45%
\$500,000 - \$1,000,000	1,322	17.94%	3,399	22.28%	8,649 26.40%
\$1,000,000+	349	4.74%	916	6.00%	1,810 5.52%
2018 Median Home Value	\$285,447		\$352,638		\$386,458
2018 Housing Units by Yr Built	12,442		22,458		43,783
Built 2010+	1,078	8.66%	2,370	10.55%	5,216 11.91%
Built 2000 - 2010	964	7.75%	2,770	12.33%	6,947 15.87%
Built 1990 - 1999	3,436	27.62%	6,810	30.32%	13,571 31.00%
Built 1980 - 1989	3,928	31.57%	5,834	25.98%	11,284 25.77%
Built 1970 - 1979	2,058	16.54%	2,802	12.48%	4,090 9.34%
Built 1960 - 1969	467	3.75%	930	4.14%	1,391 3.18%
Built 1950 - 1959	388	3.12%	623	2.77%	831 1.90%
Built <1949	123	0.99%	319	1.42%	453 1.03%
2018 Median Year Built	1987		1990		1992

DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report

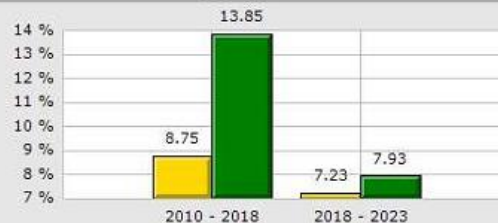
1 mile radius

305 S Nolen Dr, Southlake, TX 76092

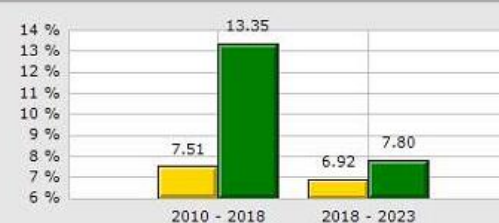
Type: Land
County: Tarrant

1 Mile
County

Population Growth



Household Growth



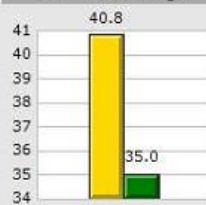
2018 Med Household Inc



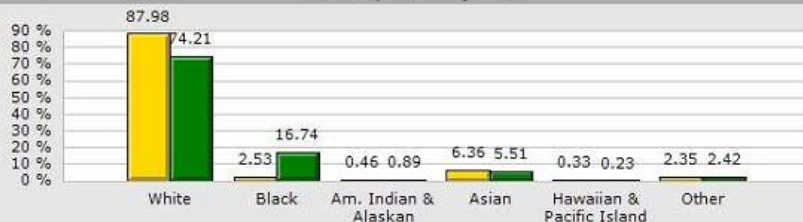
2018 Households by Household Income



2018 Median Age



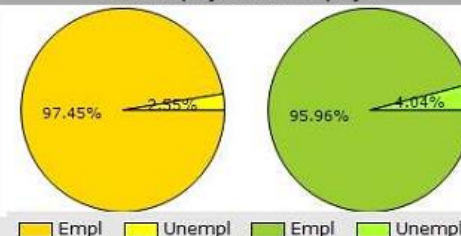
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed



DEMOGRAPHICS — MARKET COMPARISON

Demographic Market Comparison Report					1 mile radius
305 S Nolen Dr, Southlake, TX 76092					
Type: Land					
County: Tarrant					
	1 Mile		County		
Population Growth					
Growth 2010 - 2018	8.75%		13.85%		
Growth 2018 - 2023	7.23%		7.93%		
Empl	2,136	97.45%	1,039,043	95.96%	
Unempl	56	2.55%	43,759	4.04%	
2018 Population by Race					
	3,917		2,059,565		
White	3,446	87.98%	1,528,492	74.21%	
Black	99	2.53%	344,716	16.74%	
Am. Indian & Alaskan	18	0.46%	18,245	0.89%	
Asian	249	6.36%	113,500	5.51%	
Hawaiian & Pacific Island	13	0.33%	4,789	0.23%	
Other	92	2.35%	49,823	2.42%	
Household Growth					
Growth 2010 - 2018	7.51%		13.35%		
Growth 2018 - 2023	6.92%		7.80%		
Renter Occupied	453	31.03%	283,908	38.12%	
Owner Occupied	1,007	68.97%	460,925	61.88%	
2018 Households by Household Income					
	1,461		744,833		
Income <\$25K	68	4.65%	125,868	16.90%	
Income \$25K - \$50K	150	10.27%	163,746	21.98%	
Income \$50K - \$75K	165	11.29%	146,194	19.63%	
Income \$75K - \$100K	136	9.31%	94,806	12.73%	
Income \$100K - \$125K	160	10.95%	75,941	10.20%	
Income \$125K - \$150K	141	9.65%	41,476	5.57%	
Income \$150K - \$200K	246	16.84%	46,274	6.21%	
Income \$200K+	395	27.04%	50,528	6.78%	
2018 Med Household Inc	\$134,131		\$63,312		
2018 Median Age	40.80		35.00		

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

305 S Nolen Dr, Southlake, TX 76092

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

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



Description	2010	2018	2023
Population	3,601	3,916	4,199
Age 0 - 4	188 5.22%	218 5.57%	254 6.05%
Age 5 - 9	275 7.64%	225 5.75%	239 5.69%
Age 10 - 14	350 9.72%	273 6.97%	251 5.98%
Age 15 - 19	283 7.86%	303 7.74%	282 6.72%
Age 20 - 24	148 4.11%	279 7.12%	296 7.05%
Age 25 - 29	162 4.50%	237 6.05%	282 6.72%
Age 30 - 34	160 4.44%	199 5.08%	248 5.91%
Age 35 - 39	221 6.14%	188 4.80%	217 5.17%
Age 40 - 44	317 8.80%	223 5.69%	213 5.07%
Age 45 - 49	411 11.41%	291 7.43%	246 5.86%
Age 50 - 54	376 10.44%	355 9.07%	299 7.12%
Age 55 - 59	248 6.89%	357 9.12%	336 8.00%
Age 60 - 64	171 4.75%	281 7.18%	325 7.74%
Age 65 - 69	115 3.19%	199 5.08%	267 6.36%
Age 70 - 74	71 1.97%	129 3.29%	192 4.57%
Age 75 - 79	42 1.17%	76 1.94%	122 2.91%
Age 80 - 84	26 0.72%	43 1.10%	70 1.67%
Age 85+	38 1.06%	41 1.05%	60 1.43%
Age 15+	2,789 77.45%	3,201 81.74%	3,455 82.28%
Age 20+	2,506 69.59%	2,898 74.00%	3,173 75.57%
Age 65+	292 8.11%	488 12.46%	711 16.93%
Median Age	40	41	41
Average Age	36.30	38.60	40.00
Population By Race	3,601	3,916	4,199
White	3,255 90.39%	3,445 87.97%	3,634 86.54%
Black	74 2.05%	100 2.55%	119 2.83%
Am. Indian & Alaskan	16 0.44%	18 0.46%	20 0.48%
Asian	179 4.97%	249 6.36%	302 7.19%
Hawaiian & Pacific Islander	9 0.25%	13 0.33%	14 0.33%
Other	66 1.83%	91 2.32%	110 2.62%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

305 S Nolen Dr, Southlake, TX 76092

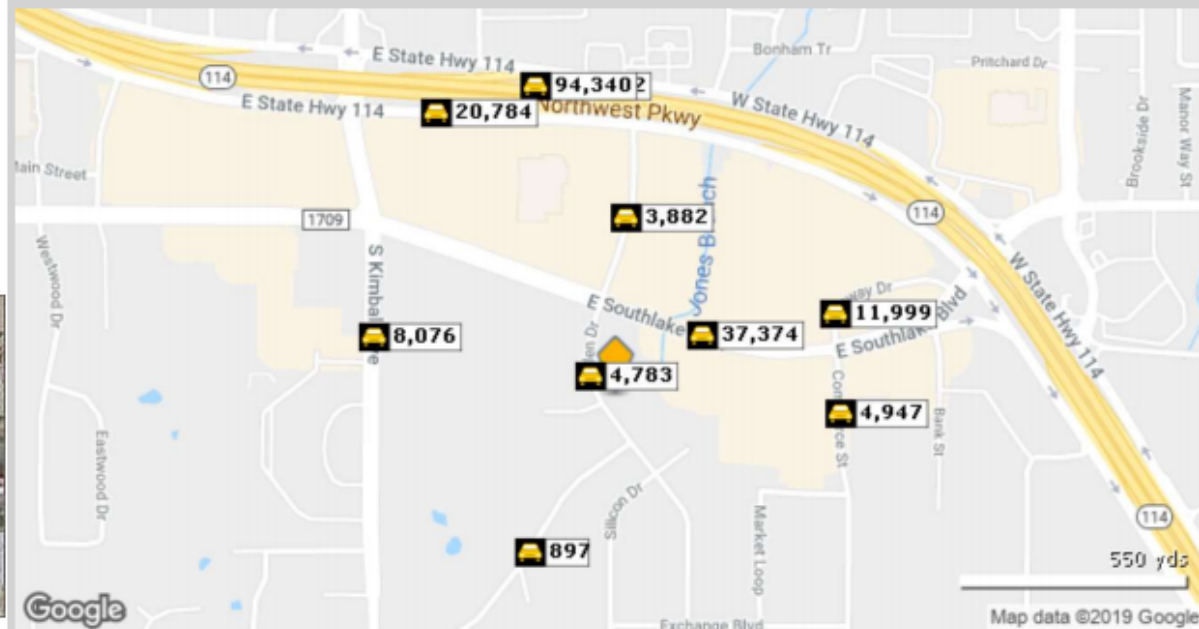
Description	2010	2018	2023
Population by Race (Hispanic)	343	415	467
White	325 94.75%	394 94.94%	442 94.65%
Black	4 1.17%	4 0.96%	6 1.28%
Am. Indian & Alaskan	6 1.75%	6 1.45%	7 1.50%
Asian	2 0.58%	2 0.48%	2 0.43%
Hawaiian & Pacific Islander	1 0.29%	3 0.72%	2 0.43%
Other	5 1.46%	7 1.69%	9 1.93%
Household by Household Income	1,358	1,461	1,562
<\$25,000	194 14.29%	68 4.65%	73 4.67%
\$25,000 - \$50,000	178 13.11%	150 10.27%	153 9.80%
\$50,000 - \$75,000	277 20.40%	165 11.29%	156 9.99%
\$75,000 - \$100,000	157 11.56%	136 9.31%	142 9.09%
\$100,000 - \$125,000	152 11.19%	160 10.95%	168 10.76%
\$125,000 - \$150,000	99 7.29%	141 9.65%	152 9.73%
\$150,000 - \$200,000	104 7.66%	246 16.84%	278 17.80%
\$200,000+	197 14.51%	395 27.04%	440 28.17%
Average Household Income	\$110,693	\$158,843	\$162,748
Median Household Income	\$79,777	\$134,131	\$139,638

TRAFFIC COUNT REPORT

Traffic Count Report

305 S Nolen Dr, Southlake, TX 76092

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	S Nolen Dr	Crooked Lane Blvd	0.11 SE	2017	4,783	MPSI	.04
2	E Southlake Blvd	Crooked Lane Blvd	0.05 E	2017	37,374	MPSI	.15
3	Crooked Ln		0.00	2017	897	MPSI	.25
4	N Nolen Dr	Village Center Dr	0.13 N	2017	3,882	MPSI	.25
5	Commerce St	Market Loop	0.11 S	2017	4,947	MPSI	.32
6	Gateway Dr	E Southlake Blvd	0.05 S	2017	11,999	MPSI	.33
7	S Kimball Ave	E Southlake Blvd	0.16 N	2017	8,076	MPSI	.35
8	E Northwest Pkwy	State Hwy 114	0.08 W	2012	108,192	MPSI	.45
9	State Hwy 114	E Northwest Pkwy	0.08 W	2017	94,340	MPSI	.45
10	Short Ave	Village Center Dr	0.01 E	2017	20,784	MPSI	.47