

4917 Briarhaven

Land Size: 4.0161 Acres (174,940 SF)

Existing Building Size: Approximately 14,504 SF



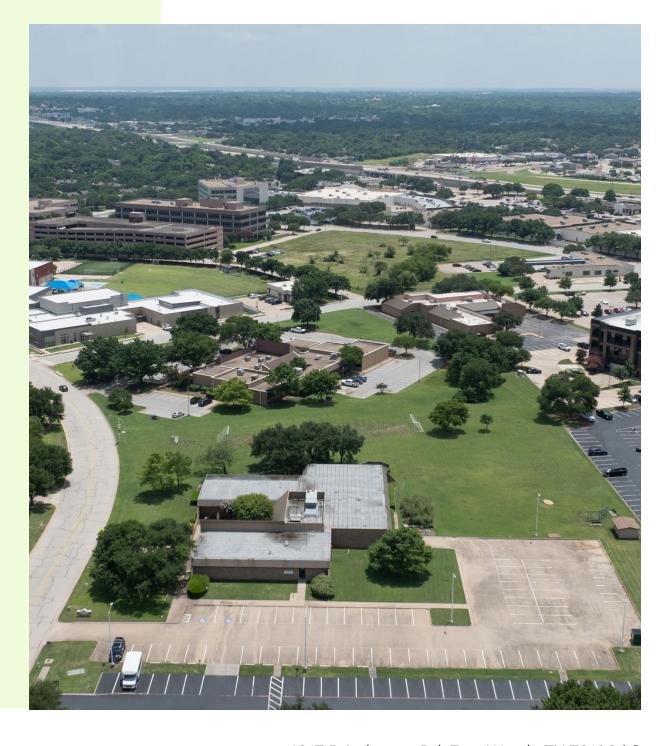
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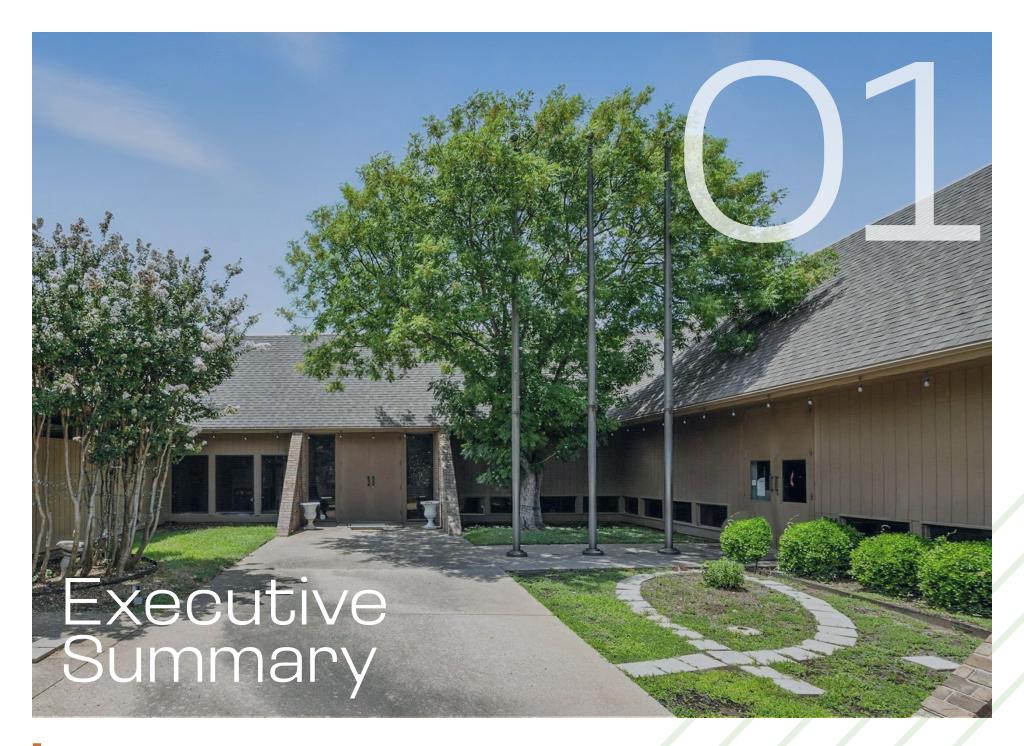
Market Overview

The Land

Location Overview 13









Executive Summary

HPI is pleased to present an exceptional redevelopment opportunity at 4917 Briarhaven Road, a 4.02-acre site located in one of Fort Worth's most desirable and affluent submarkets. The property, currently improved with a +/- 14,500 SF office building, is strategically positioned in the heart of a mature and stable neighborhood with extremely high barriers to entry. Benefiting from its immediate proximity to the prestigious Colonial Country Club, the vibrant Shops at Clearfork, and the world-class Texas Christian University, this location offers an unparalleled amenity base. The site's favorable Planned Development zoning (ER - Neighborhood Commercial restricted) is ideal for a variety of uses designed to serve the affluent surrounding demographic. This offering represents a rare chance to acquire and develop a landmark project in a supply-constrained area, capitalizing on the robust and ever-expanding Fort Worth economy.





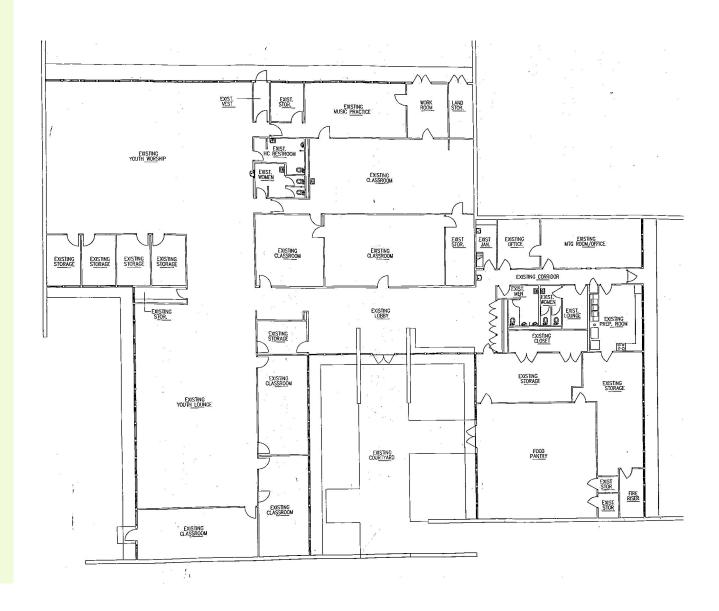
Site Description/Floorplan

Land Size: 4.0161 AC (174,940 SF)

Existing Building Size: Approximately

14,500 SF

Zoning: Planned Development 102 (ER - Neighborhood Commercial restricted)









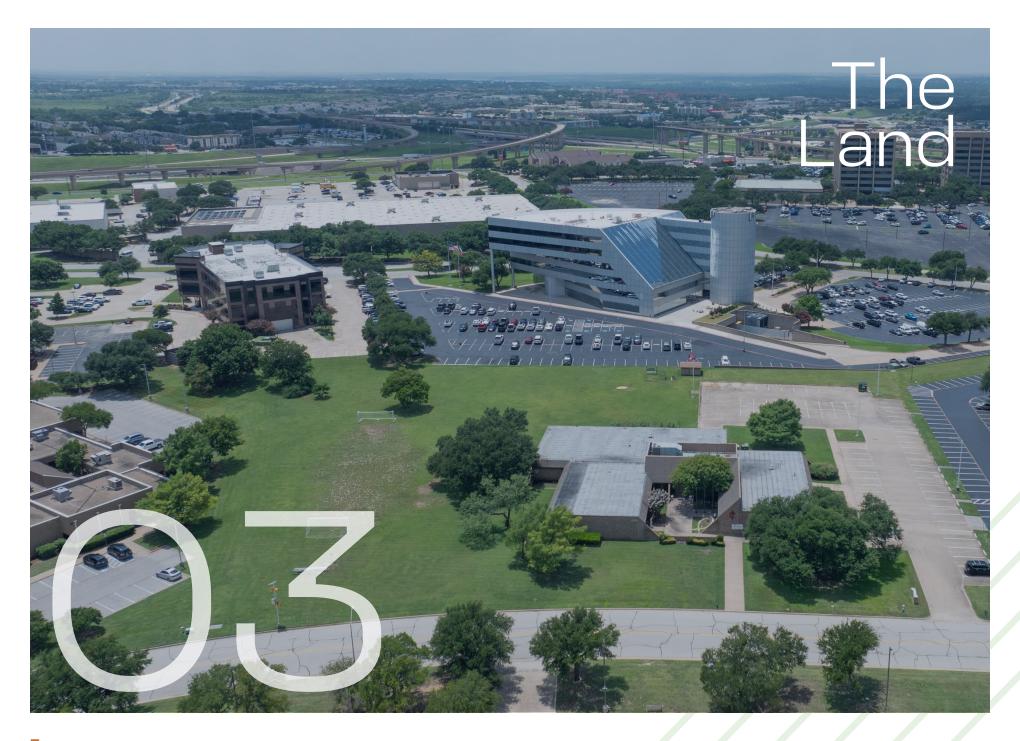
Demographics

The area surrounding 4917 Briarhaven Road is characterized by a dense, affluent, and highly educated population base. The average household income within a three-mile radius exceeds \$135,000, and the average home value is over \$480,000, indicating significant disposable income and residential stability. Population growth is projected to continue, ensuring sustained demand for high-quality commercial and residential products in this supply-constrained submarket.

Population	1 Mile	3 Mile	5 Mile
2010 Total Population	7,651	70,885	185,910
2025 Total Population	8,912	79,215	208,664
2030 Total Population (Projection)	9,235	81,430	216,229
Percent Change: 2010 to 2025	16.48%	11.75%	12.24%
Percent Change: 2025 to 2030	3.62%	2.79%	3.62%
2025 Median Age	38.2	37.1	35.9

Households & Income	1 Mile	3 Mile	5 Mile
2025 Total Households	3,980	35,614	86,112
2030 Household Projection	4,124	36,631	89,245
Percent Change: 2025 to 2030	3.62%	2.86%	3.64%
2025 Average Household Income	\$120,451	\$135,978	\$115,849
2025 Average Home Value	\$455,719	\$482,105	\$411,368







Aerials/Imagery

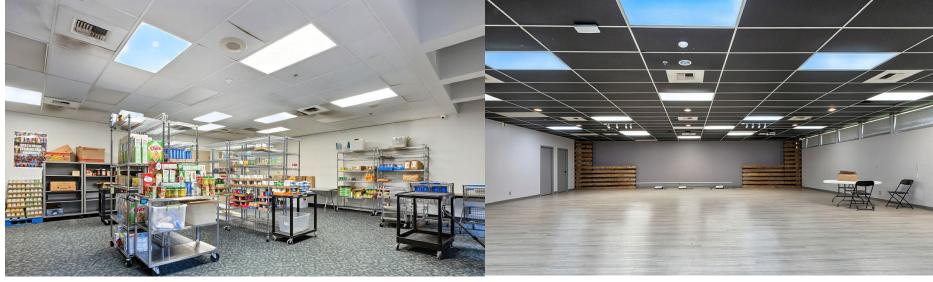






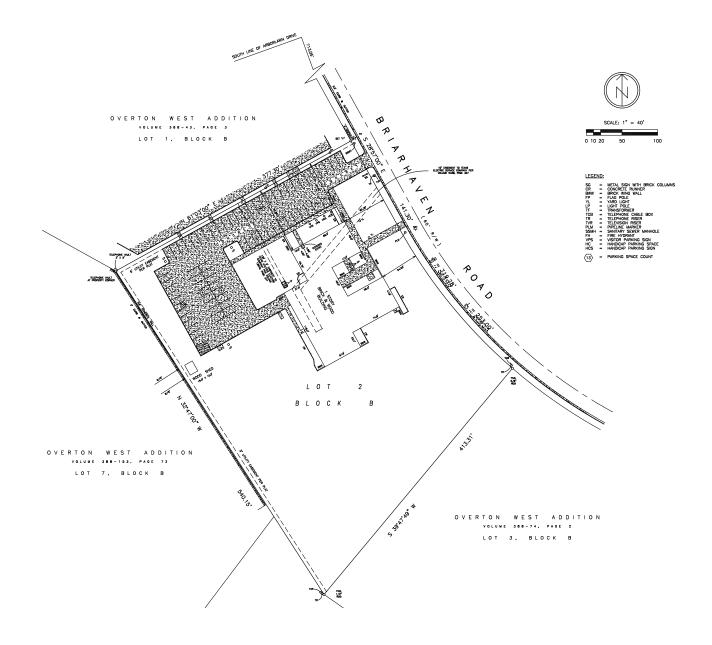
Exisiting Building







Survey



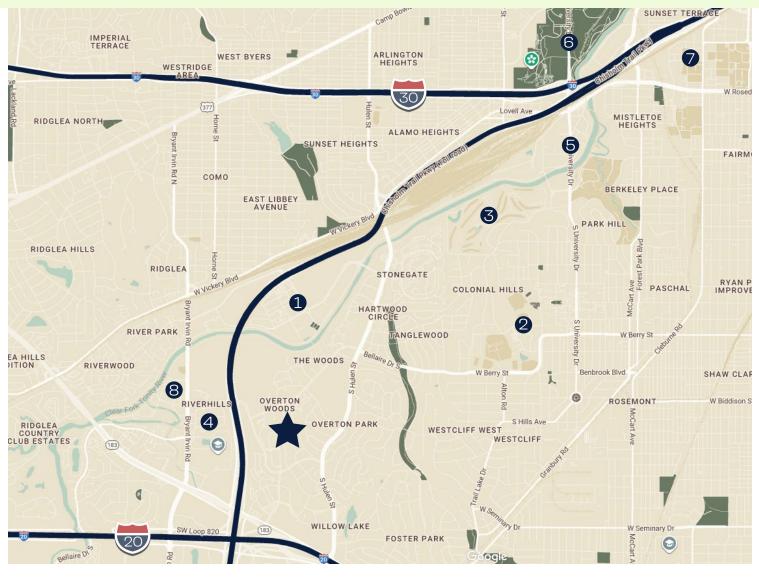






Nearby Landmarks

- 4917 Briarhaven
- The Shops at Clearfork
- Texas Christian University
- Colonial Country Club
- 4 Riverhills
- **5** University Park Village
- 6 Fort Worth Cultural District
- Medical District
- 8 Waterside





Investment Merits

The property's strategic location in Southwest Fort Worth provides direct access to the city's premier retail, entertainment, education, and employment centers, making it a prime location for redevelopment.

- The Shops at Clearfork (5-Minute Drive): An exceptional 500,000-square-foot, open-air luxury retail destination anchored by Neiman Marcus. This center provides an unmatched amenity for future residents or tenants, featuring high-end retailers like Louis Vuitton and Burberry, diverse dining options, and an eight-screen AMC movie theater. Its proximity solidifies the subject property's position in a premier lifestyle location.
- 2 Texas Christian University (TCU) (8-Minute Drive): A major economic and cultural driver for Fort Worth with an enrollment of over 12,000 students and a significant employment base. TCU's presence ensures consistent demand for housing and services while contributing to the area's vibrancy and highly educated demographic profile.
- Colonial Country Club (10-Minute Drive): One of the nation's most prestigious and historic private golf clubs, Colonial is the long-time annual host of the Charles Schawb Challenge, a premier PGA Tour event. The club's reputation and affluent membership base significantly enhances the surrounding neighborhood's prestige, property values, and demographic profile.
- Riverhills (4-Minute Drive): The property is adjacent to the exclusive Riverhills neighborhood, known for its architecturally significant homes and affluent residents. This proximity anchors the site within one of Fort Worth's most stable and sought-after residential enclaves, supporting premium values for any future development.

- **Our Park Village (10-Minute Drive):** A premier lifestyle shopping center that serves the affluent surrounding neighborhoods. Featuring sought-after tenants such as Apple, Lululemon, J. Crew, and Pottery Barn, this center adds another layer of high-quality retail convenience that enhances the appeal of the subject property.
- **6** Fort Worth Cultural District (11-Minute Drive): A world-renowned destination featuring five internationally recognized museums, including the Kimbell Art Museum and the Amon Carter Museum of American Art. This hub of arts and culture provides a sophisticated local amenity that is a major quality-of-life driver for the area.
- Medical District Near Southside (11-Minute Drive): As the second-largest employment center in the city, the Fort Worth Medical District is home to major hospitals like Cook Children's, Texas Health Harris Methodist, and Baylor Scott & White, employing an estimated 40,000 healthcare professionals. This provides a massive and stable employment base within a short commute of the property.
- **8** Waterside (6-Minute Drive): A 63-acre mixed-use development anchored by Whole Foods Market and REI. Waterside offers a unique blend of retail, restaurants, and community spaces along the Trinity Trails, serving as a popular "second living room" for the area and adding to the rich local amenity base.



