

McPHERSON CROSSING



DEVELOPMENT SUMMARY

McPherson Mixed Use Development 13,300 SF Retail/Office Bldg for Lease SW Corner Chisholm Trail Pkwy & McPherson Blvd 6141 McPherson Blvd, Fort Worth, Texas 76123

DEVELOPMENT HIGHLIGHTS

- 23 acre mixed use development
- 13,300 SF retail/office building 6,224 SF for lease
- Under construction with completion August 1st, 2025
- High finish out allowance for credit tenants
- McPherson Blvd just improved to 4 lane, center divided thoroughfare from Chisholm Trial Tollway to Brewer Blvd
- 7 Eleven and Starbucks are adjacent to the building
- Future development opportunities/lot sales including c-store, small grocery anchor, fast food, medical and professional office
- Great Visibility/Accessibility – Hard corner of Chisholm Trail Pkwy & McPherson Blvd with easy access to Interstate 35W, Hwy 20, Hwy 820
- Chisholm Trail Pkwy is a 27.1 mile tollway connecting the City of Fort Worth CBD & I-20 to FM 1187 in Cleburne
- Surrounded by high growth residential including Llano Springs(1,468 lots), Chisholm Trail West (835 lots), Rock Creek Ranch(4,000 lots), McPherson Village(446 lots) and planned multi-family immediately South of the property
- Surrounded by future retail including the Shops at Chisholm Trail Ranch – a 35 acre retail development
- 2 Miles North of the new Tarleton State University campus



DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	6,224 SF, Divisible
Building Size:	13,300 SF
Offering Structure:	Building For Lease \ Sale Pad Sites Available
Lot Size:	1 acre, part of a 23 acre mixed use development
Zoning	Future "Neighborhood Commercial E"
Frontage	Chisholm Trail / McPherson Blvd



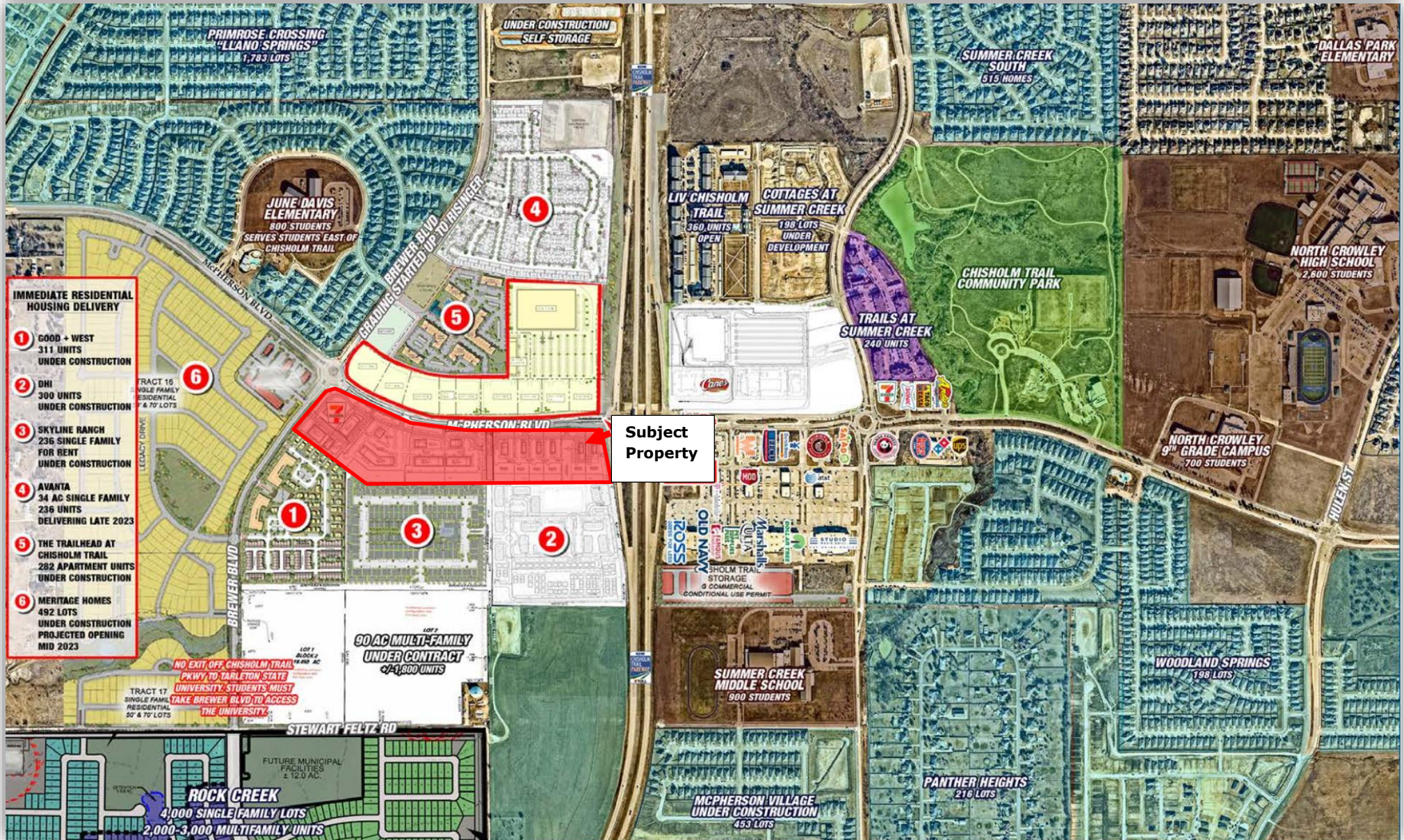
GOOGLE EARTH PERSPECTIVE



AREA MAP



AREA DEVELOPMENTS



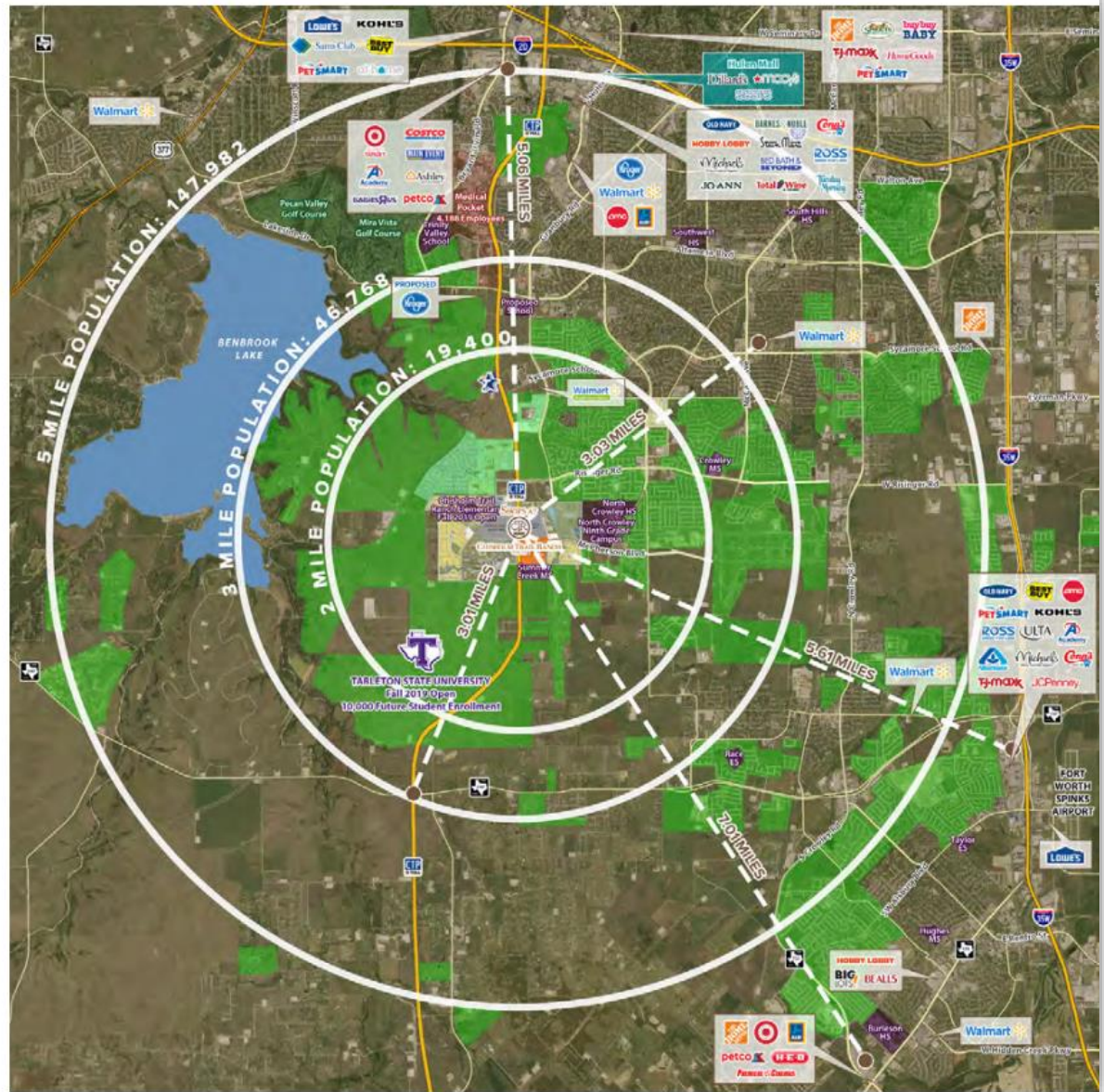
PRIMARY TRADE AREA



2017 DEMOGRAPHIC SUMMARY

	2 MILE	3 MILE	5 MILE	12 MINUTE
TOTAL POPULATION*	19,400	46,768	147,982	188,815
TOTAL HOUSEHOLDS	6,315	15,820	53,903	73,352
TOTAL EMPLOYEES	1,410	4,501	31,249	57,699
TOTAL DAYTIME POPULATION	5,837	16,241	69,543	110,118
MEDIAN AGE	33.1	34.8	35.2	35.9
AVG HH INCOME	\$98,800	\$84,063	\$78,462	\$81,917

* Total population calculated using Proportional Postal Hybrid in Postal Count Pro report, delivery statistics as of 3/17



SECONDARY TRADE AREA

SECONDARY TRADE AREA



2017 DEMOGRAPHIC SUMMARY

279,113
TOTAL POPULATION

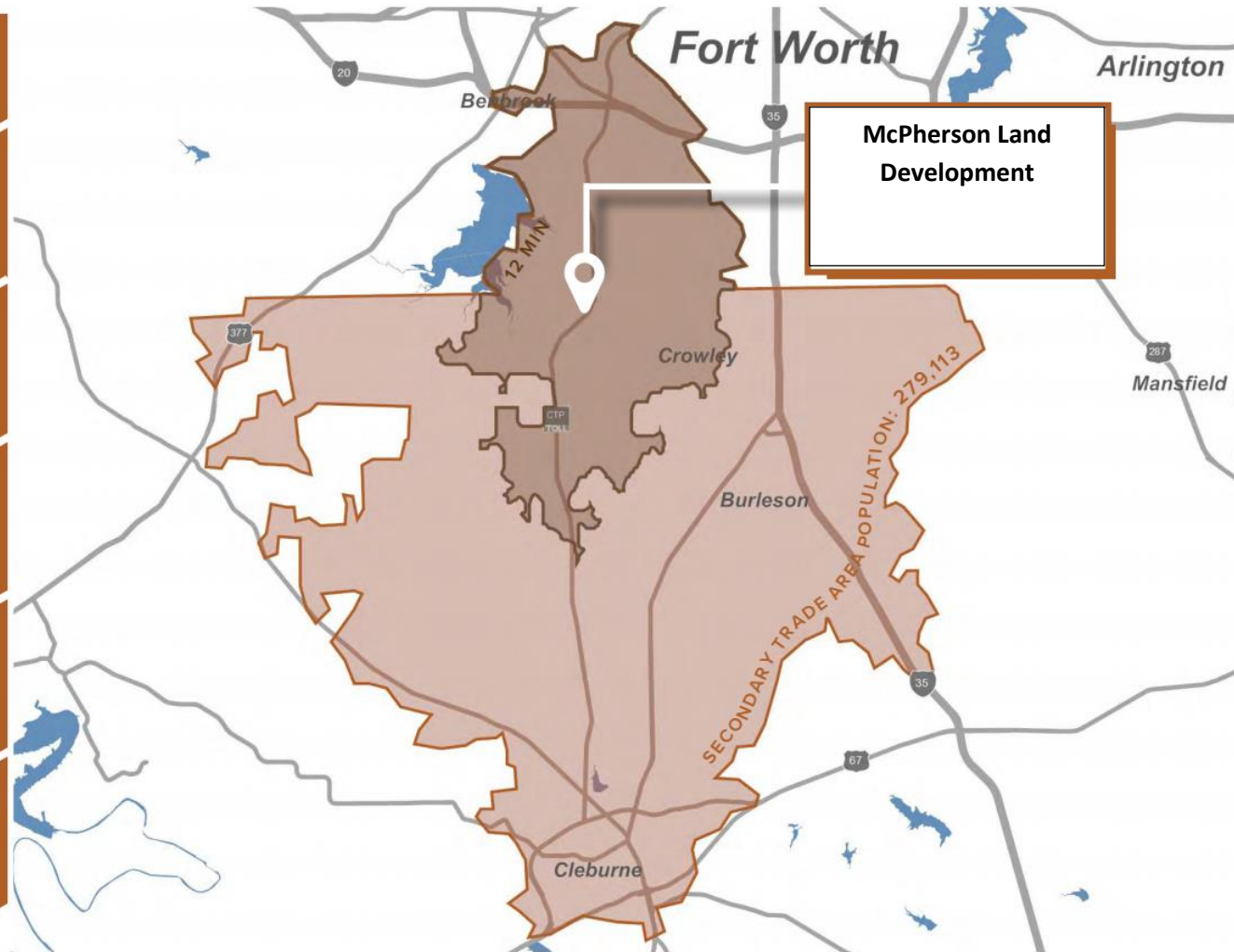
104,671
TOTAL HOUSEHOLDS

84,343
TOTAL EMPLOYEES

163,040
TOTAL DAYTIME POPULATION

35.6
MEDIAN AGE

\$81,583
AVG HH INCOME



NEW HOUSING GROWTH

Under Development & Planned Single-Family Developments

SUBDIVISION	LOTS	STATUS
1 Tavolo Park	884*	Lots complete Q4 2018 Q4 2018 home construction start
2 Villages of Sunset Pointe	188	Lots under development
3 Llano Springs	1,468	400 homes occupied Delivery of 94 homes in 2016 67 home construction starts
4 Summer Creek South	515	Delivery of 90 lots in Q1 2016
5 Chisholm Trail West	835	Delivery of 125 lots in Q2 2017 Delivery of 263 lots in Q2 2018
6 Chisholm Trail East	209	Delivery of 48 lots in Q2 2017 Delivery of 161 lots in Q2 2018
7 Wellington Point	235	Delivery of 33 homes 51 home construction starts
8 McPherson Village	446	Delivery of 138 lots in Q3 2017
9 Rock Creek Ranch	4,000	2019 expected delivery start
TOTAL	8,780	ACTIVE

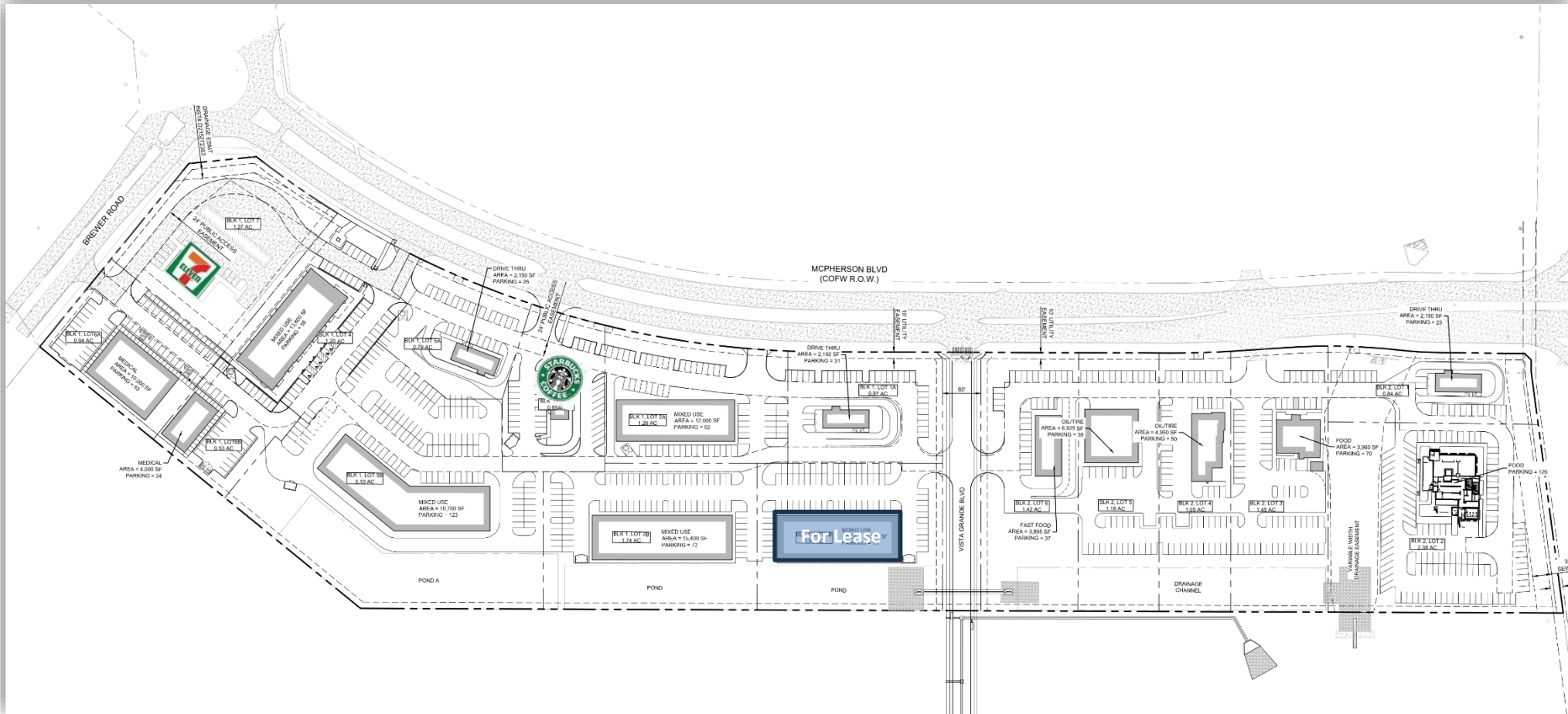
Planned Multi-Family Developments

COMMUNITY	UNITS	STATUS
A The Dylan	527	Phase 1 (227 units) Q4 2017 construction start Q1 2019 open
B Chisholm Trail East	220	Q3 2017 apartment construction start Q1 2019 open
C Chisholm Trail West	1,620	Delivery in 2020 - 2024*
D Chisholm Trail	360	Delivery in 2019 - 2024*
TOTAL	2,727	

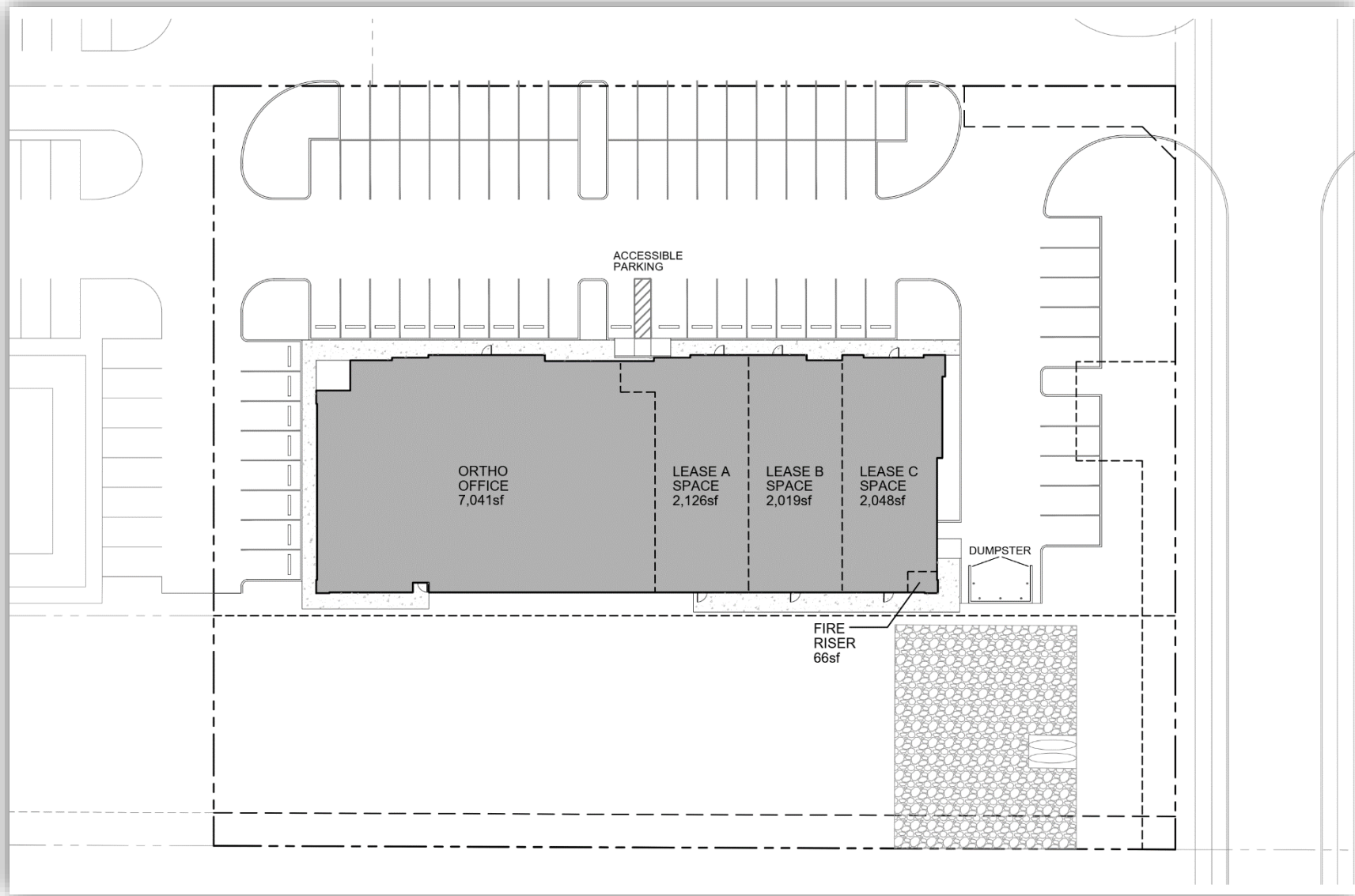
* Estimated



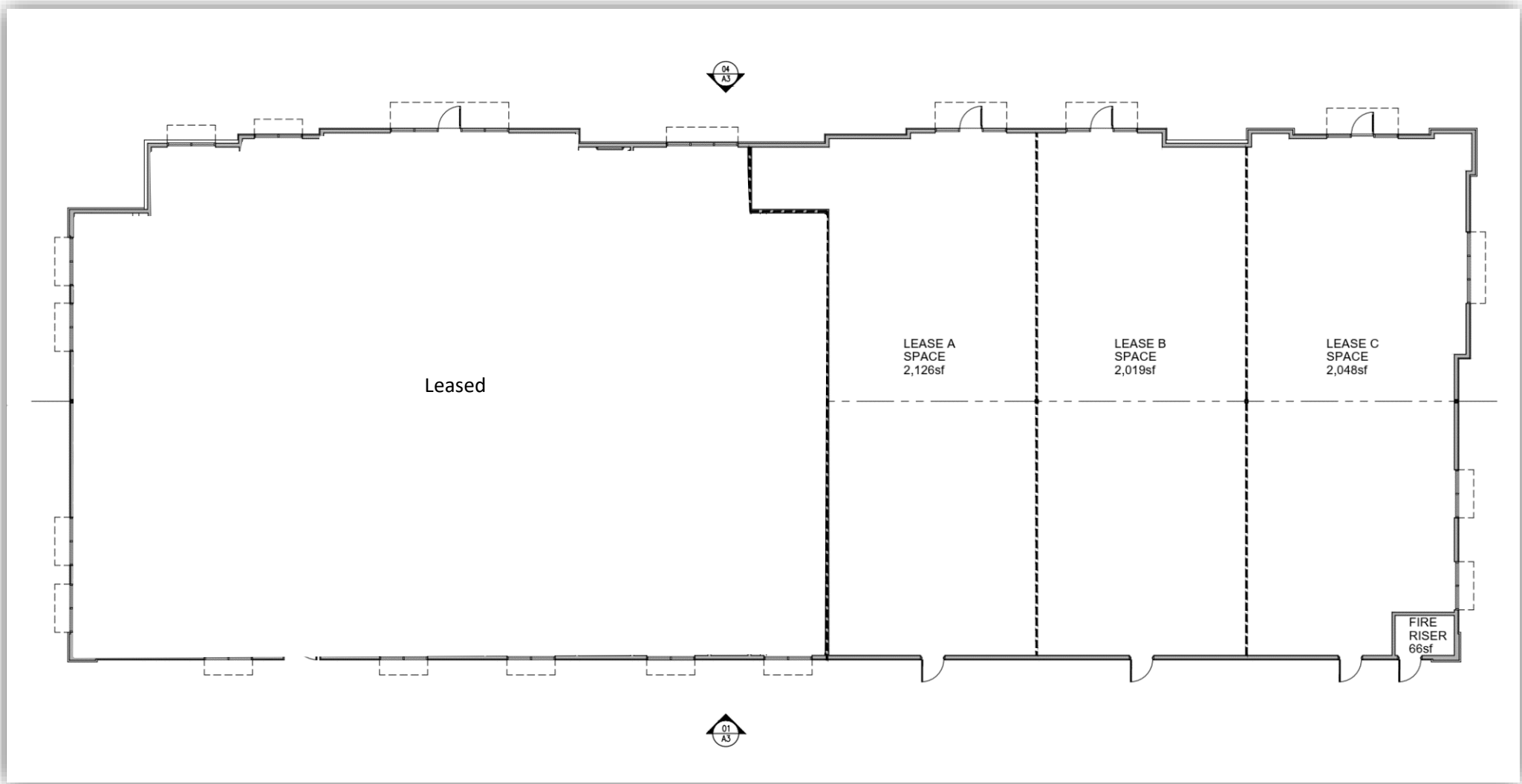
MASTER SITE PLAN



SITE PLAN



FLOOR PLAN



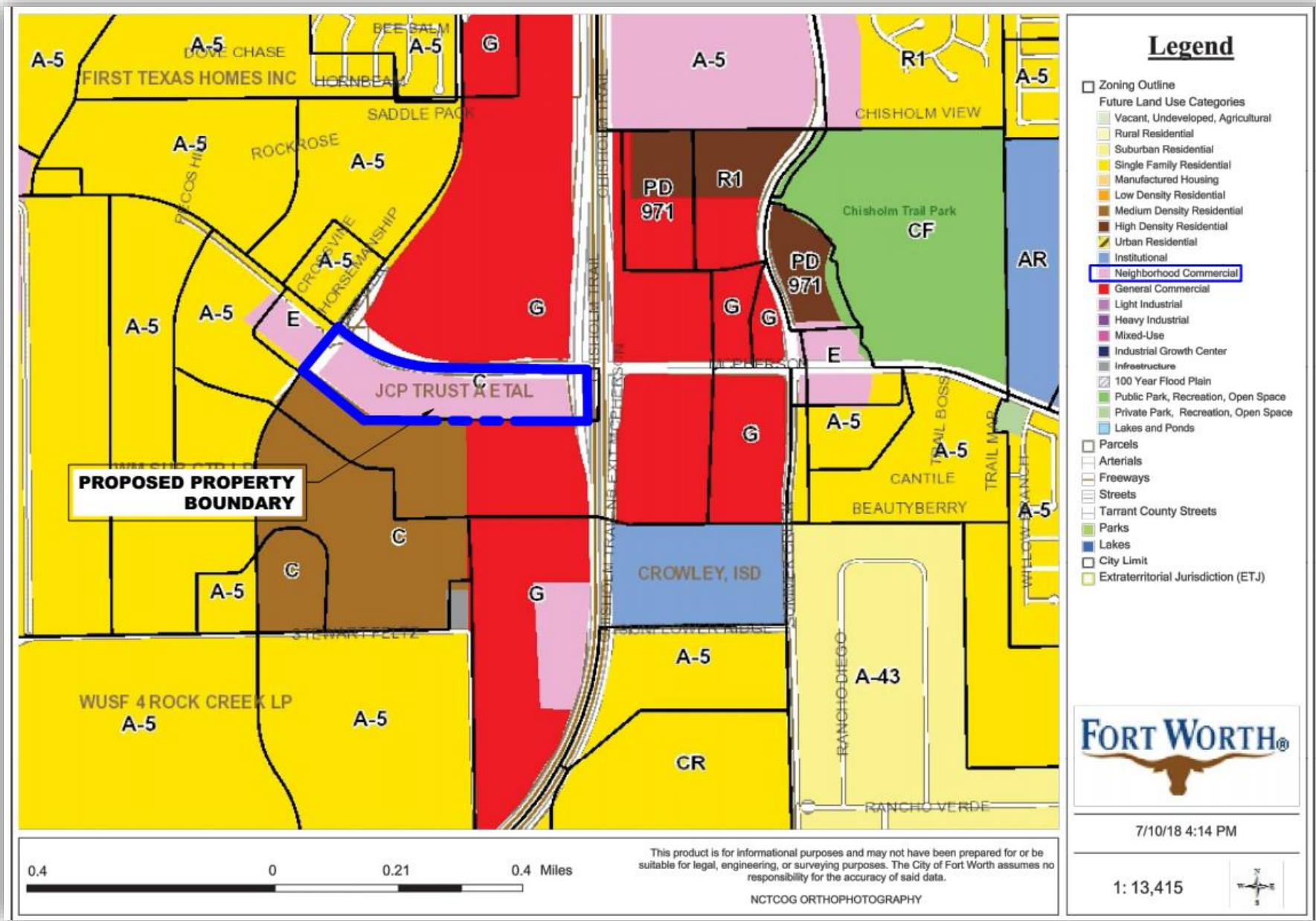
PHOTOS



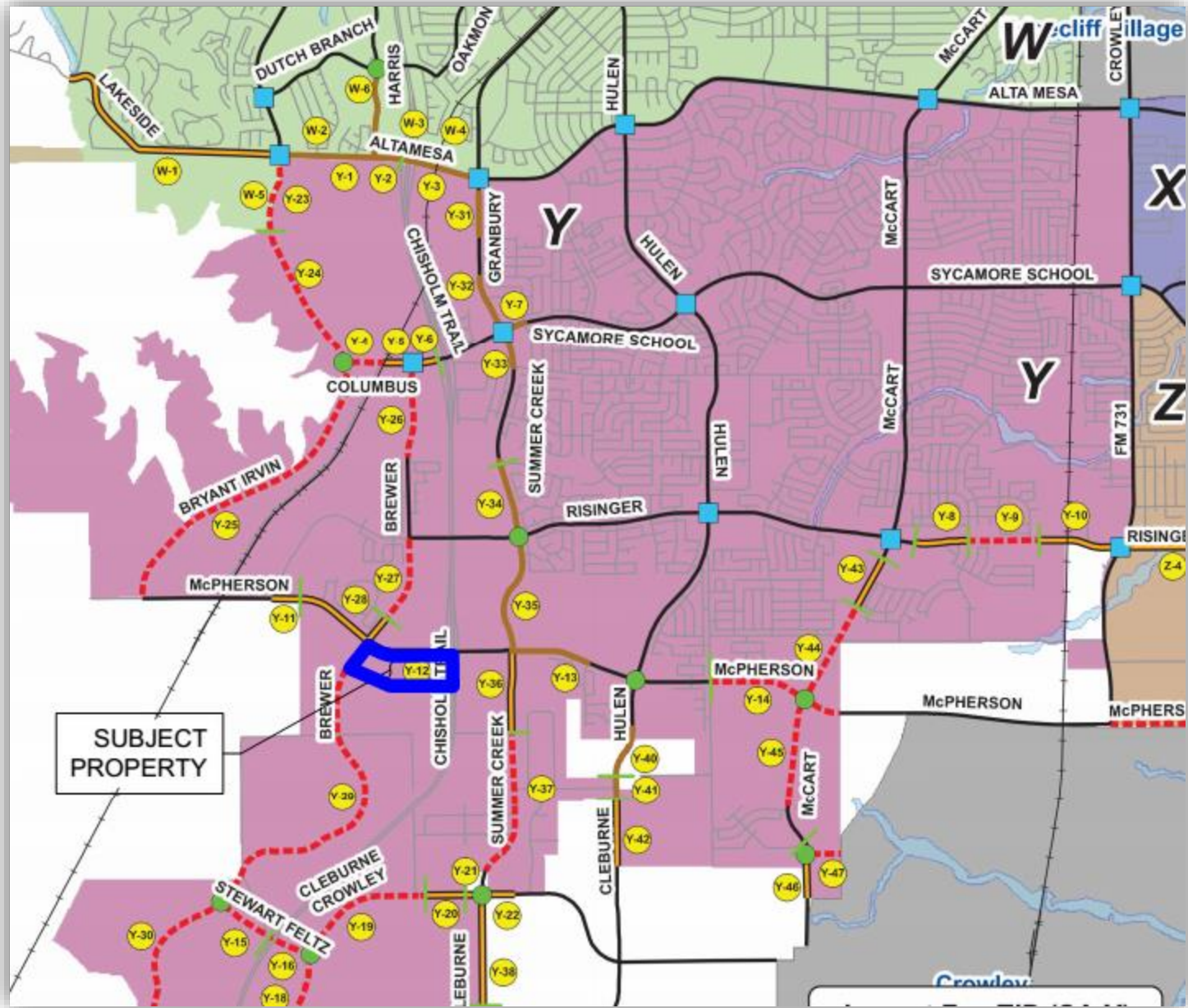
RENDERINGS



ZONING



FUTURE ROADWAY EXPANSION



DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail** Total Available: **13,600 SF**
 Secondary: **Storefront Retail/Office** % Leased: **0%**
 GLA: **13,600 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2025**



Radius	2 Mile	3 Mile	5 Mile
Population			
2028 Projection	22,399	50,361	151,115
2023 Estimate	21,213	48,731	147,734
2010 Census	13,341	37,261	123,508
Growth 2023 - 2028	5.59%	3.34%	2.29%
Growth 2010 - 2023	59.01%	30.78%	19.61%
2023 Population by Hispanic Origin	4,286	11,155	36,367
2023 Population	21,213	48,731	147,734
White	10,908 51.42%	25,451 52.23%	89,570 60.63%
Black	7,480 35.26%	17,974 36.88%	45,272 30.64%
Am. Indian & Alaskan	140 0.66%	325 0.67%	1,149 0.78%
Asian	1,989 9.38%	3,474 7.13%	7,540 5.10%
Hawaiian & Pacific Island	29 0.14%	66 0.14%	189 0.13%
Other	667 3.14%	1,440 2.95%	4,014 2.72%
U.S. Armed Forces	26	119	297
Households			
2028 Projection	7,086	17,064	56,321
2023 Estimate	6,716	16,552	55,164
2010 Census	4,266	12,926	46,817
Growth 2023 - 2028	5.51%	3.09%	2.10%
Growth 2010 - 2023	57.43%	28.05%	17.83%
Owner Occupied	5,725 85.24%	12,410 74.98%	34,636 62.79%
Renter Occupied	991 14.76%	4,141 25.02%	20,528 37.21%
2023 Households by HH Income	6,715	16,549	55,164
Income: <\$25,000	389 5.79%	1,727 10.44%	7,180 13.02%
Income: \$25,000 - \$50,000	943 14.04%	2,950 17.83%	11,582 21.00%
Income: \$50,000 - \$75,000	883 13.15%	2,833 17.12%	10,536 19.10%
Income: \$75,000 - \$100,000	1,072 15.96%	2,682 16.21%	7,850 14.23%
Income: \$100,000 - \$125,000	1,026 15.28%	1,971 11.91%	5,690 10.31%
Income: \$125,000 - \$150,000	902 13.43%	1,744 10.54%	4,642 8.41%
Income: \$150,000 - \$200,000	726 10.81%	1,383 8.36%	3,907 7.08%
Income: \$200,000+	774 11.53%	1,259 7.61%	3,777 6.85%
2023 Avg Household Income	\$118,475	\$99,193	\$90,975
2023 Med Household Income	\$101,718	\$82,126	\$71,062

DEMOGRAPHICS

Demographic Detail Report

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail** Total Available: **13,600 SF**
 Secondary: **Storefront Retail/Office** % Leased: **0%**
 GLA: **13,600 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2025**



Radius	2 Mile		3 Mile		5 Mile	
Population						
2028 Projection	22,399		50,361		151,115	
2023 Estimate	21,213		48,731		147,734	
2010 Census	13,341		37,261		123,508	
Growth 2023 - 2028	5.59%		3.34%		2.29%	
Growth 2010 - 2023	59.01%		30.78%		19.61%	
2023 Population by Age						
	21,213		48,731		147,734	
Age 0 - 4	1,303	6.14%	3,057	6.27%	9,574	6.48%
Age 5 - 9	1,423	6.71%	3,274	6.72%	10,087	6.83%
Age 10 - 14	1,639	7.73%	3,669	7.53%	10,898	7.38%
Age 15 - 19	1,744	8.22%	3,827	7.85%	10,985	7.44%
Age 20 - 24	1,615	7.61%	3,564	7.31%	10,212	6.91%
Age 25 - 29	1,494	7.04%	3,414	7.01%	10,311	6.98%
Age 30 - 34	1,370	6.46%	3,264	6.70%	10,528	7.13%
Age 35 - 39	1,353	6.38%	3,204	6.57%	10,345	7.00%
Age 40 - 44	1,436	6.77%	3,235	6.64%	9,793	6.63%
Age 45 - 49	1,479	6.97%	3,206	6.58%	9,120	6.17%
Age 50 - 54	1,470	6.93%	3,179	6.52%	8,856	5.99%
Age 55 - 59	1,369	6.45%	3,040	6.24%	8,645	5.85%
Age 60 - 64	1,184	5.58%	2,731	5.60%	8,090	5.48%
Age 65 - 69	908	4.28%	2,182	4.48%	6,770	4.58%
Age 70 - 74	649	3.06%	1,636	3.36%	5,319	3.60%
Age 75 - 79	398	1.88%	1,066	2.19%	3,664	2.48%
Age 80 - 84	215	1.01%	623	1.28%	2,282	1.54%
Age 85+	163	0.77%	559	1.15%	2,257	1.53%
Age 65+	2,333	11.00%	6,066	12.45%	20,292	13.74%
Median Age	35.10		35.50		35.60	
Average Age	35.90		36.40		36.80	

DEMOGRAPHICS

Demographic Detail Report

McPherson Blvd, Crowley, TX 76036					
Radius	2 Mile		3 Mile		5 Mile
2023 Population By Race	21,213		48,731		147,734
White	10,908	51.42%	25,451	52.23%	89,570 60.63%
Black	7,480	35.26%	17,974	36.88%	45,272 30.64%
Am. Indian & Alaskan	140	0.66%	325	0.67%	1,149 0.78%
Asian	1,989	9.38%	3,474	7.13%	7,540 5.10%
Hawaiian & Pacific Island	29	0.14%	66	0.14%	189 0.13%
Other	667	3.14%	1,440	2.95%	4,014 2.72%
Population by Hispanic Origin	21,213		48,731		147,734
Non-Hispanic Origin	16,927	79.80%	37,575	77.11%	111,367 75.38%
Hispanic Origin	4,286	20.20%	11,155	22.89%	36,368 24.62%
2023 Median Age, Male	33.40		33.60		33.90
2023 Average Age, Male	35.00		35.20		35.50
2023 Median Age, Female	36.60		37.20		37.10
2023 Average Age, Female	36.70		37.50		38.00
2023 Population by Occupation Classification	16,500		37,965		114,979
Civilian Employed	11,317	68.59%	25,445	67.02%	75,575 65.73%
Civilian Unemployed	418	2.53%	1,007	2.65%	3,476 3.02%
Civilian Non-Labor Force	4,741	28.73%	11,401	30.03%	35,648 31.00%
Armed Forces	24	0.15%	112	0.30%	280 0.24%
Households by Marital Status					
Married	4,684		9,798		27,676
Married No Children	1,913		4,520		14,280
Married w/Children	2,771		5,278		13,396
2023 Population by Education	14,330		33,105		102,224
Some High School, No Diploma	1,098	7.66%	2,712	8.19%	9,312 9.11%
High School Grad (Incl Equivalency)	2,884	20.13%	7,954	24.03%	26,866 26.28%
Some College, No Degree	3,994	27.87%	10,087	30.47%	30,398 29.74%
Associate Degree	841	5.87%	1,766	5.33%	6,245 6.11%
Bachelor Degree	3,269	22.81%	6,638	20.05%	18,667 18.26%
Advanced Degree	2,244	15.66%	3,948	11.93%	10,736 10.50%

Demographic Detail Report

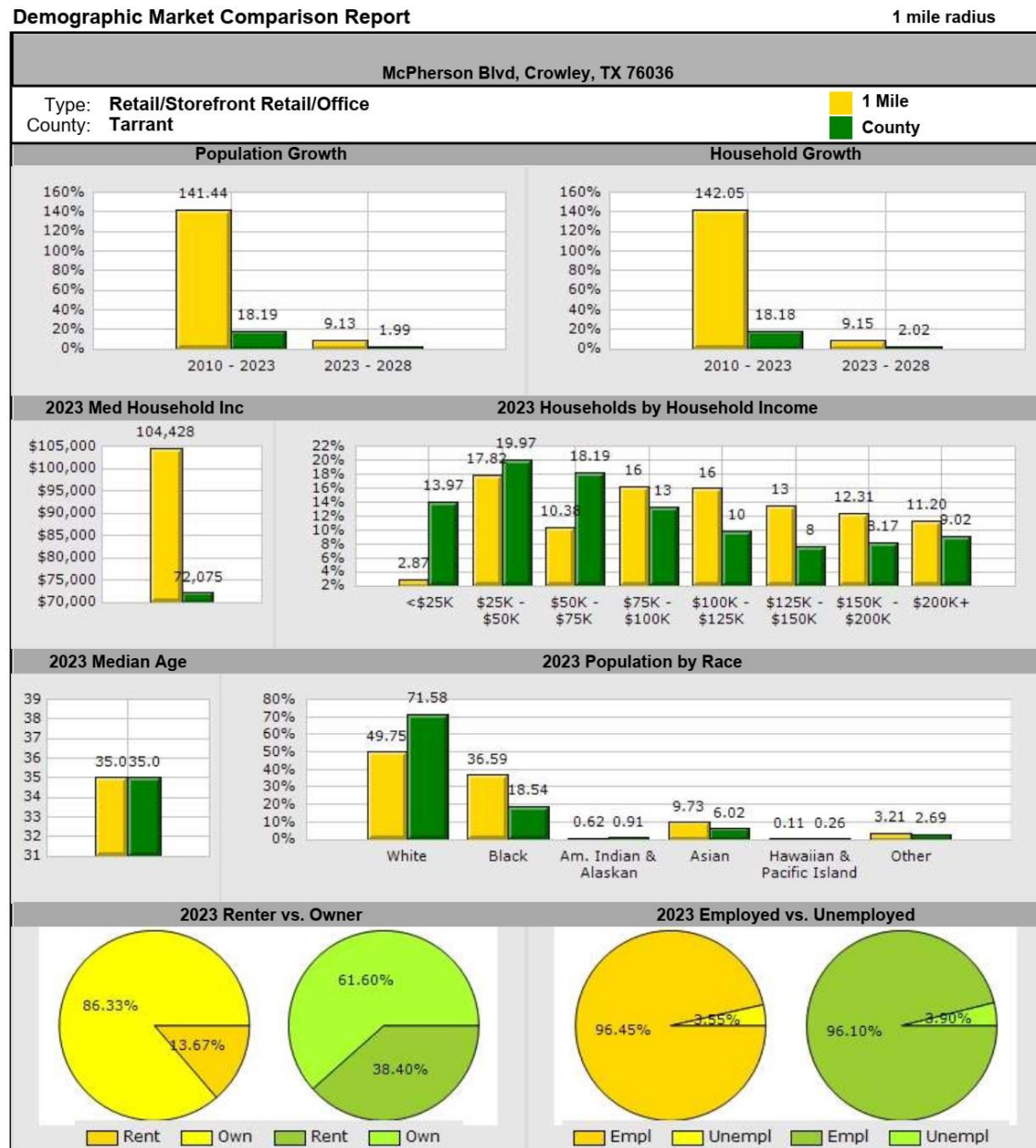
McPherson Blvd, Crowley, TX 76036						
Radius	2 Mile		3 Mile		5 Mile	
2023 Population by Occupation	21,302		47,840		140,429	
Real Estate & Finance	783	3.68%	1,787	3.74%	5,319	3.79%
Professional & Management	5,782	27.14%	11,639	24.33%	34,275	24.41%
Public Administration	628	2.95%	1,094	2.29%	2,915	2.08%
Education & Health	2,913	13.67%	6,961	14.55%	18,388	13.09%
Services	1,551	7.28%	3,583	7.49%	11,678	8.32%
Information	193	0.91%	307	0.64%	842	0.60%
Sales	2,397	11.25%	5,887	12.31%	18,601	13.25%
Transportation	16	0.08%	128	0.27%	505	0.36%
Retail	1,293	6.07%	3,031	6.34%	8,993	6.40%
Wholesale	188	0.88%	412	0.86%	1,837	1.31%
Manufacturing	1,530	7.18%	3,111	6.50%	7,841	5.58%
Production	1,499	7.04%	4,113	8.60%	11,840	8.43%
Construction	813	3.82%	1,849	3.86%	5,973	4.25%
Utilities	690	3.24%	2,059	4.30%	6,502	4.63%
Agriculture & Mining	304	1.43%	558	1.17%	1,099	0.78%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	49	0.03%
Other Services	722	3.39%	1,321	2.76%	3,772	2.69%
2023 Worker Travel Time to Job	10,970		24,783		73,306	
<30 Minutes	5,953	54.27%	13,083	52.79%	39,906	54.44%
30-60 Minutes	4,055	36.96%	9,382	37.86%	26,282	35.85%
60+ Minutes	962	8.77%	2,318	9.35%	7,118	9.71%
2010 Households by HH Size	4,266		12,925		46,817	
1-Person Households	581	13.62%	2,622	20.29%	12,532	26.77%
2-Person Households	1,125	26.37%	3,660	28.32%	13,965	29.83%
3-Person Households	900	21.10%	2,513	19.44%	8,106	17.31%
4-Person Households	940	22.03%	2,295	17.76%	6,717	14.35%
5-Person Households	456	10.69%	1,122	8.68%	3,358	7.17%
6-Person Households	168	3.94%	441	3.41%	1,317	2.81%
7 or more Person Households	96	2.25%	272	2.10%	822	1.76%
2023 Average Household Size	3.20		2.90		2.70	
Households						
2028 Projection	7,086		17,064		56,321	
2023 Estimate	6,716		16,552		55,164	
2010 Census	4,266		12,926		46,817	
Growth 2023 - 2028	5.51%		3.09%		2.10%	
Growth 2010 - 2023	57.43%		28.05%		17.83%	

DEMOGRAPHICS

Demographic Detail Report

McPherson Blvd, Crowley, TX 76036						
Radius	2 Mile		3 Mile		5 Mile	
2023 Households by HH Income	6,715		16,549		55,164	
<\$25,000	389	5.79%	1,727	10.44%	7,180	13.02%
\$25,000 - \$50,000	943	14.04%	2,950	17.83%	11,582	21.00%
\$50,000 - \$75,000	883	13.15%	2,833	17.12%	10,536	19.10%
\$75,000 - \$100,000	1,072	15.96%	2,682	16.21%	7,850	14.23%
\$100,000 - \$125,000	1,026	15.28%	1,971	11.91%	5,690	10.31%
\$125,000 - \$150,000	902	13.43%	1,744	10.54%	4,642	8.41%
\$150,000 - \$200,000	726	10.81%	1,383	8.36%	3,907	7.08%
\$200,000+	774	11.53%	1,259	7.61%	3,777	6.85%
2023 Avg Household Income	\$118,475		\$99,193		\$90,975	
2023 Med Household Income	\$101,718		\$82,126		\$71,062	
2023 Occupied Housing	6,716		16,551		55,164	
Owner Occupied	5,725	85.24%	12,410	74.98%	34,636	62.79%
Renter Occupied	991	14.76%	4,141	25.02%	20,528	37.21%
2010 Housing Units	7,142		17,641		59,424	
1 Unit	6,820	95.49%	14,986	84.95%	43,379	73.00%
2 - 4 Units	76	1.06%	565	3.20%	2,268	3.82%
5 - 19 Units	189	2.65%	1,367	7.75%	8,938	15.04%
20+ Units	57	0.80%	723	4.10%	4,839	8.14%
2023 Housing Value	5,725		12,411		34,636	
<\$100,000	58	1.01%	349	2.81%	2,126	6.14%
\$100,000 - \$200,000	1,498	26.17%	5,087	40.99%	15,290	44.14%
\$200,000 - \$300,000	2,747	47.98%	4,606	37.11%	10,637	30.71%
\$300,000 - \$400,000	1,125	19.65%	1,678	13.52%	3,880	11.20%
\$400,000 - \$500,000	57	1.00%	294	2.37%	1,350	3.90%
\$500,000 - \$1,000,000	138	2.41%	271	2.18%	1,000	2.89%
\$1,000,000+	102	1.78%	126	1.02%	353	1.02%
2023 Median Home Value	\$247,561		\$216,706		\$199,358	
2023 Housing Units by Yr Built	7,173		17,748		59,940	
Built 2010+	2,712	37.81%	4,186	23.59%	10,006	16.69%
Built 2000 - 2010	3,335	46.49%	6,968	39.26%	14,799	24.69%
Built 1990 - 1999	489	6.82%	2,031	11.44%	8,460	14.11%
Built 1980 - 1989	420	5.86%	2,514	14.16%	13,135	21.91%
Built 1970 - 1979	148	2.06%	1,458	8.22%	7,172	11.97%
Built 1960 - 1969	36	0.50%	417	2.35%	4,224	7.05%
Built 1950 - 1959	13	0.18%	87	0.49%	1,690	2.82%
Built <1949	20	0.28%	87	0.49%	454	0.76%
2023 Median Year Built	2007		2003		1993	

DEMOGRAPHICS – MARKET COMPARISON



DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

McPherson Blvd, Crowley, TX 76036

Type: **Retail/Storefront Retail/Office**
County: **Tarrant**

	1 Mile		County	
Population Growth				
Growth 2010 - 2023	141.44%		18.19%	
Growth 2023 - 2028	9.13%		1.99%	
Empl	2,905	96.45%	1,096,964	96.10%
Unempl	107	3.55%	44,527	3.90%
2023 Population by Race				
	5,491		2,138,029	
White	2,732	49.75%	1,530,333	71.58%
Black	2,009	36.59%	396,486	18.54%
Am. Indian & Alaskan	34	0.62%	19,541	0.91%
Asian	534	9.73%	128,664	6.02%
Hawaiian & Pacific Island	6	0.11%	5,488	0.26%
Other	176	3.21%	57,517	2.69%
Household Growth				
Growth 2010 - 2023	142.05%		18.18%	
Growth 2023 - 2028	9.15%		2.02%	
Renter Occupied	233	13.67%	298,230	38.40%
Owner Occupied	1,471	86.33%	478,354	61.60%
2023 Households by Household Income				
	1,706		776,584	
Income <\$25K	49	2.87%	108,480	13.97%
Income \$25K - \$50K	304	17.82%	155,083	19.97%
Income \$50K - \$75K	177	10.38%	141,224	18.19%
Income \$75K - \$100K	275	16.12%	103,059	13.27%
Income \$100K - \$125K	271	15.89%	76,107	9.80%
Income \$125K - \$150K	229	13.42%	59,178	7.62%
Income \$150K - \$200K	210	12.31%	63,443	8.17%
Income \$200K+	191	11.20%	70,010	9.02%
2023 Med Household Inc	\$104,428		\$72,075	
2023 Median Age	35.00		35.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail** Total Available: **13,600 SF**
 Secondary: **Storefront Retail/Office** % Leased: **0%**
 GLA: **13,600 SF** Rent/SF/Yr: **Negotiable**
 Year Built: **2025**



Description	2010	2023	2028
Population	2,273	5,488	5,989
Age 0 - 4	208 9.15%	338 6.16%	362 6.04%
Age 5 - 9	212 9.33%	379 6.91%	372 6.21%
Age 10 - 14	222 9.77%	438 7.98%	410 6.85%
Age 15 - 19	183 8.05%	459 8.36%	451 7.53%
Age 20 - 24	87 3.83%	415 7.56%	459 7.66%
Age 25 - 29	115 5.06%	374 6.81%	433 7.23%
Age 30 - 34	194 8.53%	345 6.29%	397 6.63%
Age 35 - 39	229 10.07%	356 6.49%	377 6.29%
Age 40 - 44	213 9.37%	391 7.12%	384 6.41%
Age 45 - 49	179 7.88%	406 7.40%	404 6.75%
Age 50 - 54	129 5.68%	394 7.18%	411 6.86%
Age 55 - 59	110 4.84%	353 6.43%	392 6.55%
Age 60 - 64	71 3.12%	292 5.32%	348 5.81%
Age 65 - 69	47 2.07%	217 3.95%	284 4.74%
Age 70 - 74	26 1.14%	152 2.77%	212 3.54%
Age 75 - 79	20 0.88%	92 1.68%	142 2.37%
Age 80 - 84	14 0.62%	50 0.91%	84 1.40%
Age 85+	13 0.57%	39 0.71%	67 1.12%
Age 15+	1,630 71.71%	4,335 78.99%	4,845 80.90%
Age 20+	1,447 63.66%	3,876 70.63%	4,394 73.37%
Age 65+	120 5.28%	550 10.02%	789 13.17%
Median Age	33	35	37
Average Age	31.30	35.40	37.20
Population By Race	2,273	5,488	5,989
White	1,341 59.00%	2,731 49.76%	2,989 49.91%
Black	666 29.30%	2,009 36.61%	2,185 36.48%
Am. Indian & Alaskan	15 0.66%	33 0.60%	36 0.60%
Asian	189 8.32%	533 9.71%	582 9.72%
Hawaiian & Pacific Islander	2 0.09%	5 0.09%	7 0.12%
Other	59 2.60%	176 3.21%	190 3.17%

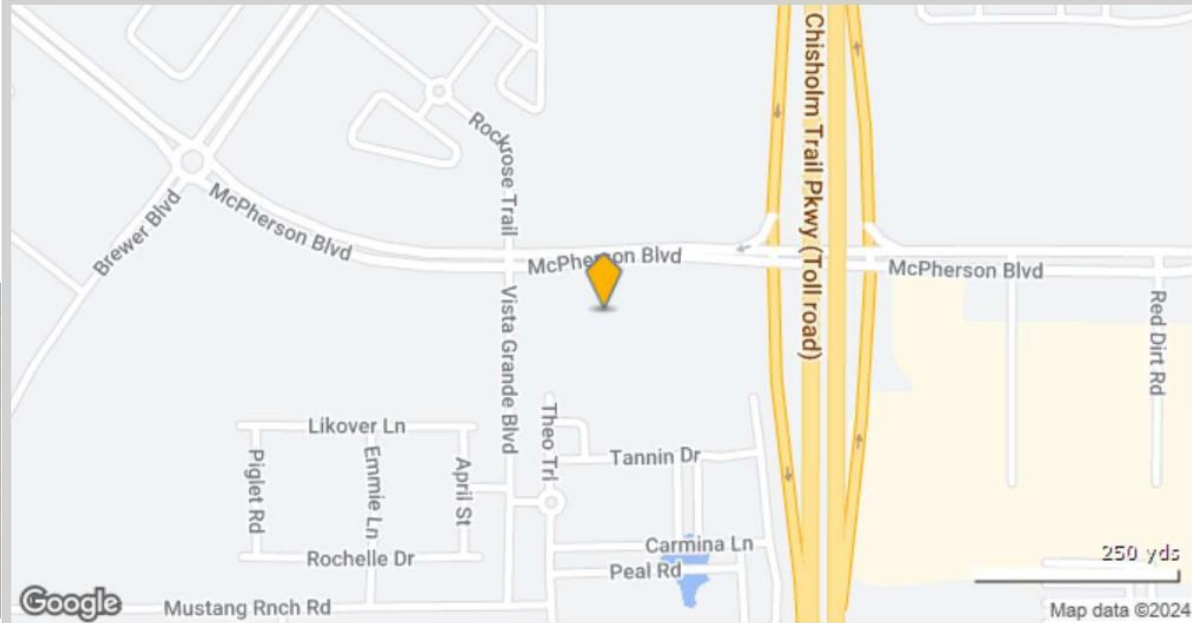
DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius			
McPherson Blvd, Crowley, TX 76036					
Description	2010	2023	2028		
Population by Race (Hispanic)	349	1,023	1,117		
White	317 90.83%	919 89.83%	1,003 89.79%		
Black	15 4.30%	51 4.99%	55 4.92%		
Am. Indian & Alaskan	7 2.01%	18 1.76%	20 1.79%		
Asian	2 0.57%	5 0.49%	6 0.54%		
Hawaiian & Pacific Islander	1 0.29%	2 0.20%	3 0.27%		
Other	8 2.29%	30 2.93%	31 2.78%		
Household by Household Income	704	1,706	1,860		
<\$25,000	39 5.54%	49 2.87%	54 2.90%		
\$25,000 - \$50,000	49 6.96%	304 17.82%	337 18.12%		
\$50,000 - \$75,000	190 26.99%	177 10.38%	182 9.78%		
\$75,000 - \$100,000	98 13.92%	275 16.12%	302 16.24%		
\$100,000 - \$125,000	136 19.32%	271 15.89%	293 15.75%		
\$125,000 - \$150,000	85 12.07%	229 13.42%	250 13.44%		
\$150,000 - \$200,000	84 11.93%	210 12.31%	229 12.31%		
\$200,000+	23 3.27%	191 11.20%	213 11.45%		
Average Household Income	\$102,237	\$119,857	\$120,347		
Median Household Income	\$93,877	\$104,428	\$104,693		

Traffic Count Report

McPherson Blvd, Crowley, TX 76036

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **13,600 SF**
 Year Built: **2025**
 Total Available: **13,600 SF**
 % Leased: **0%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
No Traffic data was found for this property						