

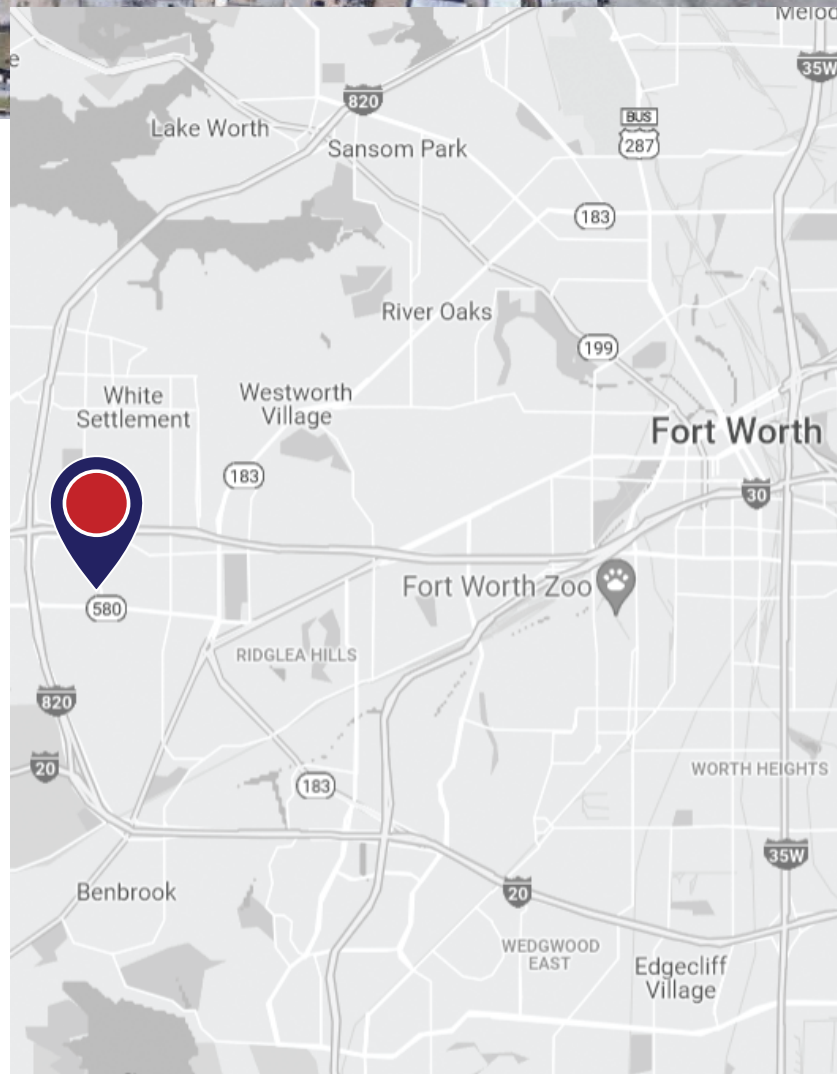


### Site Details

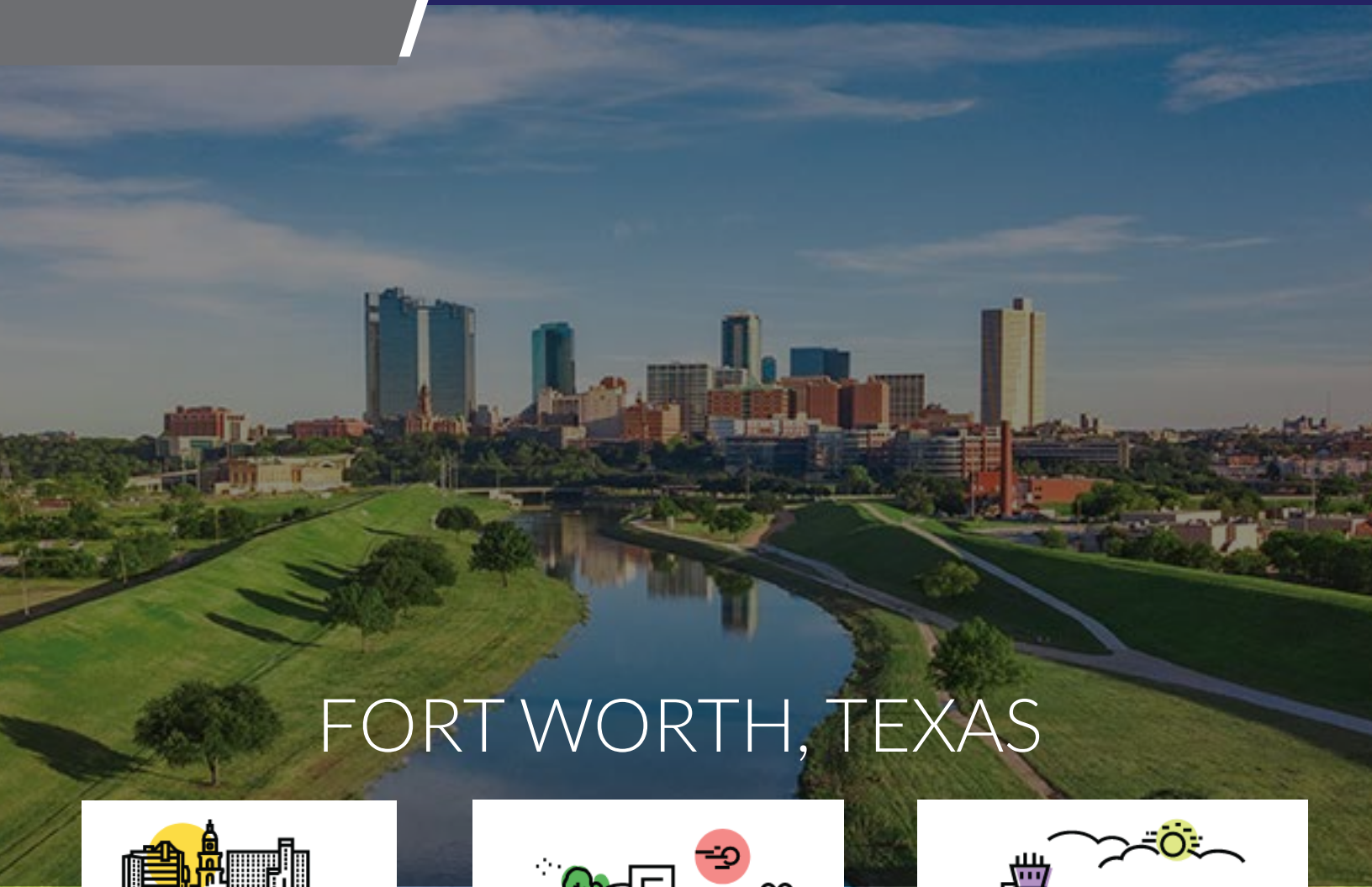
- Typical CVS Store Square Footage is 8,000-13,000 SF
- Drive-Thru Lane
- Approximately 75 parking spots
- 11 minutes (9.5 miles via I-30 E) to Downtown Fort Worth

From 2019-2020 – even while much of the nation was shut down by the COVID pandemic – **Fort Worth's population grew 2.1%**, the highest rate among large cities, according to Census data

Major employers in Fort Worth include AMR/American Airlines, Lockheed Martin, JPS Health Network, Cook Children's Healthcare System, Tarrant County, NAS Fort Worth Joint Reserve Base, Fort Worth Independent School District, Texas Health Harris Methodist Fort Worth Hospital, Alcon Laboratories, City of Fort Worth, Bell Helicopter, and Genco ATC.







# FORT WORTH, TEXAS



## QUALITY OF LIFE

Fort Worth is a three-time All American City (according to National Civic League) and boasts the #1 downtown in the United States (Livability.com, 2014 ranking). Plus, the city offers an average of 230 sunny days to enjoy each year.



## GREAT PLACE, GREAT PEOPLE

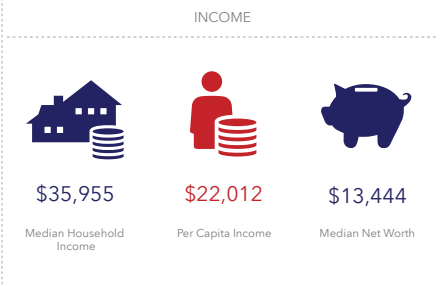
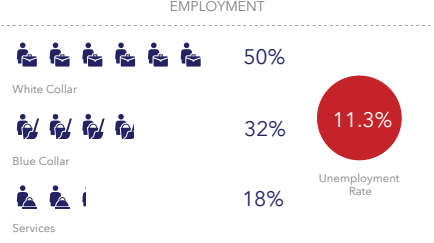
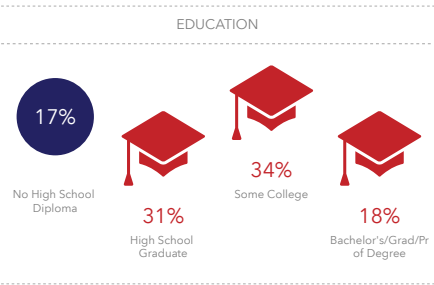
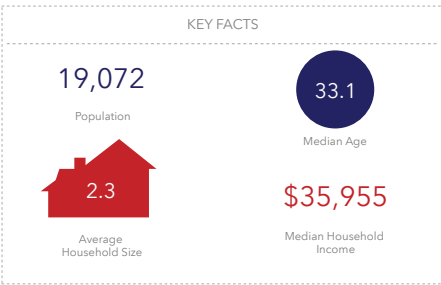
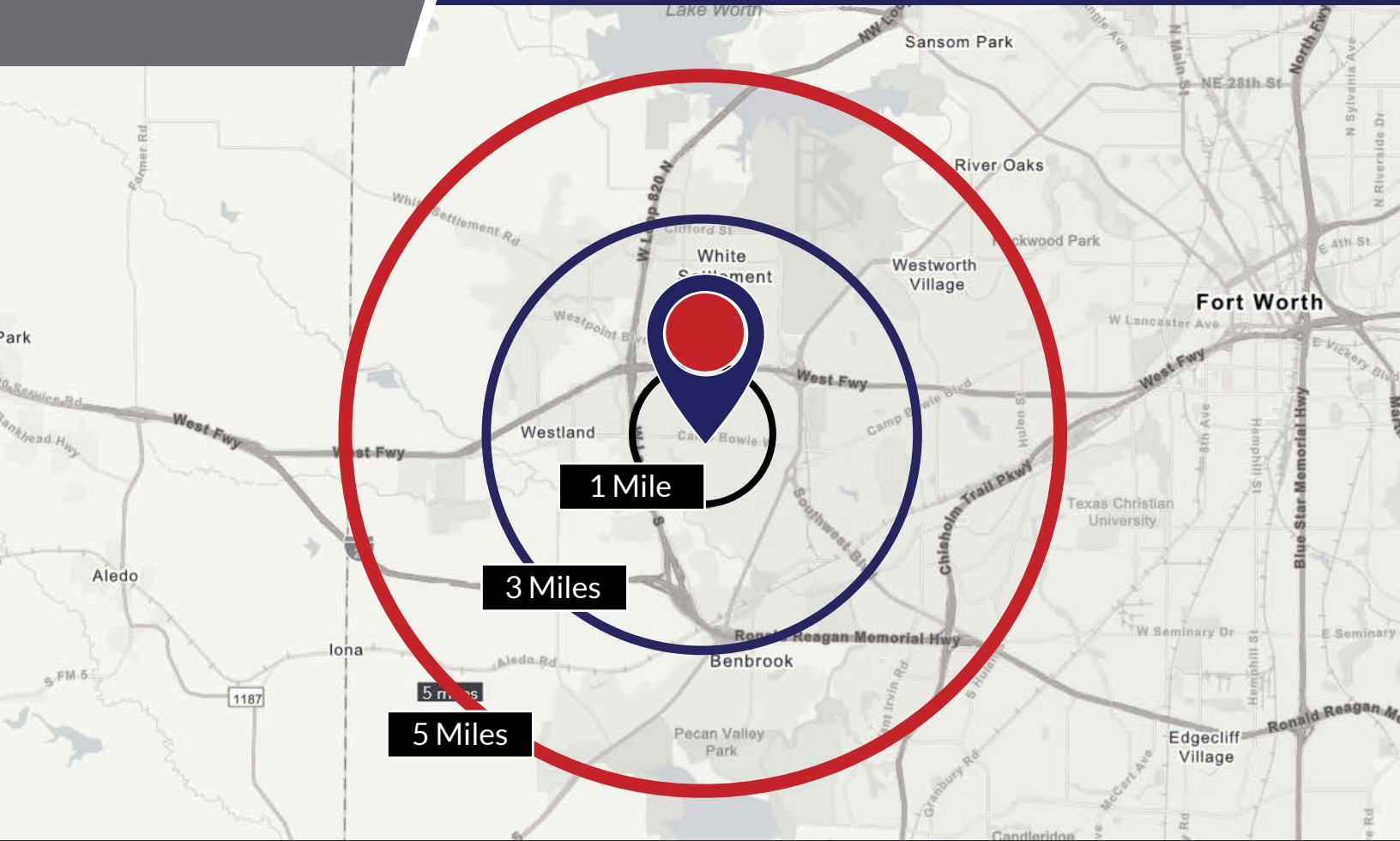
DFW is the 4th largest Metropolitan Statistical Area in the U.S. with Fort Worth as the 13th largest city. Median household incomes and average education rank very high with unemployment lower than the national average.



## CONNECTED TO IT ALL

Fort Worth is within four hours flight of all major U.S. destinations with direct service to hundreds of domestic and international cities. Additionally, a strong system of highways, rail and bus make commuting throughout the Metroplex easy.

\*Sourced from [www.arlingtontx.gov/city\\_hall/departments/economic\\_development](http://www.arlingtontx.gov/city_hall/departments/economic_development)



#### Households By Income

The largest group: \$25,000 - \$34,999 (17.9%)  
The smallest group: \$150,000 - \$199,999 (1.5%)

Indicator ▲	Value	Diff
<\$15,000	17.7%	+10.2%
\$15,000 - \$24,999	13.2%	+6.6%
\$25,000 - \$34,999	17.9%	+9.6%
\$35,000 - \$49,999	14.2%	+2.3%
\$50,000 - \$74,999	16.4%	-2.1%
\$75,000 - \$99,999	10.3%	-3.9%
\$100,000 - \$149,999	7%	-9.6%
\$150,000 - \$199,999	1.5%	-6.3%
\$200,000+	1.9%	-6.7%

Bars show deviation from Tarrant County

### 2021 Summary

	1 MILE	3 MILES	5 MILES
Population	19,072	76,567	161,937
Households	8,132	31,472	69,632
Families	4,401	18,453	39,734
Average Household Size	2.34	2.41	2.29
Owner Occupied Housing Units	2,300	15,335	35,742
Renter Occupied Housing Units	5,833	16,137	33,890
Median Age	33.1	35.7	38.0
Median Household Income	\$35,955	\$55,767	\$61,852
Average Household Income	\$51,789	\$78,789	\$91,165

### 2026 Summary

	1 MILE	3 MILES	5 MILES
Population	19,972	81,577	175,759
Households	8,486	33,395	75,175
Families	4,574	19,534	42,913
Average Household Size	2.35	2.42	2.31
Owner Occupied Housing Units	2,439	16,773	39,150
Renter Occupied Housing Units	6,047	16,622	36,024
Median Age	33.1	36.0	38.7
Median Household Income	\$39,480	\$61,010	\$68,008
Average Household Income	\$57,015	\$87,442	\$100,565