

CHISHOLM TRAIL MEDICAL CAMPUS SOUTH



DEVELOPMENT SUMMARY

Chisholm Trail Medical Campus South Medical Office Campus Development 6840 Harris Parkway Fort Worth TX 76132

DEVELOPMENT HIGHLIGHTS

- 3.58 +/- acres / pad sites (SF) for sale – divisible
- The property is part of a 56,000 SF Medical Office Campus (Two 8000 SF Medical Buildings, 16,822 SF Centre For Neuro Skills Building and 23,185 SF, 3 Story 100% leased Medical Office Building), zoned "E" neighborhood commercial
- On the South side of the medical office campus with frontage on Harris Parkway, zoned PD/E planned development for all uses in E commercial
- Utilities available to the site
- The property is adjacent to the new Centre For Neuroskills rehabilitation campus under construction
- Access drive on the South and West side of the property to be constructed within 6 months
- Complimentary medical tenant mix including: physical therapy, spine, imaging, dermatology and pain management
- Medical synergy located within the Southwest Hospital District (Baylor, THR, USMD Hospital at Fort Worth)
- Great Visibility – Frontage on Harris Parkway which is busy North/South thoroughfare in South Fort Worth market
- Great Accessibility – On Harris Parkway close to Bryant Irvin Road, Highway 820 and across from the new Chisholm Trail Parkway (a 27.6-mile toll road that extends from downtown Fort Worth south to Cleburne).
- Strong demographics



MEDICAL DEVELOPMENT SUMMARY

Lease Space:	2,000 – 20,000+ SF Available Build-to-suit lease
Lot Size (Approx.):	3.58 Acres
Gross Area Square Footage:	SF
Offering Structure:	Sale - Pad Sites Available Lease – Build-to-suit
Divisible:	Pad Sites Available
Price:	Negotiable
Zoning:	E – Neighborhood Commercial
Frontage:	Harris Pkwy

DEVELOPMENT SUMMARY

Property Description:

The subject land development is two properties totaling approximately 3.58 acres located on Harris Pkwy in Southwest Fort Worth just South of Dutch Branch Road and North of Altamesa Blvd. This property is part of the Chisholm Trail Medical Campus. The Chisholm Trail Medical Campus is currently developed with 40,000+ SF of medical space including the Centre For Neuro Skills(CNS) which delivers post acute medical treatment, therapeutic rehabilitation and disease management services with specially-trained staff for individuals from across the nation recovering from acquired brain injury (e.g. traumatic brain injury, stroke, etc.). This pad site shall be partially developed with drives and utilities. The site has tremendous visibility and accessibility on Harris Pkwy close to Bryant Irvin Road, Highway 820 and across from the new Chisholm Trail Parkway (a 27.6-mile toll road that extends from downtown Fort Worth south to Cleburne). The land is strategically located in the heart of Southwest Hospital District with multiple hospitals in the immediate area including Baylor, THR and USMD Hospital at Fort Worth.

Zoning:

The property is zoned E Neighborhood Commercial which allows for various office and retail uses including beauty/barber shops, bookstores, drug stores, studios, and offices, public and civic uses, nursing homes, healthcare, retail sales, banks, restaurants, gasoline sales, offices, bakeries and alcohol sales for off premise consumption and as part of food service.

Utilities:

Utilities are located to the properties including sanitary sewer lines, water lines, and some storm drainage. Site infrastructure costs will be significantly reduced on the pad site lot given the existing development of the medical campus with some drives already in place.

Civil Engineering:

The 3.58 acre tract is a single platted for lot. Complete site/civil plans will be required, and a site plan package will also be required. The Site Plan process requires approval from DRC, P&Z, & City Council.

Road Infrastructure and Improvements:

Harris Pkwy is a 4-lane arterial street with curbs, storm drain system, streetlights, sidewalks, and traffic signals. The site is just North of Altamesa Blvd which is a 4 land center divided East/West arterial and West of the new Chisholm Trail Parkway (a 27.6-mile toll road that extends from downtown Fort Worth south to Cleburne).

Castle Development Group:

Castle Development Group has a combined 30+ years of experience in commercial real estate industry. Our team is comprised of highly experienced professionals who have held senior roles with general contractors, developers, financial institutions, and

DEVELOPMENT SUMMARY

healthcare organizations. Through this experience we utilize our technical skills, market knowledge and extensive industry and government relationships to deliver the project in an effective and efficient manner.

We specialize in the development of medical, professional office, and retail properties in Texas and the surrounding markets. Our development opportunities include existing buildings with ready-to-lease space, build-ready sites and built-to-suit options. We provide high quality cost effective developments in high growth, underserved markets. With each new client, Castle Development Group designs the properties by listening carefully, responding to client feedback, and employing Castle Development Group's proven systems and techniques. All of which ensure the timely completion and delivery of projects designed to meet the customers' needs.

Healthcare facility development is our core focus at Castle Development Group. Our company was founded with the goal of providing high-quality real estate services to individual physicians, group practices, hospitals, and other healthcare providers. We understand the many challenges posed by a changing business climate and an exceedingly challenging regulatory system. We incorporate this knowledge throughout all phases of the development process to address the specific operational needs of physicians and providers while creating real estate solutions that are functionally and economically viable over the long term. Working closely with various healthcare groups ranging from large Hospitals to individual entrepreneurial minded physicians, our team has gained the first-hand, practical experience needed to effectively navigate the healthcare development system. Our team has expertise in medical sector projects including: Primary care medical office

- Multi-specialty medical office
- Imaging
- Dialysis
- Ambulatory surgery centers
- Free standing emergency departments
- Large scale surgical hospitals



3.58 acre tract







AERIAL



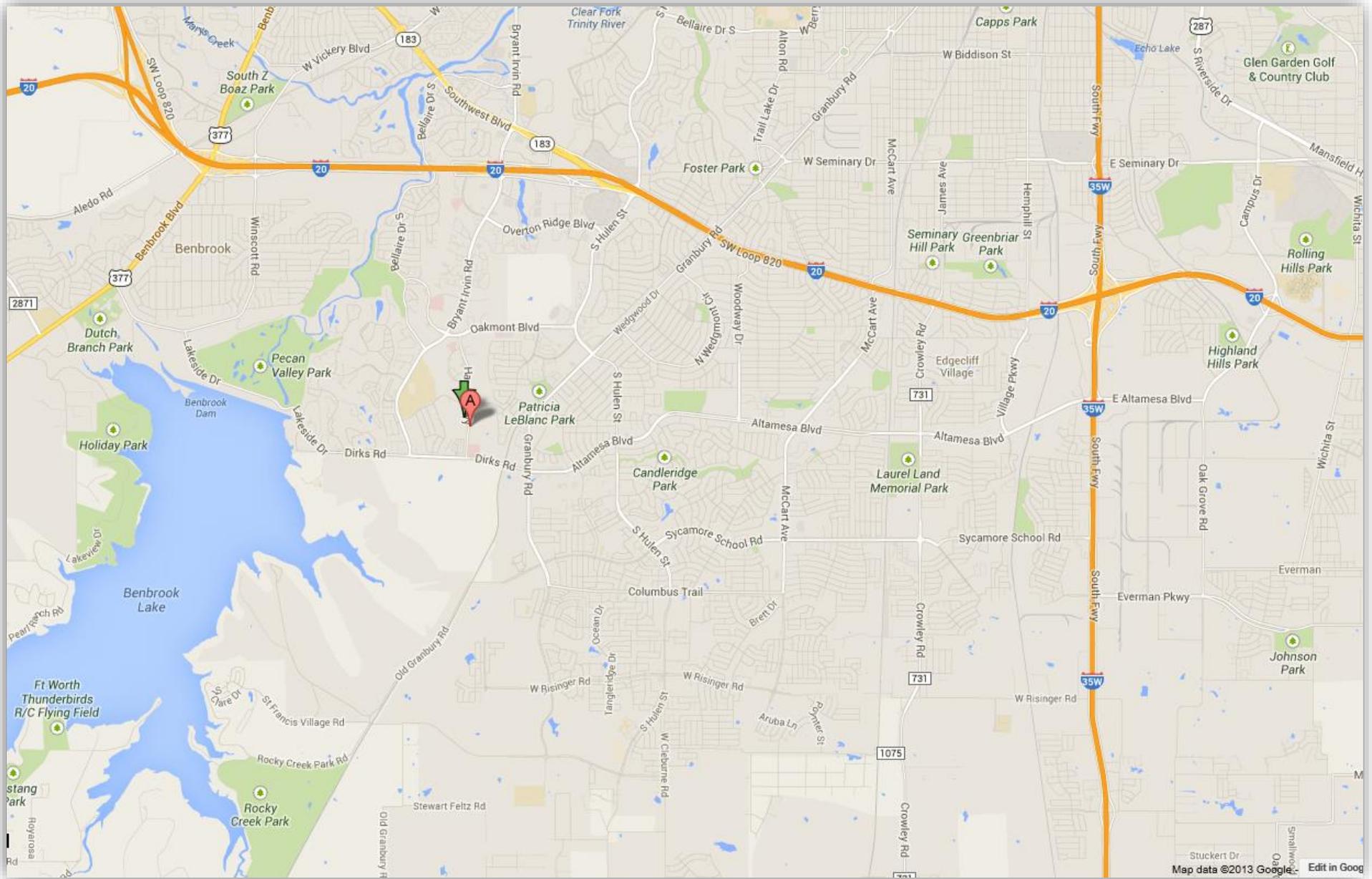
Chisholm Trail Medical Campus

BIRD'S EYE VIEW



SITE PHOTOS





Map data ©2013 Google - Edit in Google

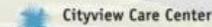
AREA FUTURE GROWTH



HOSPITAL DISTRICT



Chisholm Trail Medical Campus



Diabetes & Thyroid Center of Fort Worth



Cityview Surgery Center

Texas of Orthopedic Spinal Center

Southwest Fort Worth Endoscopy

DFW Neurology

South View

DEMOGRAPHIC SUMMARY REPORT

Radius	1 Mile		3 Mile		5 Mile	
Population						
2017 Projection	8,178		76,221		195,436	
2012 Estimate	7,877		71,532		182,000	
2010 Census	7,862		70,250		177,922	
Growth 2012 - 2017	3.80%		6.60%		7.40%	
Growth 2010 - 2012	0.20%		1.80%		2.30%	
2012 Population by Hispanic Origin	1,029		12,227		45,770	
2012 Population By Race	7,877		71,532		182,000	
White	5,506	69.90%	47,687	66.67%	116,834	64.19%
Black or African American	1,359	17.25%	14,132	19.76%	35,483	19.50%
American Indian and Alaska Native	33	0.42%	345	0.48%	1,039	0.57%
Asian	457	5.80%	3,162	4.42%	6,522	3.58%
Native Hawaiian and Pacific Islander	11	0.14%	49	0.07%	116	0.06%
Other Race	303	3.85%	3,991	5.58%	16,669	9.16%
Two or More Races	207	2.63%	2,166	3.03%	5,338	2.93%
Households						
2017 Projection	3,426		32,522		76,897	
2012 Estimate	3,304		30,623		72,138	
2010 Census	3,271		29,838		70,178	
Growth 2012 - 2017	3.70%		6.20%		6.60%	
Growth 2010 - 2012	1.00%		2.60%		2.80%	
Owner Occupied	1,531	46.34%	16,571	54.11%	42,479	58.89%
Renter Occupied	1,773	53.66%	14,051	45.88%	29,660	41.12%
2012 Households by HH Income	3,305		30,623		72,139	
Income Less Than \$15,000	364	11.01%	3,377	11.03%	7,302	10.12%
Income: \$15,000 - \$24,999	238	7.20%	2,974	9.71%	7,202	9.98%
Income: \$25,000 - \$34,999	291	8.80%	3,019	9.86%	7,302	10.12%
Income: \$35,000 - \$49,999	431	13.04%	4,589	14.99%	11,332	15.71%
Income: \$50,000 - \$74,999	512	15.49%	5,383	17.58%	14,440	20.02%
Income: \$75,000 - \$99,999	343	10.38%	3,325	10.86%	8,430	11.69%
Income: \$100,000 - \$149,999	438	13.25%	4,934	16.11%	9,911	13.74%
Income: \$150,000 - \$199,999	334	10.11%	1,727	5.64%	3,413	4.73%
Income: \$200,000+	354	10.71%	1,295	4.23%	2,807	3.89%
2012 Avg Household Income	\$96,136		\$75,488		\$72,525	
2012 Med Household Income	\$63,936		\$54,598		\$53,546	
2012 Per Capita Income	\$43,438		\$32,592		\$29,115	

Demographic Detail Report

6800 Harris Pky, Fort Worth, TX 76132

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2017 Projection	8,178	76,221	195,436
2012 Estimate	7,877	71,532	182,000
2010 Census	7,862	70,250	177,922
Growth 2012 - 2017	3.80%	6.60%	7.40%
Growth 2010 - 2012	0.20%	1.80%	2.30%
2012 Population by Age	7,877	71,532	182,000
Age 0 - 4	477 6.06%	4,812 6.73%	13,678 7.52%
Age 5 - 9	453 5.75%	4,513 6.31%	13,214 7.26%
Age 10 - 14	466 5.92%	4,463 6.24%	12,468 6.85%
Age 15 - 19	455 5.78%	4,294 6.00%	11,608 6.38%
Age 20 - 24	617 7.83%	5,153 7.20%	13,535 7.44%
Age 25 - 34	1,081 13.72%	9,983 13.96%	26,837 14.75%
Age 35 - 44	944 11.98%	8,757 12.24%	22,991 12.63%
Age 45 - 49	577 7.33%	4,789 6.69%	11,716 6.44%
Age 50 - 54	577 7.33%	5,108 7.14%	12,272 6.74%
Age 55 - 59	482 6.12%	4,573 6.39%	11,005 6.05%
Age 60 - 64	467 5.93%	4,216 5.89%	9,624 5.29%
Age 65 - 74	557 7.07%	5,290 7.40%	11,858 6.52%
Age 75 - 84	465 5.90%	3,638 5.09%	7,601 4.18%
Age 85 and over	258 3.28%	1,942 2.71%	3,593 1.97%
Age 65 and over	1,280 16.25%	10,870 15.20%	23,052 12.67%
Median Age	39.20	37.90	34.90
Average Age	40.00	39.00	36.80

DEMOGRAPHICS

Demographic Detail Report

6800 Harris Pky, Fort Worth, TX 76132			
Radius	1 Mile	3 Mile	5 Mile
2012 Population By Race	7,877	71,532	182,000
White	5,506 69.90%	47,687 66.67%	116,834 64.19%
Black or African American	1,359 17.25%	14,132 19.76%	35,483 19.50%
American Indian and Alaska Native	33 0.42%	345 0.48%	1,039 0.57%
Asian	457 5.80%	3,162 4.42%	6,522 3.58%
Native Hawaiian and Pacific Islander	11 0.14%	49 0.07%	116 0.06%
Other Race	303 3.85%	3,991 5.58%	16,669 9.16%
Two or More Races	207 2.63%	2,166 3.03%	5,338 2.93%
2012 Population by Hispanic Origin	7,876	71,532	182,001
Not Hispanic or Latino	6,847 86.93%	59,305 82.91%	136,231 74.85%
Hispanic or Latino	1,029 13.07%	12,227 17.09%	45,770 25.15%
2012 Age 5+ Language at Home	6,825	65,054	160,367
Speak Only English	5,467 80.10%	54,425 83.66%	125,549 78.29%
Speak Asian or Pacific Island	363 5.32%	1,717 2.64%	3,831 2.39%
Speak IndoEuropean	211 3.09%	1,836 2.82%	3,269 2.04%
Speak Spanish	764 11.19%	6,770 10.41%	26,998 16.84%
Speak Other Language	20 0.29%	306 0.47%	720 0.45%
2012 Median Age, Male	36.70	36.00	33.40
2012 Average Age, Male	38.10	37.40	35.40
2012 Median Age, Female	41.30	39.70	36.40
2012 Average Age, Female	41.50	40.40	38.00
2012 Population by Occupation Classification (Age 16+)	3,590	34,421	83,908
Blue Collar	462 12.87%	5,031 14.62%	16,114 19.20%
White Collar	2,774 77.27%	24,688 71.72%	56,130 66.89%
Service	354 9.86%	4,702 13.66%	11,664 13.90%
2012 Population by Marital Status (Age 15+)	6,074	56,233	135,794
Total, Never Married	1,746 28.75%	15,311 27.23%	40,288 29.67%
Married	3,178 52.32%	30,752 54.69%	72,228 53.19%
Widowed	575 9.47%	4,057 7.21%	8,071 5.94%
Divorced	575 9.47%	6,113 10.87%	15,207 11.20%

DEMOGRAPHICS

Demographic Detail Report

6800 Harris Pky, Fort Worth, TX 76132				
Radius	1 Mile	3 Mile	5 Mile	
2012 Population by Education	4,942	46,454	109,910	
Less Than 9th Grade	113 2.29%	1,280 2.76%	4,352	3.96%
Some High School, No Diploma	181 3.66%	1,993 4.29%	6,981	6.35%
High School Grad (Incl Equivalency)	1,021 20.66%	10,738 23.12%	27,481	25.00%
Some College, No Degree	1,256 25.41%	10,838 23.33%	25,051	22.79%
Associate Degree	191 3.86%	2,781 5.99%	6,810	6.20%
Bachelor Degree	1,382 27.96%	11,953 25.73%	25,342	23.06%
Advanced Degrees	798 16.15%	6,871 14.79%	13,893	12.64%
2012 Population by Occupation (Age 16+)	3,944	39,122	95,571	
Management, Business, & Financial	1,202 30.48%	11,690 29.88%	27,185	28.44%
Professional & Related Occupations	310 7.86%	2,258 5.77%	4,904	5.13%
Services	1,501 38.06%	16,846 43.06%	39,384	41.21%
Sales & Office	545 13.82%	4,190 10.71%	10,502	10.99%
Farming, Fishing, & Forestry	0 0.00%	34 0.09%	53	0.06%
Construction, Extraction & Maint	71 1.80%	837 2.14%	3,444	3.60%
Production & Transportation	315 7.99%	3,267 8.35%	10,099	10.57%
2012 Workers by Travel Time to Work (Age 16+)	3,574	34,683	84,805	
Less Than 15 Minutes	669 18.72%	6,671 19.23%	17,938	21.15%
15 to 29 Minutes	1,839 51.45%	15,567 44.88%	35,004	41.28%
30 to 44 Minutes	556 15.56%	6,631 19.12%	16,494	19.45%
45 to 59 Minutes	155 4.34%	1,965 5.67%	5,218	6.15%
60+ Minutes	355 9.93%	3,849 11.10%	10,151	11.97%
2010 Households by HH Size	3,272	29,839	70,179	
1-Person Households	1,237 37.81%	9,901 33.18%	20,802	29.64%
2-Person Households	1,025 31.33%	9,483 31.78%	21,936	31.26%
3-Person Households	460 14.06%	4,588 15.38%	11,028	15.71%
4-Person Households	363 11.09%	3,533 11.84%	8,918	12.71%
5-Person Households	134 4.10%	1,480 4.96%	4,488	6.40%
6-Person Households	39 1.19%	569 1.91%	1,827	2.60%
7 or more Person Households	14 0.43%	285 0.96%	1,180	1.68%
2012 Average Household Size	2.31	2.31	2.50	

DEMOGRAPHICS

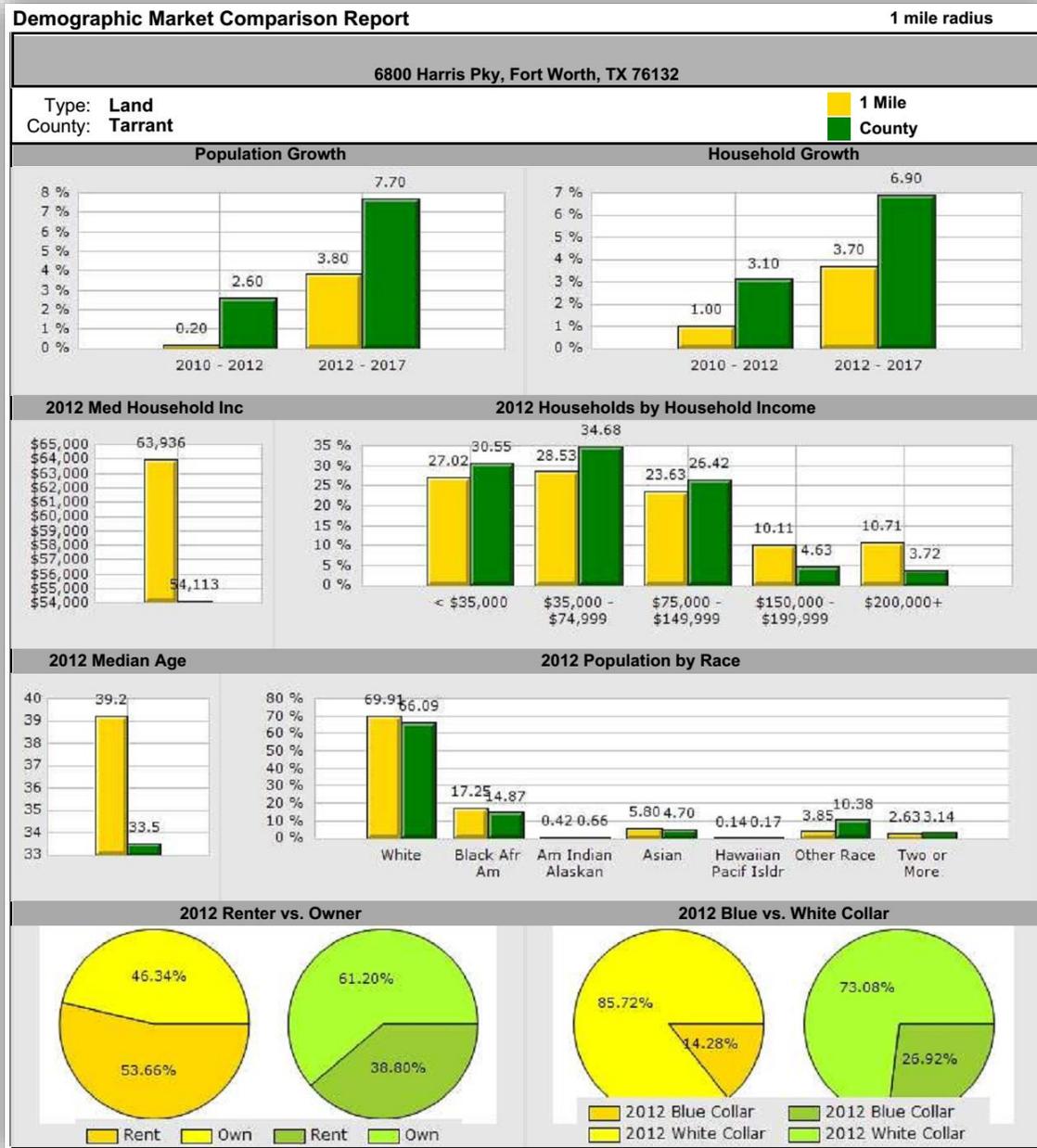
Demographic Detail Report

6800 Harris Pky, Fort Worth, TX 76132			
Radius	1 Mile	3 Mile	5 Mile
Households			
2017 Projection	3,426	32,522	76,897
2012 Estimate	3,304	30,623	72,138
2010 Census	3,271	29,838	70,178
Growth 2012 - 2017	3.70%	6.20%	6.60%
Growth 2010 - 2012	1.00%	2.60%	2.80%
2012 Households by HH Income			
	3,305	30,623	72,139
Income: Less than \$15,000	364 11.01%	3,377 11.03%	7,302 10.12%
Income: \$15,000 - \$24,999	238 7.20%	2,974 9.71%	7,202 9.98%
Income: \$25,000 - \$34,999	291 8.80%	3,019 9.86%	7,302 10.12%
Income: \$35,000 - \$49,999	431 13.04%	4,589 14.99%	11,332 15.71%
Income: \$50,000 - \$74,999	512 15.49%	5,383 17.58%	14,440 20.02%
Income: \$75,000 - \$99,999	343 10.38%	3,325 10.86%	8,430 11.69%
Income: \$100,000 - \$149,999	438 13.25%	4,934 16.11%	9,911 13.74%
Income: \$150,000 - \$199,999	334 10.11%	1,727 5.64%	3,413 4.73%
Income: \$200,000+	354 10.71%	1,295 4.23%	2,807 3.89%
2012 Avg Household Income			
	\$96,136	\$75,488	\$72,525
2012 Med Household Income			
	\$63,936	\$54,598	\$53,546
2012 Per Capita Income			
	\$43,438	\$32,592	\$29,115
2012 Occupied Housing			
	3,304	30,622	72,139
Owner Occupied	1,531 46.34%	16,571 54.11%	42,479 58.88%
Renter Occupied	1,773 53.66%	14,051 45.89%	29,660 41.12%
2010 Housing Units			
	3,236	32,087	75,511
1 Unit Attached	65 2.01%	1,503 4.68%	3,287 4.35%
1 Unit Detached	1,611 49.78%	18,501 57.66%	48,399 64.10%
2 Units	49 1.51%	515 1.61%	1,747 2.31%
3 - 19 Units	762 23.55%	7,121 22.19%	14,696 19.46%
20 - 49 Units	303 9.36%	2,185 6.81%	3,731 4.94%
50 or more Units	437 13.50%	2,176 6.78%	3,350 4.44%
Mobile Home or Trailer	9 0.28%	86 0.27%	301 0.40%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	0 0.00%

Demographic Detail Report

6800 Harris Pky, Fort Worth, TX 76132					
Radius	1 Mile		3 Mile		5 Mile
2012 Housing Value - Owner Occupied	1,531		16,563		42,465
Value < \$50,000	10	0.65%	107	0.65%	844 1.99%
Value \$50,000-\$99,999	68	4.44%	2,044	12.34%	8,801 20.73%
Value \$100,000-\$149,999	344	22.47%	5,786	34.93%	15,243 35.90%
Value \$150,000-\$199,999	309	20.18%	3,878	23.41%	7,623 17.95%
Value \$200,000-\$249,999	166	10.84%	1,835	11.08%	3,575 8.42%
Value \$250,000-\$299,999	113	7.38%	988	5.97%	1,982 4.67%
Value \$300,000-\$399,999	133	8.69%	947	5.72%	2,179 5.13%
Value \$400,000-\$499,999	77	5.03%	344	2.08%	934 2.20%
Value \$500,000-\$749,999	123	8.03%	310	1.87%	784 1.85%
Value \$750,000-\$999,999	73	4.77%	132	0.80%	254 0.60%
Value \$1,000,000+	115	7.51%	192	1.16%	246 0.58%
2012 Median Home Value	\$210,447		\$154,448		\$138,011
2012 Housing Units by Yr Built	3,235		32,087		75,511
Built 2005 to Present	190	5.87%	1,491	4.65%	3,982 5.27%
Built 2000 to 2004	1,009	31.19%	5,801	18.08%	10,635 14.08%
Built 1990 to 1999	890	27.51%	5,102	15.90%	10,658 14.11%
Built 1980 to 1989	615	19.01%	8,030	25.03%	16,498 21.85%
Built 1970 to 1979	344	10.63%	6,391	19.92%	12,581 16.66%
Built 1960 to 1969	145	4.48%	3,553	11.07%	9,100 12.05%
Built 1950 to 1959	42	1.30%	1,583	4.93%	8,780 11.63%
Built 1940 to 1949	0	0.00%	101	0.31%	2,349 3.11%
Built 1939 or Earlier	0	0.00%	35	0.11%	928 1.23%
2012 Median Year Built	1995		1985		1982

DEMOGRAPHIC MARKET COMPARISON REPORT



DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report		1 mile radius	
6800 Harris Pky, Fort Worth, TX 76132			
Type:	Land		
County:	Tarrant		
	1 Mile	County	
Population Growth			
Growth 2010 - 2012	0.20%	2.60%	
Growth 2012 - 2017	3.80%	7.70%	
2012 Blue Collar	462	14.28%	195,749 26.92%
2012 White Collar	2,774	85.72%	531,458 73.08%
2012 Population by Race			
	7,876	1,856,711	
White	5,506	69.91%	1,227,120 66.09%
Black Afr Am	1,359	17.25%	276,026 14.87%
Am Indian Alaskan	33	0.42%	12,223 0.66%
Asian	457	5.80%	87,230 4.70%
Hawaiian Pacif Islldr	11	0.14%	3,073 0.17%
Other Race	303	3.85%	192,816 10.38%
Two or More	207	2.63%	58,223 3.14%
Household Growth			
Growth 2010 - 2012	1.00%	3.10%	
Growth 2012 - 2017	3.70%	6.90%	
Renter Occupied	1,773	53.66%	262,764 38.80%
Owner Occupied	1,531	46.34%	414,444 61.20%
2012 Households by Household Income			
	3,305	677,203	
Income < \$35,000	893	27.02%	206,880 30.55%
Income \$35,000 - \$74,999	943	28.53%	234,839 34.68%
Income \$75,000 - \$149,999	781	23.63%	178,946 26.42%
Income \$150,000 - \$199,999	334	10.11%	31,348 4.63%
Income \$200,000+	354	10.71%	25,190 3.72%
2012 Med Household Inc	\$63,936	\$54,113	
2012 Median Age	39.20	33.50	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

6800 Harris Pky, Fort Worth, TX 76132

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

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



Description	2010	2012	2017
Population	7,862	7,877	8,178
Age 0 - 4	480 6.11%	477 6.06%	493 6.03%
Age 5 - 9	457 5.81%	453 5.75%	467 5.71%
Age 10 - 14	475 6.04%	466 5.92%	487 5.96%
Age 15 - 19	478 6.08%	455 5.78%	450 5.50%
Age 20 - 24	600 7.63%	617 7.83%	594 7.26%
Age 25 - 34	1,065 13.55%	1,081 13.72%	1,133 13.85%
Age 35 - 44	972 12.36%	944 11.98%	958 11.71%
Age 45 - 49	614 7.81%	577 7.33%	554 6.77%
Age 50 - 54	577 7.34%	577 7.33%	553 6.76%
Age 55 - 59	465 5.91%	482 6.12%	516 6.31%
Age 60 - 64	443 5.63%	467 5.93%	512 6.26%
Age 65 - 74	524 6.66%	557 7.07%	684 8.36%
Age 75 - 84	464 5.90%	465 5.90%	501 6.13%
Age 85+	248 3.15%	258 3.28%	275 3.36%
Age 15+	6,351 80.78%	6,480 82.26%	6,730 82.29%
Age 20+	5,886 74.87%	6,025 76.49%	6,280 76.79%
Age 65+	1,236 15.72%	1,280 16.25%	1,460 17.85%
Median Age	39	39	40
Average Age	40	40	41
Population By Race	7,862	7,877	8,178
White	5,559 70.71%	5,506 69.90%	5,540 67.74%
Black or African American	1,335 16.98%	1,359 17.25%	1,483 18.13%
American Indian and Alaska Native	32 0.41%	33 0.42%	37 0.45%
Asian	447 5.69%	457 5.80%	506 6.19%
Native Hawaiian and Pacific Islander	11 0.14%	11 0.14%	11 0.13%
Other Race	283 3.60%	303 3.85%	361 4.41%
Two or More Races	196 2.49%	207 2.63%	241 2.95%

DEMOGRAPHIC TREND REPORT

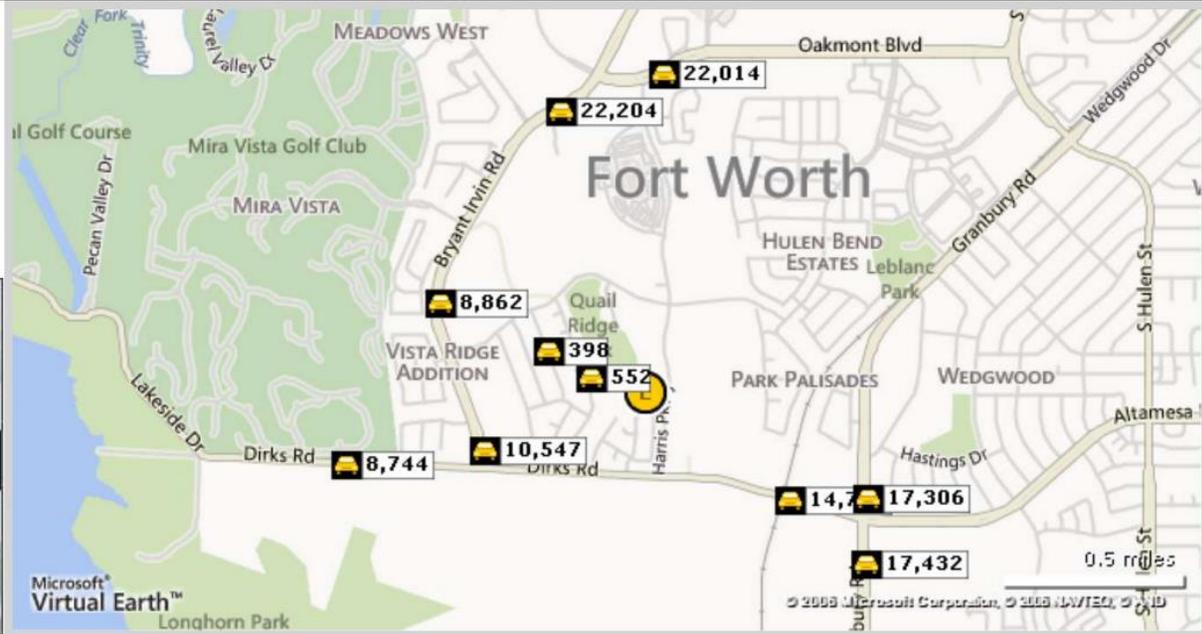
Demographic Trend Report		1 Mile Radius			
6800 Harris Pky, Fort Worth, TX 76132					
Description	2010	2012	2017		
Population by Race (Hispanic or Latino)	963	1,029	1,255		
White	583 60.54%	622 60.45%	762 60.72%		
Black or African American	32 3.32%	34 3.30%	45 3.59%		
American Indian & Alaska Native	13 1.35%	14 1.36%	18 1.43%		
Asian	6 0.62%	6 0.58%	8 0.64%		
Native Hawaiian & Pacific Islander	1 0.10%	1 0.10%	2 0.16%		
Other Race	264 27.41%	284 27.60%	339 27.01%		
Two or More Races	64 6.65%	68 6.61%	81 6.45%		
Household by Household Income	3,083	3,305	3,427		
Income Less than \$15,000	339 11.00%	364 11.01%	327 9.54%		
Income \$15,000 - \$24,999	264 8.56%	238 7.20%	167 4.87%		
Income \$25,000 - \$34,999	437 14.17%	291 8.80%	243 7.09%		
Income \$35,000 - \$49,999	452 14.66%	431 13.04%	403 11.76%		
Income \$50,000 - \$74,999	469 15.21%	512 15.49%	629 18.35%		
Income \$75,000 - \$99,999	284 9.21%	343 10.38%	418 12.20%		
Income \$100,000 - \$149,999	306 9.93%	438 13.25%	505 14.74%		
Income \$150,000 - \$199,999	264 8.56%	334 10.11%	370 10.80%		
Income \$200,000+	268 8.69%	354 10.71%	365 10.65%		
Average Household Income	\$0	\$96,136	\$108,618		
Median Household Income	\$0	\$63,936	\$71,951		
Per Capita Income	\$0	\$43,438	\$48,922		

TRAFFIC COUNT REPORT

Traffic Count Report

6800 Harris Pky, Fort Worth, TX 76132

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	Aspen Wood Trl	Tilden Ct	0.03 NW	2011	552	MPSI	.16
2	Brookvale Rd	Dutch Branch	0.12 N	2011	398	MPSI	.29
3	Bryant Irvin Rd	Dirks Rd	0.06 S	2011	10,547	MPSI	.48
4	Dirks Rd	Altamesa Blvd	0.18 E	2011	14,797	MPSI	.51
5	Bryant Irvin Rd	Trinity Heights Blvd	0.02 N	2011	8,862	MPSI	.63
6	Granbury Rd	Altamesa Blvd	0.06 S	2011	17,306	MPSI	.70
7	Granbury Rd	Old Granbury Rd	0.04 N	2011	17,432	MPSI	.79
8	Bryant Irvin Rd	Bellaire Dr S	0.09 SW	2011	22,204	MPSI	.83
9	Dirks Rd	Bryant Irvin Rd	0.37 E	2011	8,744	MPSI	.86
10	Oakmont Blvd	Harris Pkwy	0.06 W	2011	22,014	MPSI	.90