



THE VILLAGE AT CAMP BOWIE

6323-6333 Camp Bowie Blvd. Fort Worth, TX 76116



The Lunch Box



La Playa Maya



McAlister's Deli



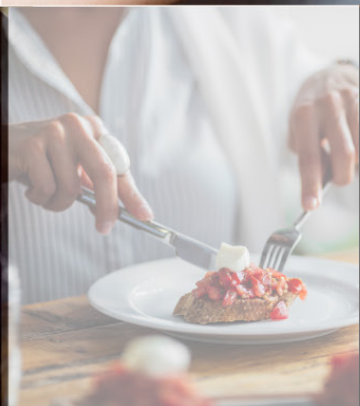
LET'S EAT!

The Village of Camp Bowie has a wide selection of restaurants for any dining desire. Date night, family dinner, a birthday celebration or just grabbing a quick bite for lunch, there are several options to choose from, you can't go wrong!

First Watch



Oscar's Pub



EAT, DRINK, AND BE MERRY!

AT CAMP BOWIE



SITE PLAN



Village at Camp Bowie

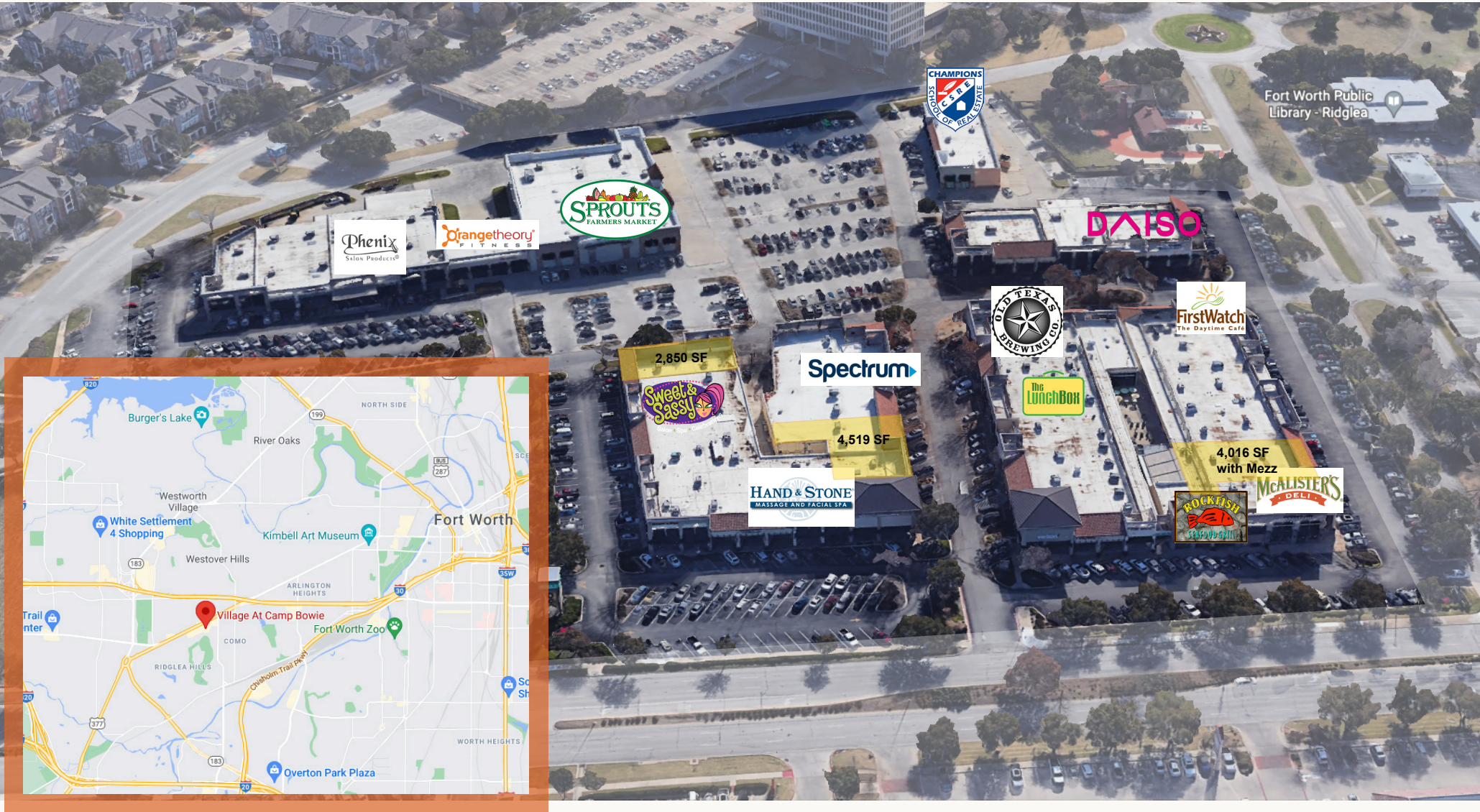


3501 BERNIE ANDERSON		
3501.300A	Daiso	
3501.300B	Nails	
6201 SUNSET		
6201.600	Tierra Encantada	
6201.640	La Playa Maya	
6201.650	Phenix Salon Suites	
6201.670	VIP IV & Hydration	
6201.680	Orangetheory Fitness	
6300 WAVERLY		
6300.001	Sprouts Farmers Market	
6323 CAMP BOWIE		
6323.101	AVAILABLE (former title company)	2,850 SF
6323.107	Sound Waves Mindful Meditation	
6323.111	Sweet & Sassy	
6323.115	Brain Balance	
6323.125	Oscar's Pub	
6323.129	Fort Worth Rugs	
6323.135	Hand and Stone Massage & Facial Spa	
6323.141	Not Just Soccer	
6323.145	Babies on the Boulevard	
6323.149	AVAILABLE - can be divided (2,200 SF & 2,312 SF)	4,512 SF
6323.157	Spectrum	
6323.175	Salon West	
6323.119	Decommissioned Basement Space	8,000+ SF
6324 WAVERLY		
6324.100	Champion School of Real Estate	
6324.101	VIPCare	
6333 CAMP BOWIE		
6333.200	Old Texas Brewing Co.	
6333.216	Gavrel Furs	
6333.220	Salon Service Group	
6333.224	Verizon	
6333.228	Toy Works	3,225 SF
6333.232	Stanley Eisenman Fine Shoes	4,164 SF
6333.236	The Lunch Box	
6333.240	Rockfish Seafood Grill	
6333.244	McAlister's Deli	
6333.245	AVAILABLE	4,016 SF
6333.250	Hawaii Fluid Art	
6333.250A	Fair Boot Shop	
6333.252	Fullbars Cell Phone & Computer Repair	
6333.256	Well Groomed Pets	
6333.260	Young Chefs Academy	
6333.268	First Pioneer Title	
6333.272	Eyes on Camp Bowie	
6333.280	First Watch - The Daytime Cafe	



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AERIAL



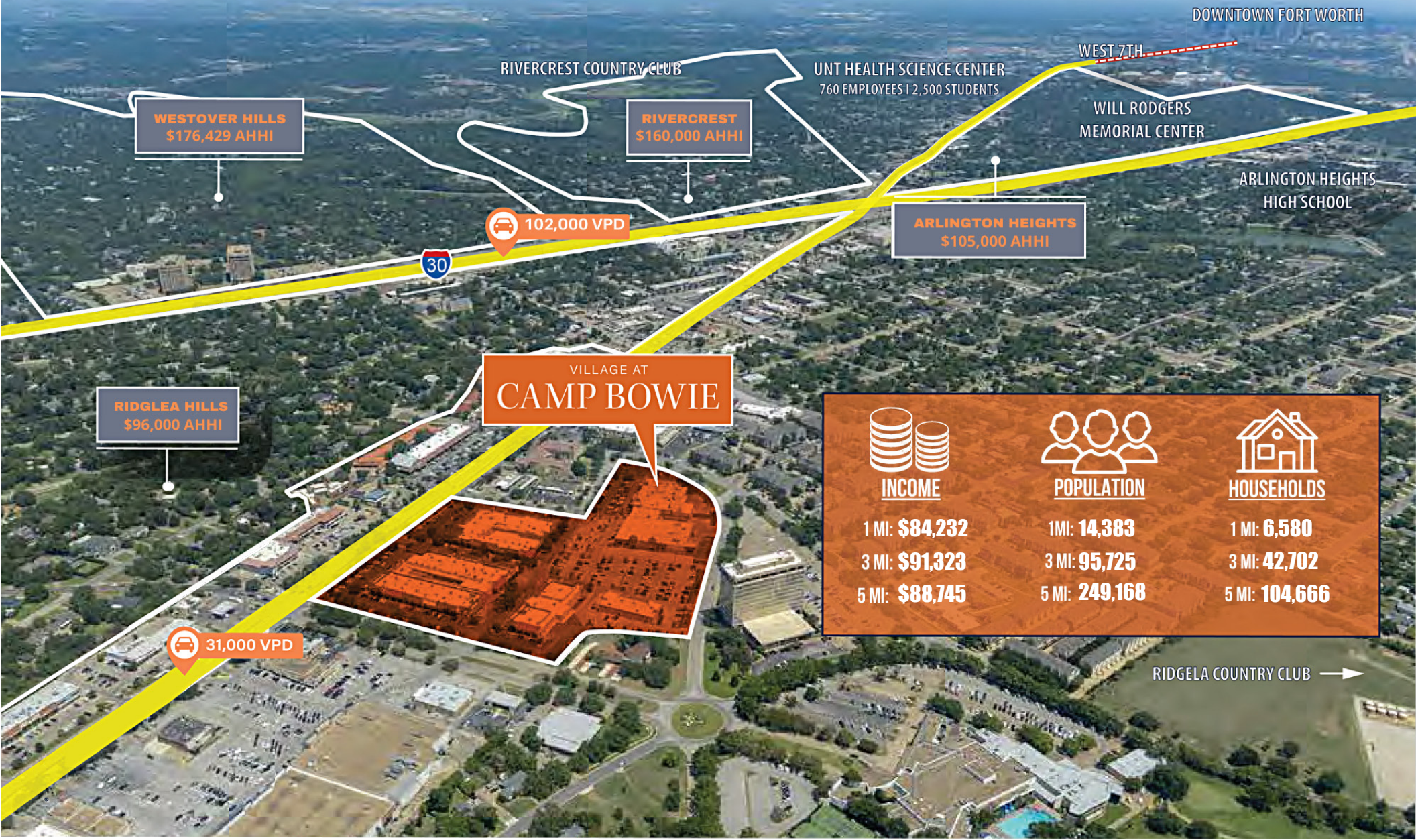
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EXCEPTIONAL DEMOGRAPHICS

Surrounded by highly concentrated pockets of wealth, the Property is strategically positioned for long-term value appreciation. With continued urbanization in every direction, Village at Camp Bowie is a regional draw for local shoppers and visitors alike.



WESTOVER HILLS
\$176,429 AHHI

RIVERCREST COUNTRY CLUB

RIVERCREST
\$160,000 AHHI

UNT HEALTH SCIENCE CENTER
760 EMPLOYEES | 2,500 STUDENTS

WEST 7TH

WILL RODGERS
MEMORIAL CENTER

DOWNTOWN FORT WORTH

102,000 VPD

ARLINGTON HEIGHTS
\$105,000 AHHI

ARLINGTON HEIGHTS
HIGH SCHOOL

RIDGLEA HILLS
\$96,000 AHHI

VILLAGE AT
CAMP BOWIE

31,000 VPD

INCOME	POPULATION	HOUSEHOLDS
1 MI: \$84,232	1 MI: 14,383	1 MI: 6,580
3 MI: \$91,323	3 MI: 95,725	3 MI: 42,702
5 MI: \$88,745	5 MI: 249,168	5 MI: 104,666

RIDGELA COUNTRY CLUB →