

McPHERSON CENTER

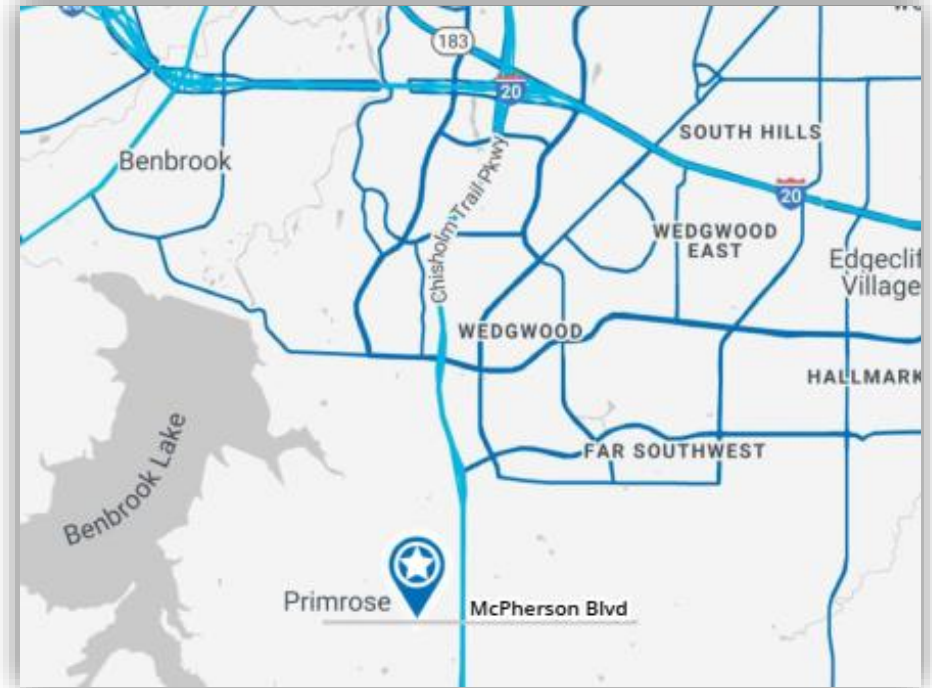


DEVELOPMENT SUMMARY

McPherson Center Development 12,200 SF Professional/Medical Office Building SW Quadrant of McPherson Blvd & Brewer Blvd Fort Worth, Texas 76123

DEVELOPMENT HIGHLIGHTS

- 12,200 SF building for lease
- High finish out allowance for credit tenants
- McPherson Blvd just improved to 4 lanes, center divided thoroughfare from Chisholm Trail Tollway to West of Brewer Blvd
- Future development opportunities/lot sales including c-store, small grocery anchor, fast food, medical and professional office
- Great Visibility/Accessibility – Fronting McPherson Blvd just West of Brewer Blvd on the SW quadrant. Just West of Chisholm Trail Pkwy 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 1000+ units of multi-family immediately just East of the property.
- Adjacent to high traffic retail including 7-11, Starbucks, Target(coming soon), Shops at Chisholm Trail Ranch with 130,000sf of premium junior anchor retail, a 40,000sf movie theater, 44,000sf of fast casual restaurants & convenience retail
- 2 Miles North of the new Tarleton State University campus



DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	1,600 – 12,200+ SF
Building Size:	12,200 SF
Offering Structure:	Building For Lease
Lot Size:	1.37 acres,
Zoning	Neighborhood Commercial E
Frontage	McPherson Blvd

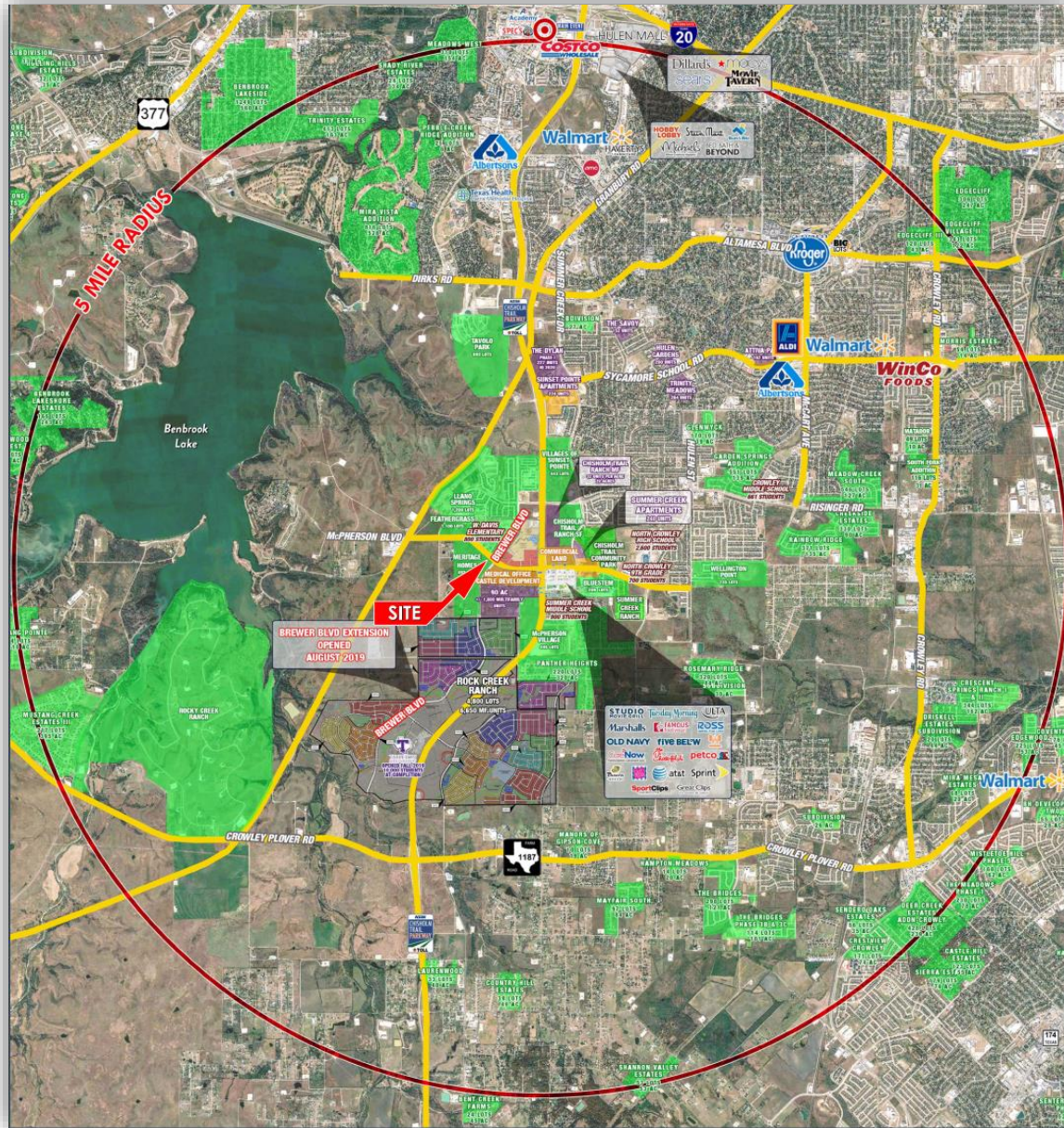


Approx.
Subject Property

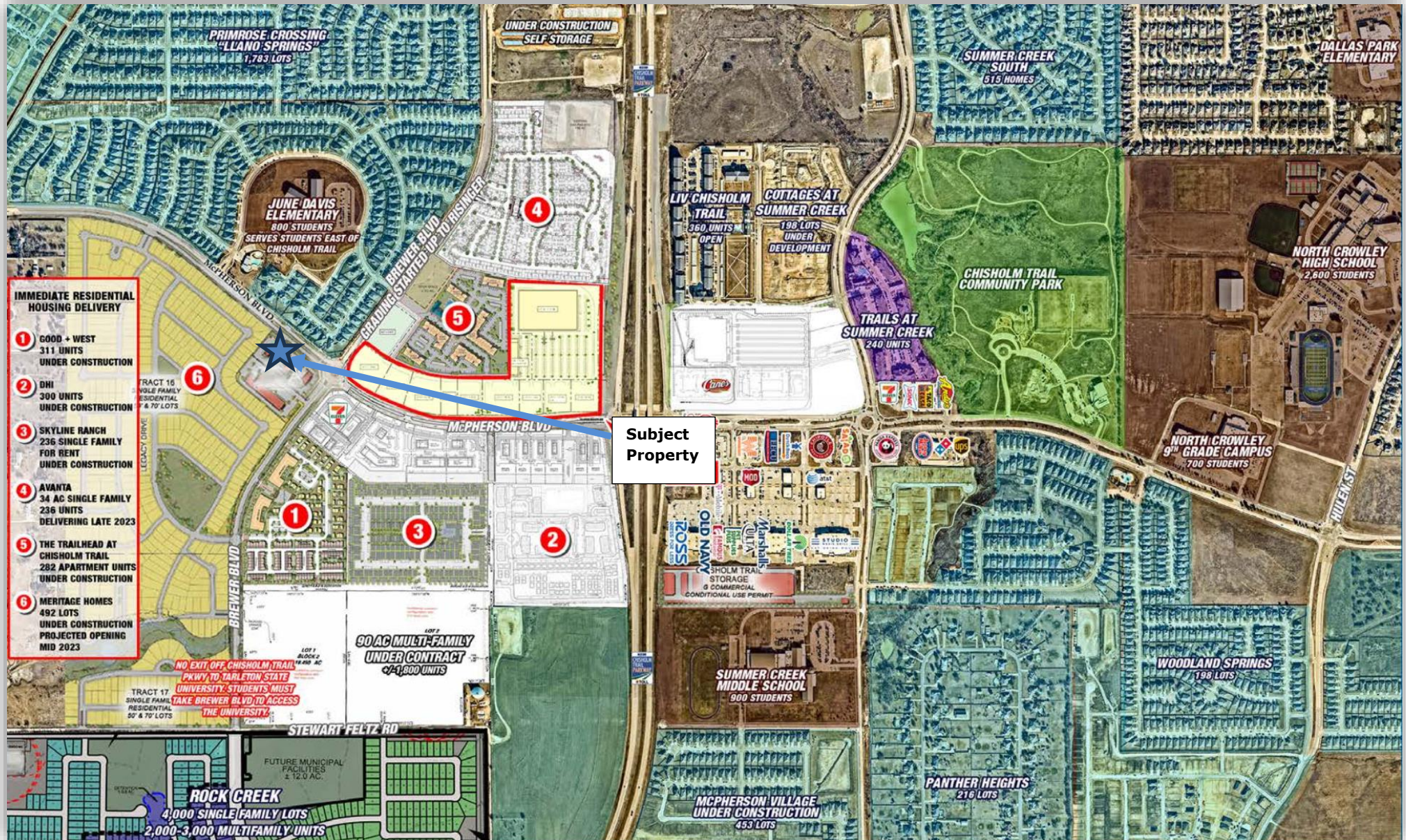
GOOGLE EARTH PERSPECTIVE



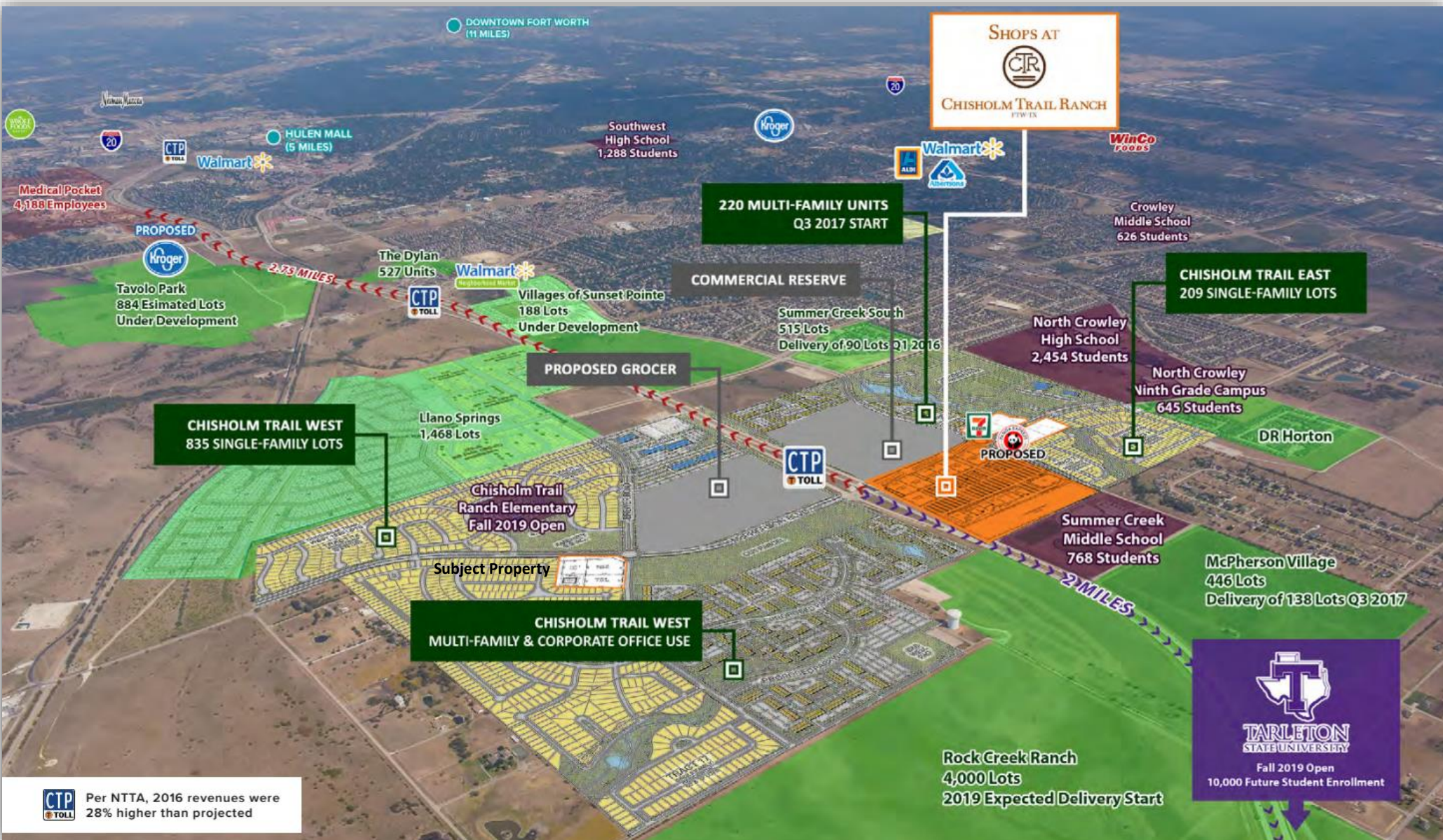
AREA MAP



AREA DEVELOPMENTS



AREA DEVELOPMENTS



CTP TOLL Per NTTA, 2016 revenues were 28% higher than projected

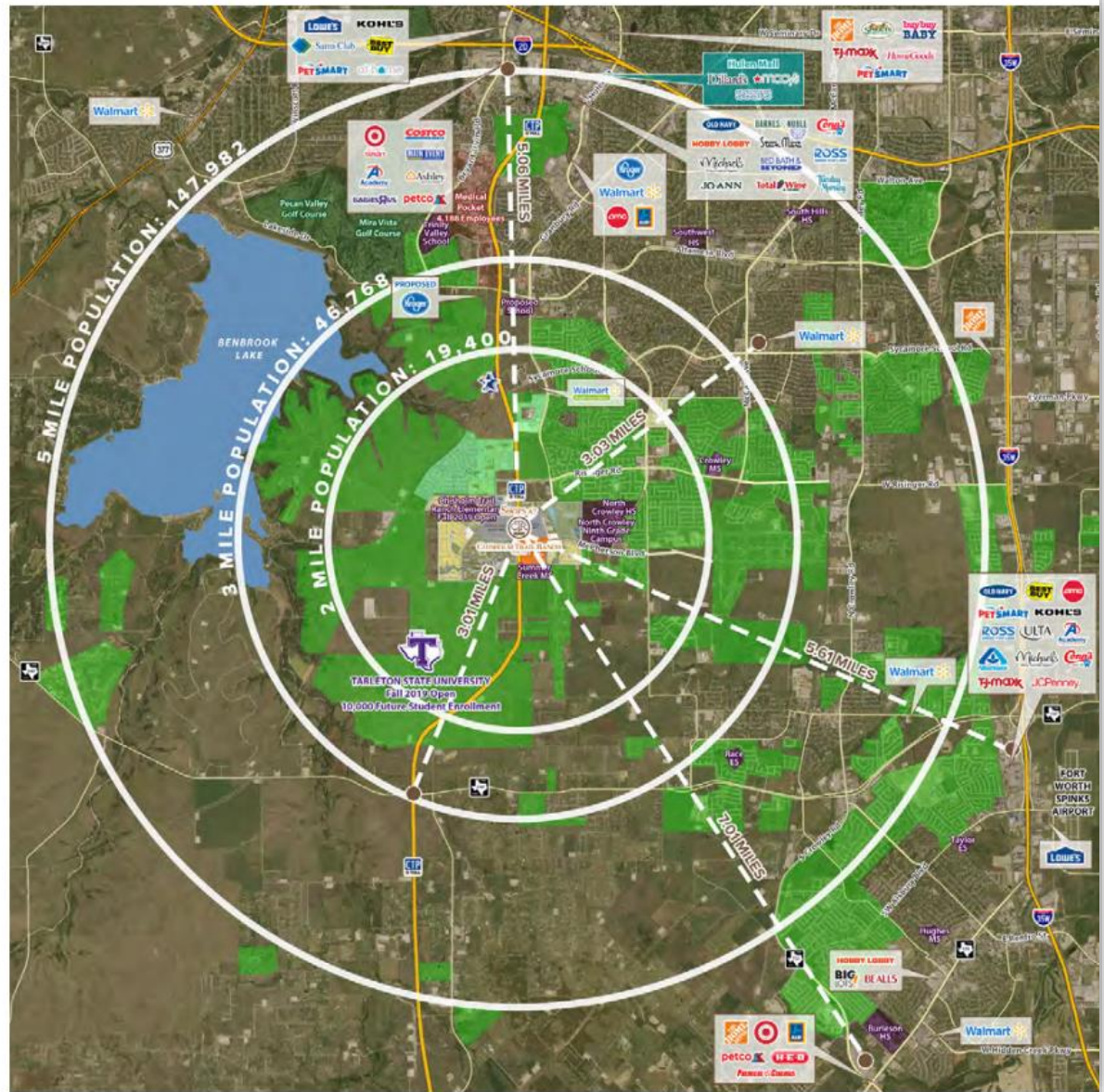
PRIMARY TRADE AREA



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

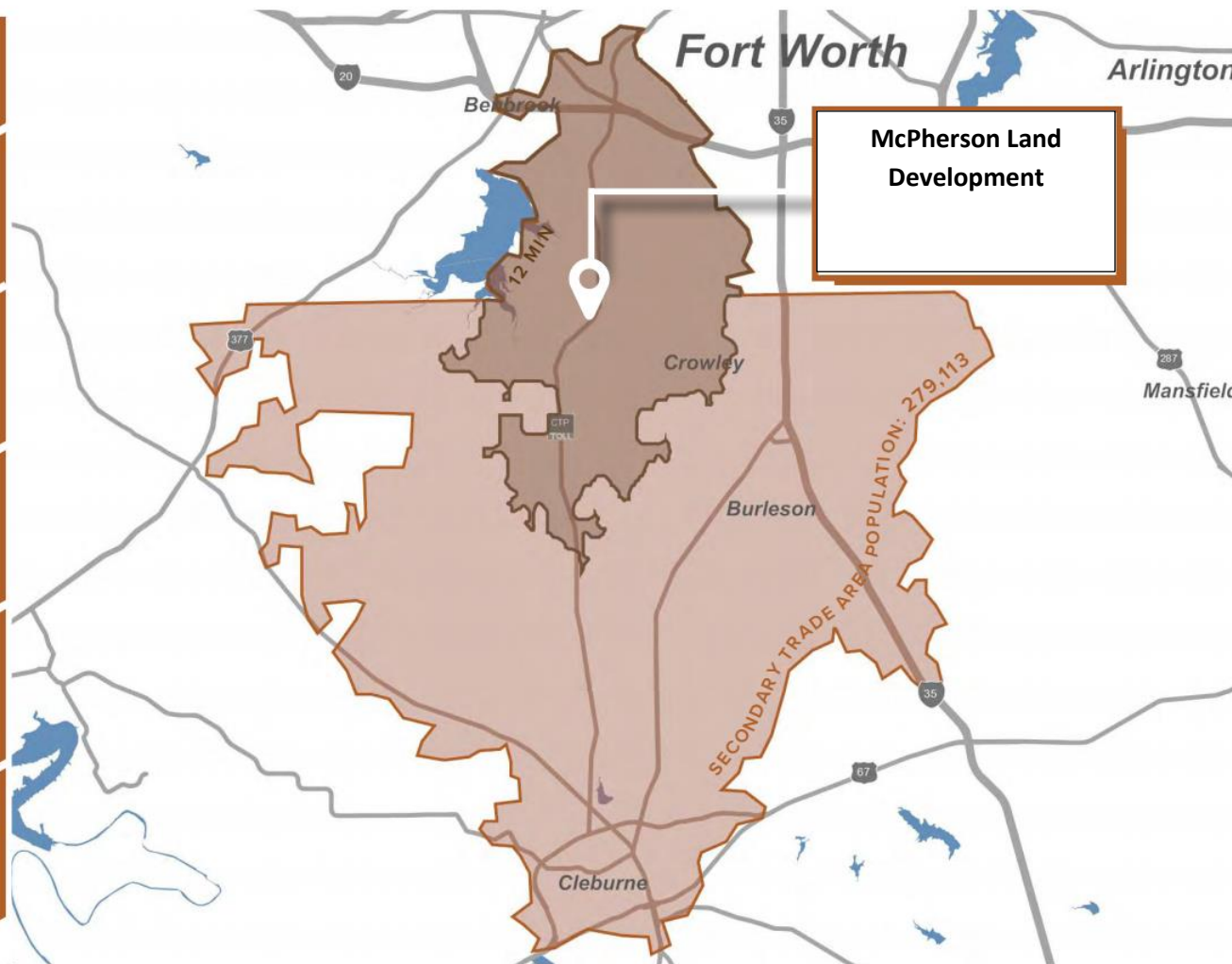
104,671
TOTAL HOUSEHOLDS

84,343
TOTAL EMPLOYEES

163,040
TOTAL DAYTIME POPULATION

35.6
MEDIAN AGE

\$81,583
AVG HH INCOME



NEW HOUSING GROWTH

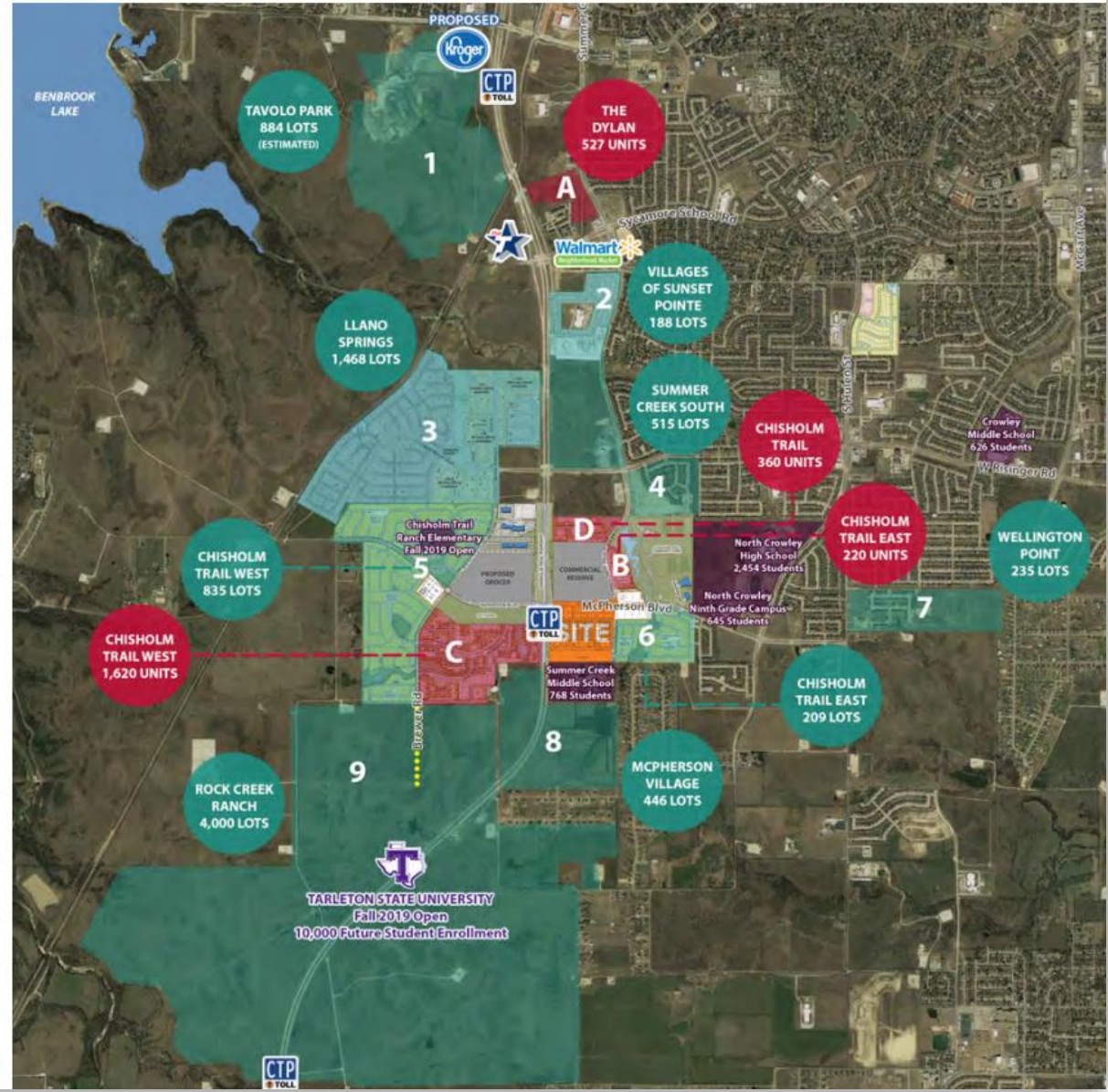
Under Development & Planned Single-Family Developments

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

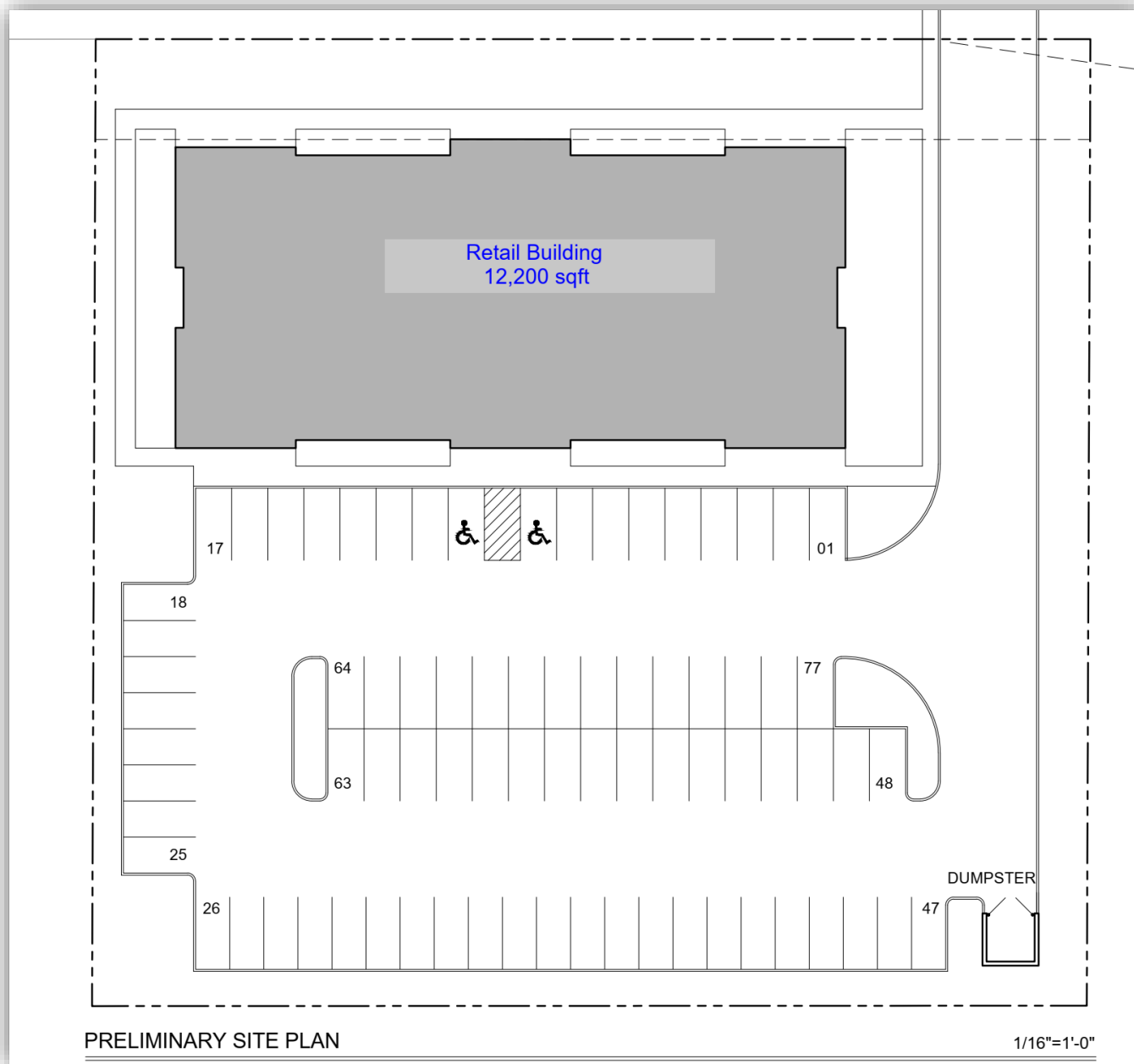
Planned Multi-Family Developments

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



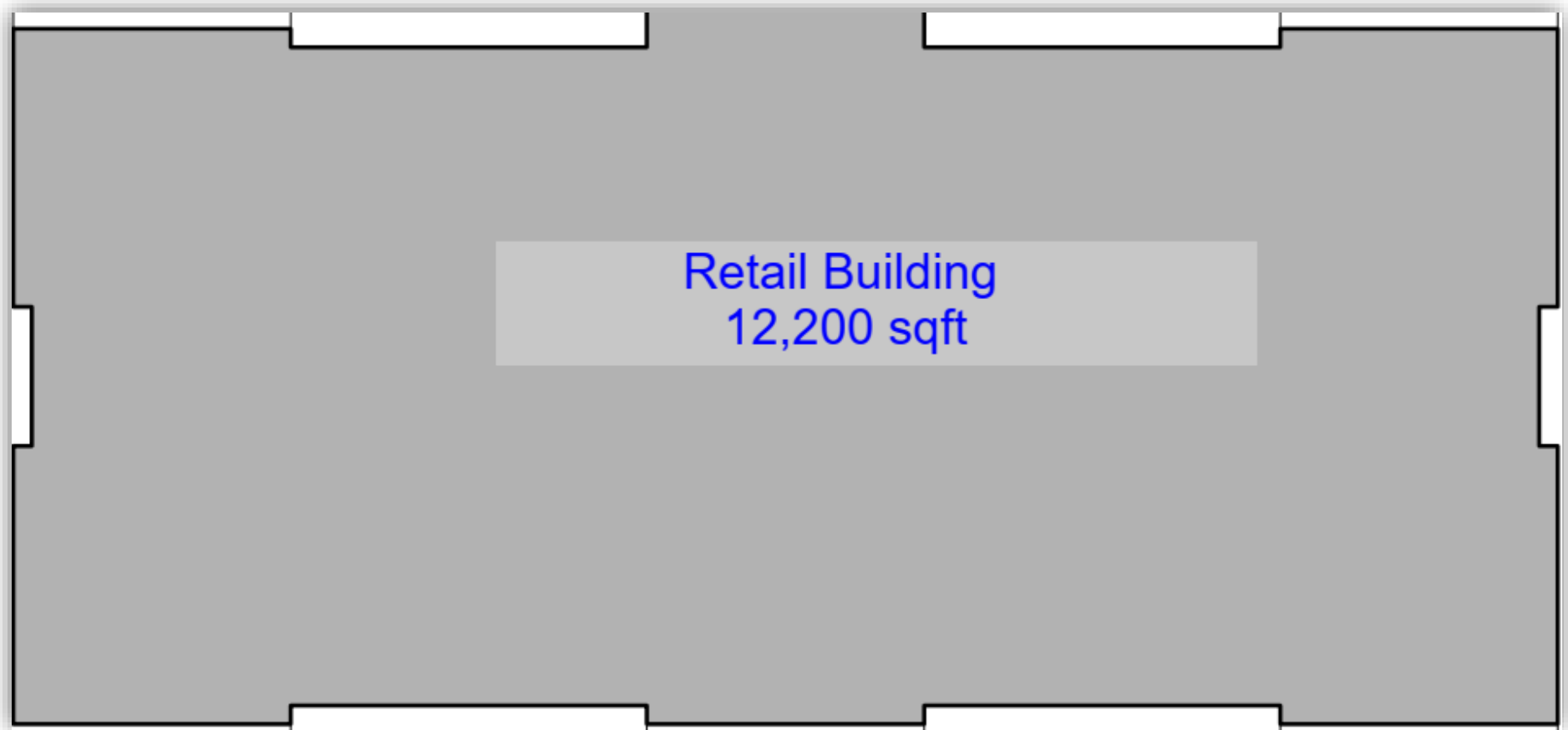
PRELIMINARY SITE PLAN



PRELIMINARY SITE PLAN

1/16"=1'-0"

PRELIMINARY FLOOR PLAN

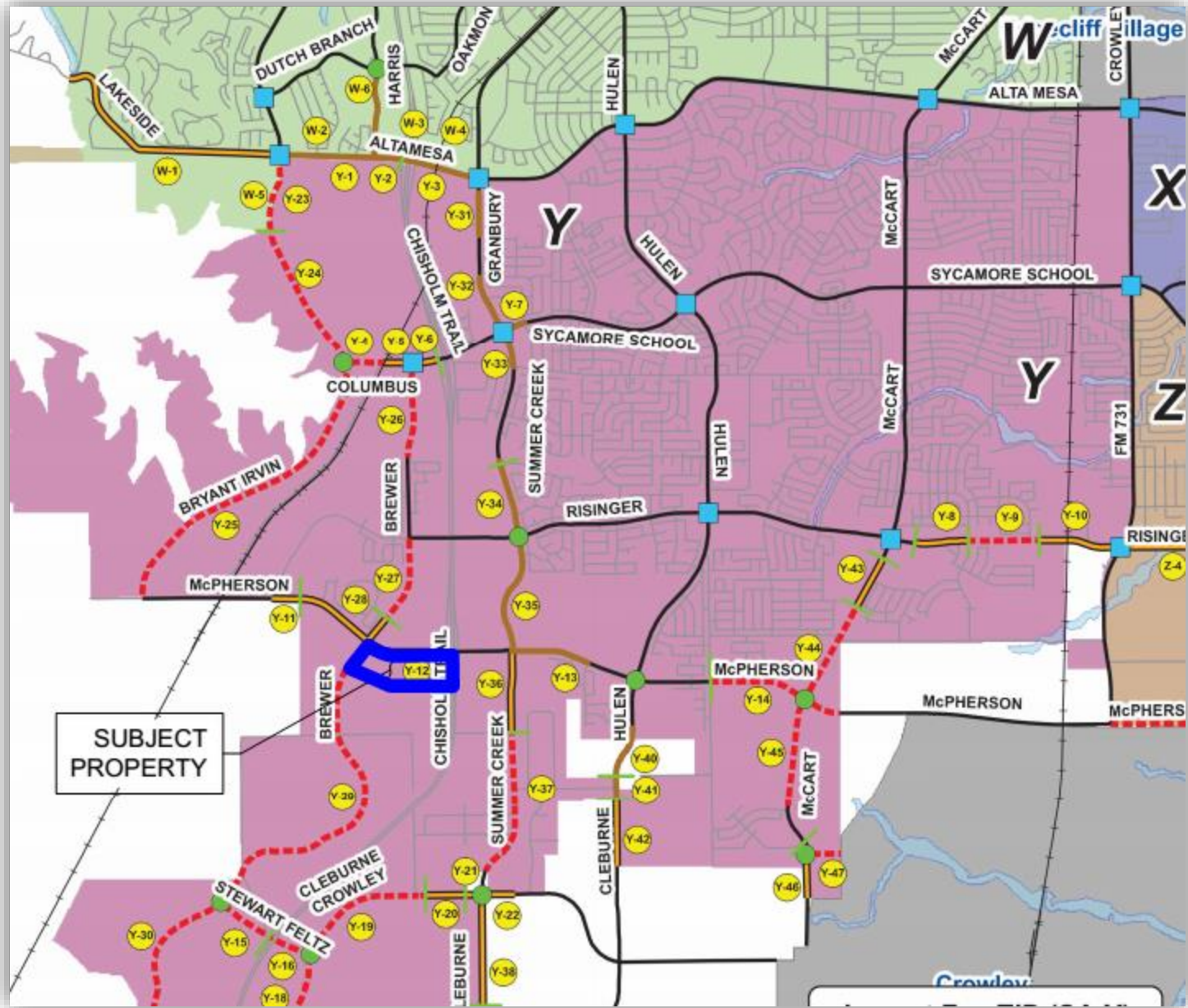


Retail Building
12,200 sqft

RENDERING



FUTURE ROADWAY EXPANSION



DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

SWQ McPherson Blvd, Fort Worth, TX 76123

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **12,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **12,000 SF**



Radius	2 Mile	3 Mile	5 Mile
Population			
2028 Projection	17,952	44,900	143,247
2023 Estimate	16,915	43,400	140,356
2010 Census	10,088	32,887	118,917
Growth 2023 - 2028	6.13%	3.46%	2.06%
Growth 2010 - 2023	67.67%	31.97%	18.03%
2023 Population by Hispanic Origin	3,070	9,440	33,811
2023 Population	16,915	43,400	140,356
White	8,819 52.14%	22,798 52.53%	84,981 60.55%
Black	5,725 33.85%	15,698 36.17%	42,940 30.59%
Am. Indian & Alaskan	112 0.66%	282 0.65%	1,084 0.77%
Asian	1,703 10.07%	3,260 7.51%	7,358 5.24%
Hawaiian & Pacific Island	20 0.12%	60 0.14%	183 0.13%
Other	535 3.16%	1,302 3.00%	3,809 2.71%
U.S. Armed Forces	3	94	266
Households			
2028 Projection	5,714	15,389	53,845
2023 Estimate	5,393	14,917	52,865
2010 Census	3,270	11,589	45,520
Growth 2023 - 2028	5.95%	3.16%	1.85%
Growth 2010 - 2023	64.92%	28.72%	16.14%
Owner Occupied	4,595 85.20%	11,075 74.24%	32,957 62.34%
Renter Occupied	798 14.80%	3,842 25.76%	19,908 37.66%
2023 Households by HH Income	5,391	14,916	52,864
Income: <\$25,000	316 5.86%	1,650 11.06%	6,823 12.91%
Income: \$25,000 - \$50,000	775 14.38%	2,644 17.73%	11,176 21.14%
Income: \$50,000 - \$75,000	576 10.68%	2,445 16.39%	10,088 19.08%
Income: \$75,000 - \$100,000	794 14.73%	2,344 15.71%	7,452 14.10%
Income: \$100,000 - \$125,000	833 15.45%	1,769 11.86%	5,529 10.46%
Income: \$125,000 - \$150,000	735 13.63%	1,600 10.73%	4,440 8.40%
Income: \$150,000 - \$200,000	657 12.19%	1,267 8.49%	3,741 7.08%
Income: \$200,000+	705 13.08%	1,197 8.02%	3,615 6.84%
2023 Avg Household Income	\$123,590	\$100,053	\$90,961
2023 Med Household Income	\$107,038	\$82,668	\$71,037

Demographic Detail Report

SWQ McPherson Blvd, Fort Worth, TX 76123

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **12,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **12,000 SF**



Radius	2 Mile		3 Mile		5 Mile	
Population						
2028 Projection	17,952		44,900		143,247	
2023 Estimate	16,915		43,400		140,356	
2010 Census	10,088		32,887		118,917	
Growth 2023 - 2028	6.13%		3.46%		2.06%	
Growth 2010 - 2023	67.67%		31.97%		18.03%	
2023 Population by Age						
	16,915		43,400		140,356	
Age 0 - 4	1,017	6.01%	2,700	6.22%	9,046	6.45%
Age 5 - 9	1,119	6.62%	2,896	6.67%	9,510	6.78%
Age 10 - 14	1,296	7.66%	3,243	7.47%	10,248	7.30%
Age 15 - 19	1,380	8.16%	3,376	7.78%	10,322	7.35%
Age 20 - 24	1,274	7.53%	3,136	7.23%	9,611	6.85%
Age 25 - 29	1,170	6.92%	3,004	6.92%	9,739	6.94%
Age 30 - 34	1,064	6.29%	2,878	6.63%	9,967	7.10%
Age 35 - 39	1,055	6.24%	2,835	6.53%	9,794	6.98%
Age 40 - 44	1,134	6.70%	2,874	6.62%	9,268	6.60%
Age 45 - 49	1,183	6.99%	2,858	6.59%	8,638	6.15%
Age 50 - 54	1,184	7.00%	2,842	6.55%	8,418	6.00%
Age 55 - 59	1,109	6.56%	2,724	6.28%	8,261	5.89%
Age 60 - 64	965	5.70%	2,457	5.66%	7,776	5.54%
Age 65 - 69	747	4.42%	1,976	4.55%	6,544	4.66%
Age 70 - 74	541	3.20%	1,493	3.44%	5,169	3.68%
Age 75 - 79	338	2.00%	983	2.26%	3,577	2.55%
Age 80 - 84	188	1.11%	583	1.34%	2,238	1.59%
Age 85+	153	0.90%	543	1.25%	2,230	1.59%
Age 65+	1,967	11.63%	5,578	12.85%	19,758	14.08%
Median Age	35.70		35.80		35.90	
Average Age	36.30		36.70		37.00	

DEMOGRAPHICS

Demographic Detail Report

SWQ McPherson Blvd, Fort Worth, TX 76123			
Radius	2 Mile	3 Mile	5 Mile
2023 Population By Race	16,915	43,400	140,356
White	8,819 52.14%	22,798 52.53%	84,981 60.55%
Black	5,725 33.85%	15,698 36.17%	42,940 30.59%
Am. Indian & Alaskan	112 0.66%	282 0.65%	1,084 0.77%
Asian	1,703 10.07%	3,260 7.51%	7,358 5.24%
Hawaiian & Pacific Island	20 0.12%	60 0.14%	183 0.13%
Other	535 3.16%	1,302 3.00%	3,809 2.71%
Population by Hispanic Origin	16,915	43,400	140,356
Non-Hispanic Origin	13,845 81.85%	33,959 78.25%	106,545 75.91%
Hispanic Origin	3,071 18.16%	9,440 21.75%	33,811 24.09%
2023 Median Age, Male	33.90	33.90	34.20
2023 Average Age, Male	35.40	35.50	35.70
2023 Median Age, Female	37.20	37.50	37.40
2023 Average Age, Female	37.20	37.80	38.20
2023 Population by Occupation Classification	13,207	33,886	109,486
Civilian Employed	8,965 67.88%	22,622 66.76%	72,072 65.83%
Civilian Unemployed	329 2.49%	851 2.51%	3,277 2.99%
Civilian Non-Labor Force	3,910 29.61%	10,324 30.47%	33,886 30.95%
Armed Forces	3 0.02%	89 0.26%	251 0.23%
Households by Marital Status			
Married	3,864	8,819	26,316
Married No Children	1,600	4,085	13,779
Married w/Children	2,264	4,734	12,537
2023 Population by Education	11,515	29,596	97,693
Some High School, No Diploma	879 7.63%	2,390 8.08%	8,512 8.71%
High School Grad (Incl Equivalency)	2,210 19.19%	7,006 23.67%	25,439 26.04%
Some College, No Degree	3,062 26.59%	8,676 29.31%	29,014 29.70%
Associate Degree	687 5.97%	1,547 5.23%	6,075 6.22%
Bachelor Degree	2,702 23.47%	6,192 20.92%	18,289 18.72%
Advanced Degree	1,975 17.15%	3,785 12.79%	10,364 10.61%

Demographic Detail Report

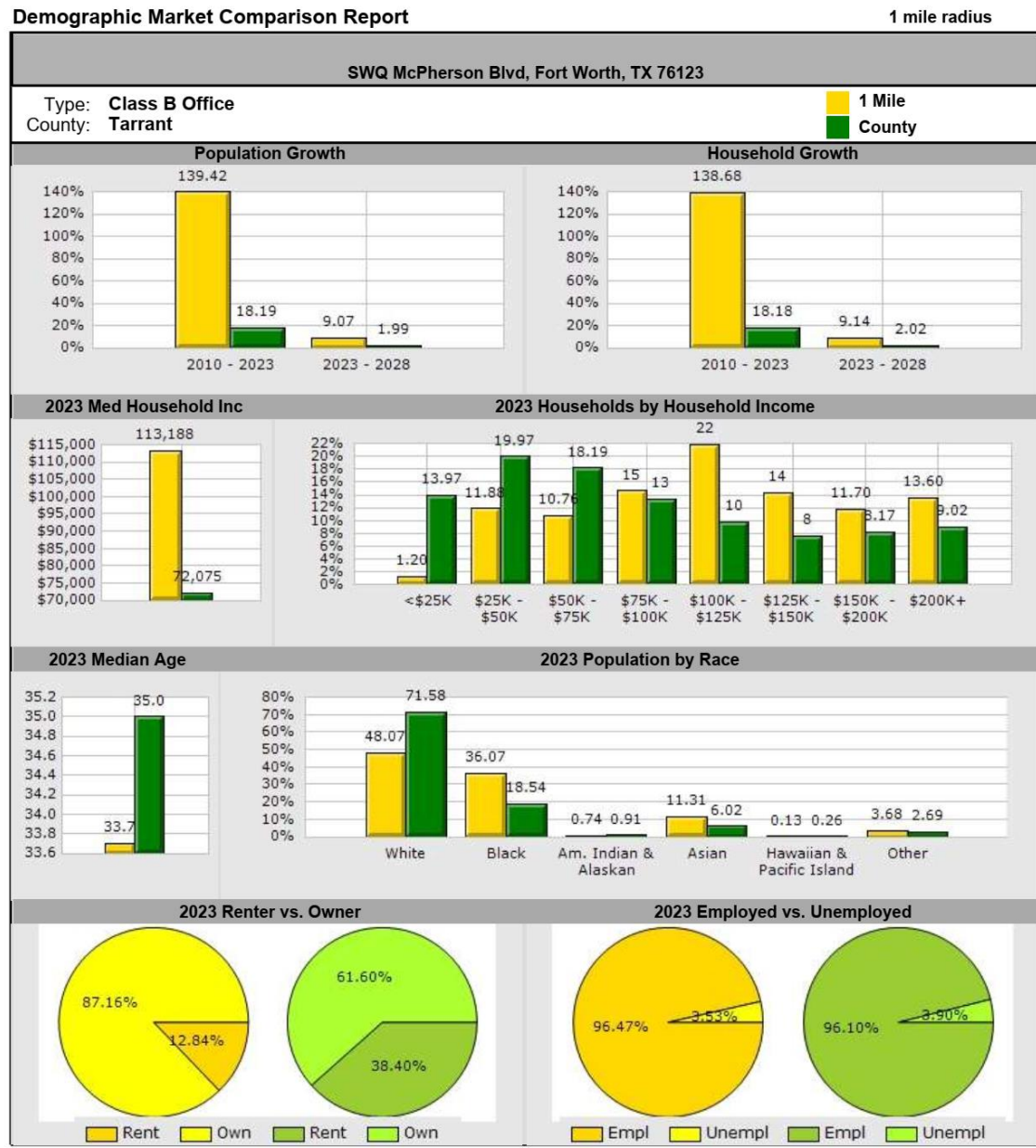
SWQ McPherson Blvd, Fort Worth, TX 76123						
Radius	2 Mile		3 Mile		5 Mile	
2023 Population by Occupation	16,864		42,571		133,983	
Real Estate & Finance	610	3.62%	1,646	3.87%	5,105	3.81%
Professional & Management	4,873	28.90%	10,771	25.30%	33,119	24.72%
Public Administration	558	3.31%	975	2.29%	2,783	2.08%
Education & Health	2,265	13.43%	6,077	14.27%	17,608	13.14%
Services	1,160	6.88%	3,122	7.33%	11,075	8.27%
Information	169	1.00%	280	0.66%	839	0.63%
Sales	1,728	10.25%	5,086	11.95%	17,800	13.29%
Transportation	15	0.09%	130	0.31%	488	0.36%
Retail	949	5.63%	2,610	6.13%	8,520	6.36%
Wholesale	164	0.97%	382	0.90%	1,752	1.31%
Manufacturing	1,248	7.40%	2,836	6.66%	7,431	5.55%
Production	1,125	6.67%	3,492	8.20%	11,076	8.27%
Construction	657	3.90%	1,651	3.88%	5,549	4.14%
Utilities	550	3.26%	1,750	4.11%	6,100	4.55%
Agriculture & Mining	236	1.40%	542	1.27%	1,036	0.77%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	56	0.04%
Other Services	557	3.30%	1,221	2.87%	3,646	2.72%
2023 Worker Travel Time to Job	8,685		21,990		69,824	
<30 Minutes	4,748	54.67%	11,766	53.51%	38,426	55.03%
30-60 Minutes	3,152	36.29%	8,247	37.50%	24,675	35.34%
60+ Minutes	785	9.04%	1,977	8.99%	6,723	9.63%
2010 Households by HH Size	3,270		11,589		45,520	
1-Person Households	457	13.98%	2,490	21.49%	12,411	27.26%
2-Person Households	892	27.28%	3,311	28.57%	13,708	30.11%
3-Person Households	684	20.92%	2,203	19.01%	7,825	17.19%
4-Person Households	710	21.71%	2,028	17.50%	6,406	14.07%
5-Person Households	337	10.31%	957	8.26%	3,170	6.96%
6-Person Households	126	3.85%	377	3.25%	1,238	2.72%
7 or more Person Households	64	1.96%	223	1.92%	762	1.67%
2023 Average Household Size	3.10		2.90		2.60	
Households						
2028 Projection	5,714		15,389		53,845	
2023 Estimate	5,393		14,917		52,865	
2010 Census	3,270		11,589		45,520	
Growth 2023 - 2028	5.95%		3.16%		1.85%	
Growth 2010 - 2023	64.92%		28.72%		16.14%	

DEMOGRAPHICS

Demographic Detail Report

SWQ McPherson Blvd, Fort Worth, TX 76123			
Radius	2 Mile	3 Mile	5 Mile
2023 Households by HH Income	5,391	14,916	52,864
<\$25,000	316 5.86%	1,650 11.06%	6,823 12.91%
\$25,000 - \$50,000	775 14.38%	2,644 17.73%	11,176 21.14%
\$50,000 - \$75,000	576 10.68%	2,445 16.39%	10,088 19.08%
\$75,000 - \$100,000	794 14.73%	2,344 15.71%	7,452 14.10%
\$100,000 - \$125,000	833 15.45%	1,769 11.86%	5,529 10.46%
\$125,000 - \$150,000	735 13.63%	1,600 10.73%	4,440 8.40%
\$150,000 - \$200,000	657 12.19%	1,267 8.49%	3,741 7.08%
\$200,000+	705 13.08%	1,197 8.02%	3,615 6.84%
2023 Avg Household Income	\$123,590	\$100,053	\$90,961
2023 Med Household Income	\$107,038	\$82,668	\$71,037
2023 Occupied Housing	5,393	14,917	52,865
Owner Occupied	4,595 85.20%	11,075 74.24%	32,957 62.34%
Renter Occupied	798 14.80%	3,842 25.76%	19,908 37.66%
2010 Housing Units	5,710	15,887	57,063
1 Unit	5,462 95.66%	13,220 83.21%	41,264 72.31%
2 - 4 Units	50 0.88%	492 3.10%	2,253 3.95%
5 - 19 Units	140 2.45%	1,403 8.83%	8,766 15.36%
20+ Units	58 1.02%	772 4.86%	4,780 8.38%
2023 Housing Value	4,595	11,076	32,958
<\$100,000	28 0.61%	281 2.54%	1,948 5.91%
\$100,000 - \$200,000	792 17.24%	4,325 39.05%	14,594 44.28%
\$200,000 - \$300,000	2,390 52.01%	4,151 37.48%	9,971 30.25%
\$300,000 - \$400,000	1,058 23.03%	1,579 14.26%	3,815 11.58%
\$400,000 - \$500,000	81 1.76%	246 2.22%	1,239 3.76%
\$500,000 - \$1,000,000	139 3.03%	331 2.99%	1,022 3.10%
\$1,000,000+	107 2.33%	163 1.47%	369 1.12%
2023 Median Home Value	\$261,819	\$222,452	\$199,567
2023 Housing Units by Yr Built	5,738	15,980	57,551
Built 2010+	2,333 40.66%	3,800 23.78%	9,004 15.65%
Built 2000 - 2010	2,639 45.99%	6,449 40.36%	13,953 24.24%
Built 1990 - 1999	318 5.54%	1,826 11.43%	8,298 14.42%
Built 1980 - 1989	283 4.93%	2,076 12.99%	12,843 22.32%
Built 1970 - 1979	87 1.52%	1,277 7.99%	7,203 12.52%
Built 1960 - 1969	49 0.85%	411 2.57%	4,098 7.12%
Built 1950 - 1959	5 0.09%	66 0.41%	1,703 2.96%
Built <1949	24 0.42%	75 0.47%	449 0.78%
2023 Median Year Built	2008	2003	1992

DEMOGRAPHICS – MARKET COMPARISON



DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius		
SWQ McPherson Blvd, Fort Worth, TX 76123				
Type:	Class B Office			
County:	Tarrant			
	1 Mile		County	
Population Growth				
Growth 2010 - 2023	139.42%		18.19%	
Growth 2023 - 2028	9.07%		1.99%	
Empl	1,993	96.47%	1,096,964	96.10%
Unempl	73	3.53%	44,527	3.90%
2023 Population by Race				
	3,801		2,138,029	
White	1,827	48.07%	1,530,333	71.58%
Black	1,371	36.07%	396,486	18.54%
Am. Indian & Alaskan	28	0.74%	19,541	0.91%
Asian	430	11.31%	128,664	6.02%
Hawaiian & Pacific Island	5	0.13%	5,488	0.26%
Other	140	3.68%	57,517	2.69%
Household Growth				
Growth 2010 - 2023	138.68%		18.18%	
Growth 2023 - 2028	9.14%		2.02%	
Renter Occupied	149	12.84%	298,230	38.40%
Owner Occupied	1,011	87.16%	478,354	61.60%
2023 Households by Household Income				
	1,162		776,584	
Income <\$25K	14	1.20%	108,480	13.97%
Income \$25K - \$50K	138	11.88%	155,083	19.97%
Income \$50K - \$75K	125	10.76%	141,224	18.19%
Income \$75K - \$100K	170	14.63%	103,059	13.27%
Income \$100K - \$125K	254	21.86%	76,107	9.80%
Income \$125K - \$150K	167	14.37%	59,178	7.62%
Income \$150K - \$200K	136	11.70%	63,443	8.17%
Income \$200K+	158	13.60%	70,010	9.02%
2023 Med Household Inc	\$113,188		\$72,075	
2023 Median Age	33.70		35.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

SWQ McPherson Blvd, Fort Worth, TX 76123

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **12,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **12,000 SF**



Description	2010	2023	2028
Population	1,588	3,802	4,147
Age 0 - 4	152 9.57%	241 6.34%	258 6.22%
Age 5 - 9	156 9.82%	269 7.08%	264 6.37%
Age 10 - 14	161 10.14%	313 8.23%	291 7.02%
Age 15 - 19	134 8.44%	331 8.71%	322 7.76%
Age 20 - 24	57 3.59%	300 7.89%	330 7.96%
Age 25 - 29	81 5.10%	269 7.08%	311 7.50%
Age 30 - 34	140 8.82%	242 6.37%	283 6.82%
Age 35 - 39	173 10.89%	249 6.55%	265 6.39%
Age 40 - 44	144 9.07%	276 7.26%	269 6.49%
Age 45 - 49	119 7.49%	283 7.44%	282 6.80%
Age 50 - 54	79 4.97%	268 7.05%	283 6.82%
Age 55 - 59	69 4.35%	233 6.13%	265 6.39%
Age 60 - 64	42 2.64%	188 4.94%	229 5.52%
Age 65 - 69	28 1.76%	135 3.55%	183 4.41%
Age 70 - 74	15 0.94%	93 2.45%	132 3.18%
Age 75 - 79	15 0.94%	56 1.47%	87 2.10%
Age 80 - 84	10 0.63%	30 0.79%	51 1.23%
Age 85+	12 0.76%	25 0.66%	41 0.99%
Age 15+	1,118 70.40%	2,978 78.33%	3,333 80.37%
Age 20+	984 61.96%	2,647 69.62%	3,011 72.61%
Age 65+	80 5.04%	339 8.92%	494 11.91%
Median Age	32	34	35
Average Age	30.50	34.50	36.40
Population By Race	1,588	3,802	4,147
White	911 57.37%	1,827 48.05%	1,998 48.18%
Black	465 29.28%	1,371 36.06%	1,490 35.93%
Am. Indian & Alaskan	12 0.76%	28 0.74%	31 0.75%
Asian	150 9.45%	430 11.31%	470 11.33%
Hawaiian & Pacific Islander	2 0.13%	5 0.13%	6 0.14%
Other	47 2.96%	141 3.71%	152 3.67%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

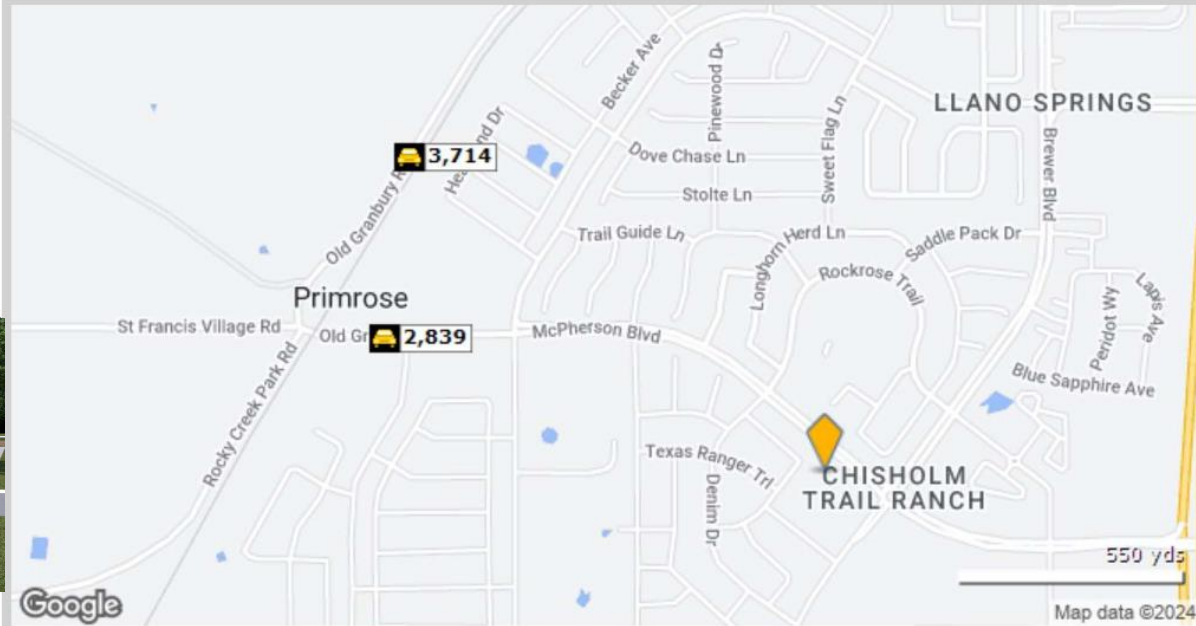
1 Mile Radius

SWQ McPherson Blvd, Fort Worth, TX 76123			
Description	2010	2023	2028
Population by Race (Hispanic)	234	676	737
White	211 90.17%	603 89.20%	658 89.28%
Black	10 4.27%	32 4.73%	36 4.88%
Am. Indian & Alaskan	6 2.56%	15 2.22%	17 2.31%
Asian	1 0.43%	4 0.59%	5 0.68%
Hawaiian & Pacific Islander	0 0.00%	1 0.15%	2 0.27%
Other	5 2.14%	19 2.81%	20 2.71%
Household by Household Income	487	1,162	1,267
<\$25,000	37 7.60%	14 1.20%	15 1.18%
\$25,000 - \$50,000	32 6.57%	138 11.88%	153 12.08%
\$50,000 - \$75,000	144 29.57%	125 10.76%	128 10.10%
\$75,000 - \$100,000	54 11.09%	170 14.63%	186 14.68%
\$100,000 - \$125,000	113 23.20%	254 21.86%	276 21.78%
\$125,000 - \$150,000	47 9.65%	167 14.37%	184 14.52%
\$150,000 - \$200,000	53 10.88%	136 11.70%	148 11.68%
\$200,000+	7 1.44%	158 13.60%	177 13.97%
Average Household Income	\$95,189	\$130,976	\$131,889
Median Household Income	\$89,120	\$113,188	\$113,722

Traffic Count Report

SWQ McPherson Blvd, Fort Worth, TX 76123

Building Type: **Class B Office**
 Class: **B**
 RBA: **12,000 SF**
 Typical Floor: **12,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Old Granbury Rd	Saint Francis Village Rd	0.12 W	2022	2,839	MPSI	.65
2 Old Granbury Rd	Saint Francis Village Rd	0.29 SW	2022	3,714	MPSI	.74