

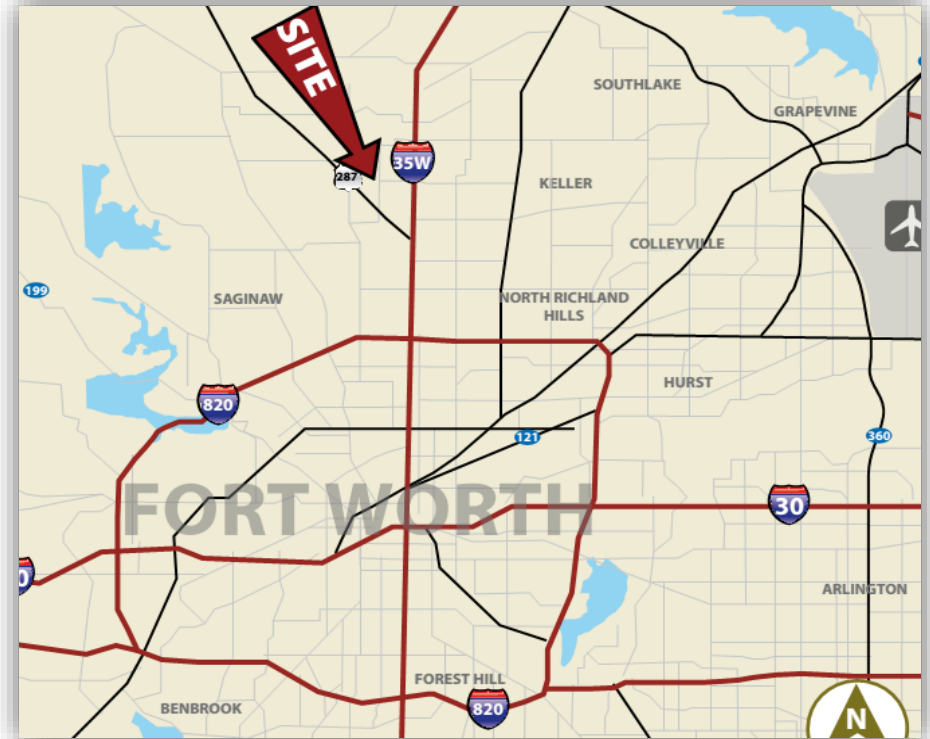
AVONDALE HASLET CENTER



Up to 7,000 SF available for lease on Avondale-Haslet Road near Hwy 287 in North Fort Worth/Haslet/Saginaw market. This is phase 2 of a professional office/retail development with an urgent care facility and family practice leased in the first phase. Up to 100% finish-out allowance available for credit tenants.

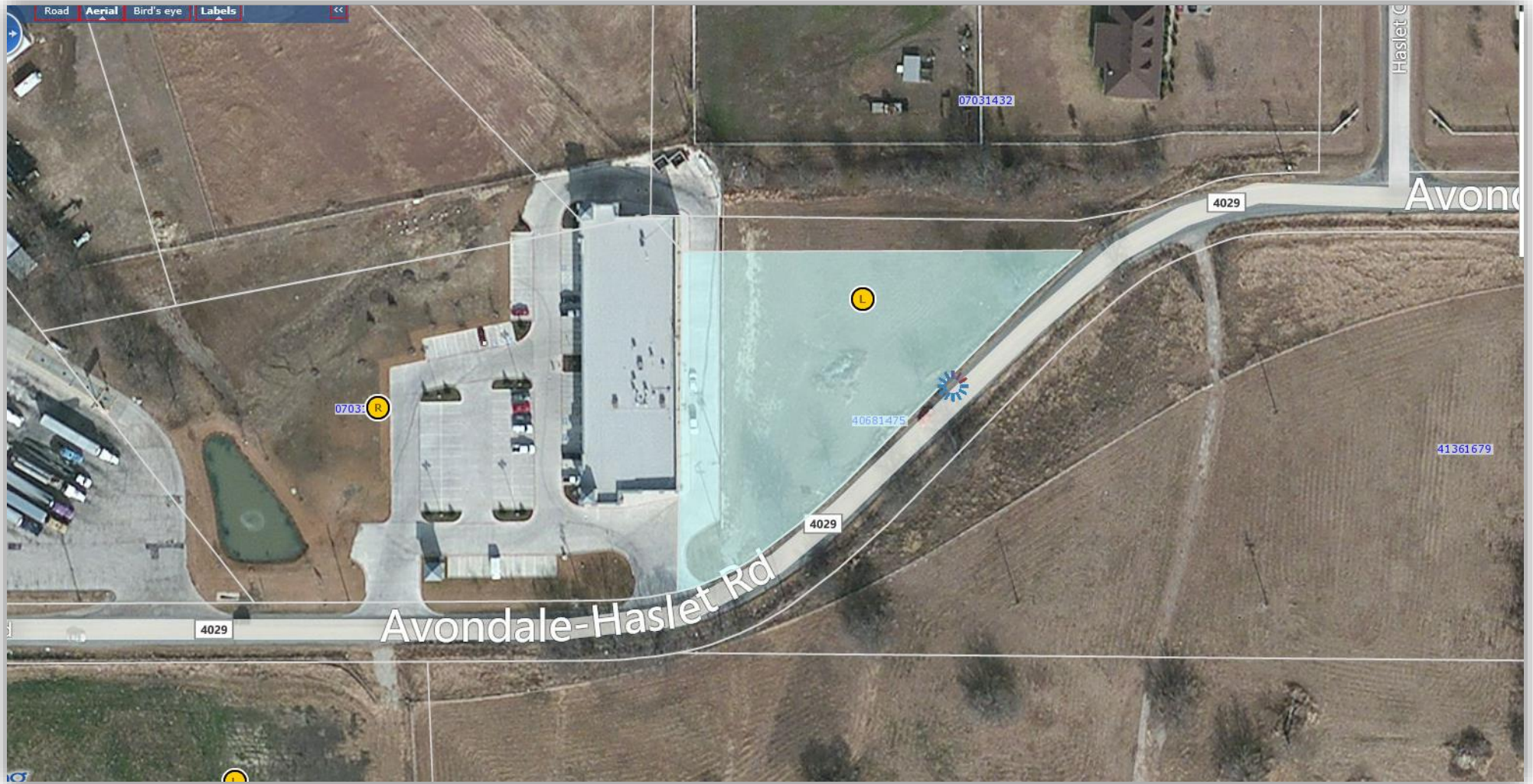
DEVELOPMENT HIGHLIGHTS

- 7,000 SF Professional Office/Retail building for lease
- Phase 1 100% leased with an Urgent Care Facility, Family Practice
- Great Visibility – On Avondale-Haslet Road just East of Hwy 287(20,000+ CPD)
- Great Accessibility – Curb cut off Avondale-Haslet Rd, with access to Hwy 287, Hwy 156 and I -35W via Westport Pkwy
- Across from a new Wal-Mart Supercenter currently under construction
- Area Traffic Generators – Wal-Mart, McDonalds, Home Depot(future retailer), Sonic, Shell
- 100% Finish-out allowance available for credit tenants
- Triple net lease structure
- Great Visibility & Accessibility – Hard corner/off corner sites, near highways and busy thoroughfares
- Capture the growing markets of North Fort Worth / Haslet / Saginaw
- Close to residential – Sendera Ranch, Willow Springs



DEVELOPMENT SUMMARY

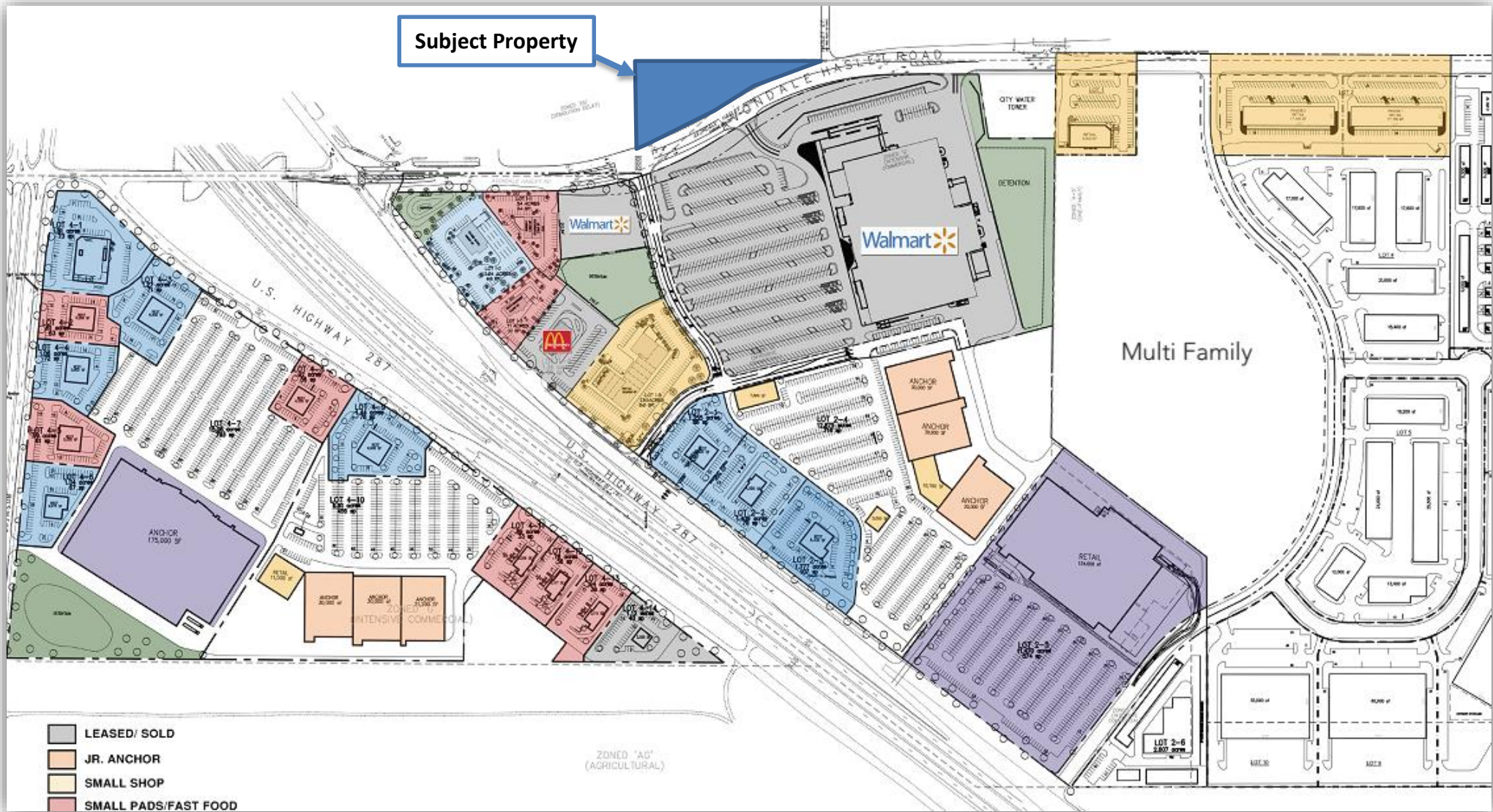
Use:	Professional Office/Retail
Lease Space:	7,000 SF (Divisible)
Building Size:	7,000 SF
Tenant Improvement Allowance:	Up to 100 %
Signage:	Monument sign & building sign band
Lease Structure:	Triple Net(\$5.00/SF first year)



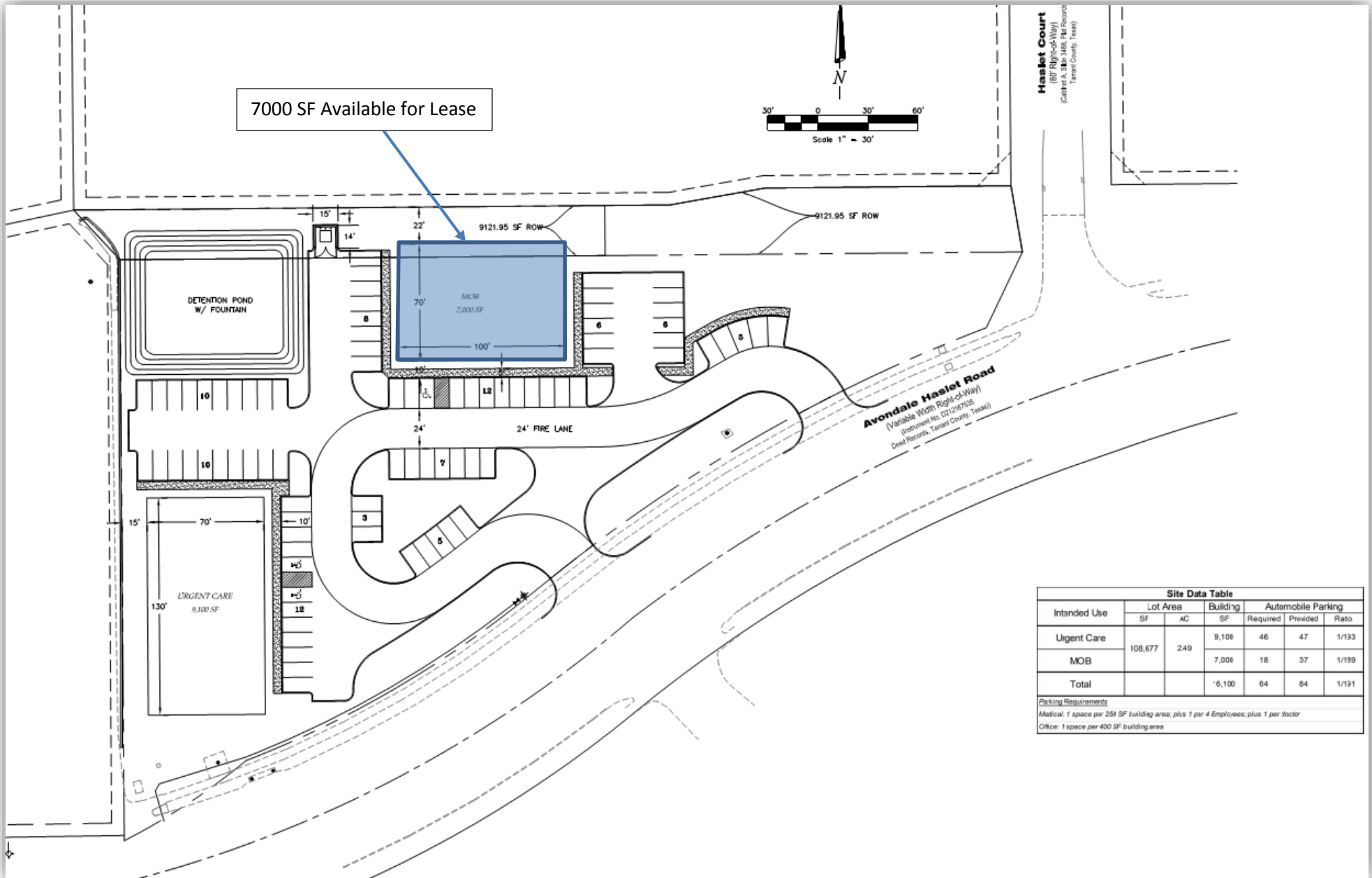
AERIAL – GOOGLE EARTH PERSPECTIVE



MASTER AREA PLAN



SITE PLAN



Intended Use	Site Data Table					
	Lot Area		Building	Automobile Parking		
	SF	AC	SF	Required	Provided	Ratio
Urgent Care	108,677	249	9,100	46	47	1/133
MOB			7,000	18	37	1/139
Total			6,100	64	84	1/131

Parking Requirements
 Medical: 1 space per 250 SF building area; plus 1 per 4 Employees; plus 1 per doctor
 Office: 1 space per 400 SF building area

DEMOGRAPHICS SUMMARY REPORT

Radius	1 Mile		3 Mile		5 Mile	
Population						
2017 Projection	1,949		16,704		31,657	
2012 Estimate	1,748		14,303		27,377	
2010 Census	1,658		12,764		25,185	
Growth 2012 - 2017	11.50%		16.80%		15.60%	
Growth 2010 - 2012	5.40%		12.10%		8.70%	
2012 Population by Hispanic Origin	208		1,916		3,960	
2012 Population By Race	1,748		14,303		27,377	
White	1,560	89.24%	12,230	85.51%	23,268	84.99%
Black or African American	34	1.95%	640	4.47%	1,270	4.64%
American Indian and Alaska Native	10	0.57%	98	0.69%	187	0.68%
Asian	35	2.00%	270	1.89%	530	1.94%
Native Hawaiian and Pacific Islander	0	0.00%	12	0.08%	22	0.08%
Other Race	66	3.78%	629	4.40%	1,286	4.70%
Two or More Races	41	2.35%	425	2.97%	816	2.98%
Households						
2017 Projection	672		5,203		10,120	
2012 Estimate	601		4,507		8,850	
2010 Census	551		4,012		8,127	
Growth 2012 - 2017	11.80%		15.40%		14.40%	
Growth 2010 - 2012	9.10%		12.30%		8.90%	
Owner Occupied	574	95.51%	3,966	88.00%	7,835	88.53%
Renter Occupied	28	4.66%	541	12.00%	1,015	11.47%
2012 Households by HH Income	602		4,506		8,850	
Income Less Than \$15,000	34	5.65%	237	5.26%	434	4.90%
Income: \$15,000 - \$24,999	26	4.32%	195	4.33%	380	4.29%
Income: \$25,000 - \$34,999	19	3.16%	182	4.04%	407	4.60%
Income: \$35,000 - \$49,999	18	2.99%	273	6.06%	737	8.33%
Income: \$50,000 - \$74,999	43	7.14%	814	18.06%	1,675	18.93%
Income: \$75,000 - \$99,999	97	16.11%	883	19.60%	1,601	18.09%
Income: \$100,000 - \$149,999	215	35.71%	1,226	27.21%	2,187	24.71%
Income: \$150,000 - \$199,999	84	13.95%	399	8.85%	818	9.24%
Income: \$200,000+	66	10.96%	297	6.59%	611	6.90%
2012 Avg Household Income	\$124,955		\$103,101		\$101,913	
2012 Med Household Income	\$109,188		\$88,611		\$85,346	
2012 Per Capita Income	\$41,702		\$32,805		\$32,890	

DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report

Avondale-Haslet Land

Avondale- Haslet Rd, Fort Worth, TX 76052

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

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



Radius	1 Mile	3 Mile	5 Mile
Population			
2017 Projection	1,949	16,704	31,657
2012 Estimate	1,748	14,303	27,377
2010 Census	1,658	12,764	25,185
Growth 2012 - 2017	11.50%	16.80%	15.60%
Growth 2010 - 2012	5.40%	12.10%	8.70%
2012 Population by Age			
	1,748	14,303	27,377
Age 0 - 4	118 6.75%	1,319 9.22%	2,353 8.59%
Age 5 - 9	162 9.27%	1,529 10.69%	2,742 10.02%
Age 10 - 14	168 9.61%	1,312 9.17%	2,470 9.02%
Age 15 - 19	120 6.86%	867 6.06%	1,790 6.54%
Age 20 - 24	45 2.57%	491 3.43%	1,045 3.82%
Age 25 - 34	161 9.21%	2,315 16.19%	4,156 15.18%
Age 35 - 44	367 21.00%	2,691 18.81%	4,960 18.12%
Age 45 - 49	165 9.44%	1,002 7.01%	2,006 7.33%
Age 50 - 54	148 8.47%	871 6.09%	1,850 6.76%
Age 55 - 59	119 6.81%	703 4.92%	1,452 5.30%
Age 60 - 64	80 4.58%	508 3.55%	1,124 4.11%
Age 65 - 74	69 3.95%	496 3.47%	1,006 3.67%
Age 75 - 84	23 1.32%	164 1.15%	341 1.25%
Age 85 and over	4 0.23%	36 0.25%	84 0.31%
Age 65 and over	96 5.49%	696 4.87%	1,431 5.23%
Median Age	38.00	32.40	33.10
Average Age	34.80	31.50	32.40

DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report			
Avondale-Haslet Land			
Avondale- Haslet Rd, Fort Worth, TX 76052			
Radius	1 Mile	3 Mile	5 Mile
2012 Population By Race	1,748	14,303	27,377
White	1,560 89.24%	12,230 85.51%	23,268 84.99%
Black or African American	34 1.95%	640 4.47%	1,270 4.64%
American Indian and Alaska Native	10 0.57%	98 0.69%	187 0.68%
Asian	35 2.00%	270 1.89%	530 1.94%
Native Hawaiian and Pacific Islander	0 0.00%	12 0.08%	22 0.08%
Other Race	66 3.78%	629 4.40%	1,286 4.70%
Two or More Races	41 2.35%	425 2.97%	816 2.98%
2012 Population by Hispanic Origin	1,746	14,304	27,379
Not Hispanic or Latino	1,538 88.09%	12,388 86.61%	23,419 85.54%
Hispanic or Latino	208 11.91%	1,916 13.39%	3,960 14.46%
2012 Age 5+ Language at Home	1,386	9,110	19,366
Speak Only English	1,270 91.63%	8,222 90.25%	17,196 88.79%
Speak Asian or Pacific Island	0 0.00%	45 0.49%	135 0.70%
Speak IndoEuropean	0 0.00%	37 0.41%	92 0.48%
Speak Spanish	100 7.22%	769 8.44%	1,904 9.83%
Speak Other Language	16 1.15%	37 0.41%	39 0.20%
2012 Median Age, Male	38.60	32.70	33.30
2012 Average Age, Male	35.20	31.70	32.40
2012 Median Age, Female	37.60	32.10	33.00
2012 Average Age, Female	34.30	31.40	32.40
2012 Population by Occupation Classification (Age 16+)	804	5,096	10,931
Blue Collar	134 16.67%	1,001 19.64%	2,115 19.35%
White Collar	623 77.49%	3,682 72.25%	7,788 71.25%
Service	47 5.85%	413 8.10%	1,028 9.40%
2012 Population by Marital Status (Age 15+)	1,069	6,991	15,065
Total, Never Married	161 15.06%	1,077 15.41%	2,638 17.51%
Married	742 69.41%	5,041 72.11%	10,696 71.00%
Widowed	58 5.43%	188 2.69%	392 2.60%
Divorced	108 10.10%	685 9.80%	1,339 8.89%

DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report			
Avondale-Haslet Land			
Avondale- Haslet Rd, Fort Worth, TX 76052			
Radius	1 Mile	3 Mile	5 Mile
2012 Population by Education	949	6,151	13,023
Less Than 9th Grade	0 0.00%	34 0.55%	322 2.47%
Some High School, No Diploma	31 3.27%	256 4.16%	599 4.60%
High School Grad (Incl Equivalency)	255 26.87%	1,750 28.45%	3,489 26.79%
Some College, No Degree	281 29.61%	1,771 28.79%	3,491 26.81%
Associate Degree	97 10.22%	565 9.19%	1,253 9.62%
Bachelor Degree	226 23.81%	1,314 21.36%	2,900 22.27%
Advanced Degrees	59 6.22%	461 7.49%	969 7.44%
2012 Population by Occupation (Age 16+)	851	5,507	11,958
Management, Business, & Financial	399 46.89%	2,083 37.82%	4,511 37.72%
Professional & Related Occupations	15 1.76%	171 3.11%	437 3.65%
Services	228 26.79%	1,853 33.65%	4,147 34.68%
Sales & Office	121 14.22%	758 13.76%	1,387 11.60%
Farming, Fishing, & Forestry	0 0.00%	4 0.07%	6 0.05%
Construction, Extraction & Maint	31 3.64%	249 4.52%	425 3.55%
Production & Transportation	57 6.70%	389 7.06%	1,045 8.74%
2012 Workers by Travel Time to Work (Age 16+)	936	5,791	12,063
Less Than 15 Minutes	75 8.01%	484 8.36%	1,164 9.65%
15 to 29 Minutes	213 22.76%	1,213 20.95%	2,835 23.50%
30 to 44 Minutes	180 19.23%	1,324 22.86%	2,746 22.76%
45 to 59 Minutes	177 18.91%	1,034 17.86%	1,962 16.26%
60+ Minutes	291 31.09%	1,736 29.98%	3,356 27.82%
2010 Households by HH Size	552	4,011	8,127
1-Person Households	47 8.51%	412 10.27%	878 10.80%
2-Person Households	190 34.42%	1,204 30.02%	2,525 31.07%
3-Person Households	103 18.66%	775 19.32%	1,591 19.58%
4-Person Households	129 23.37%	955 23.81%	1,830 22.52%
5-Person Households	54 9.78%	433 10.80%	834 10.26%
6-Person Households	22 3.99%	169 4.21%	327 4.02%
7 or more Person Households	7 1.27%	63 1.57%	142 1.75%
2012 Average Household Size	2.91	3.17	3.09

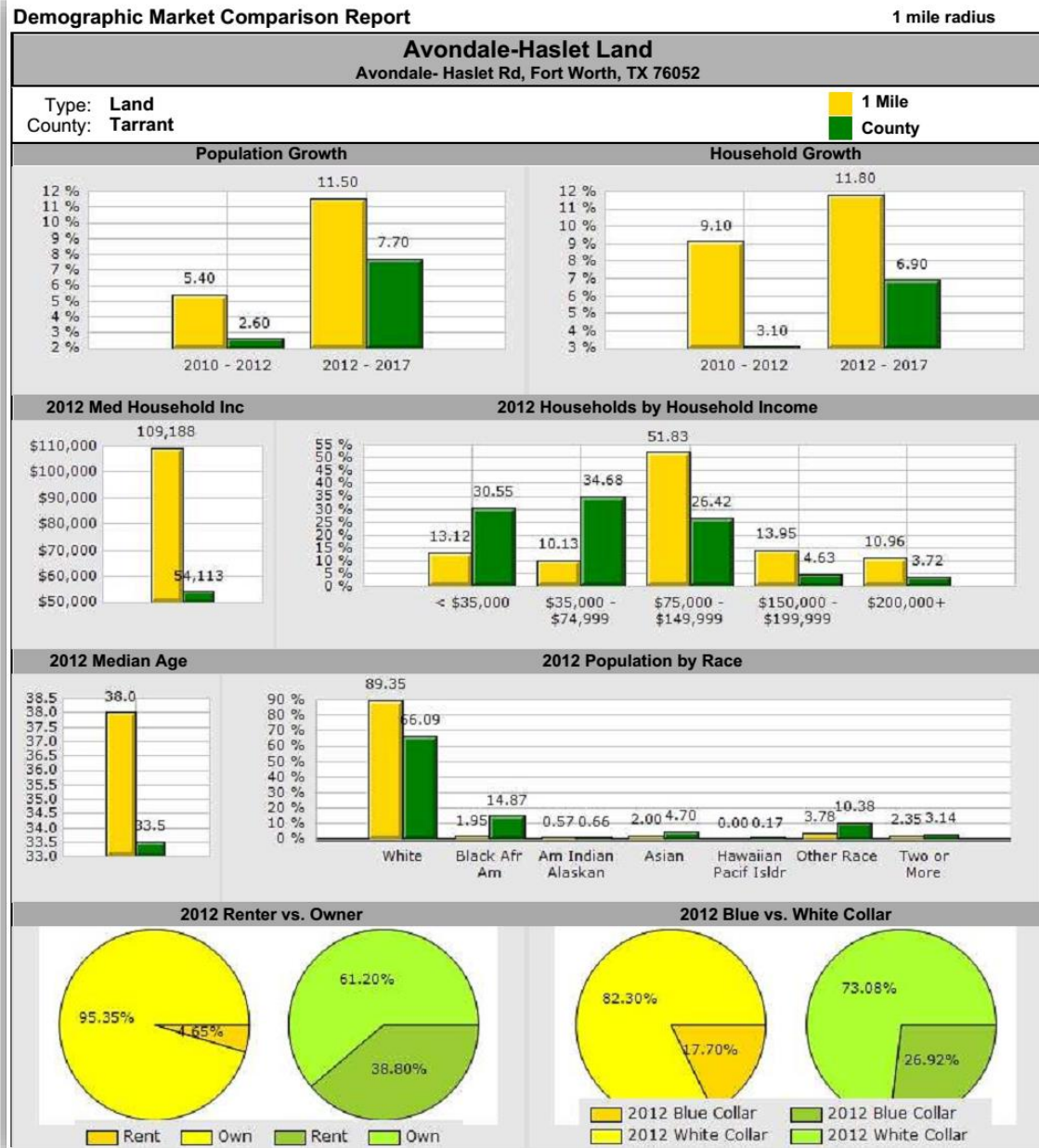
DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report			
Avondale-Haslet Land			
Avondale- Haslet Rd, Fort Worth, TX 76052			
Radius	1 Mile	3 Mile	5 Mile
Households			
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Income: \$25,000 - \$34,999	19 3.16%	182 4.04%	407 4.60%
Income: \$35,000 - \$49,999	18 2.99%	273 6.06%	737 8.33%
Income: \$50,000 - \$74,999	43 7.14%	814 18.06%	1,675 18.93%
Income: \$75,000 - \$99,999	97 16.11%	883 19.60%	1,601 18.09%
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Income: \$150,000 - \$199,999	84 13.95%	399 8.85%	818 9.24%
Income: \$200,000+	66 10.96%	297 6.59%	611 6.90%
2012 Avg Household Income	\$124,955	\$103,101	\$101,913
2012 Med Household Income	\$109,188	\$88,611	\$85,346
2012 Per Capita Income	\$41,702	\$32,805	\$32,890
2012 Occupied Housing			
Owner Occupied	574 95.35%	3,966 88.00%	7,835 88.53%
Renter Occupied	28 4.65%	541 12.00%	1,015 11.47%
2010 Housing Units			
1 Unit Attached	0 0.00%	27 0.73%	41 0.52%
1 Unit Detached	524 93.74%	3,393 92.28%	6,951 88.50%
2 Units	0 0.00%	4 0.11%	8 0.10%
3 - 19 Units	0 0.00%	2 0.05%	10 0.13%
20 - 49 Units	0 0.00%	0 0.00%	0 0.00%
50 or more Units	0 0.00%	0 0.00%	9 0.11%
Mobile Home or Trailer	35 6.26%	250 6.80%	830 10.57%
Boat, RV, Van, Etc.	0 0.00%	1 0.03%	5 0.06%

DEMOGRAPHICS DETAIL REPORT

Demographic Detail Report				
Avondale-Haslet Land				
Avondale- Haslet Rd, Fort Worth, TX 76052				
Radius	1 Mile	3 Mile	5 Mile	
2012 Housing Value - Owner Occupied	575	3,965	7,835	
Value < \$50,000	26 4.52%	122 3.08%	204 2.60%	
Value \$50,000-\$99,999	24 4.17%	254 6.41%	548 6.99%	
Value \$100,000-\$149,999	45 7.83%	1,039 26.20%	2,014 25.71%	
Value \$150,000-\$199,999	65 11.30%	720 18.16%	1,516 19.35%	
Value \$200,000-\$249,999	137 23.83%	566 14.27%	1,040 13.27%	
Value \$250,000-\$299,999	117 20.35%	516 13.01%	924 11.79%	
Value \$300,000-\$399,999	110 19.13%	488 12.31%	973 12.42%	
Value \$400,000-\$499,999	33 5.74%	166 4.19%	390 4.98%	
Value \$500,000-\$749,999	16 2.78%	78 1.97%	183 2.34%	
Value \$750,000-\$999,999	2 0.35%	12 0.30%	28 0.36%	
Value \$1,000,000+	0 0.00%	4 0.10%	15 0.19%	
2012 Median Home Value	\$246,589	\$189,406	\$187,975	
2012 Housing Units by Yr Built	560	3,675	7,854	
Built 2005 to Present	128 22.86%	1,584 43.10%	2,816 35.85%	
Built 2000 to 2004	358 63.93%	1,529 41.61%	2,943 37.47%	
Built 1990 to 1999	39 6.96%	185 5.03%	930 11.84%	
Built 1980 to 1989	10 1.79%	105 2.86%	457 5.82%	
Built 1970 to 1979	19 3.39%	138 3.76%	371 4.72%	
Built 1960 to 1969	4 0.71%	86 2.34%	177 2.25%	
Built 1950 to 1959	2 0.36%	33 0.90%	99 1.26%	
Built 1940 to 1949	0 0.00%	2 0.05%	35 0.45%	
Built 1939 or Earlier	0 0.00%	13 0.35%	26 0.33%	
2012 Median Year Built	2003	2004	2003	

DEMOGRAPHICS MARKET COMPARISON REPORT



DEMOGRAPHICS MARKET COMPARISON REPORT

Demographic Market Comparison Report		1 mile radius	
Avondale-Haslet Land			
Avondale- Haslet Rd, Fort Worth, TX 76052			
Type:	Land		
County:	Tarrant		
	1 Mile		County
Population Growth			
Growth 2010 - 2012	5.40%		2.60%
Growth 2012 - 2017	11.50%		7.70%
2012 Blue Collar	134	17.70%	195,749 26.92%
2012 White Collar	623	82.30%	531,458 73.08%
2012 Population by Race			
	1,746		1,856,711
White	1,560	89.35%	1,227,120 66.09%
Black Afr Am	34	1.95%	276,026 14.87%
Am Indian Alaskan	10	0.57%	12,223 0.66%
Asian	35	2.00%	87,230 4.70%
Hawaiian Pacif Islr	0	0.00%	3,073 0.17%
Other Race	66	3.78%	192,816 10.38%
Two or More	41	2.35%	58,223 3.14%
Household Growth			
Growth 2010 - 2012	9.10%		3.10%
Growth 2012 - 2017	11.80%		6.90%
Renter Occupied	28	4.65%	262,764 38.80%
Owner Occupied	574	95.35%	414,444 61.20%
2012 Households by Household Income			
	602		677,203
Income < \$35,000	79	13.12%	206,880 30.55%
Income \$35,000 - \$74,999	61	10.13%	234,839 34.68%
Income \$75,000 - \$149,999	312	51.83%	178,946 26.42%
Income \$150,000 - \$199,999	84	13.95%	31,348 4.63%
Income \$200,000+	66	10.96%	25,190 3.72%
2012 Med Household Inc	\$109,188		\$54,113
2012 Median Age	38.00		33.50

CONSUMER SPENDING REPORT

Consumer Spending Report

Avondale-Haslet Land

Avondale- Haslet Rd, Fort Worth, TX 76052

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




2012 Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$38,241	\$238,107	\$462,048
Total Apparel	\$1,403	\$8,698	\$16,879
Women's Apparel	477	2,936	5,708
Men's Apparel	285	1,751	3,400
Girl's Apparel	115	709	1,371
Boy's Apparel	94	586	1,132
Infant Apparel	81	528	1,020
Footwear (excl. Infants)	213	1,325	2,572
Other Apparel Prod/Services	139	864	1,677
Total Entertainment	\$3,717	\$22,913	\$44,503
Sports and Recreation	173	1,073	2,077
TV, Radio and Sound Equipment	1,305	8,176	15,877
Reading Materials	157	965	1,883
Travel	2,044	12,460	24,202
Photographic Equipment	38	240	464
Total Food At Home	\$3,434	\$21,494	\$41,792
Cereal Products	227	1,423	2,767
Bread & Bakery Products	466	2,912	5,671
Seafood	165	1,029	1,997
Meat/Poultry/Fish/Eggs	1,095	6,856	13,321
Dairy Products	532	3,334	6,484
Fruits and Vegetables	949	5,940	11,552
Total Food Away From Home	\$3,135	\$19,635	\$38,058
Breakfast and Brunch	292	1,848	3,593
Dinner	1,465	9,138	17,716
Lunch	1,068	6,704	12,972
Snacks and Non Alcoholic Bev	220	1,394	2,702
Catered Affairs	90	552	1,077

CONSUMER SPENDING REPORT

Consumer Spending Report

Avondale-Haslet Land			
Avondale- Haslet Rd, Fort Worth, TX 76052			
Annual Spending (in Thousands)	1 Mile	3 Mile	5 Mile
Total Alcoholic Beverages	\$544	\$3,403	\$6,601
Alcoholic Bev. at Home	337	2,099	4,067
Alcoholic Bev. away from Home	207	1,305	2,534
Total Furniture/Appliances	\$3,359	\$20,848	\$40,405
Bedroom Furniture	185	1,152	2,221
Living Room Furniture	253	1,565	3,033
Other Living & Family Room Furniture	52	319	622
Other Furniture	93	567	1,101
Major Appliances	304	1,891	3,663
Small Appliances & Housewares	752	4,680	9,075
Misc Household Equipment	1,719	10,673	20,692
Total Transportation/Maint.	\$8,336	\$52,221	\$101,243
New Autos/Trucks/Vans	1,917	11,794	22,855
Used Vehicles	1,900	12,100	23,415
Purchase of RVs or Boats	178	1,090	2,132
Gasoline	3,127	19,662	38,134
Diesel Fuel	66	415	799
Automotive Maintenance/Repair	1,148	7,160	13,908
Total Health Care	\$1,760	\$10,857	\$21,139
Medical Services	1,112	6,868	13,354
Prescription Drugs	471	2,901	5,664
Medical Supplies	177	1,088	2,121
Total Education/Day Care	\$3,395	\$20,301	\$39,528
Education	1,478	8,806	17,175
Room and Board	175	1,012	1,966
Tuition/School Supplies	1,328	7,870	15,373
Day Care, Nursery & Preschool	415	2,612	5,015

DAYTIME EMPLOYMENT REPORT

Daytime Employment Report		1 Mile Radius	
Avondale-Haslet Land			
Avondale- Haslet Rd, Fort Worth, TX 76052			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	55	385	7
Total Retail	10	65	7
Home Improvement Stores	1	5	5
General Merchandise Stores	0	0	0
Food Stores	1	1	1
Auto Dealers & Gas Stations	3	16	5
Apparel & Accessory Stores	0	0	0
Furniture & Home Furnishings	0	1	0
Eating & Drinking Places	3	36	12
Miscellaneous Retail Stores	2	6	3
Finance-Insurance-Real Estate	3	12	4
Banks, Saving & Lending Inst.	1	2	2
Security Brokers & Investments	0	0	0
Insurance Carriers & Agencies	1	3	3
Real Estate-Trust-Holding Co.	1	7	7
Services	19	126	7
Hotels & Lodging	0	0	0
Motion Picture & Amusement	1	5	5
Health Services	1	6	6
Legal Services	1	3	3
Educational Services	1	17	17
Auto Services	3	5	2
Other Services	12	90	8
Agriculture/Mining	2	15	8
Construction	13	59	5
Manufacturing	2	48	24
Transportation/Comm/Publ Util	4	53	13
Wholesale Trade	2	7	4
Government	0	0	0
Daytime Population	385		
Daytime Population/Business	7		

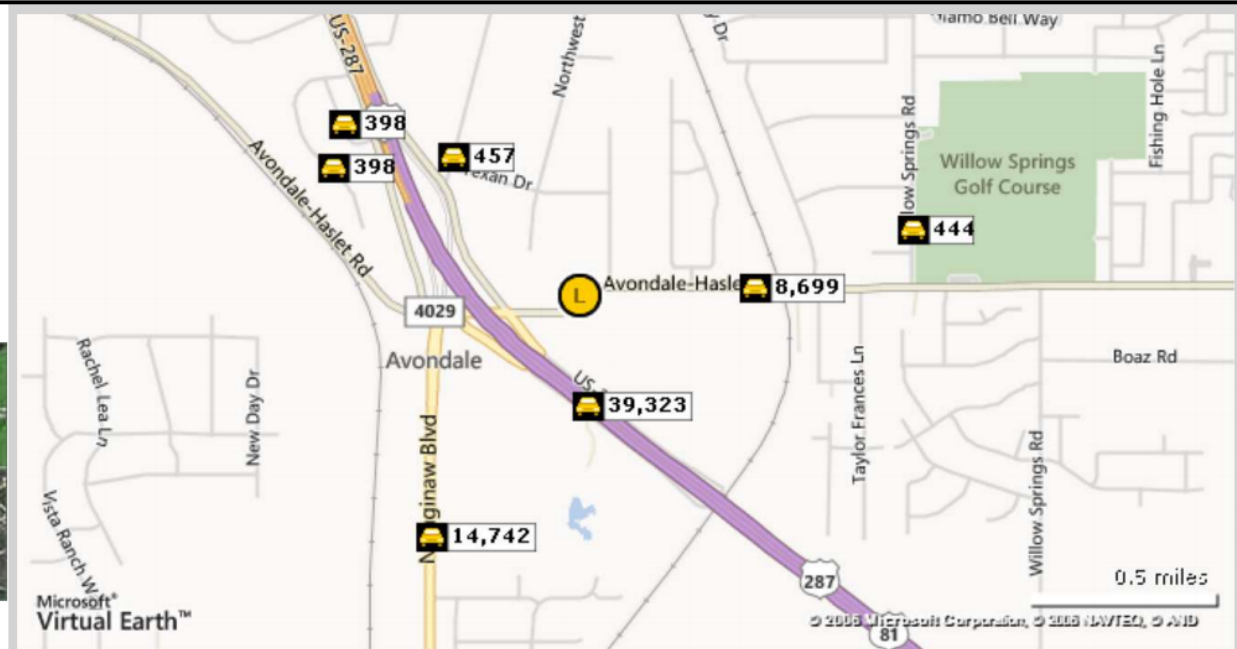
TRAFFIC COUNTS

Traffic Count Report

Avondale-Haslet Land

Avondale- Haslet Rd, Fort Worth, TX 76052

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 US Hwy 81	Avondale Haslet Rd	0.37 NW	2011	39,323	MPSI	.30
2 Avondale Haslet Rd	Willow Creek Dr	0.17 E	2011	8,699	MPSI	.48
3 Bates Aston Rd	Texan Ct	0.03 S	2011	457	MPSI	.51
4 Brett Jackson Rd	Yale Trl	0.25 N	2011	398	MPSI	.76
5 US Hwy 287P Bus	Prairie Ridge Trl	0.16 S	2011	14,742	MPSI	.78
6 Yale Trl	Brett Jackson Rd	0.14 NW	2011	398	MPSI	.79
7 Willow Springs Rd	Willow Springs Ct	0.01 S	2011	444	MPSI	.93