

FOSSIL ROCK MEDICAL PLAZA



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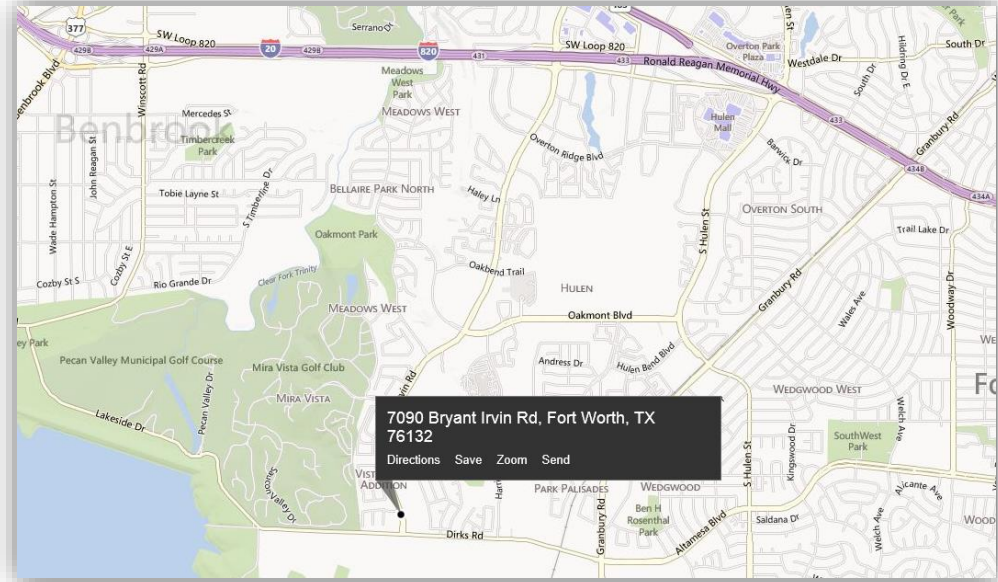
DEVELOPMENT SUMMARY



Fossil Rock Medical Plaza is a multi-tenant medical development located in the heart of Southwest Hospital District. It has great visibility and accessibility off Bryant Irvin Rd with over 20,000 CPD and Dirks Rd. This development is surrounded by strong residential demographics and future medical developments including a new assisted living dementia care facility on Bryant Irvin and a 40,000 SF surgical hospital on Harris Parkway. This property offers a great opportunity for a physician to lease a high quality medical office space in a South Fort Worth market.

DEVELOPMENT HIGHLIGHTS

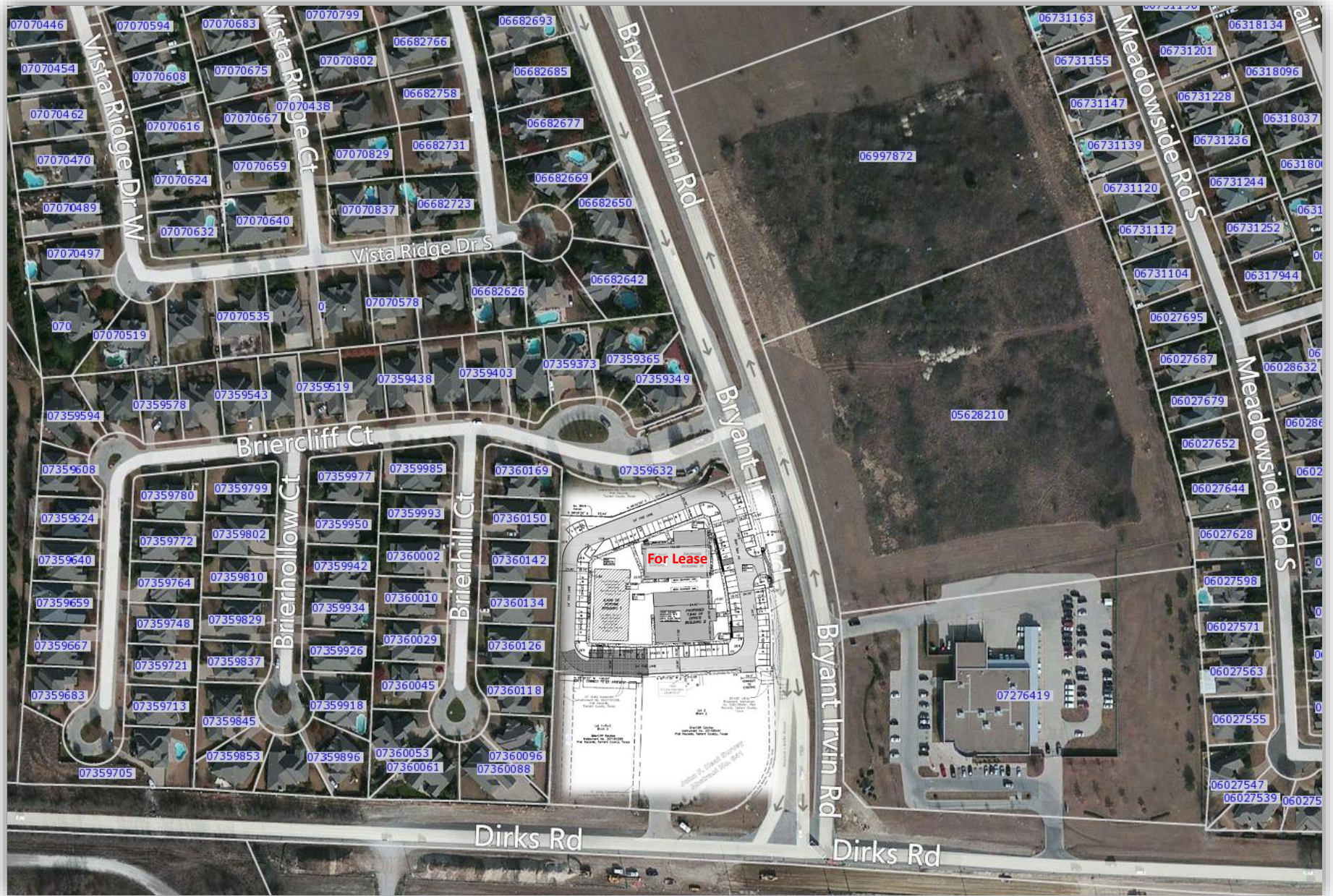
- 7018 SF Medical & Professional Office Building Development
- Part of a 27,000 SF medical office development including Baylor internal medicine, OB/GYN, weight loss clinic
- 5510 SF Shell space available for lease
- Triple net lease structure
- Great Visibility – Frontage on busy Altamesa Blvd(Dirks Road) and Bryant Irvin Blvd which is busy North/South thoroughfare in South Fort Worth market and has over 20,000+CPD
- Great Accessibility with access off Bryant Irvin Rd and Dirks Road
- Two Monument Signs – Dirks Rd and Bryant Irvin Rd
- Across the street from a new Assisted Living Dementia Care facility
- Medical synergy located within the Southwest Hospital District(Baylor, THR, USMD Hospital at Fort Worth)
- Strong demographics



7000 Bryant Irvin Blvd, Fort Worth TX 76132

MEDICAL DEVELOPMENT SUMMARY

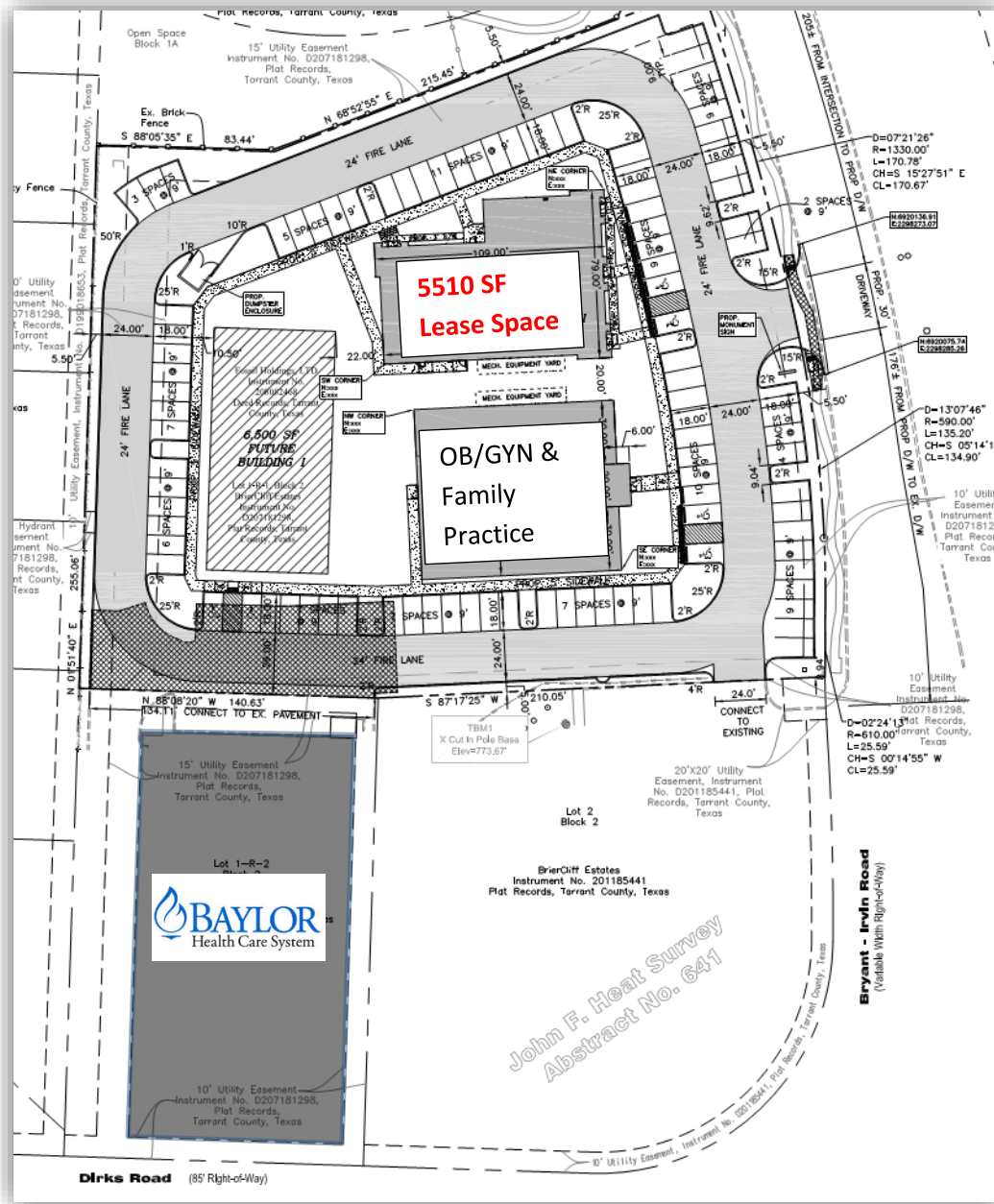
Use:	Medical, Professional Office
Lease Space:	5,510 SF
Building Size:	7,018 SF
Tenant Improvement Allowance:	High finish-out allowance provided credit medical tenants
Signage:	2 Monument Signs – Dirks Rd & Bryant Irvin Rd, building sign band
Construction commencement:	December 2013 with completion April 2014
Lease Structure:	Triple Net(\$5.00/SF first year)



BIRD'S EYE VIEW



SITE PLAN



*John F. Heat Survey
Abstract No. 641*

FLOOR PLAN



ELEVATIONS



Demographic Summary Report

6420 Altamesa Blvd, Fort Worth, TX 76132

Building Type: **Class B Office** Total Available: **1,549 SF**
 Class: **B** % Leased: **76.17%**
 RBA: **6,500 SF** Rent/SF/Yr: **\$20.25**
 Typical Floor: **6,500 SF**



Radius	2 Mile	3 Mile	5 Mile
Population			
2019 Projection	28,379	66,912	184,570
2014 Estimate	26,369	62,260	170,877
2010 Census	25,363	60,166	162,278
Growth 2014 - 2019	7.62%	7.47%	8.01%
Growth 2010 - 2014	3.97%	3.48%	5.30%
2014 Population by Hispanic Origin	3,546	9,473	39,139
2014 Population By Race	26,369	62,260	170,877
White	19,073 72.33%	46,282 74.34%	126,248 73.88%
Black	5,226 19.82%	11,396 18.30%	33,212 19.44%
Am. Indian & Alaskan	153 0.58%	394 0.63%	1,380 0.81%
Asian	1,345 5.10%	2,827 4.54%	6,530 3.82%
Hawaiian & Pacific Island	24 0.09%	60 0.10%	143 0.08%
Other	547 2.07%	1,301 2.09%	3,364 1.97%
Households			
2019 Projection	12,752	28,641	73,762
2014 Estimate	11,840	26,653	68,292
2010 Census	11,369	25,806	64,964
Growth 2014 - 2019	7.70%	7.46%	8.01%
Growth 2010 - 2014	0.21%	-0.28%	0.71%
Owner Occupied	5,355 45.23%	14,688 55.11%	40,565 59.40%
Renter Occupied	6,485 54.77%	11,965 44.89%	27,726 40.60%
2014 Households by HH Income	11,837	26,653	68,292
Income: <\$25,000	2,345 19.81%	4,944 18.55%	13,843 20.27%
Income: \$25,000 - \$50,000	3,059 25.84%	6,169 23.15%	16,686 24.43%
Income: \$50,000 - \$75,000	2,115 17.87%	4,806 18.03%	12,902 18.89%
Income: \$75,000 - \$100,000	1,558 13.16%	3,741 14.04%	8,980 13.15%
Income: \$100,000 - \$125,000	781 6.60%	2,417 9.07%	5,690 8.33%
Income: \$125,000 - \$150,000	431 3.64%	1,203 4.51%	3,306 4.84%
Income: \$150,000 - \$200,000	800 6.76%	1,634 6.13%	3,438 5.03%
Income: \$200,000+	748 6.32%	1,739 6.52%	3,447 5.05%
2014 Avg Household Income	\$78,865	\$82,167	\$75,666
2014 Med Household Income	\$56,312	\$61,849	\$56,632

DEMOGRAPHICS

Demographic Detail Report

6420 Altamesa Blvd, Fort Worth, TX 76132

Building Type: **Class B Office**
 Class: **B**
 RBA: **6,500 SF**
 Typical Floor: **6,500 SF**

Total Available: **1,549 SF**
 % Leased: **76.17%**
 Rent/SF/Yr: **\$20.25**



Radius	2 Mile	3 Mile	5 Mile
Population			
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2014 Estimate	26,369	62,260	170,877
2010 Census	25,363	60,166	162,278
Growth 2014 - 2019	7.62%	7.47%	8.01%
Growth 2010 - 2014	3.97%	3.48%	5.30%
2014 Population by Age			
	26,369	62,260	170,877
Age 0 - 4	1,856 7.04%	4,203 6.75%	12,236 7.16%
Age 5 - 9	1,678 6.36%	3,987 6.40%	12,247 7.17%
Age 10 - 14	1,568 5.95%	3,837 6.16%	11,902 6.97%
Age 15 - 19	1,525 5.78%	3,748 6.02%	11,267 6.59%
Age 20 - 24	1,713 6.50%	3,963 6.37%	11,199 6.55%
Age 25 - 29	2,029 7.69%	4,385 7.04%	12,009 7.03%
Age 30 - 34	1,925 7.30%	4,222 6.78%	11,966 7.00%
Age 35 - 39	1,675 6.35%	3,898 6.26%	11,237 6.58%
Age 40 - 44	1,587 6.02%	3,838 6.16%	10,851 6.35%
Age 45 - 49	1,682 6.38%	4,032 6.48%	10,962 6.42%
Age 50 - 54	1,782 6.76%	4,254 6.83%	11,214 6.56%
Age 55 - 59	1,682 6.38%	4,105 6.59%	10,626 6.22%
Age 60 - 64	1,470 5.57%	3,707 5.95%	9,408 5.51%
Age 65 - 69	1,128 4.28%	2,982 4.79%	7,373 4.31%
Age 70 - 74	816 3.09%	2,215 3.56%	5,327 3.12%
Age 75 - 79	664 2.52%	1,724 2.77%	4,065 2.38%
Age 80 - 84	596 2.26%	1,375 2.21%	3,162 1.85%
Age 85+	993 3.77%	1,786 2.87%	3,826 2.24%
Age 65+	4,197 15.92%	10,082 16.19%	23,753 13.90%
Median Age	37.70	38.60	36.20
Average Age	38.80	39.00	37.20

DEMOGRAPHICS

Demographic Detail Report

6420 Altamesa Blvd, Fort Worth, TX 76132						
Radius	2 Mile		3 Mile		5 Mile	
2014 Population By Race	26,369		62,260		170,877	
White	19,073	72.33%	46,282	74.34%	126,248	73.88%
Black	5,226	19.82%	11,396	18.30%	33,212	19.44%
Am. Indian & Alaskan	153	0.58%	394	0.63%	1,380	0.81%
Asian	1,345	5.10%	2,827	4.54%	6,530	3.82%
Hawaiian & Pacific Island	24	0.09%	60	0.10%	143	0.08%
Other	547	2.07%	1,301	2.09%	3,364	1.97%
Population by Hispanic Origin	26,369		62,260		170,877	
Non-Hispanic Origin	22,825	86.56%	52,788	84.79%	131,737	77.09%
Hispanic Origin	3,544	13.44%	9,472	15.21%	39,139	22.90%
2014 Median Age, Male	35.50		36.60		34.40	
2014 Average Age, Male	36.80		37.40		35.70	
2014 Median Age, Female	39.60		40.40		37.80	
2014 Average Age, Female	40.50		40.50		38.50	
2014 Population by Occupation Classification	20,962		49,481		132,230	
Civilian Employed	13,155	62.76%	31,380	63.42%	85,150	64.40%
Civilian Unemployed	716	3.42%	1,779	3.60%	4,786	3.62%
Civilian Non-Labor Force	7,033	33.55%	16,152	32.64%	41,995	31.76%
Armed Forces	58	0.28%	170	0.34%	299	0.23%
Households by Marital Status						
Married	4,766		12,081		31,700	
Married No Children	2,823		7,279		17,923	
Married w/Children	1,943		4,801		13,777	
2014 Population by Education	18,915		44,751		118,319	
Some High School, No Diploma	977	5.17%	2,591	5.79%	11,032	9.32%
High School Grad (Incl Equivalency)	3,842	20.31%	9,520	21.27%	28,336	23.95%
Some College, No Degree	5,254	27.78%	12,411	27.73%	32,579	27.53%
Associate Degree	886	4.68%	2,228	4.98%	6,294	5.32%
Bachelor Degree	4,899	25.90%	11,245	25.13%	25,957	21.94%
Advanced Degree	3,057	16.16%	6,756	15.10%	14,121	11.93%

DEMOGRAPHICS

Demographic Detail Report

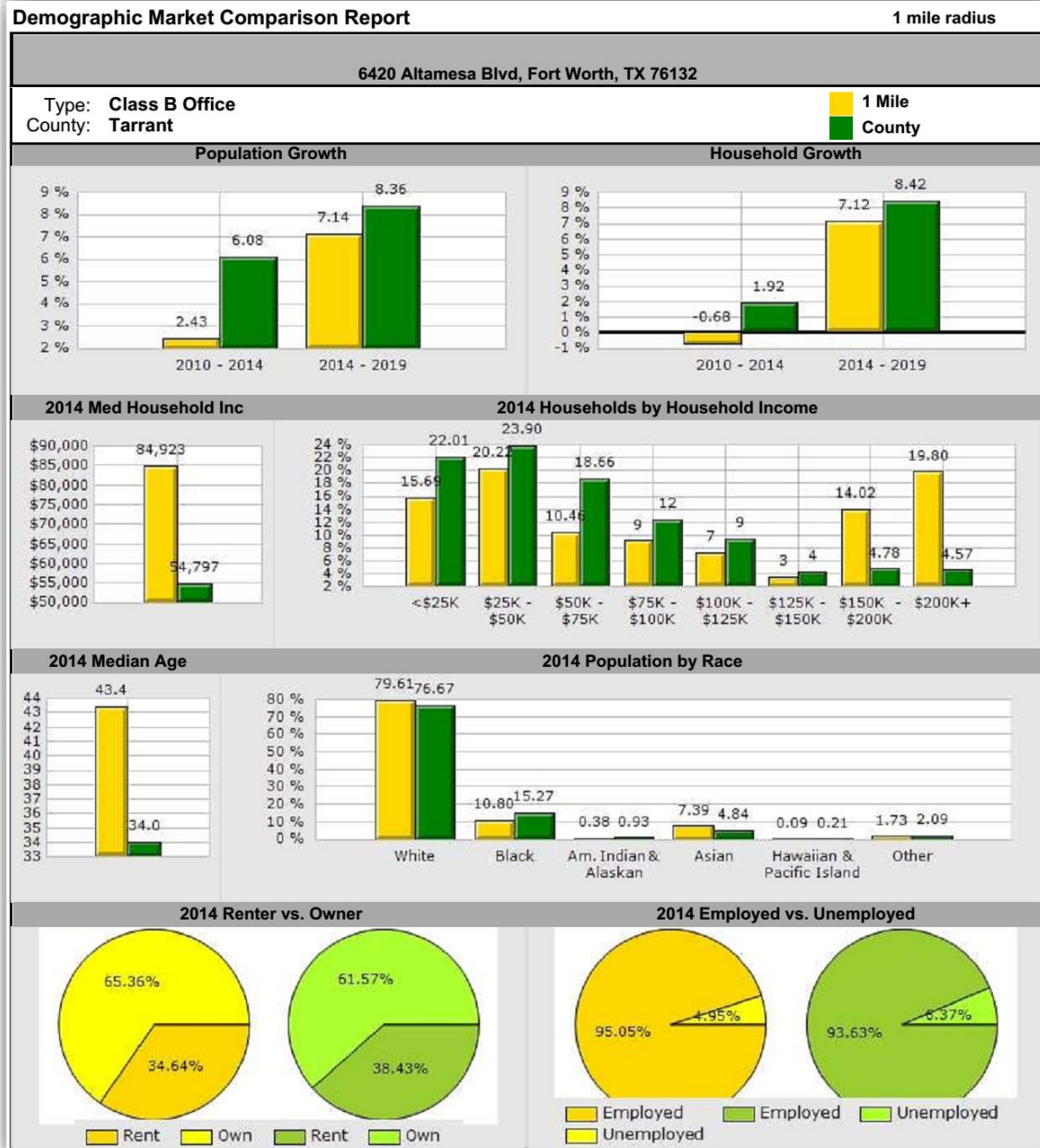
6420 Altamesa Blvd, Fort Worth, TX 76132						
Radius	2 Mile		3 Mile		5 Mile	
2014 Population by Occupation	51,732		123,293		334,303	
Real Estate & Finance	1,570	3.03%	3,176	2.58%	7,089	2.12%
Professional & Management	7,438	14.38%	17,033	13.82%	41,503	12.41%
Services	1,700	3.29%	4,322	3.51%	12,208	3.65%
Information	383	0.74%	672	0.55%	2,147	0.64%
Sales	3,584	6.93%	8,409	6.82%	23,059	6.90%
Transportation	79	0.15%	319	0.26%	857	0.26%
Education & Health	3,682	7.12%	8,335	6.76%	20,541	6.14%
Retail	1,388	2.68%	3,527	2.86%	9,816	2.94%
Wholesale	351	0.68%	838	0.68%	2,322	0.69%
Construction	1,029	1.99%	2,760	2.24%	12,389	3.71%
Agriculture & Mining	251	0.49%	436	0.35%	1,166	0.35%
Farming, Fishing, Forestry	35	0.07%	43	0.03%	56	0.02%
2014 Worker Travel Time to Job	12,896		30,422		82,382	
<30 Minutes	8,868	68.77%	20,407	67.08%	53,446	64.88%
30-60 Minutes	3,160	24.50%	7,983	26.24%	23,667	28.73%
60+ Minutes	868	6.73%	2,032	6.68%	5,269	6.40%
2010 Households by HH Size	11,370		25,805		64,964	
1-Person Households	4,385	38.57%	8,667	33.59%	19,491	30.00%
2-Person Households	3,478	30.59%	8,368	32.43%	20,511	31.57%
3-Person Households	1,618	14.23%	3,937	15.26%	10,164	15.65%
4-Person Households	1,201	10.56%	2,991	11.59%	8,174	12.58%
5-Person Households	453	3.98%	1,174	4.55%	4,015	6.18%
6-Person Households	165	1.45%	453	1.76%	1,601	2.46%
7 or more Person Households	70	0.62%	215	0.83%	1,008	1.55%
2014 Average Household Size	2.20		2.30		2.50	
Households						
2019 Projection	12,752		28,641		73,762	
2014 Estimate	11,840		26,653		68,292	
2010 Census	11,369		25,806		64,964	
Growth 2014 - 2019	7.70%		7.46%		8.01%	
Growth 2010 - 2014	0.21%		-0.28%		0.71%	

DEMOGRAPHICS

Demographic Detail Report

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Radius	2 Mile	3 Mile	5 Mile
2014 Households by HH Income	11,837	26,653	68,292
<\$25,000	2,345 19.81%	4,944 18.55%	13,843 20.27%
\$25,000 - \$50,000	3,059 25.84%	6,169 23.15%	16,686 24.43%
\$50,000 - \$75,000	2,115 17.87%	4,806 18.03%	12,902 18.89%
\$75,000 - \$100,000	1,558 13.16%	3,741 14.04%	8,980 13.15%
\$100,000 - \$125,000	781 6.60%	2,417 9.07%	5,690 8.33%
\$125,000 - \$150,000	431 3.64%	1,203 4.51%	3,306 4.84%
\$150,000 - \$200,000	800 6.76%	1,634 6.13%	3,438 5.03%
\$200,000+	748 6.32%	1,739 6.52%	3,447 5.05%
2014 Avg Household Income	\$78,865	\$82,167	\$75,666
2014 Med Household Income	\$56,312	\$61,849	\$56,632
2014 Occupied Housing	11,840	26,653	68,291
Owner Occupied	5,355 45.23%	14,688 55.11%	40,565 59.40%
Renter Occupied	6,485 54.77%	11,965 44.89%	27,726 40.60%
2010 Housing Units	12,151	27,342	70,444
1 Unit	6,045 49.75%	17,028 62.28%	47,856 67.93%
2 - 4 Units	457 3.76%	1,130 4.13%	3,783 5.37%
5 - 19 Units	3,079 25.34%	5,313 19.43%	11,791 16.74%
20+ Units	2,570 21.15%	3,871 14.16%	7,014 9.96%
2014 Housing Value	5,355	14,688	40,565
<\$100,000	665 12.42%	2,794 19.02%	11,660 28.74%
\$100,000 - \$200,000	2,691 50.25%	7,646 52.06%	19,017 46.88%
\$200,000 - \$300,000	761 14.21%	2,313 15.75%	4,920 12.13%
\$300,000 - \$400,000	421 7.86%	820 5.58%	1,994 4.92%
\$400,000 - \$500,000	212 3.96%	321 2.19%	1,033 2.55%
\$500,000 - \$1,000,000	368 6.87%	509 3.47%	1,423 3.51%
\$1,000,000+	237 4.43%	285 1.94%	518 1.28%
2014 Median Home Value	\$174,786	\$159,508	\$145,341
2014 Housing Units by Yr Built	12,177	27,422	70,713
Built 2010+	175 1.44%	402 1.47%	1,654 2.34%
Built 2000 - 2010	3,548 29.14%	6,524 23.79%	13,887 19.64%
Built 1990 - 1999	3,699 30.38%	5,362 19.55%	10,441 14.77%
Built 1980 - 1989	2,734 22.45%	6,883 25.10%	15,892 22.47%
Built 1970 - 1979	1,150 9.44%	4,167 15.20%	10,340 14.62%
Built 1960 - 1969	681 5.59%	2,497 9.11%	8,294 11.73%
Built 1950 - 1959	148 1.22%	1,342 4.89%	7,620 10.78%
Built <1949	42 0.34%	245 0.89%	2,585 3.66%
2014 Median Year Built	1993	1987	1983

DEMOGRAPHIC MARKET COMPARISON



DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius			
6420 Altamesa Blvd, Fort Worth, TX 76132					
Type:	Class B Office				
County:	Tarrant				
	1 Mile		County		
Population Growth					
Growth 2010 - 2014	2.43%		6.08%		
Growth 2014 - 2019	7.14%		8.36%		
Employed	1,765	95.05%	957,013	93.63%	
Unemployed	92	4.95%	65,143	6.37%	
2014 Population by Race					
	3,462		1,919,020		
White	2,756	79.61%	1,471,301	76.67%	
Black	374	10.80%	292,955	15.27%	
Am. Indian & Alaskan	13	0.38%	17,776	0.93%	
Asian	256	7.39%	92,806	4.84%	
Hawaiian & Pacific Island	3	0.09%	4,055	0.21%	
Other	60	1.73%	40,127	2.09%	
Household Growth					
Growth 2010 - 2014	-0.68%		1.92%		
Growth 2014 - 2019	7.12%		8.42%		
Renter Occupied	496	34.64%	267,987	38.43%	
Owner Occupied	936	65.36%	429,356	61.57%	
2014 Households by Household Income					
	1,434		697,343		
Income <\$25K	225	15.69%	153,482	22.01%	
Income \$25K - \$50K	290	20.22%	166,657	23.90%	
Income \$50K - \$75K	150	10.46%	130,120	18.66%	
Income \$75K - \$100K	131	9.14%	86,551	12.41%	
Income \$100K - \$125K	103	7.18%	65,515	9.39%	
Income \$125K - \$150K	50	3.49%	29,764	4.27%	
Income \$150K - \$200K	201	14.02%	33,354	4.78%	
Income \$200K+	284	19.80%	31,900	4.57%	
2014 Med Household Inc	\$84,923		\$54,797		
2014 Median Age	43.40		34.00		

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

6420 Altamesa Blvd, Fort Worth, TX 76132

Building Type: **Class B Office** Total Available: **1,549 SF**
 Class: **B** % Leased: **76.17%**
 RBA: **6,500 SF** Rent/SF/Yr: **\$20.25**
 Typical Floor: **6,500 SF**



Description	2010	2014	2019
Population	3,378	3,460	3,707
Age 0 - 4	186 5.51%	195 5.64%	219 5.91%
Age 5 - 9	217 6.42%	204 5.90%	214 5.77%
Age 10 - 14	233 6.90%	222 6.42%	223 6.02%
Age 15 - 19	237 7.02%	233 6.73%	234 6.31%
Age 20 - 24	194 5.74%	219 6.33%	238 6.42%
Age 25 - 29	185 5.48%	198 5.72%	227 6.12%
Age 30 - 34	132 3.91%	165 4.77%	203 5.48%
Age 35 - 39	188 5.57%	162 4.68%	181 4.88%
Age 40 - 44	214 6.34%	189 5.46%	181 4.88%
Age 45 - 49	316 9.35%	250 7.23%	212 5.72%
Age 50 - 54	286 8.47%	285 8.24%	254 6.85%
Age 55 - 59	266 7.87%	278 8.03%	279 7.53%
Age 60 - 64	266 7.87%	268 7.75%	278 7.50%
Age 65 - 69	137 4.06%	207 5.98%	250 6.74%
Age 70 - 74	116 3.43%	140 4.05%	196 5.29%
Age 75 - 79	93 2.75%	101 2.92%	137 3.70%
Age 80 - 84	64 1.89%	71 2.05%	89 2.40%
Age 85+	50 1.48%	69 1.99%	93 2.51%
Age 15+	2,744 81.23%	2,835 81.94%	3,052 82.33%
Age 20+	2,507 74.22%	2,602 75.20%	2,818 76.02%
Age 65+	460 13.62%	588 16.99%	765 20.64%
Median Age	43	43	43
Average Age	40	41	42
Population By Race	3,378	3,460	3,707
White	2,688 79.57%	2,755 79.62%	2,957 79.77%
Black	372 11.01%	373 10.78%	396 10.68%
Am. Indian & Alaskan	12 0.36%	13 0.38%	13 0.35%
Asian	245 7.25%	256 7.40%	274 7.39%
Hawaiian & Pacific Islander	4 0.12%	3 0.09%	3 0.08%
Other	56 1.66%	59 1.71%	63 1.70%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius		
6420 Altamesa Blvd, Fort Worth, TX 76132				
Description	2010	2014	2019	
Population by Race (Hispanic)	309	325	347	
White	280 90.61%	296 91.08%	316	91.07%
Black	12 3.88%	13 4.00%	14	4.03%
Am. Indian & Alaskan	7 2.27%	7 2.15%	8	2.31%
Asian	2 0.65%	3 0.92%	3	0.86%
Hawaiian & Pacific Islander	1 0.32%	1 0.31%	1	0.29%
Other	6 1.94%	7 2.15%	7	2.02%
Household by Household Income	1,402	1,434	1,533	
<\$25,000	209 14.91%	225 15.69%	241	15.72%
\$25,000 - \$50,000	334 23.82%	290 20.22%	299	19.50%
\$50,000 - \$75,000	194 13.84%	150 10.46%	148	9.65%
\$75,000 - \$100,000	79 5.63%	131 9.14%	153	9.98%
\$100,000 - \$125,000	94 6.70%	103 7.18%	112	7.31%
\$125,000 - \$150,000	72 5.14%	50 3.49%	48	3.13%
\$150,000 - \$200,000	171 12.20%	201 14.02%	221	14.42%
\$200,000+	249 17.76%	284 19.80%	311	20.29%
Average Household Income	\$115,438	\$122,693	\$124,456	
Median Household Income	\$70,423	\$84,923	\$87,826	