

HERITAGE GLEN MEDICAL OFFICE DEVELOPMENT

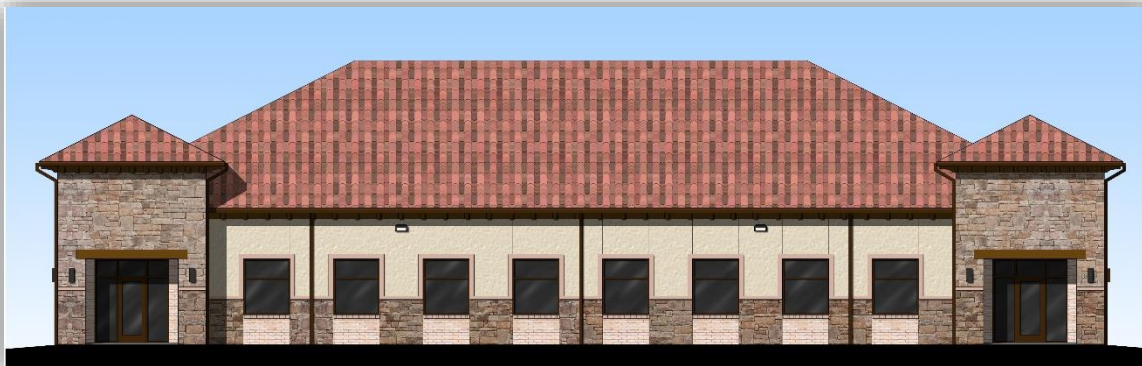


TABLE OF CONTENTS

PROPERTY DEVELOPMENT SUMMARY

DEVELOPMENT SUMMARY	3-4
---------------------------	-----

PROPERTY DESCRIPTION

AERIAL.....	5
AERIAL MAP	6
ROAD FRONTAGE IMPROVEMENTS - NORTH BEACH STREET	7

MARKET OVERVIEW

DEMOGRAPHICS - SUMMARY	8
DEMOGRAPHIC MARKET COMPARISON	9-10

HERITAGE GLEN MEDICAL OFFICE DEVELOPMENT

**SW Quadrant of
North Beach Street & Heritage Trace Pkwy
Fort Worth, TX 76244**

PROPOSED DEVELOPMENT HIGHLIGHTS

- **Medical & Professional Office Development – Phase 1 Now leasing**
- **Part of a planned 23+ acre Medical office development**
- **Space available for lease / Buildings for sale**
- **High Finish-out allowances for medical and credit tenants**
- **Great Visibility – Frontage on North Beach Street which is a busy North/South thoroughfare in the North Fort Worth market and has over 30,000+CPD**
- **Great Accessibility with access off North Beach Street and just South of Heritage Trace Parkway, within 1 mile of Hwy I-35W and Hwy 377**
- **Across the street from a Neighborhood Wal-Mart development – High Traffic Generator**
- **Medical synergy located within the Alliance Corridor (Close to Baylor Emergency Medical Center, Baylor Health Plaza, Texas Health Harris Methodist Hospital Alliance and the new HCA Alliance Hospital site)**
- **Adjacent to 100,000 SF of medical office development on Heritage Trace Parkway**
- **Strong demographics - In the heart of the highly desirable Alliance Texas market consisting of North Fort Worth, Keller, Saginaw, Haslet and more. One of the fastest growing suburban areas in DFW and home to 240 companies, 28,000+ employees and 7300+ single family homes**

**Phase 1 Now Leasing: 1500 – 30,000 SF
Building Ownership Opportunity Available**



MEDICAL DEVELOPMENT SUMMARY

Use:	Medical, Professional Office, Retail
Lease Space:	1500 – 30,000 SF
Building Size:	4000 – 30,000 SF
Offering Structure:	Buildings For Lease \ Sale Pad Sites Available
Lot Size (Approx.)	23+ Acres
Zoning	E – Neighborhood Commercial
Frontage	North Beach Street – Newly improved 4 lane, center divided arterial street Heritage Glen Drive

DEVELOPMENT SUMMARY

Property Description:

Heritage Glen Medical Office Center is 23 acre multi-phase medical and professional office development located at the Southwest quadrant of North Beach Street and Heritage Trace Parkway in the heart of the Alliance Corridor in North Fort Worth. This property offers great visibility with frontage on both North Beach Street(a busy North/South thoroughfare with over 30,000 CPD) and Heritage Glen Drive. This site has great accessibility conveniently located close to Hwy I-35W and Hwy 377. We are offering lease and building ownership opportunities with high finish-out allowances provided to medical and credit tenants (Phase 1 now leasing). In addition pad sites will be available.

Road Infrastructure and Improvements:

North Beach Street(30,000+ CPD) is currently being improved from Vista Meadows Drive to south of Shiver Road as a 4-lane divided arterial street with curbs, raised median, left and right turn lanes, storm drain system, streetlights, bike lanes, sidewalks, and 3 new traffic signals at the Alta Vista Road, Heritage Trace Parkway and Shiver Road intersections. Completion is expected April 2014. Heritage Trace Parkway(40,000 CPD) is currently a 4-lane divided arterial street with curbs and raised median. Heritage Trace parkway intersects Highway I-35W and Highway 377.

Area Highlights:

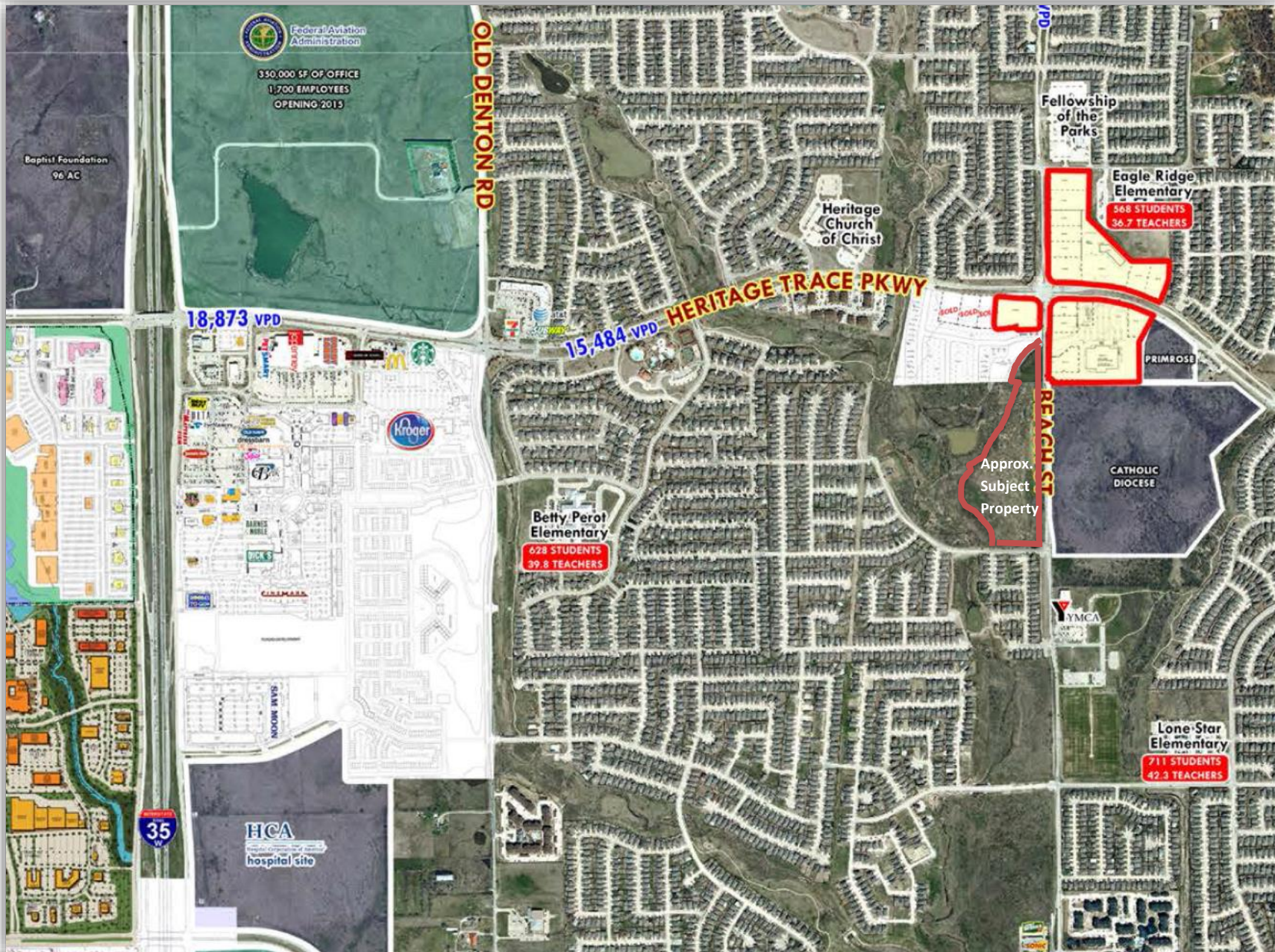
The subject property is surrounded by high growth residential developments including Heritage Trace, a 2300 acre master planned community which is one of the fastest growing in the metroplex. **Neighborhood Wal-Mart** is developing a grocery store on the Southeast corner of North Beach Street and Heritage Trace Parkway with construction commencement anticipated April 2014(This development is directly across from the subject property). A new YMCA facility is located to the Southeast of the property. 100,000+ square feet of medical has been developed to the North of the property along North Beach Street. Alliance Town Center is located 1 mile to the West on Heritage Trace Parkway with over 1.3 million square feet of retail with 7 national anchors, most reporting top sales in the region. A Super Wal-Mart is located to the South of Heritage Trace Parkway on North Tarrant Parkway. Federal Aviation Administration is building a new 357,000 SF Southwest Region office facility with 1700 employees 1 mile to the West at Heritage Trace and I-35W.

Alliance Market:

The subject property is part of the Alliance Corridor a 17,000-acre master-planned, mixed-use community located in north Fort Worth. The development lies within four cities (Fort Worth, Haslet, Roanoke and Westlake), two counties (Denton and Tarrant) and two school districts (Keller ISD and Northwest ISD). It's anchored by the multi-modal inland port known as the Alliance Global Logistics Hub, and is home to more than 320 companies, over 31,000 employees and 7,700+ single-family homes. This area is one of the nation's fastest growing communities. During the last decade, the corridor more than doubled both population and households and almost tripled rental units.



AERIAL MAP



North Beach Street (Project No. 01292)

Vista Meadows Drive to south of Shiver Road

Fort Worth voters approved \$7.2 million in the 2008 Capital Improvements Program for improvements to North Beach Street from Vista Meadows Drive to south of Shiver Road as a 4-lane divided arterial street with curbs, raised median, left and right turn lanes, storm drain system, streetlights, bike lanes, sidewalks, and 3 new traffic signals at the Alta Vista Road, Heritage Trace Parkway and Shiver Road intersections.

Project Schedule

Mario Sinacola & Sons Excavating Inc. will start construction in April 2013, with an estimated completion set for April 2015.

Phase 1 – Construct new west half from south of Shiver Road to Alta Vista Road and new east half from Alta Vista Road to Vista Meadows Drive. Complete construction of Alta Vista intersection while school is out (June-mid August).

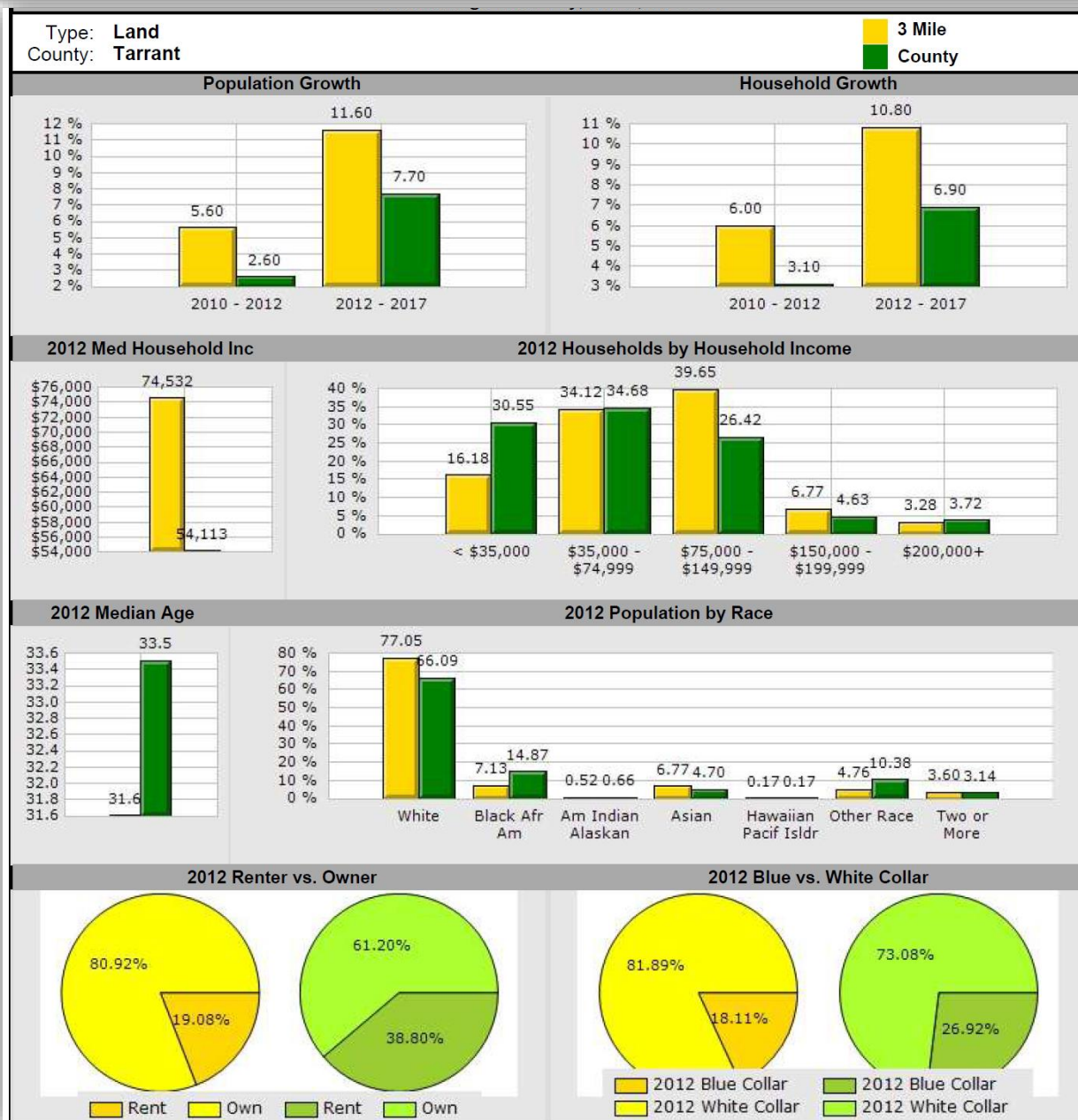
Phase 2 – Construction new east half from Heritage Glen Drive to Alta Vista Road.



DEMOGRAPHICS - SUMMARY

Radius	1 Mile		3 Mile		5 Mile	
Population						
2017 Projection	20,024		104,680		257,310	
2012 Estimate	17,850		93,796		231,458	
2010 Census	17,005		88,853		220,670	
Growth 2012 - 2017	12.20%		11.60%		11.20%	
Growth 2010 - 2012	5.00%		5.60%		4.90%	
2012 Population by Hispanic Origin	2,783		16,447		43,554	
2012 Population By Race	17,850		93,796		231,458	
White	13,612	76.26%	72,266	77.05%	178,719	77.21%
Black or African American	1,353	7.58%	6,685	7.13%	16,195	7.00%
American Indian and Alaska Native	91	0.51%	492	0.52%	1,398	0.60%
Asian	1,455	8.15%	6,348	6.77%	13,989	6.04%
Native Hawaiian and Pacific Islander	39	0.22%	155	0.17%	321	0.14%
Other Race	656	3.68%	4,469	4.76%	12,948	5.59%
Two or More Races	644	3.61%	3,381	3.60%	7,888	3.41%
Households						
2017 Projection	6,158		33,790		86,864	
2012 Estimate	5,526		30,491		78,672	
2010 Census	5,253		28,768		74,678	
Growth 2012 - 2017	11.40%		10.80%		10.40%	
Growth 2010 - 2012	5.20%		6.00%		5.30%	
Owner Occupied	4,688	84.84%	24,674	80.92%	59,385	75.48%
Renter Occupied	838	15.16%	5,817	19.08%	19,287	24.52%
2012 Households by HH Income	5,525		30,492		78,673	
Income Less Than \$15,000	485	8.78%	1,337	4.38%	3,651	4.64%
Income: \$15,000 - \$24,999	403	7.29%	1,322	4.34%	4,012	5.10%
Income: \$25,000 - \$34,999	578	10.46%	2,276	7.46%	5,499	6.99%
Income: \$35,000 - \$49,999	326	5.90%	3,131	10.27%	9,493	12.07%
Income: \$50,000 - \$74,999	1,099	19.89%	7,272	23.85%	19,603	24.92%
Income: \$75,000 - \$99,999	1,117	20.22%	6,454	21.17%	14,482	18.41%
Income: \$100,000 - \$149,999	780	14.12%	5,635	18.48%	14,422	18.33%
Income: \$150,000 - \$199,999	332	6.01%	2,065	6.77%	4,873	6.19%
Income: \$200,000+	405	7.33%	1,000	3.28%	2,638	3.35%
2012 Avg Household Income	\$88,391		\$86,178		\$84,254	
2012 Med Household Income	\$70,959		\$74,532		\$69,744	
2012 Per Capita Income	\$27,917		\$28,136		\$28,683	

DEMOGRAPHIC MARKET COMPARISON



DEMOGRAPHIC MARKET COMPARISON

Type: Land					
County: Tarrant					
	3 Mile		County		
Population Growth					
Growth 2010 - 2012	5.60%		2.60%		
Growth 2012 - 2017	11.60%		7.70%		
2012 Blue Collar	6,558	18.11%	195,749	26.92%	
2012 White Collar	29,648	81.89%	531,458	73.08%	
2012 Population by Race		93,796	1,856,711		
White	72,266	77.05%	1,227,120	66.09%	
Black Afr Am	6,685	7.13%	276,026	14.87%	
Am Indian Alaskan	492	0.52%	12,223	0.66%	
Asian	6,348	6.77%	87,230	4.70%	
Hawaiian Pacif Islldr	155	0.17%	3,073	0.17%	
Other Race	4,469	4.76%	192,816	10.38%	
Two or More	3,381	3.60%	58,223	3.14%	
Household Growth					
Growth 2010 - 2012	6.00%		3.10%		
Growth 2012 - 2017	10.80%		6.90%		
Renter Occupied	5,817	19.08%	262,764	38.80%	
Owner Occupied	24,674	80.92%	414,444	61.20%	
2012 Households by Household Income		30,492	677,203		
Income < \$35,000	4,935	16.18%	206,880	30.55%	
Income \$35,000 - \$74,999	10,403	34.12%	234,839	34.68%	
Income \$75,000 - \$149,999	12,089	39.65%	178,946	26.42%	
Income \$150,000 - \$199,999	2,065	6.77%	31,348	4.63%	
Income \$200,000+	1,000	3.28%	25,190	3.72%	
2012 Med Household Inc		\$74,532	\$54,113		
2012 Median Age		31.60	33.50		