Sycamore Medical Campus

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Development Summary

Sycamore Medical Campus
12,637 SF Professional/Medical Office Building
NE corner Hwy 121 & Sycamore School Road
Fort Worth, TX 76177

PROPOSED DEVELOPMENT HIGHLIGHTS

- 12,637 SF Professional / Medical Office Building for Lease
- On a 2.4 +/- acres(104,544 SF) campus including 8,500 SF ER/Urgent Care as phase 1 and 12,637 SF medical building as phase 2
- Tremendous Visibility/Accessibility – At the Northeast corner of Chisholm Trail Parkway (SH 121) & Sycamore School Road and access to the future Southwest-to-Northeast rail station
- Adjacent to retail/mixed use developments including Summer Creek Station and Summer Creek Crossing, with a new 50,000 SF Neighborhood Wal-Mart, 7-11, Starbucks and more
- One of only two East-West thoroughfares in Southwest Fort Worth that connects the new S.H. 121 with I-35W
- Medical synergy located within the Southwest Hospital District(Baylor, THR, USMD Hospital at Fort Worth)
- Surrounded by high growth residential developments with over 5000 lots planned and under construction
- Over 122,546 population (10 minute drive radius) with $75,994 average household income and in need of retail development

MEDICAL DEVELOPMENT

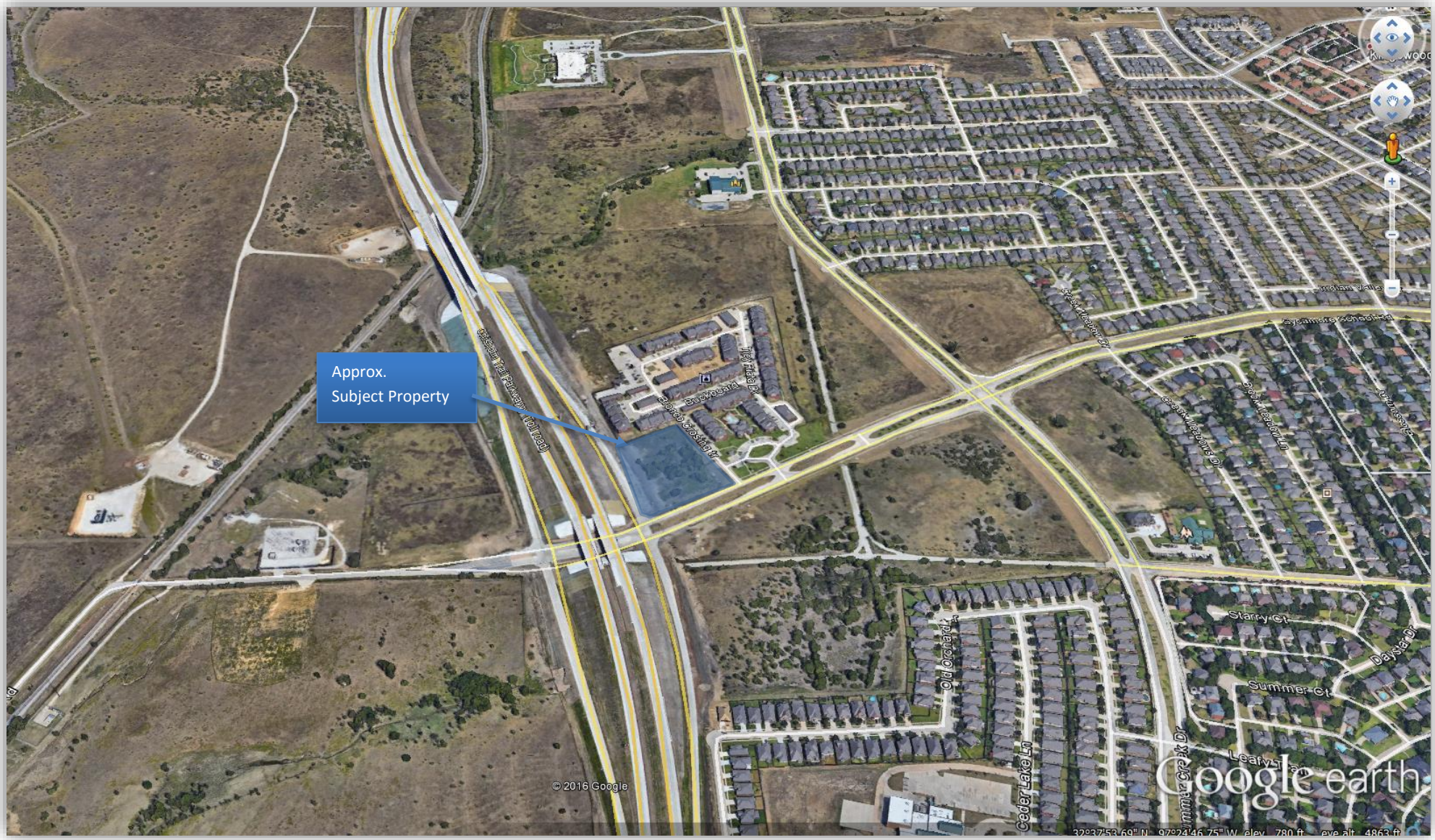
DEVELOPMENT SUMMARY

Lease Space:	**12,637 SF(divisible)**
Lot Size (Approx.)	**2.4 Acres**
Offering Structure:	**Building For Lease with purchase option \ Pad Site Available For Sale**
Lease Structure	**Triple Net**
Zoning	**E – Neighborhood Commercial**
Frontage	**Chisholm Trail Parkway (SH 121) Sycamore School Road**

Aerial

PKWY
Buckboard Ln
A641-2D06
A1871-1D
A641-2D06E1
48899C-A-1R
A641-2D07A
Sycamore School Rd
A641-2D
A641-2D10
A1871-1H
A641-2D07
A641-2D06E
A1871-1J
A641-2D06A
A1871-1
A1789-3
A641-2D08
Chisholm Trail
Sycamore School Rd
A 52-1
A 52-1B02
A 52-1B01
A1871-1A01
A1871-1A
© 2016 Microsoft Corp

Google Earth Perspective



Bird's Eye View - North

Bird's Eye View - East

Trade Area Overview

Sycamore Medical Campus, located in Southwest Fort Worth, is a 2.5 acre medical office development on the Northeast corner of the Chisholm Trail Parkway (SH 121) & Sycamore School Road. This will comprise of two medical office buildings. In addition Summer Creek Station, a 26.75 acre retail development is located on the southeast corner of the Chisholm Trail Parkway (SH 121) & Sycamore School Road. Activity in the area is ramping up quickly. Realty Capital Management is constructing a high-end mixed use retail/multi-family project (800 units) on the northwest quadrant of Sycamore School Road and Summer Creek Drive. Joining RCM is a 7-11 C-store and a strip center anchored by Starbucks. In addition, Walmart Neighborhood Grocer just opened on the southwest corner a 50,000 SF grocery store.

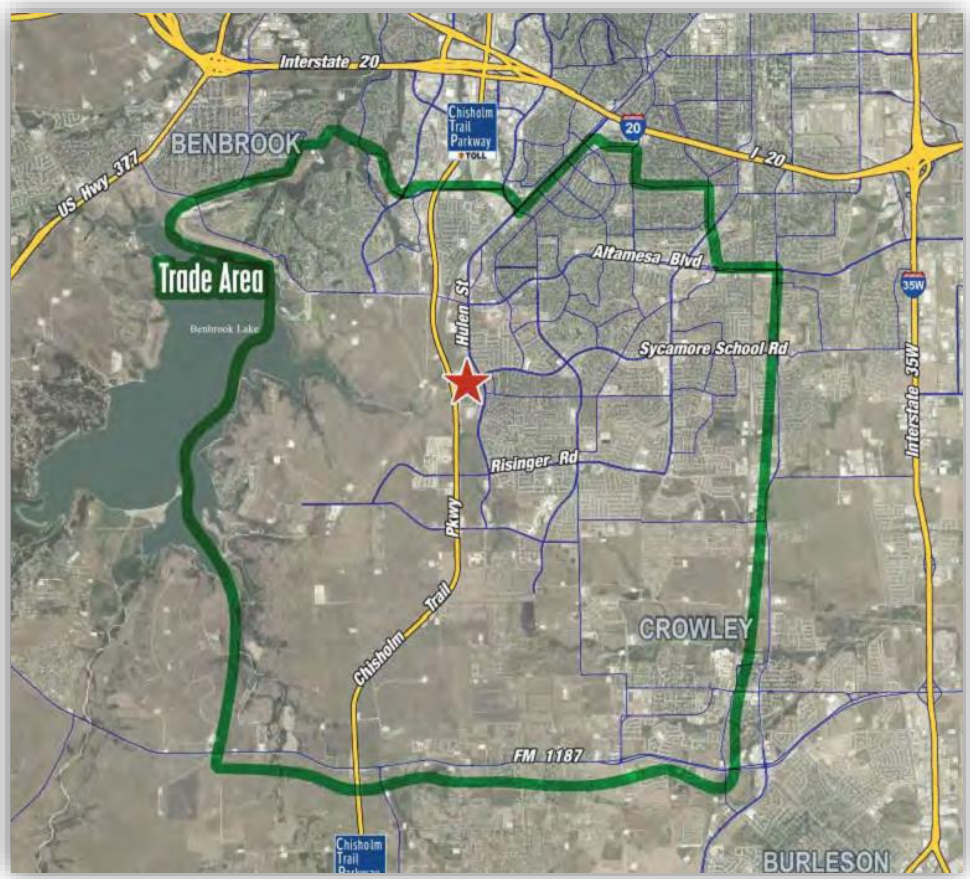
The development's 10 minute drivetime trade area has an average household income of $75,000 with a population of over 123,000+. Traffic counts include over 18,700 vehicles per day on Summer Creek at Sycamore School (Northbound and Southbound) and 7,598 vehicles per day on Sycamore School at Summer Creek (Eastbound and Westbound).

According to the 2010 census, the population of the Summer Creek trade area was 40,664, having increased 5.1% from the 14,655 residents counted during the 2000 census. Population increases through 2020 are projected to exceed this growth rate.

Walton Development of Canada recently purchased 2,000 acres south of Summer Creek Station for the development of over 1,100 single family and multi-family residences. Walton also donated 80 acres to Tarleton State University for a new TSU extension in Ft. Worth. In addition, the 426 acre Pate tract, located just across Chisholm Trail Parkway from Summer Creek Station is under contract to a well-known master planned developer.

In the future, the development will be served by the Southern most rail station on the Southwest-to-Northeast line for the Fort Worth "T". This unique site has the potential to be the first suburban mixed-use "TOD" in Fort Worth providing direct rail access from South Fort Worth to DFW Airport.

Summer Creek has room for significant residential growth. New residential developments are either planned or under construction immediately to the Northwest of the site as well as to the South and Southwest of the site. The future development of the "T" Sycamore School Station, which has already been purchased, will be an enormous traffic generator.



SOUTH AERA FUTURE GROWTH

Proposed Site Plan

Preliminary Elevation – Phase One

Demographic Summary Report

NEC Tract 5

Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

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

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

Radius	2 Mile		3 Mile		5 Mile	
Population						
2020 Projection	37,118		84,248		183,688	
2015 Estimate	34,555		78,321		170,762	
2010 Census	32,767		73,779		160,820	
Growth 2015 - 2020	7.42%		7.57%		7.57%	
Growth 2010 - 2015	5.46%		6.16%		6.18%	
2015 Population by Hispanic Origin	5,760		15,980		42,402	
2015 Population	34,555		78,321		170,762	
White	21,708	62.82%	49,454	63.14%	120,369	70.49%
Black	9,602	27.79%	22,233	28.39%	38,362	22.47%
Am. Indian & Alaskan	207	0.60%	517	0.66%	1,347	0.79%
Asian	2,126	6.15%	4,148	5.30%	6,899	4.04%
Hawaiian & Pacific Island	44	0.13%	87	0.11%	179	0.10%
Other	869	2.51%	1,883	2.40%	3,605	2.11%
U.S. Armed Forces	87		184		409	
Households						
2020 Projection	14,161		32,991		71,128	
2015 Estimate	13,181		30,666		66,112	
2010 Census	12,517		28,923		62,353	
Growth 2015 - 2020	7.43%		7.58%		7.59%	
Growth 2010 - 2015	5.30%		6.03%		6.03%	
Owner Occupied	8,494	64.44%	17,560	57.26%	39,698	60.05%
Renter Occupied	4,688	35.57%	13,106	42.74%	26,413	39.95%
2015 Households by HH Income	13,181		30,667		66,112	
Income: <$25,000	2,296	17.42%	6,056	19.75%	12,605	19.07%
Income: $25,000 - $50,000	2,489	18.88%	6,884	22.45%	15,580	23.57%
Income: $50,000 - $75,000	2,300	17.45%	5,500	17.93%	12,680	19.18%
Income: $75,000 - $100,000	2,027	15.38%	4,341	14.16%	9,065	13.71%
Income: $100,000 - $125,000	1,480	11.23%	2,930	9.55%	6,098	9.22%
Income: $125,000 - $150,000	725	5.50%	1,510	4.92%	3,189	4.82%
Income: $150,000 - $200,000	920	6.98%	1,618	5.28%	3,317	5.02%
Income: $200,000+	944	7.16%	1,828	5.96%	3,578	5.41%
2015 Avg Household Income	$88,349		$79,898		$77,827	
2015 Med Household Income	$69,609		$60,333		$58,346	

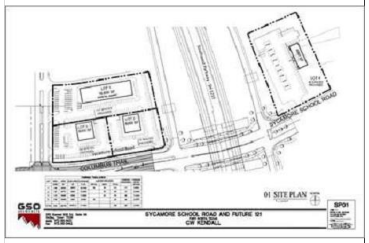
Demographic Detail Report

NEC Tract 5

Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

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

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



Radius	2 Mile		3 Mile		5 Mile	
Population						
2020 Projection	37,118		84,248		183,688	
2015 Estimate	34,555		78,321		170,762	
2010 Census	32,767		73,779		160,820	
Growth 2015 - 2020	7.42%		7.57%		7.57%	
Growth 2010 - 2015	5.46%		6.16%		6.18%	
2015 Population by Age	**34,555**		**78,321**		**170,762**	
Age 0 - 4	2,368	6.85%	5,598	7.15%	12,284	7.19%
Age 5 - 9	2,462	7.12%	5,664	7.23%	12,517	7.33%
Age 10 - 14	2,522	7.30%	5,649	7.21%	12,410	7.27%
Age 15 - 19	2,429	7.03%	5,422	6.92%	11,713	6.86%
Age 20 - 24	2,252	6.52%	5,309	6.78%	11,476	6.72%
Age 25 - 29	2,196	6.36%	5,473	6.99%	12,093	7.08%
Age 30 - 34	2,222	6.43%	5,486	7.00%	12,199	7.14%
Age 35 - 39	2,218	6.42%	5,185	6.62%	11,287	6.61%
Age 40 - 44	2,330	6.74%	5,183	6.62%	11,040	6.47%
Age 45 - 49	2,358	6.82%	5,103	6.52%	10,765	6.30%
Age 50 - 54	2,397	6.94%	5,151	6.58%	10,986	6.43%
Age 55 - 59	2,252	6.52%	4,824	6.16%	10,479	6.14%
Age 60 - 64	1,912	5.53%	4,061	5.19%	8,937	5.23%
Age 65 - 69	1,525	4.41%	3,212	4.10%	7,185	4.21%
Age 70 - 74	1,092	3.16%	2,312	2.95%	5,241	3.07%
Age 75 - 79	768	2.22%	1,671	2.13%	3,797	2.22%
Age 80 - 84	564	1.63%	1,295	1.65%	2,865	1.68%
Age 85+	689	1.99%	1,724	2.20%	3,487	2.04%
Age 65+	4,638	13.42%	10,214	13.04%	22,575	13.22%
Median Age	**36.90**		**35.50**		**35.30**	
Average Age	**37.20**		**36.60**		**36.50**	

Demographics

Demographic Detail Report

NEC Tract 5

Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

Radius	2 Mile		3 Mile		5 Mile	
2015 Population By Race	**34,555**		**78,321**		**170,762**	
White	21,708	62.82%	49,454	63.14%	120,369	70.49%
Black	9,602	27.79%	22,233	28.39%	38,362	22.47%
Am. Indian & Alaskan	207	0.60%	517	0.66%	1,347	0.79%
Asian	2,126	6.15%	4,148	5.30%	6,899	4.04%
Hawaiian & Pacific Island	44	0.13%	87	0.11%	179	0.10%
Other	869	2.51%	1,883	2.40%	3,605	2.11%
Population by Hispanic Origin	**34,555**		**78,321**		**170,762**	
Non-Hispanic Origin	28,795	83.33%	62,342	79.60%	128,360	75.17%
Hispanic Origin	5,761	16.67%	15,980	20.40%	42,402	24.83%
2015 Median Age, Male	**34.80**		**33.60**		**33.60**	
2015 Average Age, Male	**35.60**		**35.00**		**35.10**	
2015 Median Age, Female	**38.60**		**37.30**		**36.90**	
2015 Average Age, Female	**38.50**		**38.00**		**37.90**	
2015 Population by Occupation Classification	**26,719**		**60,323**		**131,204**	
Civilian Employed	17,079	63.92%	39,044	64.72%	84,481	64.39%
Civilian Unemployed	896	3.35%	1,893	3.14%	4,014	3.06%
Civilian Non-Labor Force	8,666	32.43%	19,220	31.86%	42,336	32.27%
Armed Forces	78	0.29%	166	0.28%	373	0.28%
Households by Marital Status						
Married	6,767		14,379		31,275	
Married No Children	3,607		7,796		17,205	
Married w/Children	3,160		6,583		14,070	
2015 Population by Education	**23,719**		**53,209**		**116,283**	
Some High School, No Diploma	1,459	6.15%	4,099	7.70%	11,695	10.06%
High School Grad (Incl Equivalency)	5,545	23.38%	13,469	25.31%	29,082	25.01%
Some College, No Degree	6,647	28.02%	15,388	28.92%	33,936	29.18%
Associate Degree	1,196	5.04%	2,530	4.75%	5,920	5.09%
Bachelor Degree	5,322	22.44%	10,901	20.49%	22,548	19.39%
Advanced Degree	3,550	14.97%	6,822	12.82%	13,102	11.27%

Demographic Detail Report

NEC Tract 5

Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

Radius	2 Mile		3 Mile		5 Mile	
2015 Population by Occupation	**32,719**		**74,618**		**159,741**	
Real Estate & Finance	1,282	3.92%	3,382	4.53%	6,599	4.13%
Professional & Management	9,110	27.84%	19,051	25.53%	39,907	24.98%
Public Administration	731	2.23%	1,712	2.29%	3,739	2.34%
Education & Health	5,082	15.53%	10,411	13.95%	20,988	13.14%
Services	2,550	7.79%	6,216	8.33%	13,323	8.34%
Information	448	1.37%	1,128	1.51%	2,022	1.27%
Sales	4,500	13.75%	10,659	14.28%	21,845	13.68%
Transportation	210	0.64%	545	0.73%	972	0.61%
Retail	1,867	5.71%	4,221	5.66%	9,598	6.01%
Wholesale	458	1.40%	933	1.25%	2,200	1.38%
Manufacturing	2,488	7.60%	5,033	6.75%	11,186	7.00%
Production	1,538	4.70%	4,146	5.56%	10,699	6.70%
Construction	715	2.19%	2,210	2.96%	5,997	3.75%
Utilities	956	2.92%	2,606	3.49%	5,502	3.44%
Agriculture & Mining	254	0.78%	554	0.74%	1,196	0.75%
Farming, Fishing, Forestry	4	0.01%	13	0.02%	90	0.06%
Other Services	526	1.61%	1,798	2.41%	3,878	2.43%
2015 Worker Travel Time to Job	**16,623**		**37,941**		**81,995**	
<30 Minutes	9,711	58.42%	22,622	59.62%	51,224	62.47%
30-60 Minutes	5,694	34.25%	12,456	32.83%	24,853	30.31%
60+ Minutes	1,218	7.33%	2,863	7.55%	5,918	7.22%
2010 Households by HH Size	**12,517**		**28,923**		**62,354**	
1-Person Households	3,345	26.72%	8,652	29.91%	17,825	28.59%
2-Person Households	3,784	30.23%	8,506	29.41%	19,016	30.50%
3-Person Households	2,208	17.64%	4,760	16.46%	10,136	16.26%
4-Person Households	1,876	14.99%	3,932	13.59%	8,309	13.33%
5-Person Households	813	6.50%	1,889	6.53%	4,226	6.78%
6-Person Households	325	2.60%	742	2.57%	1,715	2.75%
7 or more Person Households	166	1.33%	442	1.53%	1,127	1.81%
2015 Average Household Size	**2.60**		**2.50**		**2.60**	
Households						
2020 Projection	14,161		32,991		71,128	
2015 Estimate	13,181		30,666		66,112	
2010 Census	12,517		28,923		62,353	
Growth 2015 - 2020	7.43%		7.58%		7.59%	
Growth 2010 - 2015	5.30%		6.03%		6.03%	

Demographics

Demographic Detail Report

NEC Tract 5

Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

Radius	2 Mile		3 Mile		5 Mile	
2015 Households by HH Income	**13,181**		**30,667**		**66,112**	
<$25,000	2,296	17.42%	6,056	19.75%	12,605	19.07%
$25,000 - $50,000	2,489	18.88%	6,884	22.45%	15,580	23.57%
$50,000 - $75,000	2,300	17.45%	5,500	17.93%	12,680	19.18%
$75,000 - $100,000	2,027	15.38%	4,341	14.16%	9,065	13.71%
$100,000 - $125,000	1,480	11.23%	2,930	9.55%	6,098	9.22%
$125,000 - $150,000	725	5.50%	1,510	4.92%	3,189	4.82%
$150,000 - $200,000	920	6.98%	1,618	5.28%	3,317	5.02%
$200,000+	944	7.16%	1,828	5.96%	3,578	5.41%
2015 Avg Household Income	**$88,349**		**$79,898**		**$77,827**	
2015 Med Household Income	**$69,609**		**$60,333**		**$58,346**	
2015 Occupied Housing	**13,182**		**30,666**		**66,111**	
Owner Occupied	8,494	64.44%	17,560	57.26%	39,698	60.05%
Renter Occupied	4,688	35.56%	13,106	42.74%	26,413	39.95%
2010 Housing Units	**13,479**		**31,421**		**67,669**	
1 Unit	9,677	71.79%	20,721	65.95%	47,018	69.48%
2 - 4 Units	358	2.66%	1,056	3.36%	3,283	4.85%
5 - 19 Units	2,124	15.76%	5,668	18.04%	11,107	16.41%
20+ Units	1,320	9.79%	3,976	12.65%	6,261	9.25%
2015 Housing Value	**8,494**		**17,560**		**39,698**	
<$100,000	860	10.12%	3,576	20.36%	11,594	29.21%
$100,000 - $200,000	5,283	62.20%	10,109	57.57%	19,314	48.65%
$200,000 - $300,000	1,832	21.57%	2,471	14.07%	4,489	11.31%
$300,000 - $400,000	219	2.58%	565	3.22%	1,973	4.97%
$400,000 - $500,000	35	0.41%	164	0.93%	776	1.95%
$500,000 - $1,000,000	132	1.55%	408	2.32%	1,150	2.90%
$1,000,000+	133	1.57%	267	1.52%	402	1.01%
2015 Median Home Value	**$164,111**		**$151,478**		**$142,741**	
2015 Housing Units by Yr Built	**13,485**		**31,478**		**67,992**	
Built 2010+	235	1.74%	776	2.47%	1,880	2.77%
Built 2000 - 2010	5,613	41.62%	9,510	30.21%	14,137	20.79%
Built 1990 - 1999	2,056	15.25%	5,735	18.22%	10,227	15.04%
Built 1980 - 1989	2,651	19.66%	7,946	25.24%	16,578	24.38%
Built 1970 - 1979	2,005	14.87%	4,066	12.92%	10,369	15.25%
Built 1960 - 1969	805	5.97%	2,275	7.23%	7,305	10.74%
Built 1950 - 1959	74	0.55%	967	3.07%	5,811	8.55%
Built <1949	46	0.34%	203	0.64%	1,685	2.48%
2015 Median Year Built	**1995**		**1989**		**1984**	

Demographics – Market Comparison

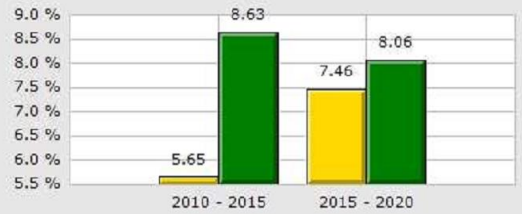
Demographic Market Comparison Report — 1 mile radius

NEC Tract 5
Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

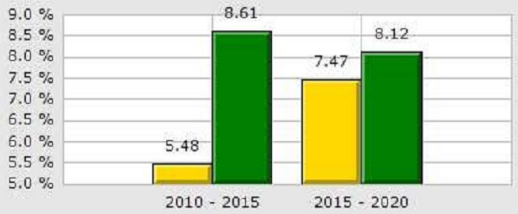
Type: Land
County: Tarrant

1 Mile
County

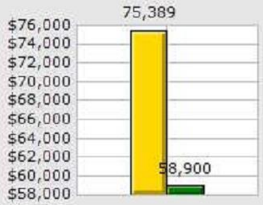
Population Growth



Household Growth

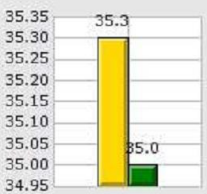


2015 Med Household Inc

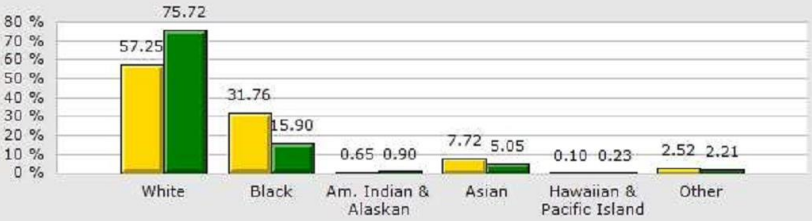


2015 Households by Household Income

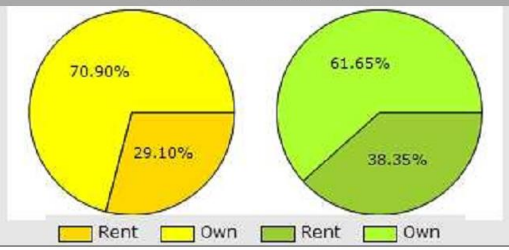
2015 Median Age



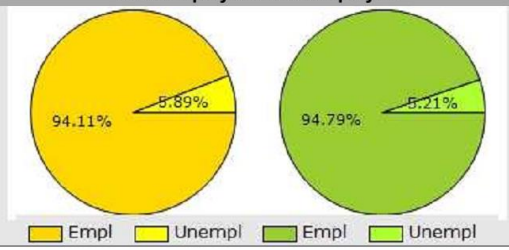
2015 Population by Race



2015 Renter vs. Owner



2015 Employed vs. Unemployed



Demographics – Market Comparison

Demographic Market Comparison Report — 1 mile radius

NEC Tract 5
Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

Type: **Land**
County: **Tarrant**

	1 Mile		County	
Population Growth				
Growth 2010 - 2015	5.65%		8.63%	
Growth 2015 - 2020	7.46%		8.06%	
Empl	4,093	94.11%	992,000	94.79%
Unempl	256	5.89%	54,510	5.21%
2015 Population by Race	**8,300**		**1,965,169**	
White	4,752	57.25%	1,487,993	75.72%
Black	2,636	31.76%	312,518	15.90%
Am. Indian & Alaskan	54	0.65%	17,678	0.90%
Asian	641	7.72%	99,167	5.05%
Hawaiian & Pacific Island	8	0.10%	4,473	0.23%
Other	209	2.52%	43,340	2.21%
Household Growth				
Growth 2010 - 2015	5.48%		8.61%	
Growth 2015 - 2020	7.47%		8.12%	
Renter Occupied	857	29.10%	273,721	38.35%
Owner Occupied	2,088	70.90%	439,966	61.65%
2015 Households by Household Income	**2,945**		**713,687**	
Income <$25K	617	20.95%	140,144	19.64%
Income $25K - $50K	389	13.21%	163,707	22.94%
Income $50K - $75K	459	15.59%	135,236	18.95%
Income $75K - $100K	482	16.37%	89,110	12.49%
Income $100K - $125K	369	12.53%	65,587	9.19%
Income $125K - $150K	162	5.50%	38,453	5.39%
Income $150K - $200K	212	7.20%	40,597	5.69%
Income $200K+	255	8.66%	40,853	5.72%
2015 Med Household Inc	$75,389		$58,900	
2015 Median Age	35.30		35.00	

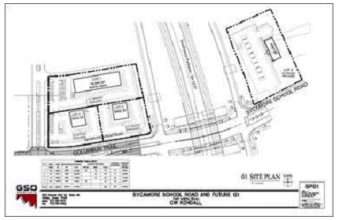
Demographic Trend Report — **1 Mile Radius**

NEC Tract 5

Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

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

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



Description	2010		2015		2020	
Population	**7,855**		**8,299**		**8,918**	
Age 0 - 4	605	7.70%	578	6.96%	603	6.76%
Age 5 - 9	636	8.10%	620	7.47%	615	6.90%
Age 10 - 14	679	8.64%	660	7.95%	644	7.22%
Age 15 - 19	636	8.10%	654	7.88%	670	7.51%
Age 20 - 24	409	5.21%	579	6.98%	650	7.29%
Age 25 - 29	476	6.06%	518	6.24%	600	6.73%
Age 30 - 34	515	6.56%	512	6.17%	556	6.23%
Age 35 - 39	601	7.65%	533	6.42%	544	6.10%
Age 40 - 44	595	7.57%	583	7.02%	562	6.30%
Age 45 - 49	607	7.73%	589	7.10%	584	6.55%
Age 50 - 54	580	7.38%	592	7.13%	596	6.68%
Age 55 - 59	462	5.88%	547	6.59%	578	6.48%
Age 60 - 64	378	4.81%	448	5.40%	521	5.84%
Age 65 - 69	213	2.71%	332	4.00%	425	4.77%
Age 70 - 74	140	1.78%	212	2.55%	310	3.48%
Age 75 - 79	112	1.43%	133	1.60%	201	2.25%
Age 80 - 84	85	1.08%	90	1.08%	121	1.36%
Age 85+	128	1.63%	120	1.45%	136	1.53%
Age 15+	**5,937**	75.58%	**6,442**	77.62%	**7,054**	79.10%
Age 20+	**5,301**	67.49%	**5,788**	69.74%	**6,384**	71.59%
Age 65+	**678**	8.63%	**887**	10.69%	**1,193**	13.38%
Median Age	**35**		**35**		**36**	
Average Age	**34.40**		**35.60**		**36.90**	
Population By Race	**7,855**		**8,299**		**8,918**	
White	4,624	58.87%	4,752	57.26%	5,115	57.36%
Black	2,416	30.76%	2,636	31.76%	2,821	31.63%
Am. Indian & Alaskan	50	0.64%	53	0.64%	56	0.63%
Asian	564	7.18%	641	7.72%	691	7.75%
Hawaiian & Pacific Islander	7	0.09%	8	0.10%	8	0.09%
Other	183	2.33%	209	2.52%	226	2.53%

Demographic Trend Report — **1 Mile Radius**

NEC Tract 5

Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

Description	2010		2015		2020	
Population by Race (Hispanic)	**1,221**		**1,352**		**1,452**	
White	1,110	90.91%	1,226	90.68%	1,316	90.63%
Black	48	3.93%	54	3.99%	58	3.99%
Am. Indian & Alaskan	23	1.88%	24	1.78%	26	1.79%
Asian	10	0.82%	12	0.89%	14	0.96%
Hawaiian & Pacific Islander	3	0.25%	4	0.30%	4	0.28%
Other	27	2.21%	32	2.37%	35	2.41%
Household by Household Income	**2,793**		**2,945**		**3,166**	
<$25,000	517	18.51%	617	20.95%	680	21.48%
$25,000 - $50,000	474	16.97%	389	13.21%	401	12.67%
$50,000 - $75,000	541	19.37%	459	15.59%	470	14.85%
$75,000 - $100,000	405	14.50%	482	16.37%	528	16.68%
$100,000 - $125,000	392	14.04%	369	12.53%	387	12.22%
$125,000 - $150,000	150	5.37%	162	5.50%	174	5.50%
$150,000 - $200,000	197	7.05%	212	7.20%	228	7.20%
$200,000+	117	4.19%	255	8.66%	298	9.41%
Average Household Income	**$82,623**		**$92,611**		**$94,147**	
Median Household Income	**$69,521**		**$75,389**		**$76,515**	

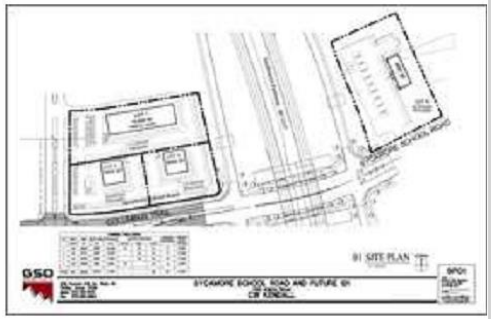
Traffic Counts

Traffic Count Report

NEC Tract 5

Chisolm Trail Tollroad & Rd, Fort Worth, TX 76123

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	Summer Creek Dr	Columbus Trl	0.02 N	2009	8,270	AADT	.37
2	Morning Ln	Leafy Trl	0.04 NE	2014	140	MPSI	.52
3	Appalachian Way	Water Meadows Dr	0.04 E	2014	679	MPSI	.55
4	Appalachian Way	Water Meadows Dr	0.05 W	2014	274	MPSI	.61
5	Meadowlark Dr	Barberry Dr	0.03 N	2014	230	MPSI	.64
6	Greengage Dr	Sycamore School Rd	0.08 N	2014	508	MPSI	.68
7	Granbury Rd	Old Granbury Rd	0.04 N	2014	19,510	MPSI	.79
8	Valley Village Dr	Diamond Springs Trl	0.01 SW	2010	1,119	Converte	.80
9	Mountain Spring Trl	Irish Valley Trl	0.01 W	2014	1,047	MPSI	.81
10	Trail Lake Dr	Valley Village Dr	0.11 N	2010	3,816	Converte	.82