

CHISHOLM TRAIL MEDICAL CAMPUS DEVELOPMENT



DEVELOPMENT SUMMARY

Chisholm Trail Medical Campus MOB Medical Office Campus Development 6950 Harris Parkway Fort Worth TX 76132

DEVELOPMENT HIGHLIGHTS

- 8,000 SF Medical Office Building
- On approximately .90 acres (39,204 SF)
- Tenant mix to includes a 4000 SF dentist clinic and additional 4000 SF of medical office space
- 56,000 SF Medical Office Campus(14,000 SF orthopedic surgeon/imaging building, 16,822 SF Centre For Neuro Skills Building and 23,185 SF, 3 Story 100% leased Medical Office Building)
- Campus is on 8 acres
- Zoned "E" neighborhood commercial
- Complimentary medical tenant mix including: physical therapy, spine, and pain management
- Medical synergy located within the Southwest Hospital District(Baylor, THR, USMD Hospital at Fort Worth)
- Great Visibility – Frontage on Harris Parkway which is busy North/South thoroughfare in South Fort Worth market
- Great Accessibility – On Harris Parkway close to Bryant Irvin Road, Highway 820 and across from the new Chisholm Trail Parkway (a 27.6-mile toll road that extends from downtown Fort Worth south to Cleburne).
- Strong demographics



MEDICAL DEVELOPMENT SUMMARY

Use:	Medical, Professional Office
Lease Space:	2000 – 4,000 SF
Building Size:	8,000 SF
Lot Size:	.90 Acres – Part of a 8 acre medical office campus with 56,000 SF of medical office
Offering Structure:	Building For Lease \ Pad Sites Available
Zoning commercial	Zoned "E" neighborhood
Frontage	Harris Parkway



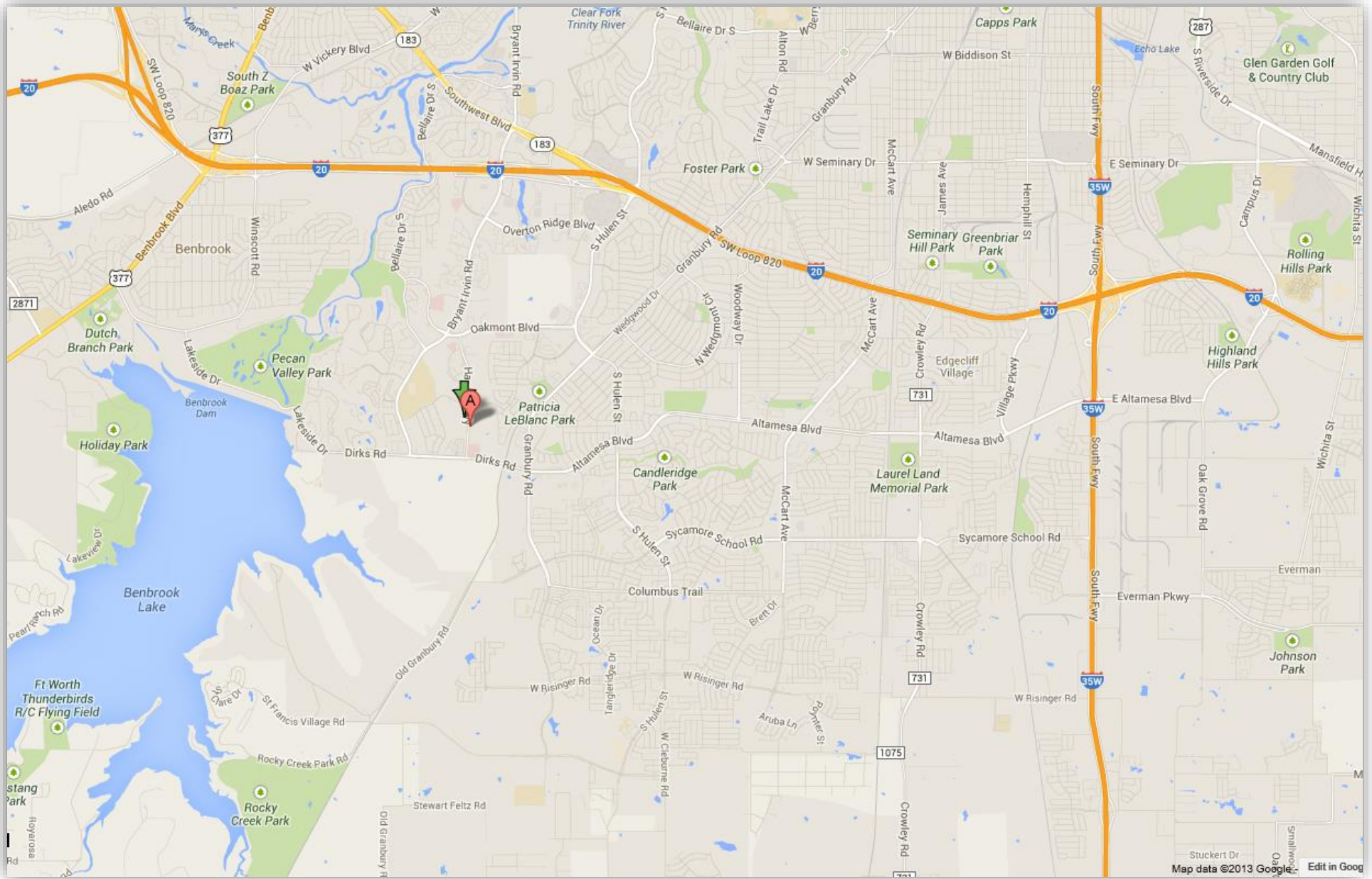
BIRD'S EYE VIEW



Subject Property

PROPERTY PHOTOS





Map data ©2013 Google - Edit in Google

AREA FUTURE GROWTH



HOSPITAL DISTRICT



Texas Health
Harris Methodist Hospital
SOUTHWEST FORT WORTH

Quest
Diagnostics

diagnostic
health

CookChildren's

RHC
REGENCY HOSPITAL COMPANY

Kindred Hospital
Tarrant County - Fort Worth Southwest

Cityview Care Center

USMD HOSPITAL
AT FORT WORTH

Diabetes & Thyroid Center
of Fort Worth

BAYLOR
Health Care System

Cityview Surgery Center

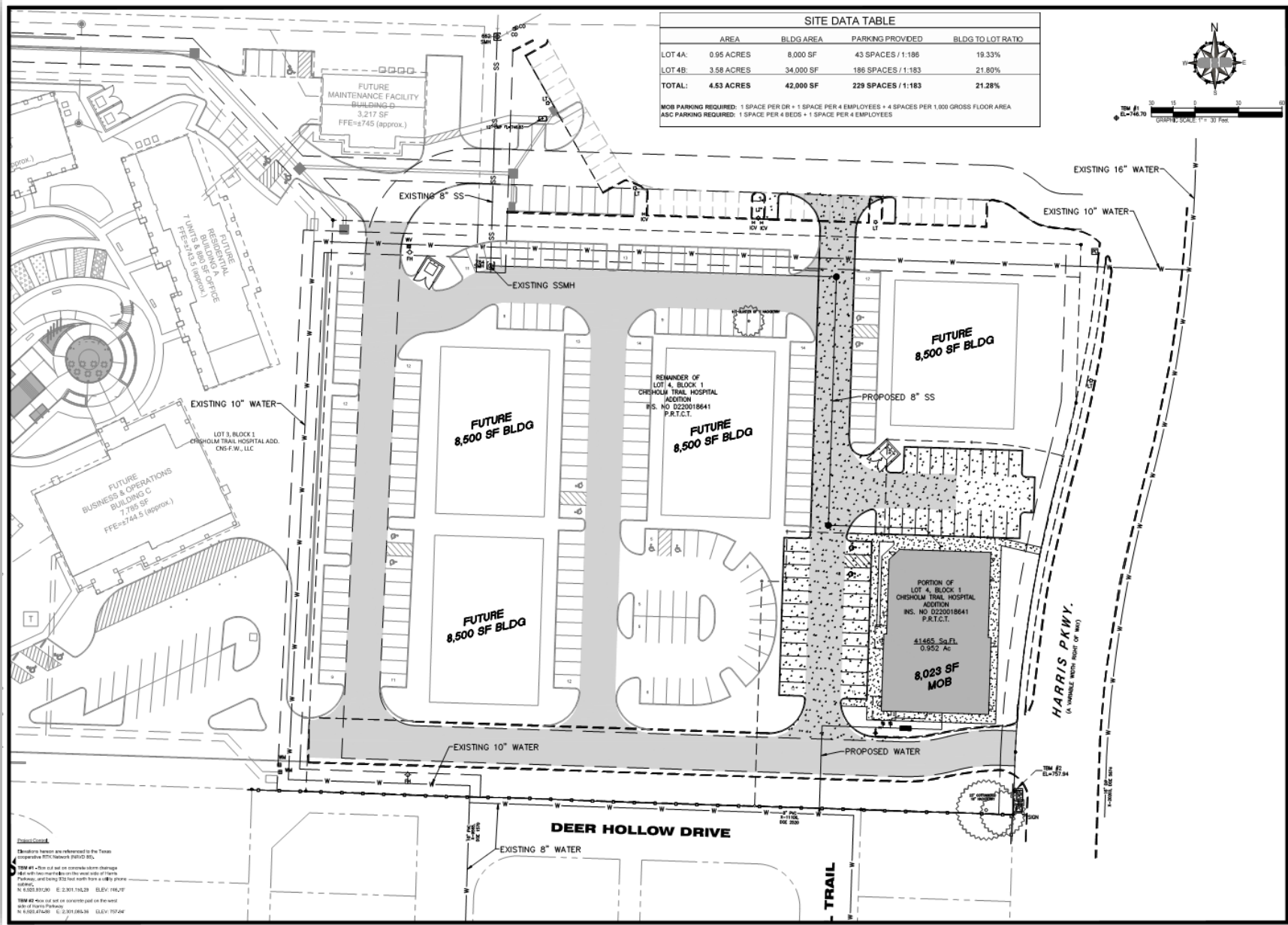
Texas of Orthopedic
Spinal Center

Southwest Fort Worth
Endoscopy

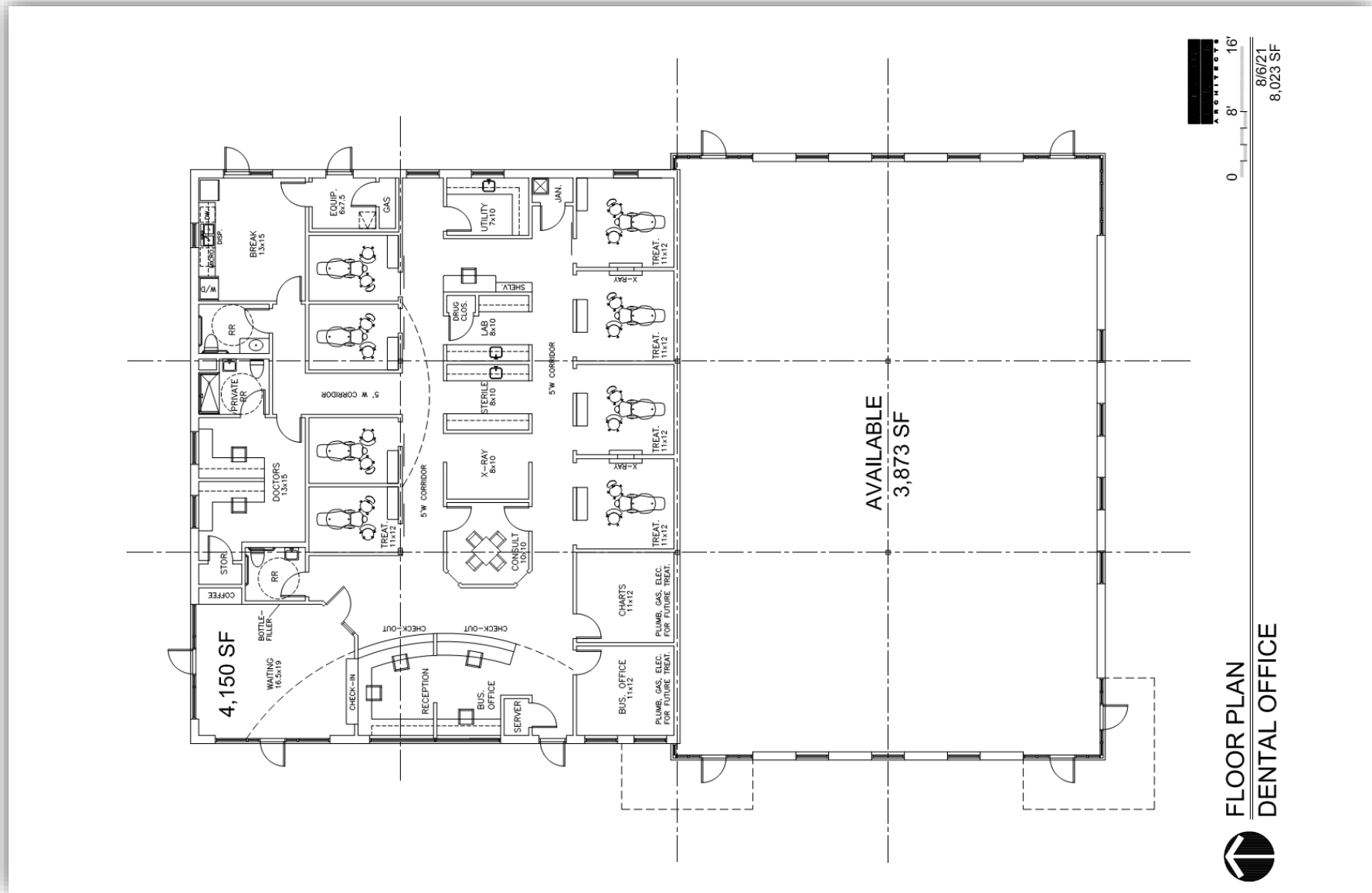
DFW Neurology

South View

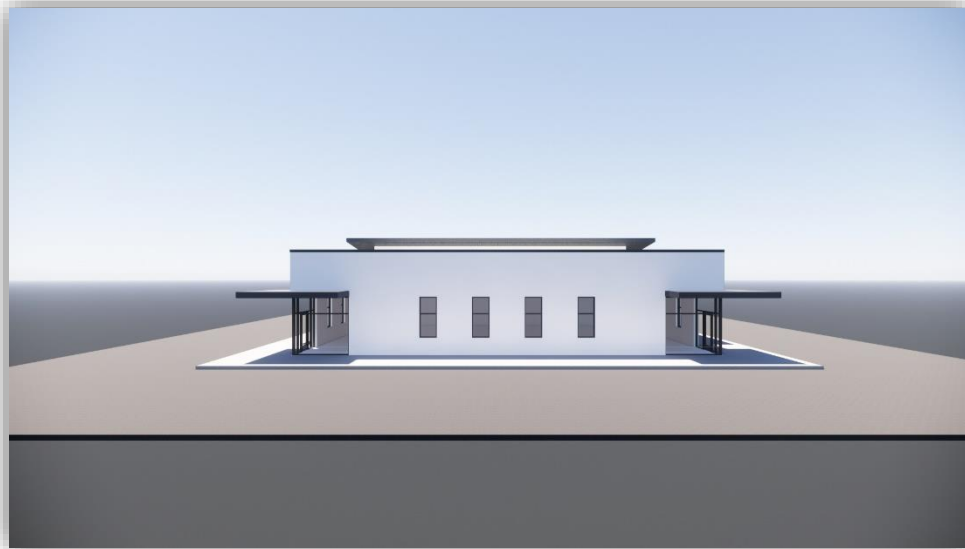
SITE PLAN



FLOORPLAN



PRELIMINARY ELEVATIONS



DEMOGRAPHIC SUMMARY REPORT

Demographic Summary Report

Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

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



Radius	2 Mile	3 Mile	5 Mile
Population			
2025 Projection	41,058	85,631	222,717
2020 Estimate	38,727	80,702	209,133
2010 Census	34,842	72,172	182,144
Growth 2020 - 2025	6.02%	6.11%	6.50%
Growth 2010 - 2020	11.15%	11.82%	14.82%
2020 Population by Hispanic Origin	6,410	14,888	55,623
2020 Population	38,727	80,702	209,133
White	25,251 65.20%	54,544 67.59%	145,665 69.65%
Black	9,978 25.76%	18,978 23.52%	47,079 22.51%
Am. Indian & Alaskan	201 0.52%	519 0.64%	1,639 0.78%
Asian	2,256 5.83%	4,502 5.58%	9,642 4.61%
Hawaiian & Pacific Island	48 0.12%	91 0.11%	235 0.11%
Other	993 2.56%	2,068 2.56%	4,873 2.33%
U.S. Armed Forces	26	39	241
Households			
2025 Projection	18,662	35,996	86,527
2020 Estimate	17,632	33,999	81,481
2010 Census	15,939	30,672	71,937
Growth 2020 - 2025	5.84%	5.87%	6.19%
Growth 2010 - 2020	10.62%	10.85%	13.27%
Owner Occupied	7,586 43.02%	18,493 54.39%	48,571 59.61%
Renter Occupied	10,045 56.97%	15,506 45.61%	32,909 40.39%
2020 Households by HH Income	17,632	33,999	81,484
Income: <\$25,000	2,937 16.66%	5,319 15.64%	13,105 16.08%
Income: \$25,000 - \$50,000	4,206 23.85%	7,521 22.12%	17,616 21.62%
Income: \$50,000 - \$75,000	3,331 18.89%	6,296 18.52%	15,705 19.27%
Income: \$75,000 - \$100,000	2,281 12.94%	4,404 12.95%	11,260 13.82%
Income: \$100,000 - \$125,000	1,464 8.30%	3,332 9.80%	7,758 9.52%
Income: \$125,000 - \$150,000	1,161 6.58%	2,457 7.23%	4,913 6.03%
Income: \$150,000 - \$200,000	1,076 6.10%	2,239 6.59%	5,283 6.48%
Income: \$200,000+	1,176 6.67%	2,431 7.15%	5,844 7.17%
2020 Avg Household Income	\$83,901	\$87,866	\$86,886
2020 Med Household Income	\$60,301	\$65,543	\$65,281

Demographic Detail Report

Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

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

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



Radius	2 Mile	3 Mile	5 Mile
Population			
2025 Projection	41,058	85,631	222,717
2020 Estimate	38,727	80,702	209,133
2010 Census	34,842	72,172	182,144
Growth 2020 - 2025	6.02%	6.11%	6.50%
Growth 2010 - 2020	11.15%	11.82%	14.82%
2020 Population by Age			
	38,727	80,702	209,133
Age 0 - 4	2,777 7.17%	5,481 6.79%	14,730 7.04%
Age 5 - 9	2,550 6.58%	5,329 6.60%	14,755 7.06%
Age 10 - 14	2,413 6.23%	5,340 6.62%	15,065 7.20%
Age 15 - 19	2,195 5.67%	4,956 6.14%	13,866 6.63%
Age 20 - 24	2,314 5.98%	4,872 6.04%	13,364 6.39%
Age 25 - 29	3,131 8.08%	6,011 7.45%	16,082 7.69%
Age 30 - 34	3,120 8.06%	5,872 7.28%	15,664 7.49%
Age 35 - 39	2,767 7.14%	5,466 6.77%	14,679 7.02%
Age 40 - 44	2,265 5.85%	4,765 5.90%	12,743 6.09%
Age 45 - 49	2,268 5.86%	4,923 6.10%	12,823 6.13%
Age 50 - 54	2,251 5.81%	4,871 6.04%	12,259 5.86%
Age 55 - 59	2,410 6.22%	5,190 6.43%	12,759 6.10%
Age 60 - 64	2,179 5.63%	4,726 5.86%	11,402 5.45%
Age 65 - 69	1,759 4.54%	3,883 4.81%	9,151 4.38%
Age 70 - 74	1,405 3.63%	3,132 3.88%	7,221 3.45%
Age 75 - 79	1,006 2.60%	2,213 2.74%	4,979 2.38%
Age 80 - 84	766 1.98%	1,599 1.98%	3,483 1.67%
Age 85+	1,151 2.97%	2,074 2.57%	4,108 1.96%
Age 65+	6,087 15.72%	12,901 15.99%	28,942 13.84%
Median Age	36.60	37.30	35.40
Average Age	38.20	38.40	36.80

Demographic Detail Report

Chisholm Trail Development					
6928 Harris Pky, Fort Worth, TX 76132					
Radius	2 Mile		3 Mile		5 Mile
2020 Population By Race	38,727		80,702		209,133
White	25,251	65.20%	54,544	67.59%	145,665 69.65%
Black	9,978	25.76%	18,978	23.52%	47,079 22.51%
Am. Indian & Alaskan	201	0.52%	519	0.64%	1,639 0.78%
Asian	2,256	5.83%	4,502	5.58%	9,642 4.61%
Hawaiian & Pacific Island	48	0.12%	91	0.11%	235 0.11%
Other	993	2.56%	2,068	2.56%	4,873 2.33%
Population by Hispanic Origin	38,727		80,702		209,133
Non-Hispanic Origin	32,317	83.45%	65,815	81.55%	153,511 73.40%
Hispanic Origin	6,410	16.55%	14,886	18.45%	55,622 26.60%
2020 Median Age, Male	34.80		35.40		33.90
2020 Average Age, Male	36.50		36.80		35.50
2020 Median Age, Female	38.10		38.90		36.80
2020 Average Age, Female	39.80		39.90		38.10
2020 Population by Occupation Classification	30,550		63,565		161,816
Civilian Employed	19,173	62.76%	40,326	63.44%	104,223 64.41%
Civilian Unemployed	612	2.00%	1,409	2.22%	3,714 2.30%
Civilian Non-Labor Force	10,741	35.16%	21,793	34.28%	53,661 33.16%
Armed Forces	24	0.08%	37	0.06%	218 0.13%
Households by Marital Status					
Married	6,728		15,158		37,996
Married No Children	4,083		8,954		21,095
Married w/Children	2,645		6,204		16,901
2020 Population by Education	28,110		58,008		146,117
Some High School, No Diploma	1,348	4.80%	3,697	6.37%	15,006 10.27%
High School Grad (Incl Equivalency)	6,301	22.42%	13,550	23.36%	34,578 23.66%
Some College, No Degree	7,610	27.07%	16,239	27.99%	40,218 27.52%
Associate Degree	1,632	5.81%	3,285	5.66%	8,763 6.00%
Bachelor Degree	6,392	22.74%	12,624	21.76%	29,221 20.00%
Advanced Degree	4,827	17.17%	8,613	14.85%	18,331 12.55%

DEMOGRAPHICS

Demographic Detail Report				
Chisholm Trail Development				
6928 Harris Pky, Fort Worth, TX 76132				
Radius	2 Mile	3 Mile	5 Mile	
2020 Population by Occupation	36,386	76,247	194,532	
Real Estate & Finance	1,353 3.72%	2,766 3.63%	7,090	3.64%
Professional & Management	10,802 29.69%	22,167 29.07%	52,670	27.08%
Public Administration	820 2.25%	1,703 2.23%	4,046	2.08%
Education & Health	5,238 14.40%	11,046 14.49%	26,955	13.86%
Services	2,914 8.01%	6,260 8.21%	16,775	8.62%
Information	318 0.87%	666 0.87%	1,657	0.85%
Sales	4,635 12.74%	9,890 12.97%	25,031	12.87%
Transportation	223 0.61%	313 0.41%	715	0.37%
Retail	2,257 6.20%	4,743 6.22%	11,925	6.13%
Wholesale	433 1.19%	832 1.09%	2,413	1.24%
Manufacturing	2,310 6.35%	4,961 6.51%	11,737	6.03%
Production	1,998 5.49%	4,114 5.40%	12,268	6.31%
Construction	783 2.15%	1,953 2.56%	7,665	3.94%
Utilities	882 2.42%	2,029 2.66%	5,897	3.03%
Agriculture & Mining	354 0.97%	722 0.95%	2,042	1.05%
Farming, Fishing, Forestry	19 0.05%	29 0.04%	153	0.08%
Other Services	1,047 2.88%	2,053 2.69%	5,493	2.82%
2020 Worker Travel Time to Job	18,630	39,046	100,746	
<30 Minutes	11,718 62.90%	25,252 64.67%	64,108	63.63%
30-60 Minutes	5,635 30.25%	11,056 28.32%	29,601	29.38%
60+ Minutes	1,277 6.85%	2,738 7.01%	7,037	6.98%
2010 Households by HH Size	15,938	30,671	71,936	
1-Person Households	6,284 39.43%	10,250 33.42%	21,404	29.75%
2-Person Households	4,916 30.84%	9,753 31.80%	22,460	31.22%
3-Person Households	2,256 14.15%	4,693 15.30%	11,262	15.66%
4-Person Households	1,566 9.83%	3,601 11.74%	9,123	12.68%
5-Person Households	590 3.70%	1,506 4.91%	4,588	6.38%
6-Person Households	225 1.41%	579 1.89%	1,883	2.62%
7 or more Person Households	101 0.63%	289 0.94%	1,216	1.69%
2020 Average Household Size	2.10	2.30	2.50	
Households				
2025 Projection	18,662	35,996	86,527	
2020 Estimate	17,632	33,999	81,481	
2010 Census	15,939	30,672	71,937	
Growth 2020 - 2025	5.84%	5.87%	6.19%	
Growth 2010 - 2020	10.62%	10.85%	13.27%	

Demographic Detail Report

Chisholm Trail Development				
6928 Harris Pky, Fort Worth, TX 76132				
Radius	2 Mile	3 Mile	5 Mile	
2020 Households by HH Income	17,632	33,999	81,484	
<\$25,000	2,937 16.66%	5,319 15.64%	13,105	16.08%
\$25,000 - \$50,000	4,206 23.85%	7,521 22.12%	17,616	21.62%
\$50,000 - \$75,000	3,331 18.89%	6,296 18.52%	15,705	19.27%
\$75,000 - \$100,000	2,281 12.94%	4,404 12.95%	11,260	13.82%
\$100,000 - \$125,000	1,464 8.30%	3,332 9.80%	7,758	9.52%
\$125,000 - \$150,000	1,161 6.58%	2,457 7.23%	4,913	6.03%
\$150,000 - \$200,000	1,076 6.10%	2,239 6.59%	5,283	6.48%
\$200,000+	1,176 6.67%	2,431 7.15%	5,844	7.17%
2020 Avg Household Income	\$83,901	\$87,866	\$86,886	
2020 Med Household Income	\$60,301	\$65,543	\$65,281	
2020 Occupied Housing	17,631	33,999	81,480	
Owner Occupied	7,586 43.03%	18,493 54.39%	48,571	59.61%
Renter Occupied	10,045 56.97%	15,506 45.61%	32,909	40.39%
2010 Housing Units	18,120	34,889	83,603	
1 Unit	8,663 47.81%	21,087 60.44%	58,162	69.57%
2 - 4 Units	631 3.48%	1,728 4.95%	3,688	4.41%
5 - 19 Units	6,217 34.31%	8,537 24.47%	15,066	18.02%
20+ Units	2,609 14.40%	3,537 10.14%	6,687	8.00%
2020 Housing Value	7,586	18,493	48,571	
<\$100,000	214 2.82%	1,110 6.00%	6,354	13.08%
\$100,000 - \$200,000	2,796 36.86%	7,477 40.43%	19,792	40.75%
\$200,000 - \$300,000	2,135 28.14%	5,550 30.01%	10,307	21.22%
\$300,000 - \$400,000	1,023 13.49%	2,123 11.48%	5,248	10.80%
\$400,000 - \$500,000	617 8.13%	954 5.16%	2,259	4.65%
\$500,000 - \$1,000,000	565 7.45%	962 5.20%	3,768	7.76%
\$1,000,000+	236 3.11%	317 1.71%	843	1.74%
2020 Median Home Value	\$236,674	\$211,883	\$190,599	
2020 Housing Units by Yr Built	18,127	35,007	83,923	
Built 2010+	1,230 6.79%	2,400 6.86%	7,118	8.48%
Built 2000 - 2010	4,257 23.48%	7,083 20.23%	14,641	17.45%
Built 1990 - 1999	4,344 23.96%	5,670 16.20%	11,456	13.65%
Built 1980 - 1989	4,718 26.03%	8,462 24.17%	17,088	20.36%
Built 1970 - 1979	1,797 9.91%	5,763 16.46%	11,220	13.37%
Built 1960 - 1969	1,251 6.90%	3,705 10.58%	9,114	10.86%
Built 1950 - 1959	457 2.52%	1,644 4.70%	9,235	11.00%
Built <1949	73 0.40%	280 0.80%	4,051	4.83%
2020 Median Year Built	1991	1986	1984	

DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report

1 mile radius

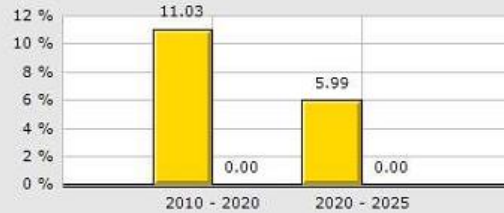
Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

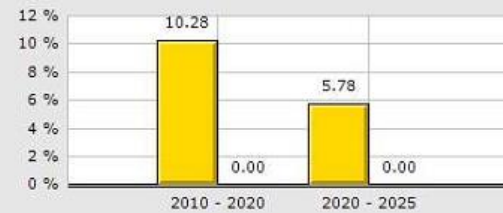
Type: Land
County: Tarrant

1 Mile
County

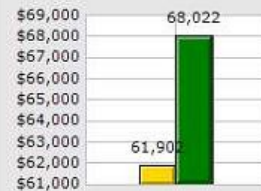
Population Growth



Household Growth



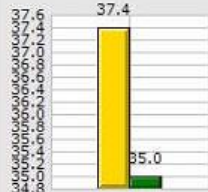
2020 Med Household Inc



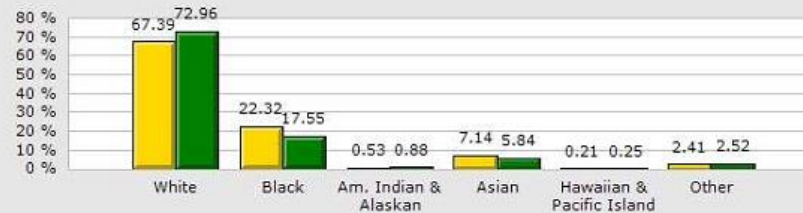
2020 Households by Household Income



2020 Median Age



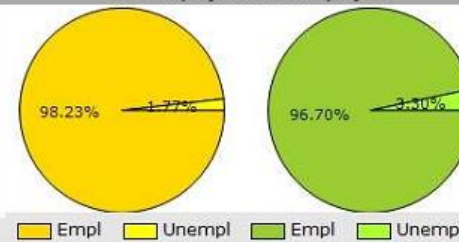
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed



DEMOGRAPHIC MARKET COMPARISON REPORT

Demographic Market Comparison Report		1 mile radius	
Chisholm Trail Development 6928 Harris Pky, Fort Worth, TX 76132			
Type: Land			
County: Tarrant			
	1 Mile		County
Population Growth			
Growth 2010 - 2020	11.03%		0.00%
Growth 2020 - 2025	5.99%		0.00%
Empl	4,708	98.23%	1,075,209 96.70%
Unempl	85	1.77%	36,651 3.30%
2020 Population by Race			
	9,164		2,130,562
White	6,176	67.39%	1,554,507 72.96%
Black	2,045	22.32%	373,853 17.55%
Am. Indian & Alaskan	49	0.53%	18,805 0.88%
Asian	654	7.14%	124,360 5.84%
Hawaiian & Pacific Island	19	0.21%	5,251 0.25%
Other	221	2.41%	53,786 2.52%
Household Growth			
Growth 2010 - 2020	10.28%		0.00%
Growth 2020 - 2025	5.78%		0.00%
Renter Occupied	2,309	56.06%	294,630 38.28%
Owner Occupied	1,810	43.94%	475,113 61.72%
2020 Households by Household Income			
	4,118		769,743
Income <\$25K	496	12.04%	121,188 15.74%
Income \$25K - \$50K	1,051	25.52%	159,987 20.78%
Income \$50K - \$75K	815	19.79%	140,877 18.30%
Income \$75K - \$100K	562	13.65%	103,269 13.42%
Income \$100K - \$125K	234	5.68%	76,260 9.91%
Income \$125K - \$150K	304	7.38%	52,103 6.77%
Income \$150K - \$200K	311	7.55%	57,296 7.44%
Income \$200K+	345	8.38%	58,763 7.63%
2020 Med Household Inc	\$61,902		\$68,022
2020 Median Age	37.40		35.00

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

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

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



Description	2010	2020	2025
Population	8,253	9,163	9,712
Age 0 - 4	521 6.31%	639 6.97%	646 6.65%
Age 5 - 9	475 5.76%	587 6.41%	640 6.59%
Age 10 - 14	489 5.93%	566 6.18%	618 6.36%
Age 15 - 19	491 5.95%	523 5.71%	583 6.00%
Age 20 - 24	657 7.96%	541 5.90%	563 5.80%
Age 25 - 29	709 8.59%	718 7.84%	620 6.38%
Age 30 - 34	457 5.54%	704 7.68%	689 7.09%
Age 35 - 39	511 6.19%	625 6.82%	693 7.14%
Age 40 - 44	505 6.12%	528 5.76%	631 6.50%
Age 45 - 49	627 7.60%	556 6.07%	582 5.99%
Age 50 - 54	596 7.22%	566 6.18%	569 5.86%
Age 55 - 59	476 5.77%	598 6.53%	580 5.97%
Age 60 - 64	445 5.39%	533 5.82%	567 5.84%
Age 65 - 69	293 3.55%	427 4.66%	504 5.19%
Age 70 - 74	252 3.05%	342 3.73%	411 4.23%
Age 75 - 79	259 3.14%	250 2.73%	310 3.19%
Age 80 - 84	230 2.79%	194 2.12%	219 2.25%
Age 85+	260 3.15%	267 2.91%	287 2.96%
Age 15+	6,768 82.01%	7,372 80.45%	7,808 80.40%
Age 20+	6,277 76.06%	6,849 74.75%	7,225 74.39%
Age 65+	1,294 15.68%	1,480 16.15%	1,731 17.82%
Median Age	38	37	39
Average Age	39.00	38.80	39.40
Population By Race	8,253	9,163	9,712
White	6,084 73.72%	6,176 67.40%	6,255 64.40%
Black	1,496 18.13%	2,045 22.32%	2,370 24.40%
Am. Indian & Alaskan	43 0.52%	49 0.53%	53 0.55%
Asian	446 5.40%	654 7.14%	764 7.87%
Hawaiian & Pacific Islander	13 0.16%	19 0.21%	21 0.22%
Other	159 1.93%	221 2.41%	250 2.57%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius		
Chisholm Trail Development				
6928 Harris Pky, Fort Worth, TX 76132				
Description	2010	2020	2025	
Population by Race (Hispanic)	1,041	1,331	1,494	
White	926 88.95%	1,174 88.20%	1,307 87.48%	
Black	55 5.28%	77 5.79%	93 6.22%	
Am. Indian & Alaskan	22 2.11%	28 2.10%	31 2.07%	
Asian	11 1.06%	15 1.13%	18 1.20%	
Hawaiian & Pacific Islander	2 0.19%	3 0.23%	4 0.27%	
Other	24 2.31%	35 2.63%	41 2.74%	
Household by Household Income	3,734	4,118	4,359	
<\$25,000	859 23.00%	496 12.04%	465 10.67%	
\$25,000 - \$50,000	1,174 31.44%	1,051 25.52%	1,096 25.14%	
\$50,000 - \$75,000	587 15.72%	815 19.79%	886 20.33%	
\$75,000 - \$100,000	301 8.06%	562 13.65%	622 14.27%	
\$100,000 - \$125,000	175 4.69%	234 5.68%	250 5.74%	
\$125,000 - \$150,000	143 3.83%	304 7.38%	339 7.78%	
\$150,000 - \$200,000	259 6.94%	311 7.55%	329 7.55%	
\$200,000+	236 6.32%	345 8.38%	372 8.53%	
Average Household Income	\$73,741	\$90,716	\$92,336	
Median Household Income	\$46,891	\$61,902	\$64,242	

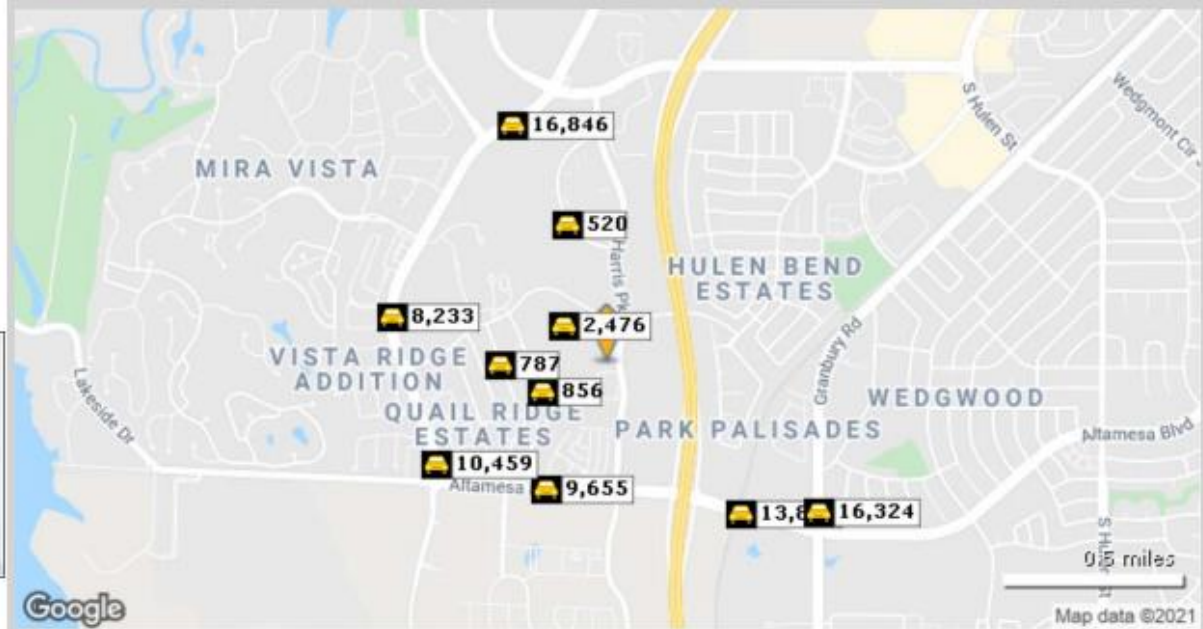
TRAFFIC COUNT REPORT

Traffic Count Report

Chisholm Trail Development

6928 Harris Pky, Fort Worth, TX 76132

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 Not Available	Not Available	0.00 No	2020	2,476	MPSI	.15
2 Aspen Wood Trl	Tilden Ct	0.03 NW	2018	856	MPSI	.19
3 Brookvale Rd	Dutch Branch	0.12 N	2018	787	MPSI	.29
4 Dirks Rd	Deer Hollow Dr	0.09 E	2020	9,655	MPSI	.39
5 John Ryan Dr	Harris Pkwy	0.15 SE	2018	520	MPSI	.40
6 Bryant Irvin Rd	Dirks Rd	0.06 S	2020	10,459	MPSI	.55
7 Dirks Rd	Altamesa Blvd	0.18 E	2020	13,868	MPSI	.57
8 Bryant Irvin Rd	Trinity Heights Blvd	0.02 N	2018	8,233	MPSI	.61
9 Bryant Irvin Rd	Bellaire Dr S	0.09 SW	2020	16,846	MPSI	.72
10 Granbury Rd	Altamesa Blvd	0.06 S	2020	16,324	MPSI	.74