

LOCATION: Located along the west side of Summer Creek Drive at the SEQ of Chisholm Trail Parkway (CTP) & McPherson Blvd, adjacent to the south of the new Studio Movie Grill at the Shops at Chisholm Trail Ranch which is a retail shopping center development at the SEC of Chisholm Trail Pkwy & McPherson Blvd with tenants such as Ross, Marshall's, ULTA, Old Navy, Petco, and a number of other national retailers. They're nearly finished with the first phase.

LAND AREA/SIZE: +/- 2.094 Acres

FRONTAGE: +/- 200 feet along Summer Creek Drive

SCHOOL DISTRICT: Crowley ISD

ZONING: "G" Intensive Commercial, allowing for all uses permitted in "F" General Commercial.

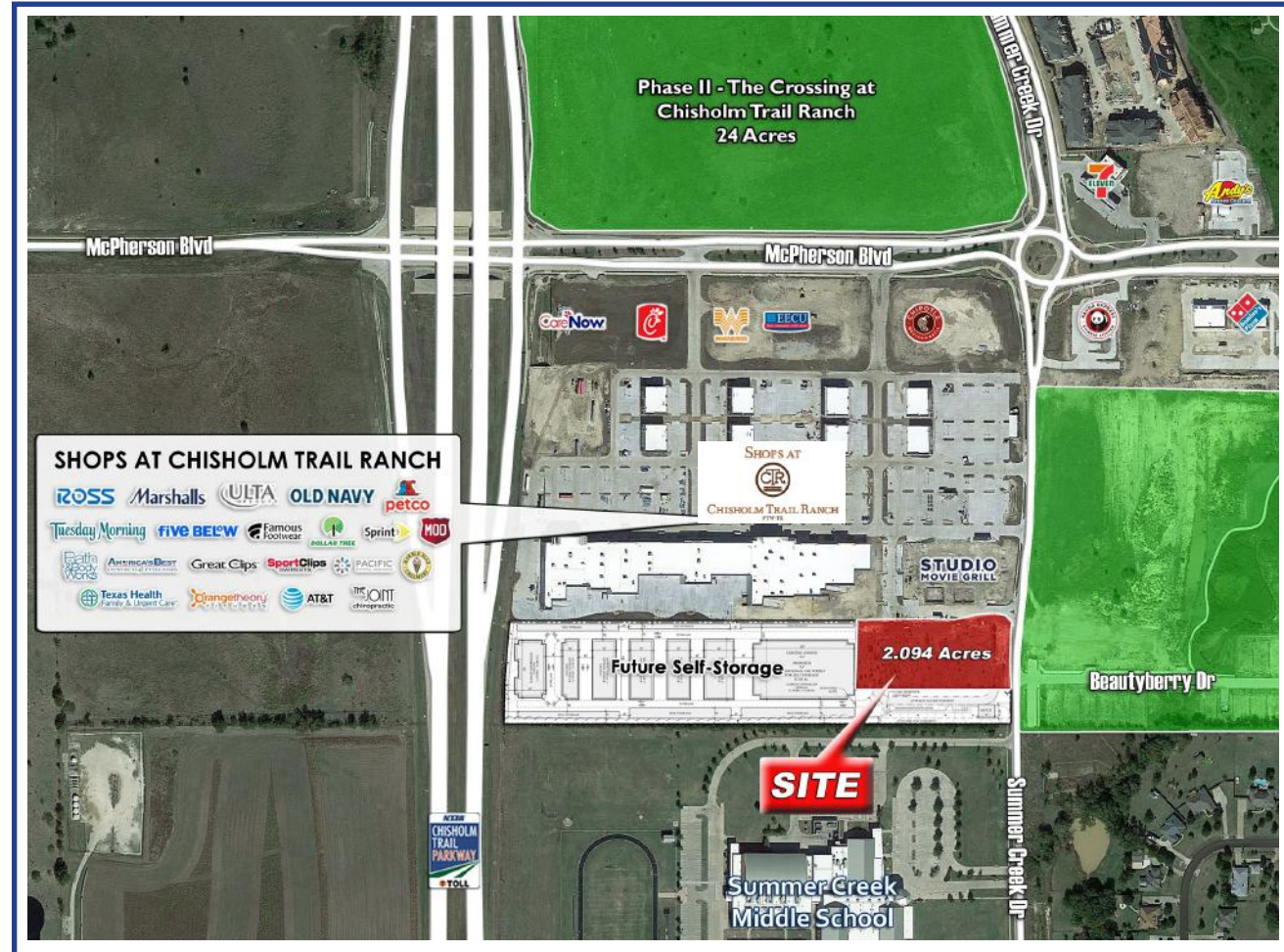
Maximum building height limited to 28 feet.

PRICE: Contact broker for price.

DEMOGRAPHICS:

	1 MILE	3 MILES	5 MILES
2019 Population:	6,207	55,377	162,389
2019 Daytime Population:	4,712	28,744	110,972
2019 Average HH Income:	\$101,975	\$79,622	\$73,031

(Source: FEDC, City of Fort Worth, NTCOG)



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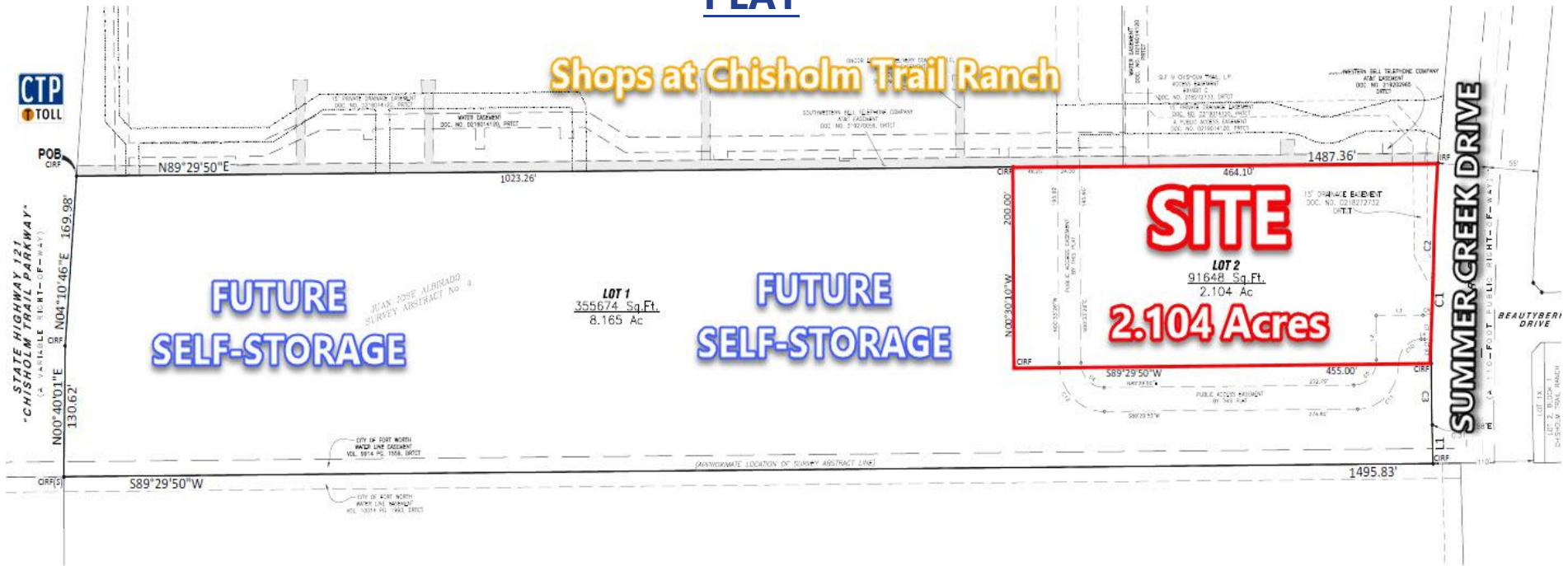


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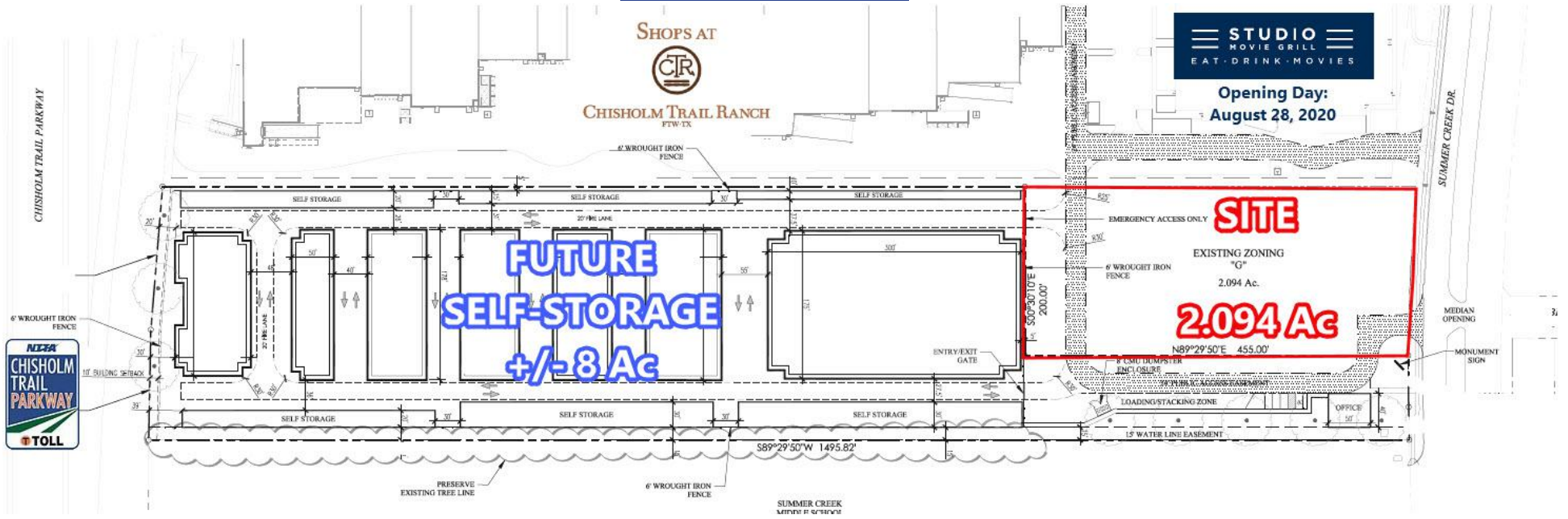
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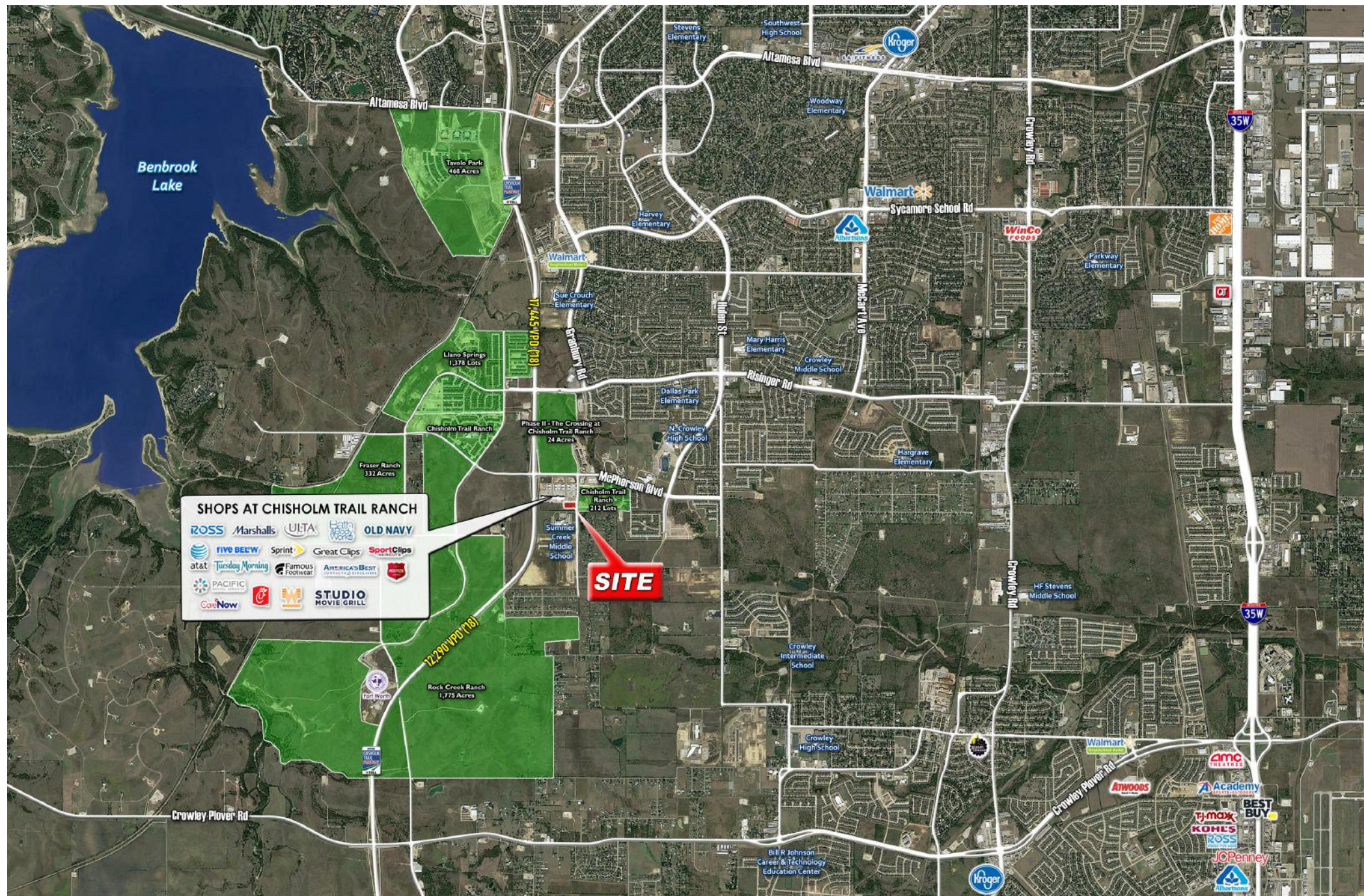
PLAT

Shops at Chisholm Trail Ranch



CONCEPT PLAN





SHOPS AT CHISHOLM TRAIL RANCH

ROSS | Marshalls | UTA | Bath & Body Works | OLD NAVY
 FIVE BELOW | Sprint | Great Clips | Sport Clips
 atat | Tuesday Morning | Famous Footwear | AMERICA'S BEST CONTRACT FLOORING | Studio Movie Grill
 CoreNow | Wawa

SITE

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