



FOR LEASE

SUMMER CREEK STATION



SEC CHISHOLM TRAIL PARKWAY & SYCAMORE SCHOOL ROAD
FORT WORTH, TEXAS

FOR INFORMATION

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LOCATION

Summer Creek Station, located in Southwest Fort Worth, is a 26.75 acre site owned by an investment group managed by Wilson-Stonaker, Inc, a well known DFW retail developer. This prime retail site is located on the southeast corner of the Chisholm Trail Parkway (SH 121) & Sycamore School Road.

The Summer Creek Station 10 minute drive time 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).

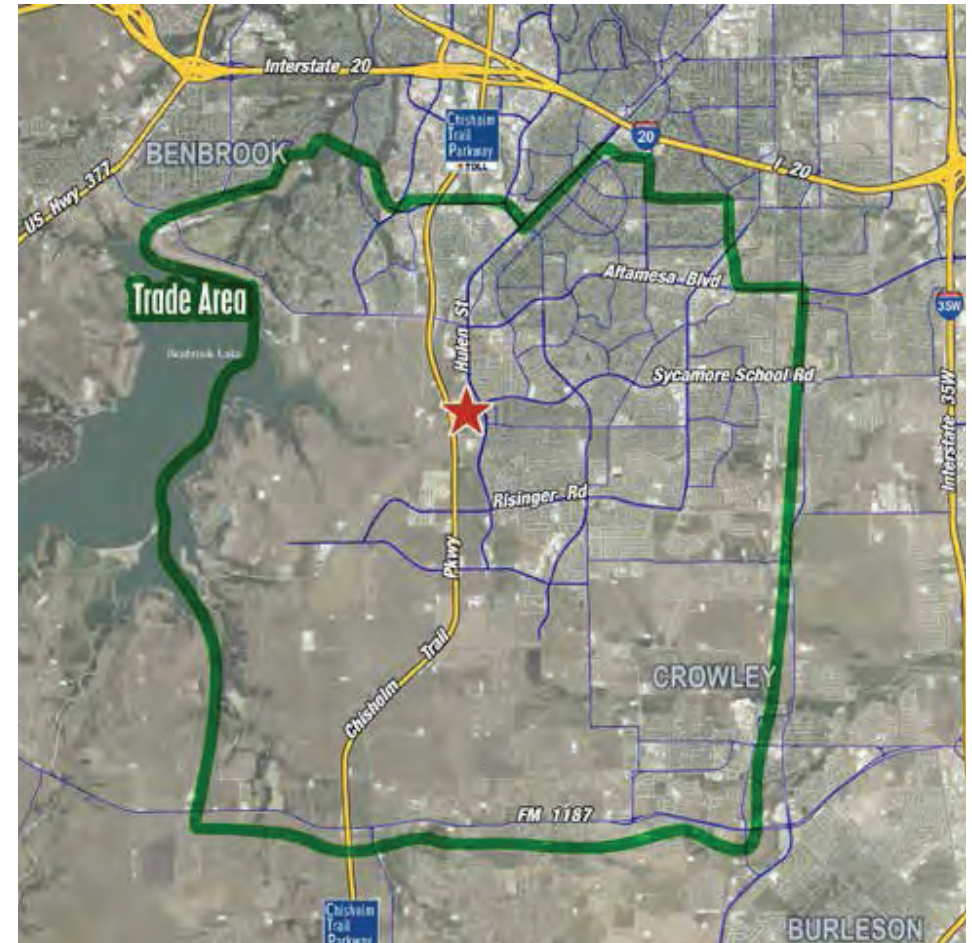
According to the 2010 census, the population of the Summer Creek trade area was 40,664, having increased 5.1% from the 14,655 residents counted during the 2000 census. Population increases through 2020 are projected to exceed this growth rate.

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 Fort Worth. In addition, the 426 acre Tavolo Park, located just across CTP from Summer Creek Crossing is under development and will include approximately 1,468 single family lots.

In the future, Summer Creek Station is planned to include 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.

PROPERTY OVERVIEW

Summer Creek Station has room for significant residential growth. Currently there are approximately 8,400 single family lots either planned or under construction in the trade area. The future development of the "T" Sycamore School Station, which has already been purchased, will be an enormous traffic generator.



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MARKET PROFILE

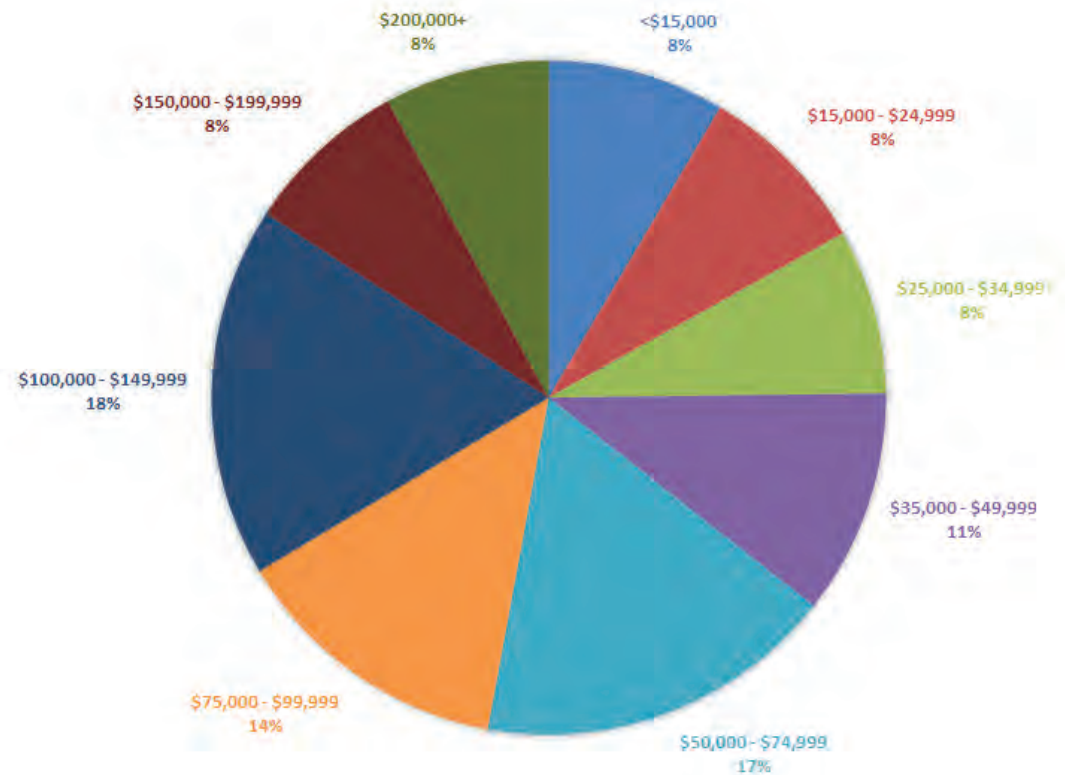
DEMOGRAPHICS

| | 5 minutes | 10 minutes | 15 minutes |
|--|-------------------------------------|--------------------------------------|--------------------------------------|
| | Population 31,264 | Population 133,738 | Population 334,402 |
| | Average Income \$92,768 | Average Income \$86,554 | Average Income \$80,977 |
| | Daytime Population 23,502 | Daytime Population 112,358 | Daytime Population 371,697 |

TRAFFIC COUNTS (2019 Projections)

- Summer Creek @ Sycamore School:
19,395 vpd
- Sycamore School @ Summer Creek:
11,334 vpd
- Chisholm Trail Parkway @ Sycamore School Road:
41,200 vpd

2018 AVERAGE HOUSEHOLD INCOME (15 Minute Drive-time)

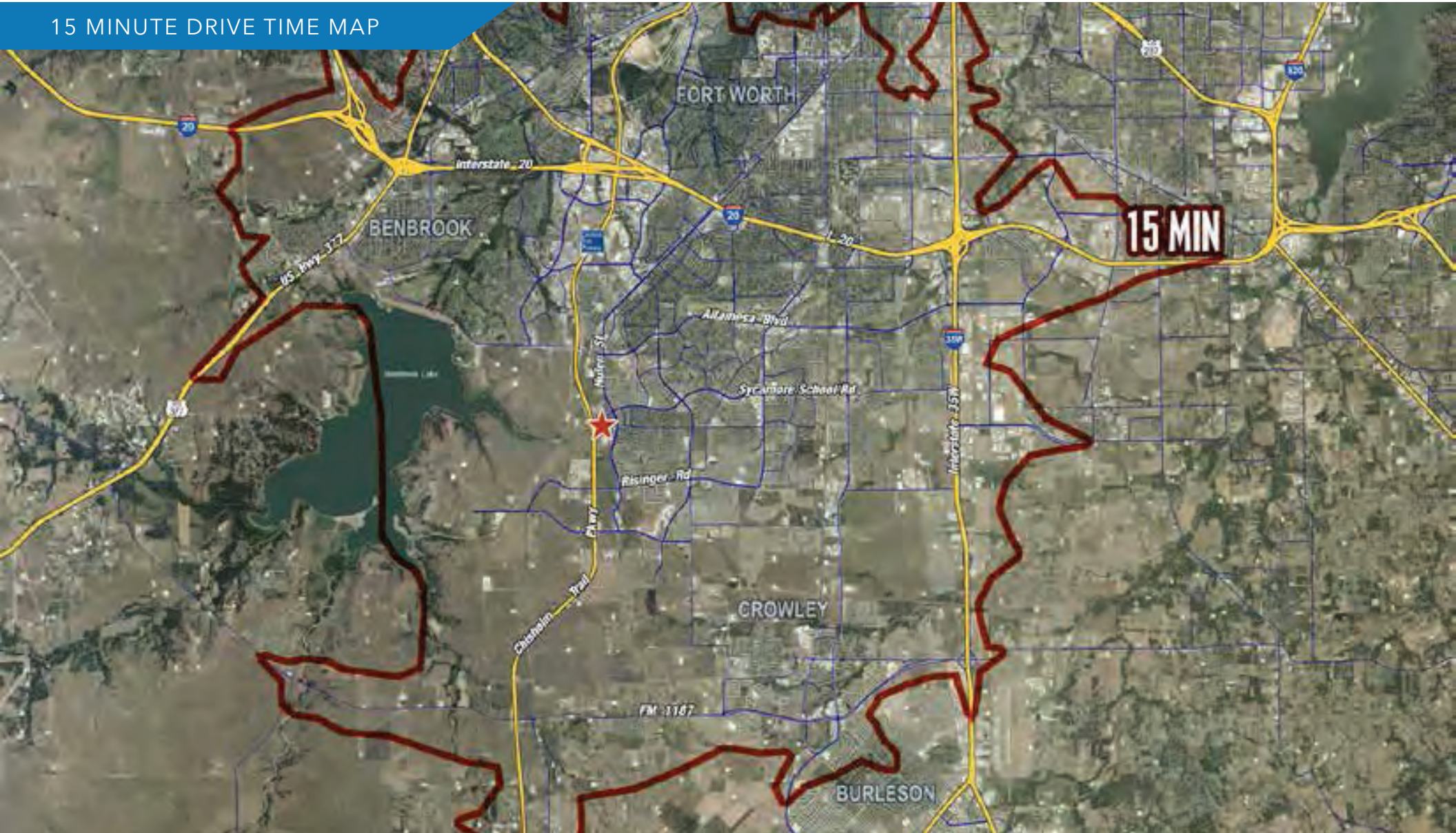


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15 MINUTE DRIVE TIME MAP



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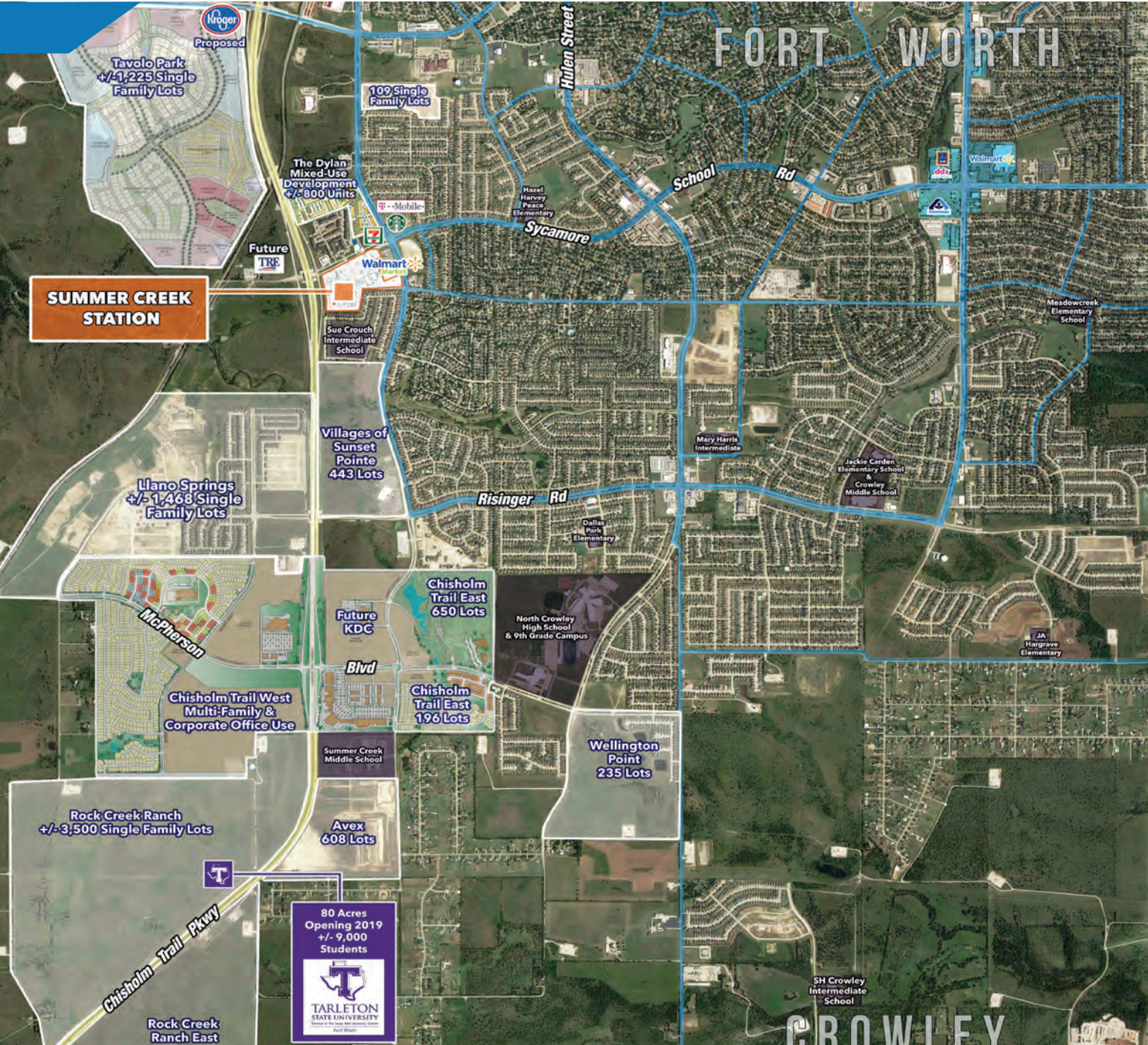
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FORT WORTH, TEXAS

TRADE AREA GROWTH MAP

Benbrook
Lake

**SUMMER CREEK
STATION**



80 Acres
Opening 2019
+/- 9,000
Students

TARLETON
STATE UNIVERSITY

CROWLEY

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AREA DEVELOPMENT



RCM Project: NWQ of Sycamore School Road & Summer Creek Dr.

Activity in the area is ramping up quickly. Realty Capital Management has begun construction of Phase I of a 300 unit high-end mixed use retail/multi-family project on the northwest quadrant of Sycamore School Road and Summer Creek Drive that will have over 800 units at completion.

In addition, Walmart Neighborhood Grocer is open and operating on the southwest corner of Sycamore School Road & Summer Creek Drive. 7-Eleven opened the north west corner of the intersection and Starbucks recently opened on the northeast corner as part of a 10,000 square foot strip center.

FOR INFORMATION

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SITE PLAN



SUMMER CREEK STATION



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URBAN AIR RENDERING



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LOT 1 RENDERING



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LOT 4 RENDERING



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AERIAL PHOTO



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Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY

ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

| Licensed Broker/ Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
|--|-------------|-----------------------------------|--------------|
| TCS Central Region, G.P., LLC | 550906 | N/A | 972.774.2500 |
| Paul Wittorf | 479373 | paul.wittorf@transwestern.com | 972.774.2511 |
| Steve Williamson | 177522 | steve.williamson@transwestern.com | 972.774.2511 |
| Buyer/Tenant/Seller/Landlord | License No. | Email | Phone |

Regulated by the Texas Real Estate Commission

Information Available at www.trec.texas.gov

IABS 1-0

FOR LEASING INFORMATION



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