Multi Family
UNDER CONSTRUCTION
OPENIED SUMMER 2016

FUTURE RETAIL

US Highway 287

UNDER CONTRACT MAJOR RETAILER

Walmart
Save money. Live better.

DISCOUNT TIRE

1.7 ACRE

TACO BELL

DICKEY'S BARBECUE PIT

SportClips HAIRCUTS

Villa Grande
MEXICAN RESTAURANT

URGENT CARE

Pizza Hut

WHATABURGER

Avondale Haslet Rd

Gas Walmart

McDonald's

FIRST CHOICE EMERGENCY ROOM

287

Romano's Pizza

Shell

Louisiana Kitchen POPEYES

SONIC America's Drive-In

Hunter Crossroads West
37 Acres
ZONED COMMERCIAL

FOR LEASE / PAD SITES AVAILABLE

HUNTER CROSSROADS

TRANSWESTERN®
RETAIL

US 287, US 287 BUSINESS & AVONDALE-HASLET ROAD
FORT WORTH, TEXAS

FOR INFORMATION

Mason Bishop
972.774.2507
mason.bishop@transwestern.com

Steve Williamson, CCIM®
972.774.2511
steve.williamson@transwestern.com

HUNTER CROSSROADS

US 287, US 287 BUSINESS & AVONDALE-HASLET ROAD
FORT WORTH, TEXAS

LOCATION

Hunter Crossroads is located 20 minutes north of downtown Fort Worth at the intersection of US 287, US 287 Business and Avondale-Haslet Road in the city of Fort Worth, Texas. The Dallas-Fort Worth metroplex is a vibrant growing region and is now the fourth largest metroplitian area in the United States. Hunter Crossroads, located at the heart of Fort Worth's newest regional retail intersection, is anchored by a 180,000 square foot Walmart Supercenter.

The Hunter Crossroads Trade Area has an average household income of $92,308 with a population of 45,413. Strong traffic counts include over 40,000 vehicles per day on US 287 and 19,694 vehicles per day on US 287 Business, and 6,902 vehicles per day on Avondale-Haslet Road.

According to the 2010 census, the population of the Hunter Crossroads trade area was 35,855, having increased 181% from the 12,741 residents counted during the 2000 census.

As detailed in the population density dot map, the largest concentration of growth in the trade area is located directly North and South of the project and encompasses the Sendera Ranch area.

With limited quality retail space and significant growth rates, Hunter Crossroads offers a unique opportunity to reach an affluent, educated and under served customer base.

PROPERTY OVERVIEW

Hunter Crossroads is a premier shopping destination that, when complete, will feature over 300,000 square feet of planned retail. Currently the center has a 180,000 square foot Walmart Supercenter, a 20,000 square foot small shop retail building, in addition to (5) pad sites which include McDonald's, Whataburger, Murphy Oil, Pizza Hut and First Choice ER.
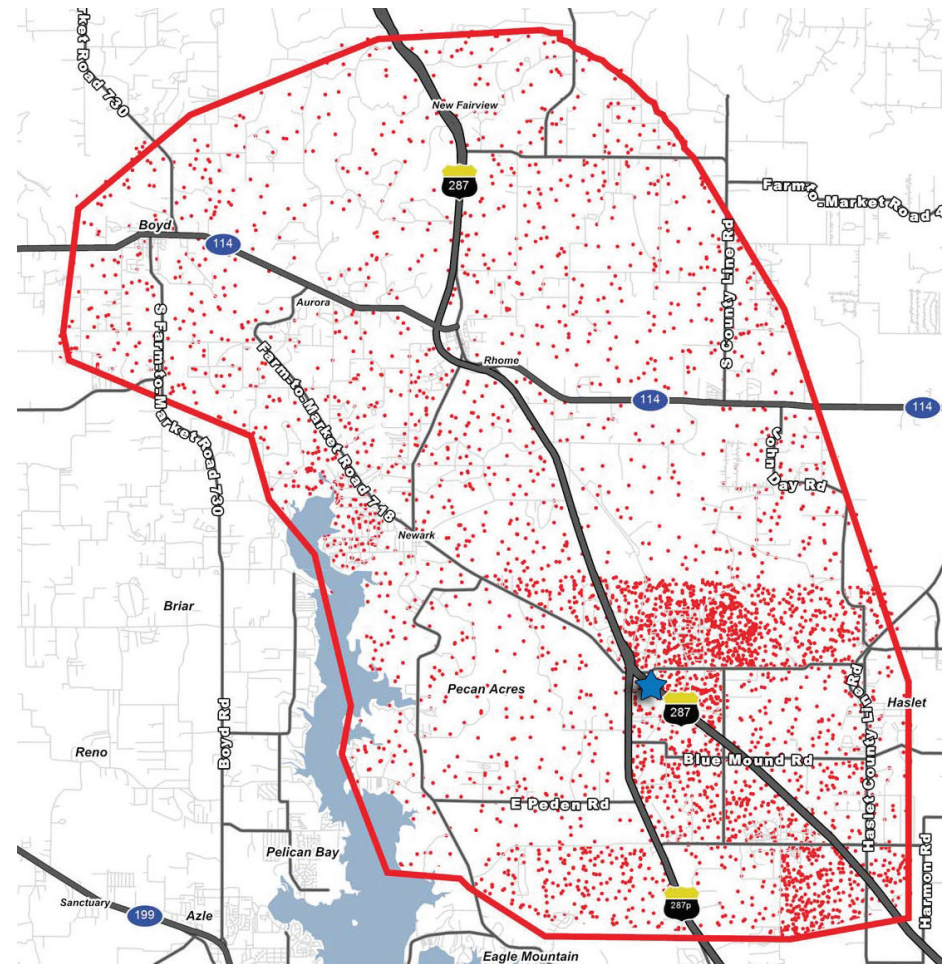
POPULATION DENSITY - *One dot = 10 Persons*

HUNTER CROSSROADS

US 287, US 287 BUSINESS & AVONDALE-HASLET ROAD
FORT WORTH, TEXAS

KEY FEATURES

- +/- 300,000 SF Planned Retail Center

- Excellent exposure, visibility and access to US Highway 287

- Junior Anchor, small shop retail and pad sites available

- Join Walmart, Pizza Hut, Whataburger, First Choice ER, McDonald's, Taco Bell & Discount Tire

LOCATION MAP
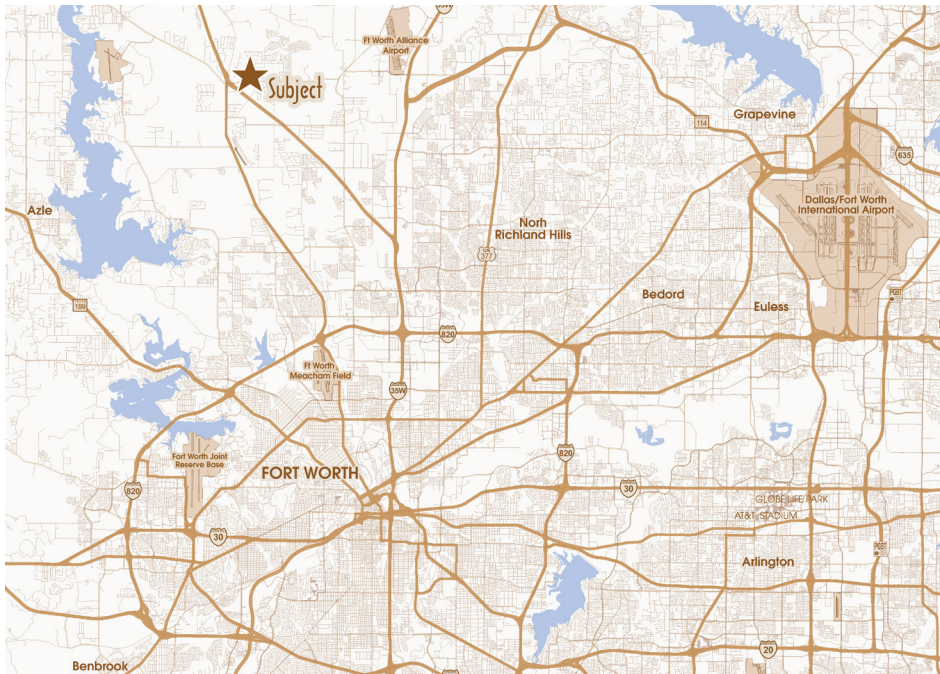
MARKET PROFILE

DEMOGRAPHICS

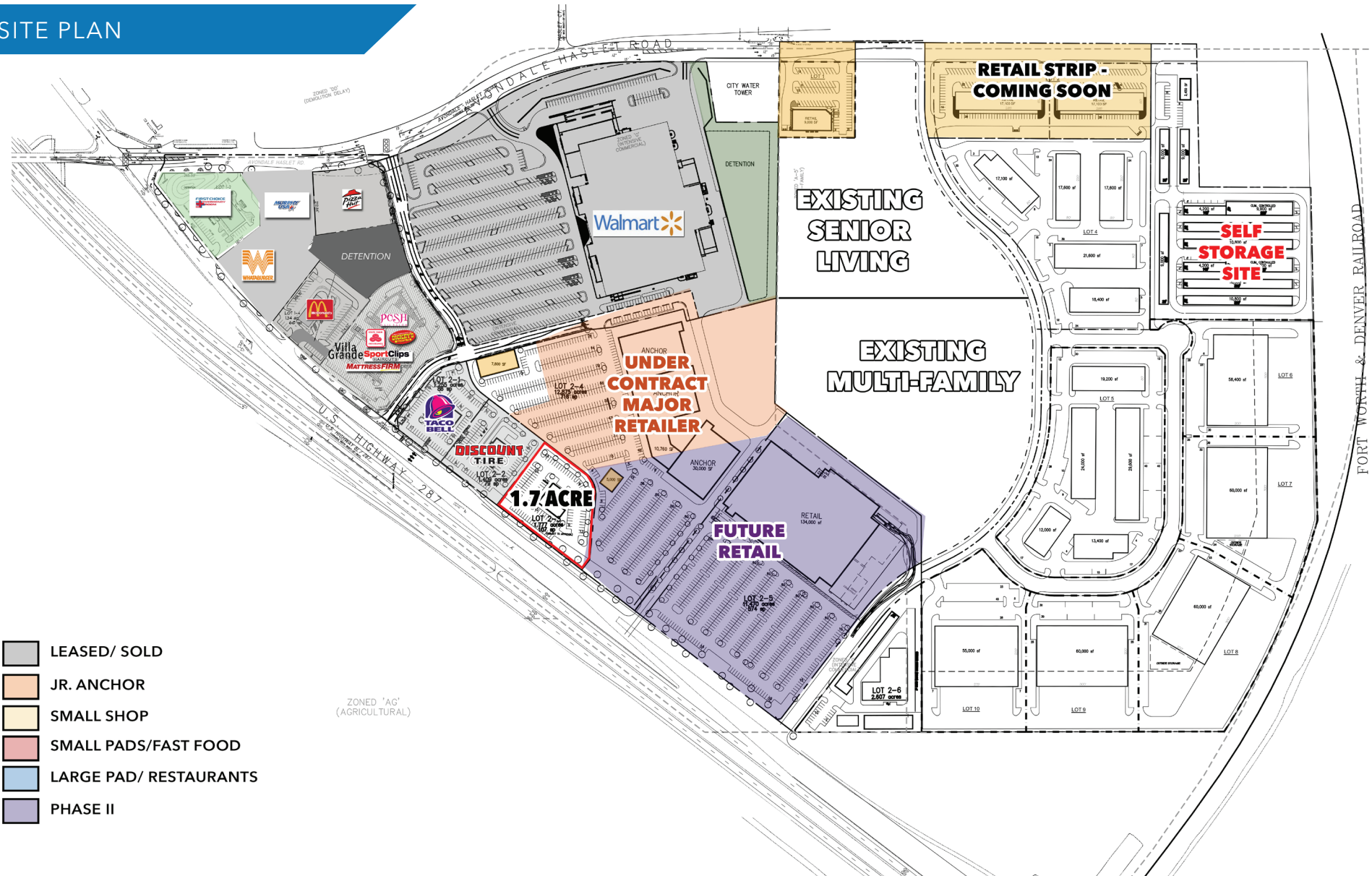| *15-Minute Drive*	*Trade Area*
Population **136,599**	Population **199,424**
Avg Household Income **$95,143**	Avg Household Income **$106,143**
Daytime Population **111,853**	Daytime Population **58,775**

TRAFFIC COUNTS

State Highway 287: **40,200 vpd**
US 287 Business: **19,694 vpd**
Avondale-Haslet Road: **7,586 vpd**

HUNTER CROSSROADS

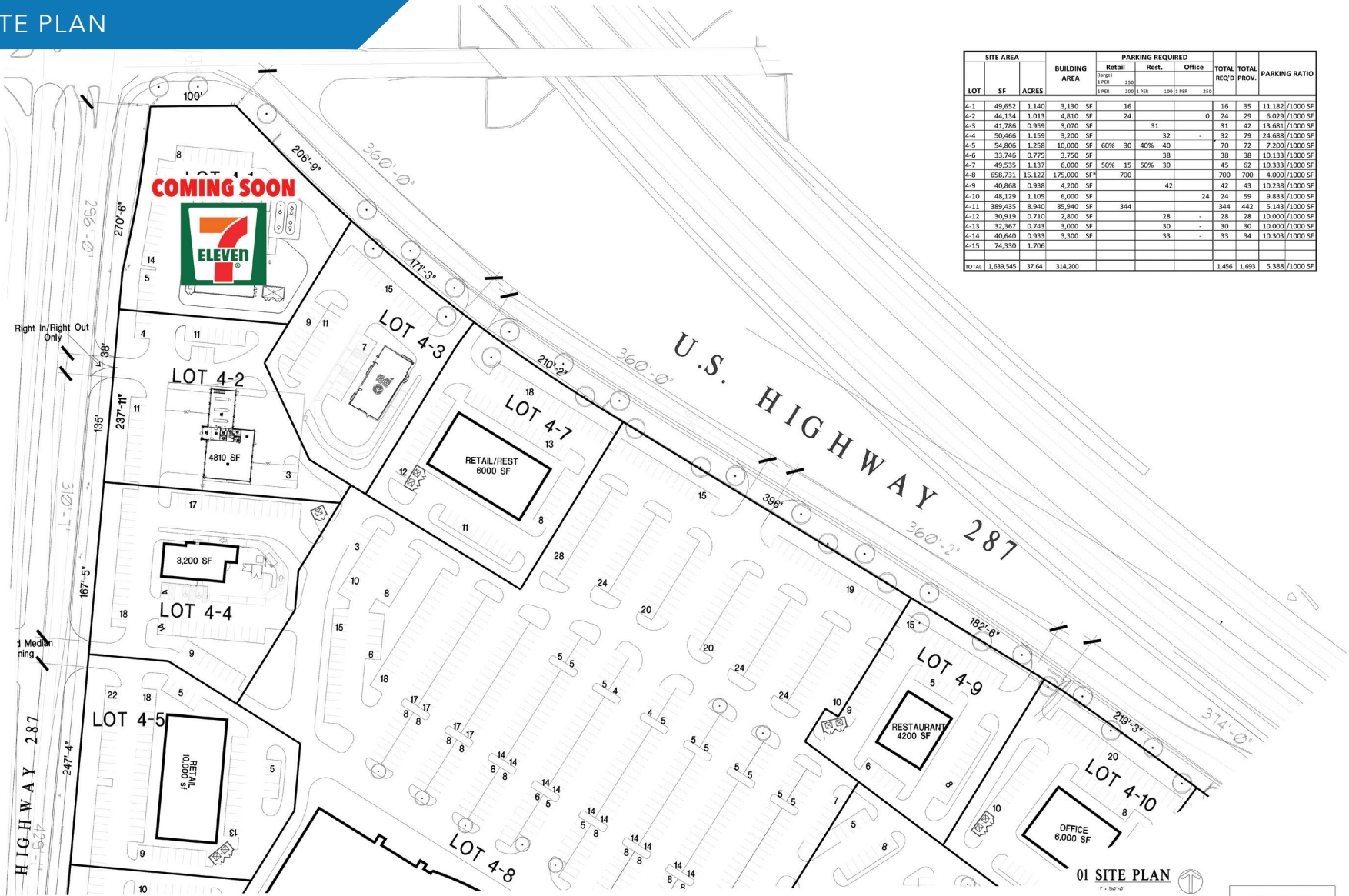US 287, US 287 BUSINESS & AVONDALE-HASLET ROAD
FORT WORTH, TEXAS

TRANSWESTERN® RETAIL

EAST SITE PLAN

RETAIL STRIP - COMING SOON

SELF STORAGE SITE

EXISTING SENIOR LIVING

EXISTING MULTI-FAMILY

Walmart

UNDER CONTRACT MAJOR RETAILER

1.7 ACRE

DISCOUNT TIRE

FUTURE RETAIL

TACO BELL

FORT WORTH & DENVER RAILROAD

Legend:

- LEASED/ SOLD
- JR. ANCHOR
- SMALL SHOP
- SMALL PADS/FAST FOOD
- LARGE PAD/ RESTAURANTS
- PHASE II

HUNTER CROSSROADS

US 287, US 287 BUSINESS & AVONDALE-HASLET ROAD
FORT WORTH, TEXAS

TRANSWESTERN RETAIL

WEST SITE PLAN

COMING SOON
7-ELEVEN

LOT 4-1
LOT 4-2
4810 SF
3,200 SF
LOT 4-4
LOT 4-3
LOT 4-7
RETAIL/REST 6000 SF
LOT 4-5
RETAIL 10,000 SF
LOT 4-8
LOT 4-9
RESTAURANT 4200 SF
LOT 4-10
OFFICE 6,000 SF

Right In/Right Out Only

U.S. HIGHWAY 287

HIGHWAY 287

01 SITE PLAN

LOT	SITE AREA		BUILDING AREA	PARKING REQUIRED						TOTAL REQ'D	TOTAL PROV.	PARKING RATIO
	SF	ACRES		Retail (large) 1 PER 250 / 1 PER 200		Rest. 1 PER 100		Office 1 PER 250				
4-1	49,652	1.140	3,130 SF	16						16	35	11.182 /1000 SF
4-2	44,134	1.013	4,810 SF	24				0		24	29	6.029 /1000 SF
4-3	41,786	0.959	3,070 SF			31				31	42	13.681 /1000 SF
4-4	50,466	1.159	3,200 SF					32	-	32	79	24.688 /1000 SF
4-5	54,806	1.258	10,000 SF	60%	30	40%	40			70	72	7.200 /1000 SF
4-6	33,746	0.775	3,750 SF				38			38	38	10.133 /1000 SF
4-7	49,535	1.137	6,000 SF	50%	15	50%	30			45	62	10.333 /1000 SF
4-8	658,731	15.122	175,000 SF*	700						700	700	4.000 /1000 SF
4-9	40,868	0.938	4,200 SF			42				42	43	10.238 /1000 SF
4-10	48,129	1.105	6,000 SF					24		24	59	9.833 /1000 SF
4-11	389,435	8.940	85,940 SF	344						344	442	5.143 /1000 SF
4-12	30,919	0.710	2,800 SF			28		-		28	28	10.000 /1000 SF
4-13	32,367	0.743	3,000 SF			30		-		30	30	10.000 /1000 SF
4-14	40,640	0.933	3,300 SF			33		-		33	34	10.303 /1000 SF
4-15	74,330	1.706										
TOTAL	1,639,545	37.64	314,200							1,456	1,693	5.388 /1000 SF

HUNTER CROSSROADS

US 287, US 287 BUSINESS & AVONDALE-HASLET ROAD
FORT WORTH, TEXAS

TRANSWESTERN
RETAIL

PROPERTY RENDERING

HUNTER CROSSROADS

US 287, US 287 BUSINESS & AVONDALE-HASLET ROAD
FORT WORTH, TEXAS

FOR LEASING INFORMATION

Mason Bishop
972.774.2507
mason.bishop@transwestern.com

Steve Williamson, CCIM
972.774.2511
steve.williamson@transwestern.com

TREC TEXAS REAL ESTATE COMMISSION

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

EQUAL HOUSING LENDER

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.

TCS Central Region, G.P., LLC	550906	N/A	972.774.2500
Licensed Broker/ Broker Firm Name or Primary Assumed Buisness Name	License No.	Email	Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com	972.774.2511
Designated Broker of Firm	License No.	Email	Phone
Steve Williamson	177522	steve.williamson@transwestern.com	972.774.2511
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord   License No.

Regulated by the Texas Real Estate Commision   Information Available at www.trec.texas.gov

IABS 1-0

TRANSWESTERN RETAIL