



CHISHOLM TRAIL WEST

COMMERCIAL LAND
AVAILABLE FOR LEASE OR SALE

NWQ CHISHOLM TRAIL PKWY &
MCPHERSON BLVD
FORT WORTH, TX

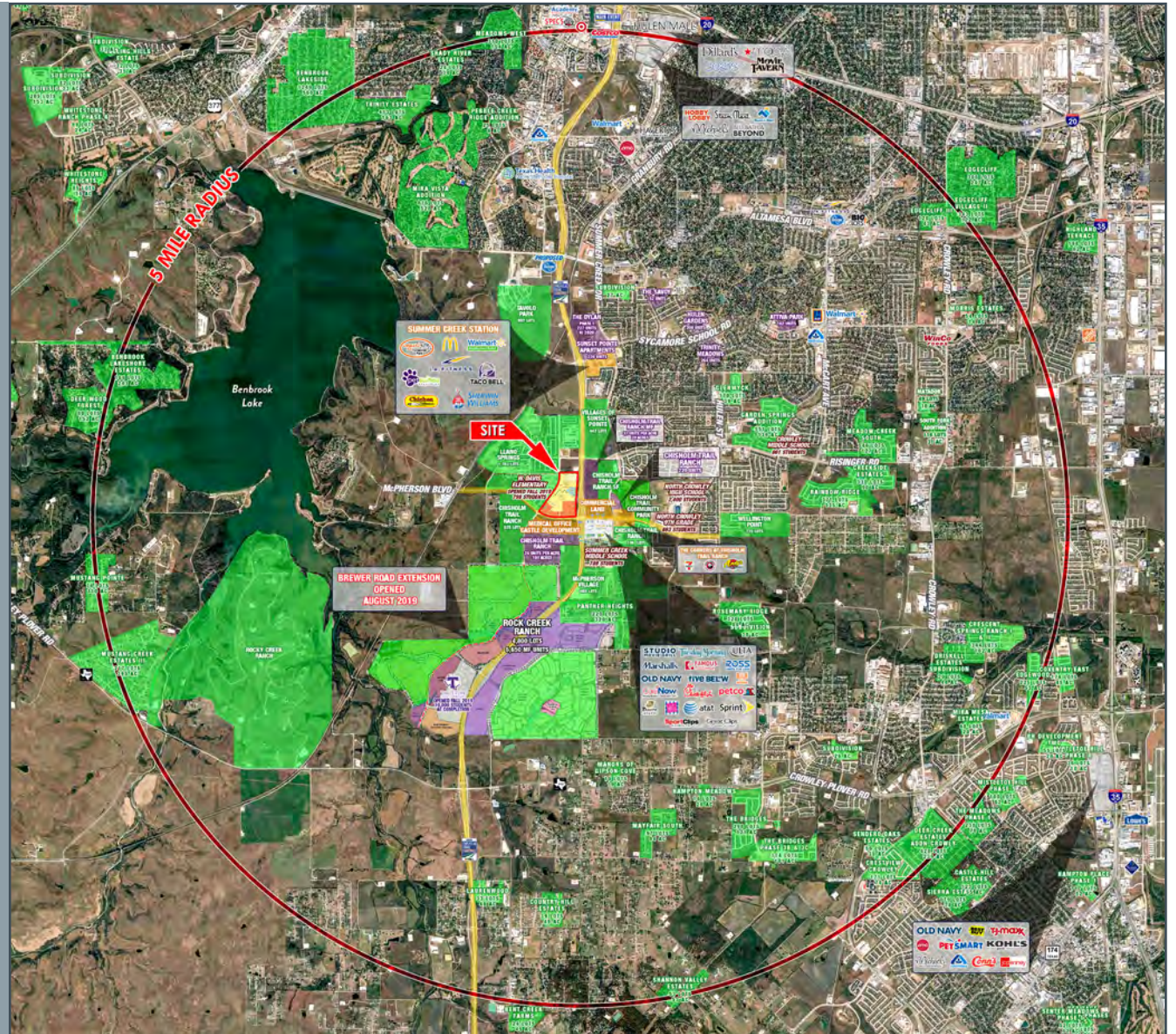


VENTURE
COMMERCIAL

PARTNER **XTEAM**
RETAIL ADVISORS

PIVOTAL AREA UPDATES

- ★ THE **BREWER BOULEVARD** EXTENSION IS NOW COMPLETE. THE ROAD CONNECTS MCPHERSON TO TARLETON STATE AND WILL BE THE **ONLY ENTRANCE TO THE UNIVERSITY** FOR THE NEXT 4 YEARS.
- ★ PHASE 1 OF **TARLETON STATE UNIVERSITY** IS NOW COMPLETE. THE \$41 MILLION, 74,000 SF EDUCATION CENTER WILL HOLD **OVER 2,500 STUDENTS**.
- ★ **TARLETON STATE** IS ESTIMATED TO SERVE OVER 5,000 STUDENTS BY 2025 AND AROUND **10,000 STUDENTS** BY 2030.
- ★ THE SHOPS AT CHISHOLM TRAIL RANCH IS SCHEDULED FOR COMPLETION IN APRIL 2020. THE **200,000 SF PROJECT** WILL INCLUDE NATIONAL TENANTS SUCH AS STUDIO MOVIE GRILL AND MARSHALLS.
- ★ W. DAVIS ELEMENTARY SCHOOL WITH **OVER 700 STUDENTS** NOW OPEN.
- ★ **ROCK CREEK RANCH** IS LOCATED DIRECTLY TO THE SOUTH OF THE SITE AND THERE ARE ESTIMATED TO BE **4,800 LOTS AND UP TO 6,650 MF UNITS** BASED ON CURRENT ZONING.
- ★ POTENTIAL FOR **OVER 10,000 MF UNITS** IN THE IMMEDIATE AREA.



LOCATION

NWQ CHISHOLM TRAIL PKWY &
MCPHERSON BLVD
FORT WORTH, TX

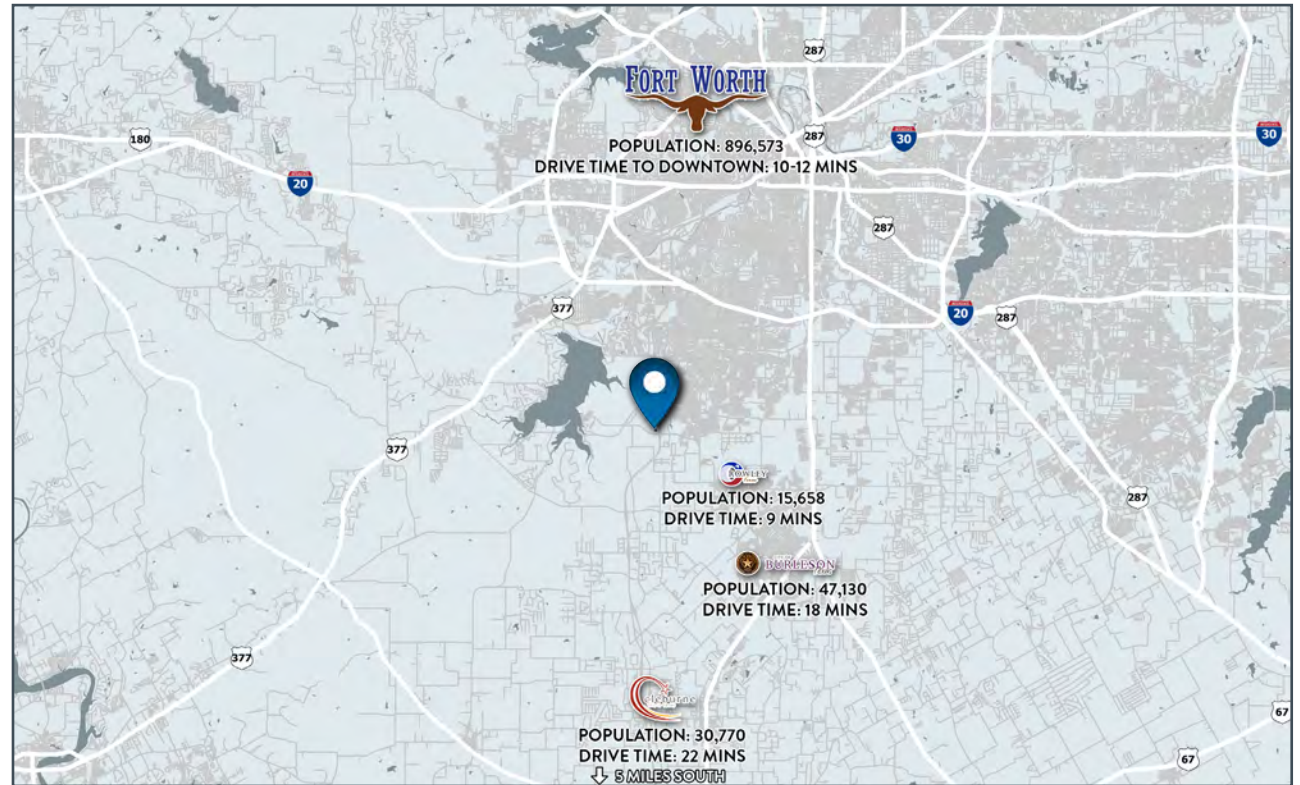
AVAILABLE SPACES

RETAIL
VARIOUS PAD ANCHOR AND SHOP
SPACE SITES AVAILABLE FOR LEASE
OR SALE

PROPERTY HIGHLIGHTS

- ★ ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW
- ★ 2 MILES FROM TARLETON STATE UNIVERSITY
- ★ 2,650 MULTIFAMILY UNITS PLANNED OR RECENTLY COMPLETED IN A 3 MILE RADIUS
- ★ EASY ACCESS FROM RECENTLY COMPLETED CHISHOLM TRAIL PARKWAY
- ★ OVER \$100,000 AVERAGE HOUSEHOLD INCOME IN 1 MILE RADIUS

SECONDARY TRADE AREA MAP

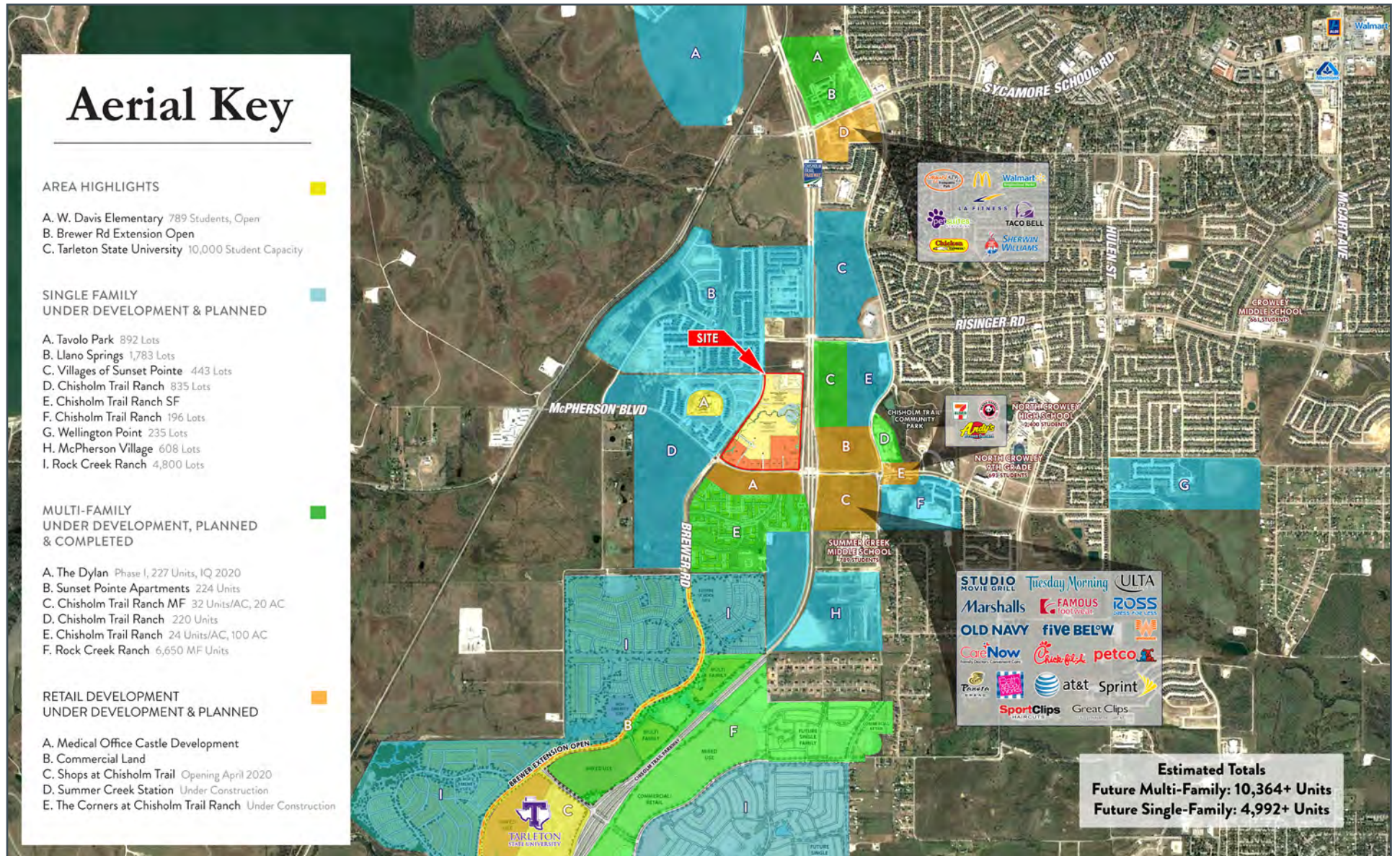


2019 DEMOGRAPHIC SUMMARY

	2 MILE	3 MILES	5 MILES
EST. POPULATION	20,244	47,372	145,600
EST. MEDIAN AGE	33.1	34.7	35.4
EST. AVG. HH INCOME	\$106,405	\$93,290	\$81,959

AREA ATTRACTIONS





Aerial Key

AREA HIGHLIGHTS

- A. W. Davis Elementary 789 Students, Open
- B. Brewer Rd Extension Open
- C. Tarleton State University 10,000 Student Capacity

SINGLE FAMILY UNDER DEVELOPMENT & PLANNED

- A. Tavolo Park 892 Lots
- B. Llano Springs 1,783 Lots
- C. Villages of Sunset Pointe 443 Lots
- D. Chisholm Trail Ranch 835 Lots
- E. Chisholm Trail Ranch SF
- F. Chisholm Trail Ranch 196 Lots
- G. Wellington Point 235 Lots
- H. McPherson Village 608 Lots
- I. Rock Creek Ranch 4,800 Lots

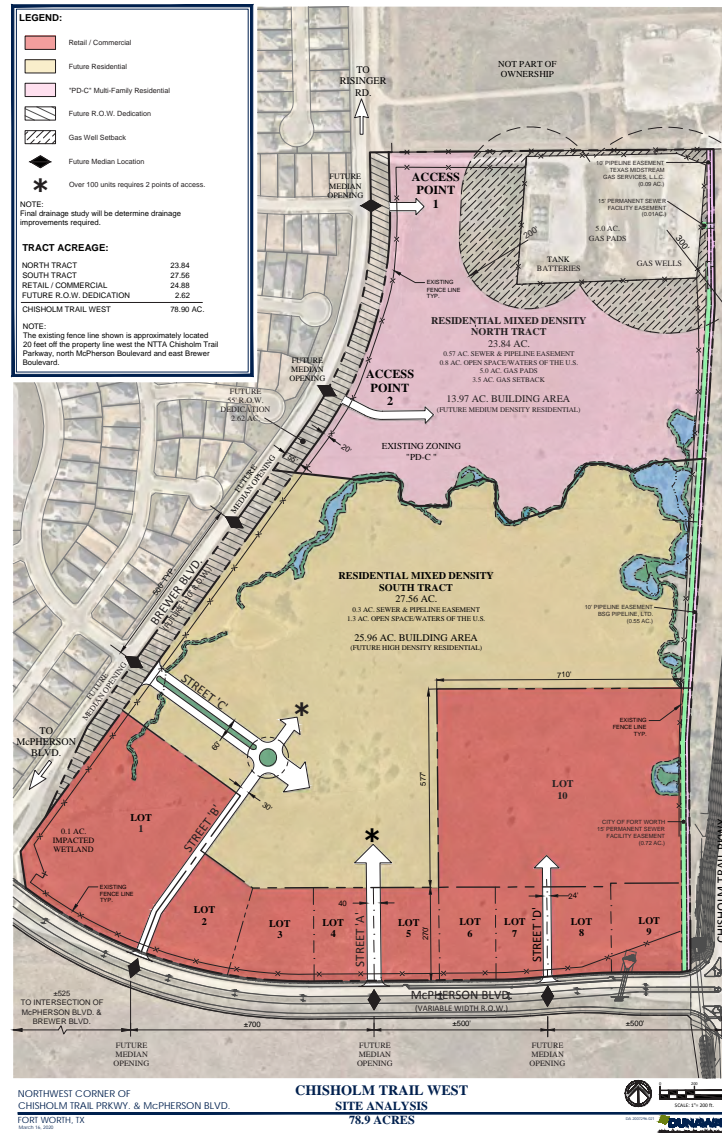
MULTI-FAMILY UNDER DEVELOPMENT, PLANNED & COMPLETED

- A. The Dylan Phase I, 227 Units, IQ 2020
- B. Sunset Pointe Apartments 224 Units
- C. Chisholm Trail Ranch MF 32 Units/AC, 20 AC
- D. Chisholm Trail Ranch 220 Units
- E. Chisholm Trail Ranch 24 Units/AC, 100 AC
- F. Rock Creek Ranch 6,650 MF Units

RETAIL DEVELOPMENT UNDER DEVELOPMENT & PLANNED

- A. Medical Office Castle Development
- B. Commercial Land
- C. Shops at Chisholm Trail Opening April 2020
- D. Summer Creek Station Under Construction
- E. The Corners at Chisholm Trail Ranch Under Construction

Estimated Totals
Future Multi-Family: 10,364+ Units
Future Single-Family: 4,992+ Units



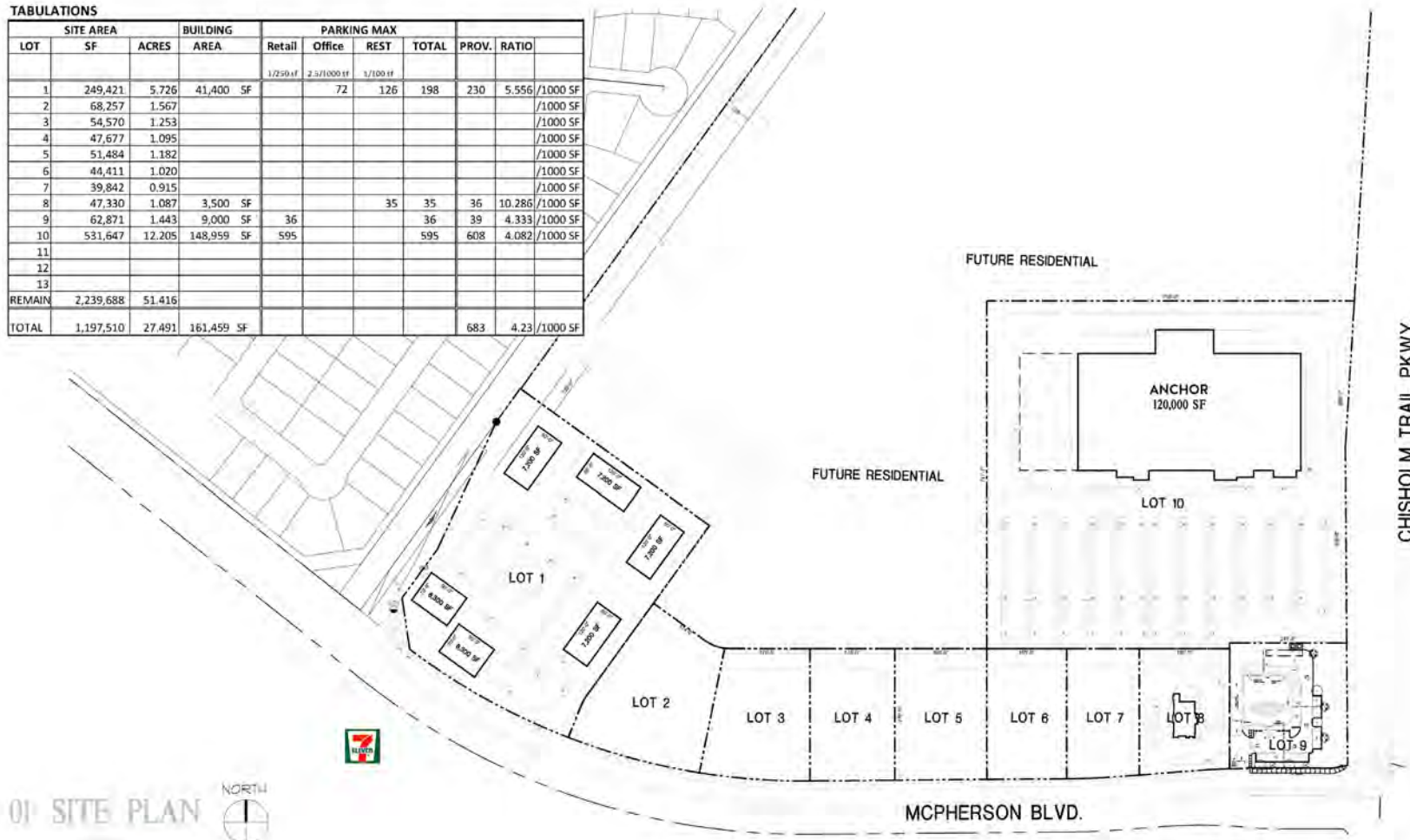
OPPORTUNITIES:

- ANCHOR:**
- For Purchase
 - Ground Lease
 - Build-to-suit

- PADS:**
- For Purchase
 - Ground Lease
 - Build-to-suit

TABULATIONS

LOT	SITE AREA		BUILDING AREA	PARKING MAX				PROV. RATIO	
	SF	ACRES		Retail	Office	REST	TOTAL		
1	249,421	5.726	41,400 SF	17259 SF	2.3/1000 SF	1/100 SF	198	230	5.556 /1000 SF
2	68,257	1.567							/1000 SF
3	54,570	1.253							/1000 SF
4	47,677	1.095							/1000 SF
5	51,484	1.182							/1000 SF
6	44,411	1.020							/1000 SF
7	39,842	0.915							/1000 SF
8	47,330	1.087	3,500 SF			35	35	36	10.286 /1000 SF
9	62,871	1.443	9,000 SF	36			36	39	4.333 /1000 SF
10	531,647	12.205	148,959 SF	595			595	608	4.082 /1000 SF
11									
12									
13									
REMAIN	2,239,688	51.416							
TOTAL	1,197,510	27.491	161,459 SF					683	4.23 /1000 SF



01 SITE PLAN



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 DALLAS, TX 972.385.9651
 www.GSOarchitects.com
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MCPHERSON BLVD. & CHISHOLM TRAIL PKWY.

FORT WORTH, TX
LEGACY CAPITAL

PRELIMINARY PLAN
 NOT FOR CONSTRUCTION

SP03

JOB NO: 19-037
 ISSUE DATE: 07/19/2019
 SCALE: AS NOTED





Ribbon cutting officially opens Tarleton's planned Fort Worth campus

"The three-story, 76,000-square-foot building — crowning 80 acres donated by Walton Development — will enable Tarleton to work with business and industry leaders to expand current degree programs and add new ones, furthering continued economic growth and development in North Texas."



August 1 2019 by Cecilia Jacobs

Tarleton gets \$63M for next Fort Worth building

"(Tarleton) may start construction on its second building as soon as 2021, thanks to \$63 million that will cover about 90% of the building's costs."

"From 2017-2018, the Dallas-Fort Worth-Arlington area added more residents than any other metropolitan area in the country, according to the U.S. Census Bureau."

"Tarleton is hoping to capture some of that growth, and plans for its Fort Worth campus to serve 9,000 students by 2030. But it will need to expand at a steady pace to keep up."

Star-Telegram FORT WORTH

September 16 2019 by Tessa Weinberg

City Council: Fort Worth prepares for improvements in Rock Creek Ranch area

"I'm very proud of the work we've done to make it a reality. It's a perfect example of growth paying for growth," said District 6 Council Member Jungus Jordan, in whose district the property lies. "The reason it became so attractive is the Chisholm Trail Parkway. That's my pride and joy."

The boundaries of the district encompass approximately 1,756 acres, and the district is generally located along both sides of the Chisholm Trail Parkway south of McPherson Boulevard and north of FM 1187."

FORT WORTH BUSINESS PRESS

May 16 2018 by Rick Mauch





T H E D Y L A N

This 9-acre development in southwest Fort Worth will have shops and apartments

“The long-term vision and execution of the Tollway has been a huge economic success for Fort Worth,’ Everitt said in an email. It will have 227 apartment units on the second and third floors

Rebecca Everitt of Realty Capital said her company and others have identified southwest Fort Worth as ripe for development since construction on Chisholm Trail Parkway completed. Additionally, the tollway makes it easier for potential residents at The Dylan to get from there to downtown Fort Worth in 10 minutes.”

Star-Telegram FORT WORTH

February 12 2019 by Carla Jimenez

Construction kicks off on new retail center in southwest Fort Worth

“Shops at Chisholm Trail Ranch will open next year on Chisholm Trail Parkway.

The fast-growing area along Chisholm Trail Parkway in southwest Fort Worth is getting a major retail project.

The Shops at Chisholm Trail Ranch will open next spring and will have more than 200,000 square feet of shopping.

The project includes a 40,000-square-foot movie theater with space for anchor stores, smaller retailers and restaurants.”

The Dallas Morning News

April 5 2019 by Steve Brown



CHISHOLM TRAIL RANCH
FORT WORTH, TEXAS



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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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 to do so by law.

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.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Gabrielle Shaff	662554	gshaff@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date