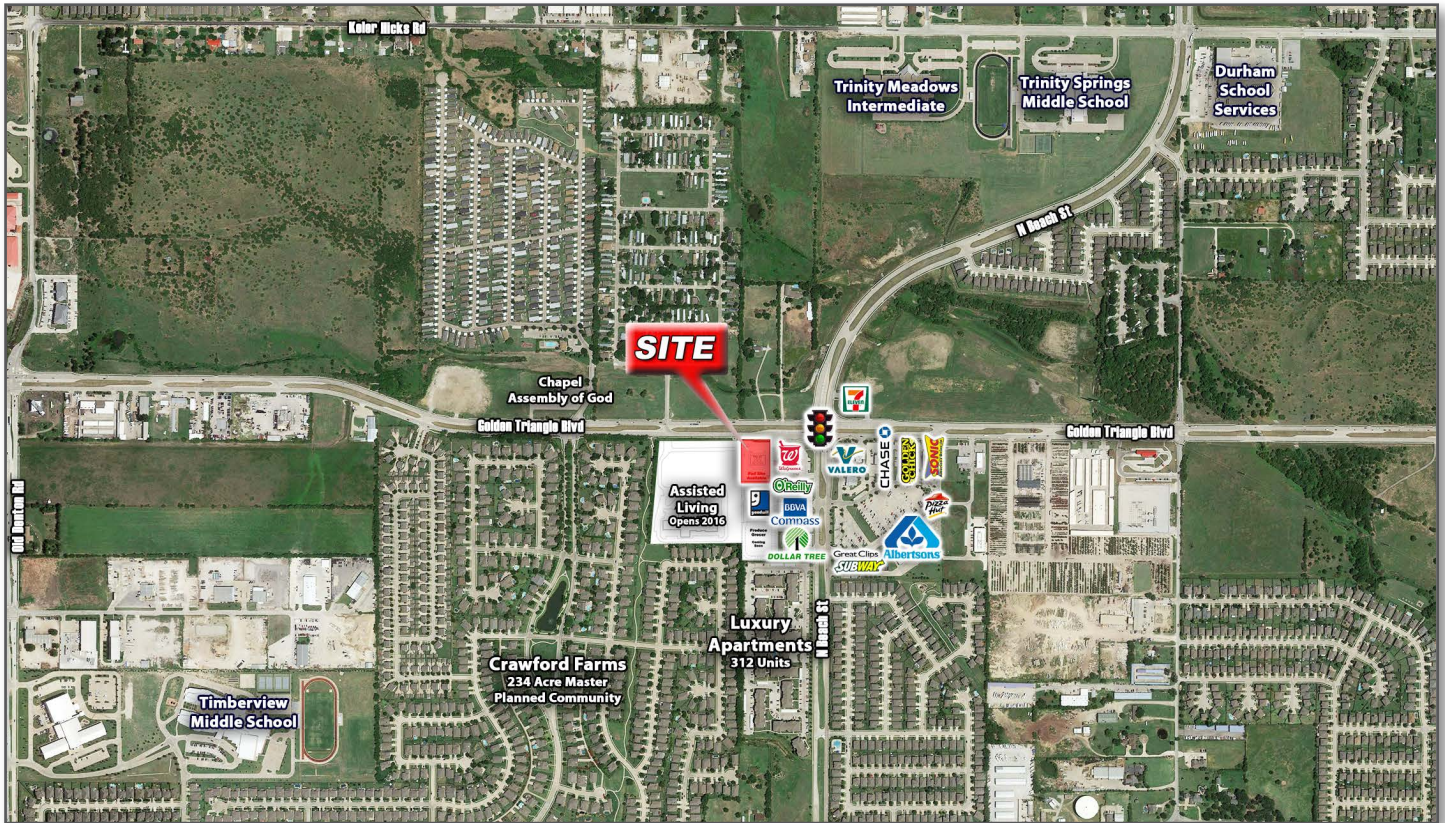


CRAWFORD FARMS PLAZA PAD AVAILABLE

SWC of Golden Triangle Blvd & N Beach St, Fort Worth, TX

HANOVER

PROPERTY COMPANY



AVAILABLE SPACE

1.24 Acre Pad Site
For Sale, Ground Lease or BTS

RATES/NNN

Please Call for Rates

PROPERTY HIGHLIGHTS

- Located at the SWQ of Beach St & Golden Triangle Blvd in Fort Worth, Texas
- Across from Albertsons anchored shopping center
- Excellent access to I-35W & US-377 with great visibility on Golden Triangle Blvd
- Alcohol sales permitted

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2015 Population	11,735	89,957	207,721
5 Yr Proj. Growth	17.9%	22.2%	16.1%
Avg. HH Income	\$107,470	\$104,551	\$102,227

TRAFFIC COUNTS

Golden Triangle Blvd: 10,900 VPD | Beach St: 10,900 VPD ('09)
I-35W: 90,719 VPD | US-377: 31,569 VPD (TXDOT 2013)

AREA RETAILERS



HANOVER
PROPERTY COMPANY

3001 Knox Street, Suite 207 | Dallas, Texas 75205

John G. Carter
214.445.2226
jcarter@hanoverproperty.com

CRAWFORD FARMS PLAZA

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PROPERTY COMPANY

GOLDEN TRIANGLE BOULEVARD



HANOVER
PROPERTY COMPANY

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214.445.2226

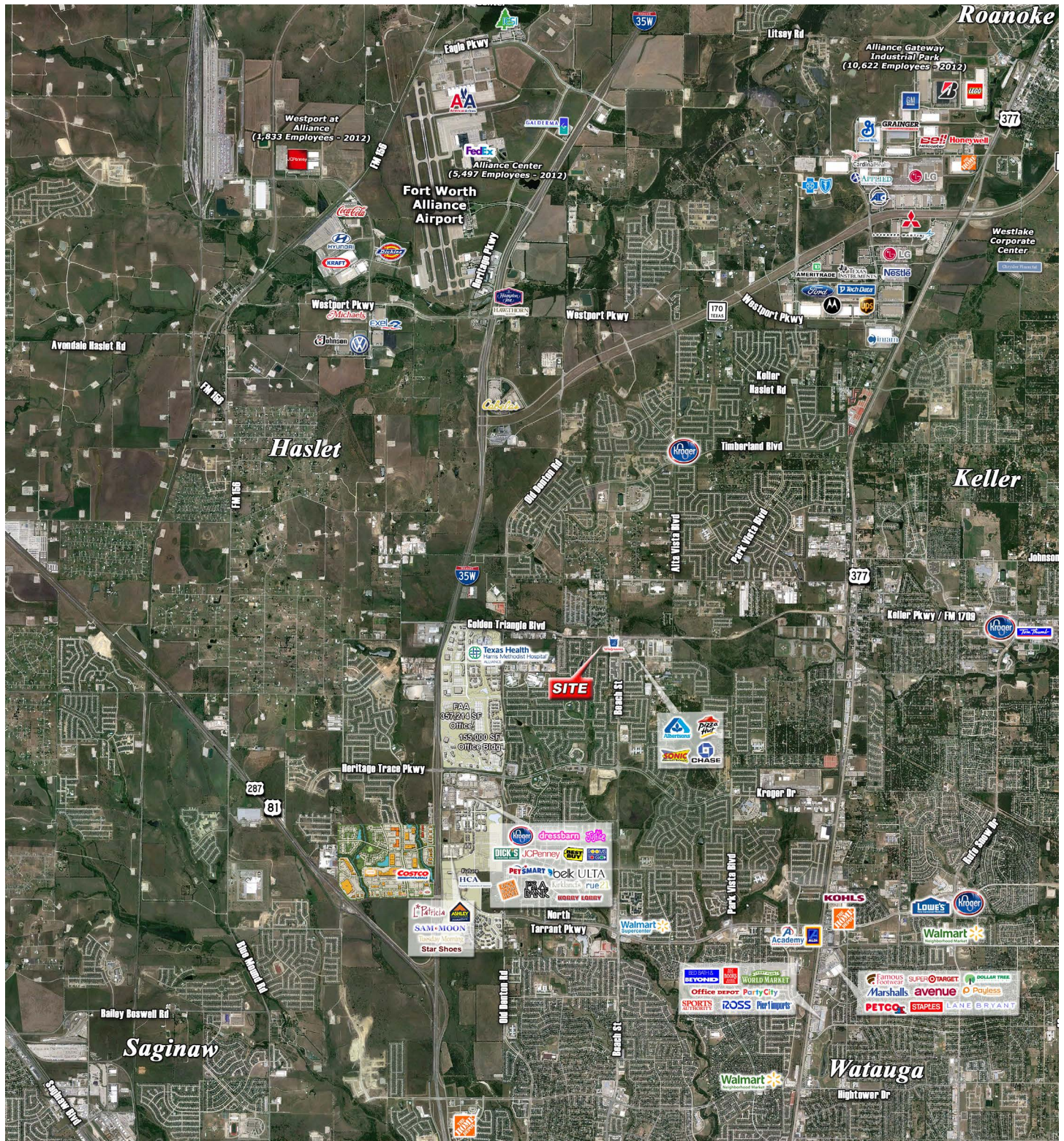
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	1 mi Ring	3 mi Ring	5 mi Ring
Population Trend			
2000 Total Population	1,226	13,173	80,774
2010 Total Population	10,386	74,740	177,681
2015 Total Population	11,735	89,957	207,721
2020 Total Population	13,838	108,148	241,224
Households Trend			
2000 Total Households	459	4,203	26,305
2010 Total Households	3,473	24,231	58,968
2015 Total Households	3,769	27,949	65,845
2020 Total Households	4,354	32,797	74,567
Population Change Trend			
2000 to 2010 Population Change	747.1%	467.4%	120.0%
2000 to 2015 Population Change	857.2%	582.9%	157.2%
2010 to 2020 Population Change	33.2%	44.7%	35.8%
2015 to 2020 Population Change	17.9%	20.2%	16.1%
Household Change Trend			
2000 to 2010 Household Change	656.6%	476.5%	124.2%
2000 to 2015 Household Change	721.1%	565.0%	150.3%
2010 to 2020 Household Change	25.4%	35.4%	26.5%
2015 to 2020 Household Change	15.5%	17.3%	13.2%
2015 Race			
White alone	76.2%	76.7%	77.2%
Black or African American alone	8.1%	7.7%	7.3%
American Indian and Alaska Native alone	.6%	.5%	.6%
Asian alone	6.1%	6.7%	6.3%
Native Hawaiian and OPI alone	.2%	.2%	.2%
Some Other Race alone	5.2%	4.4%	4.8%
Two or More Races	3.6%	3.7%	3.6%
2015 Income			
Per Capita Income	\$34,211	\$32,582	\$32,382
Household Income: Median	\$92,422	\$89,302	\$85,241
Household Income: Average	\$107,470	\$104,551	\$102,227
Average household size	3.1	3.2	3.2
Total Daytime Population	8,431	64,014	155,746
Total Employee Population	2,467	18,486	49,215
Total Daytime at Home Population	5,964	45,528	106,531
Total Employee Population (% of Daytime Population)	29.3%	28.9%	31.6%
Total Daytime at Home Population (% of Daytime Population)	70.7%	71.1%	68.4%



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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date