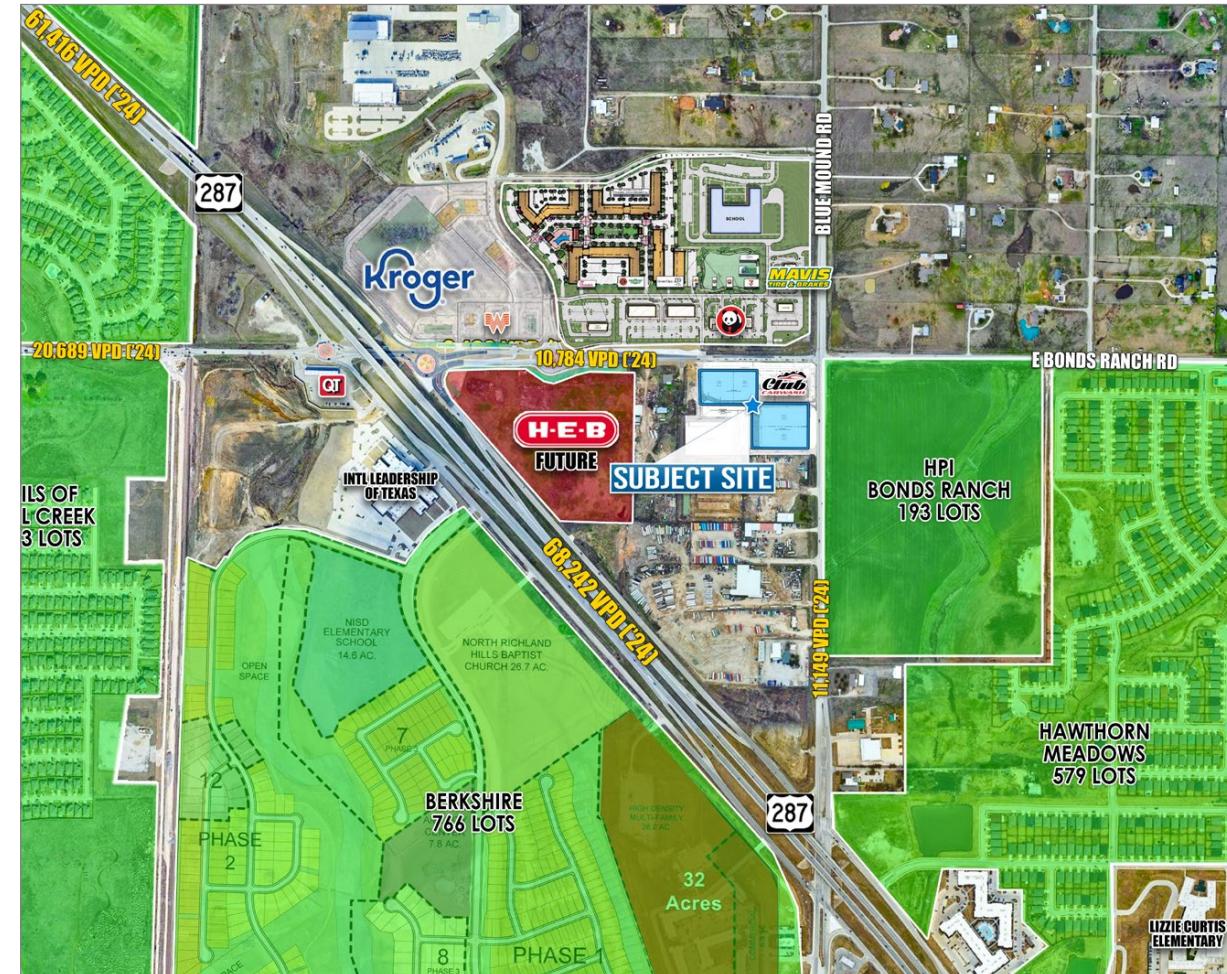


MULTIPLE PAD SITES AVAILABLE

Fort Worth, TX



DEMOGRAPHICS

Total Population
Daytime Population
Average HH Income

	1 MILE	3 MILES	5 MILES
Total Population	6,501	47,082	126,863
Daytime Population	4,325	32,944	102,100
Average HH Income	\$195,105	\$162,648	\$146,368

LOCATION

SWQ Blue Mound Rd & Bonds Ranch Rd
Fort Worth, TX 76131

PROPERTY HIGHLIGHTS:

- **Land Size:** +/- 0.68 - 3.74 AC
- Nearby major retail developments in a rapidly growing area including a new Kroger, HEB, and shopping centers.
- Surrounded by new residential developments including Berkshire (766 lots) and HPI Bonds Ranch (193 lots).
- Close to Presidio Towne Crossing (6,600,000 visits), Alliance Town Center (4,700,000 visits), and Parkside at Alliance (2,200,000 visits).
- Contact broker for pricing.

TRAFFIC COUNTS:

Highway 287:	68,242 VPD (2024)
Bonds Ranch Road:	10,784 VPD (2024)
Blue Mound Road:	11,149 VPD (2024)

CONTACT:
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| 214.534.3683 | TEY@FALCONCOMPANIES.COM

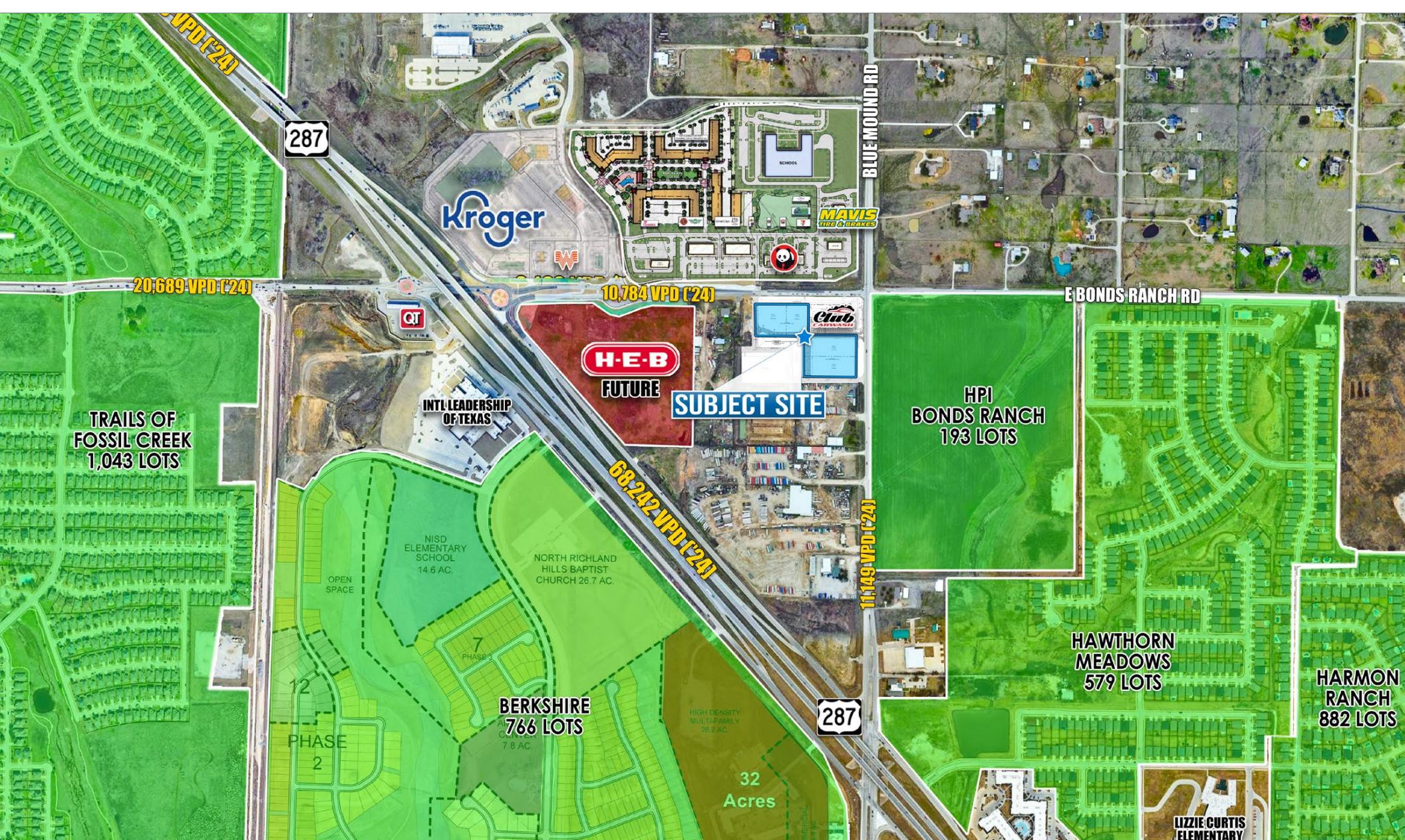
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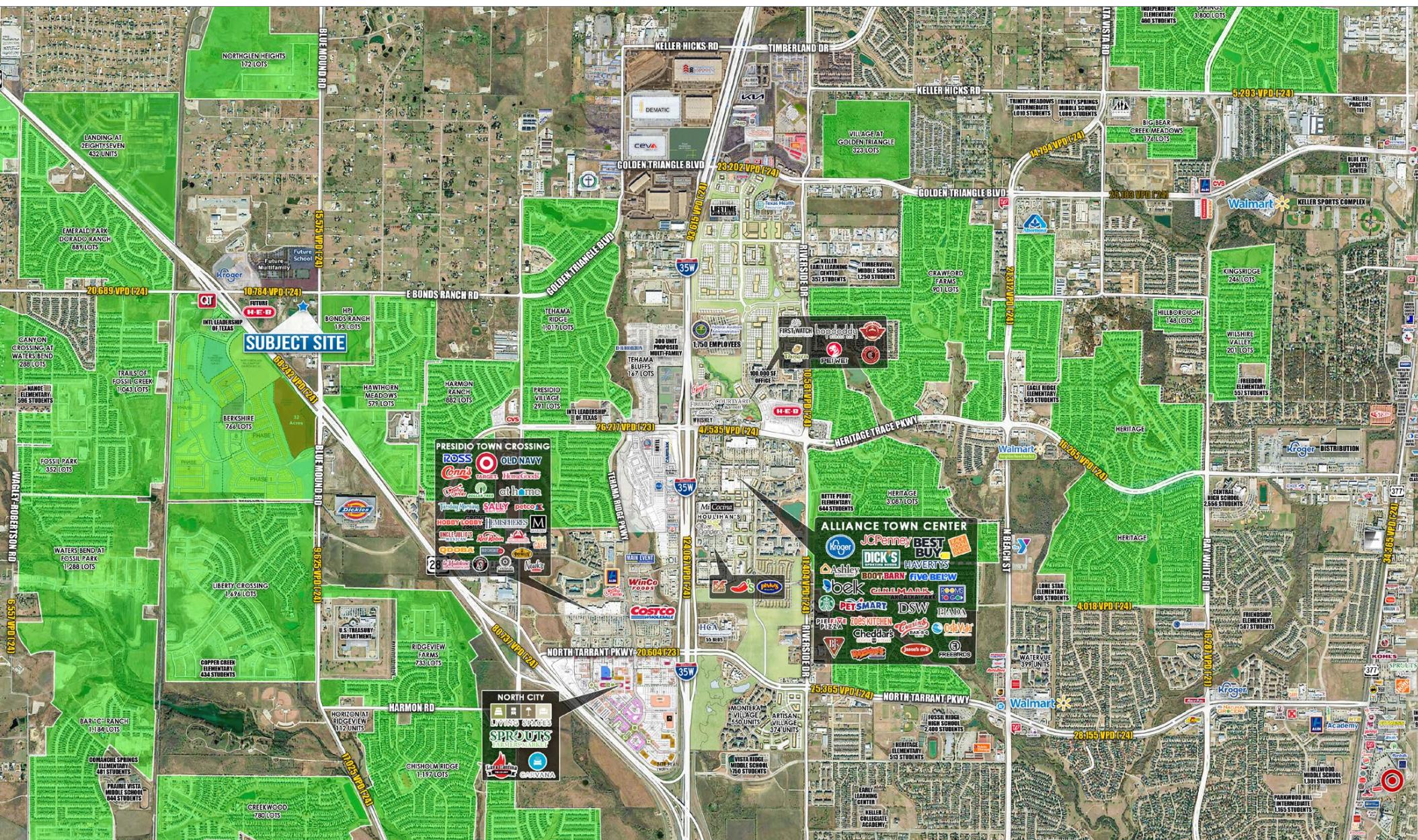
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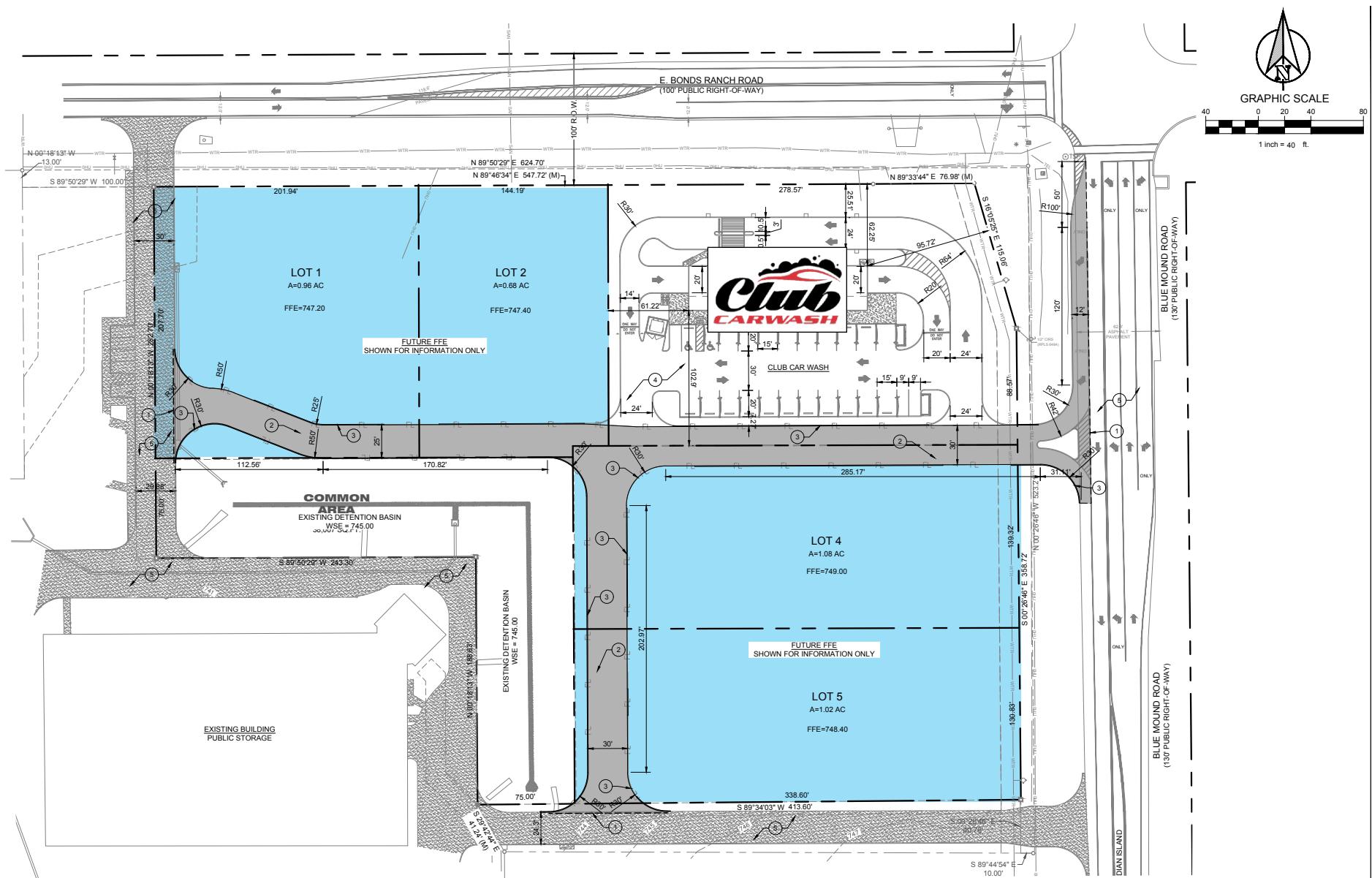
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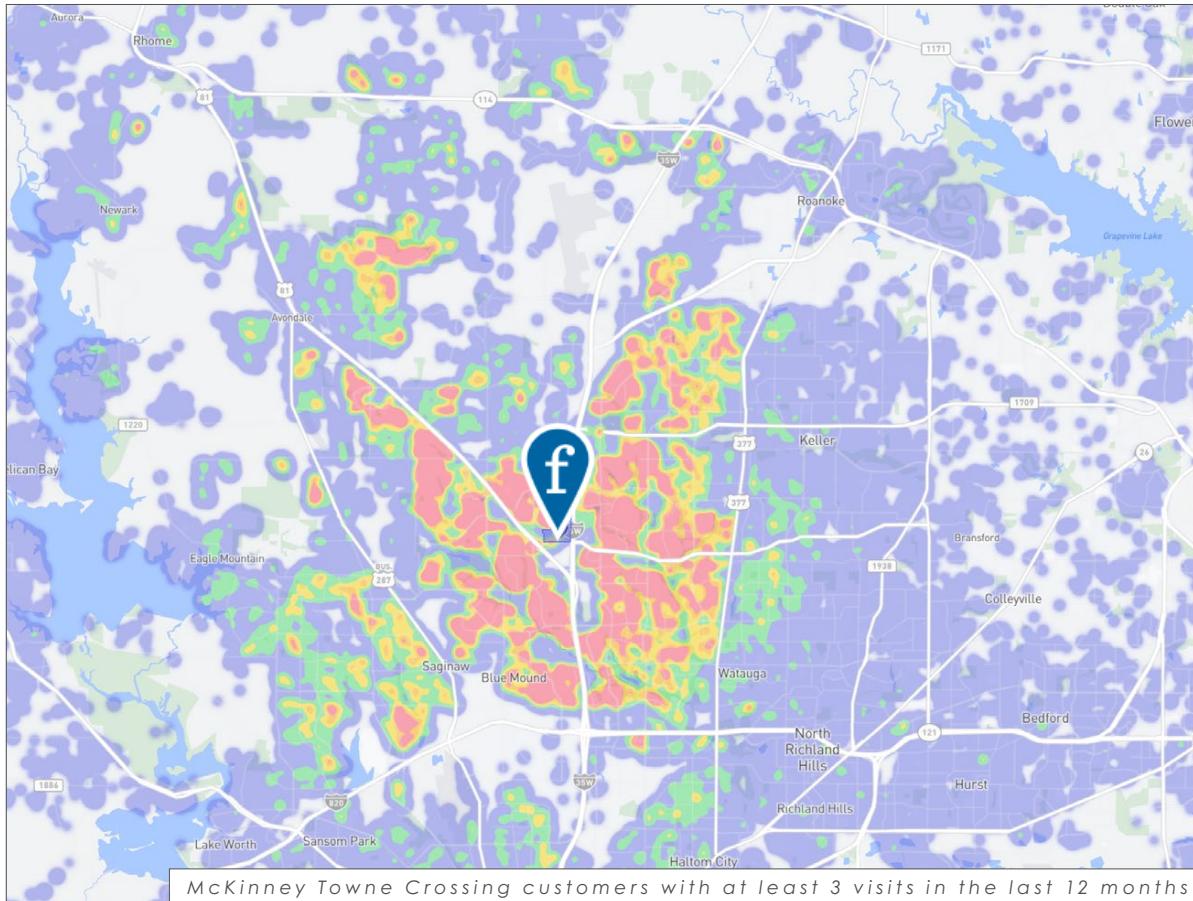
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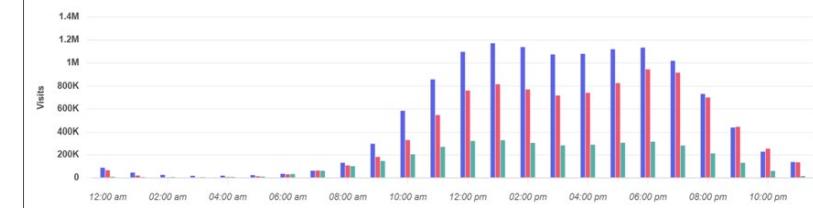
IMMEDIATE AREA FOOT TRAFFIC (12 mos: April 2024 to April 2025)

	est. # of Customers	est. # of visits
Presidio Towne Crossing	1,200,000	6,600,000
Alliance Town Center	1,100,000	4,700,000
Parkside at Alliance	571,400	2,200,000

IMMEDIATE AREA FOOT TRAFFIC:

- Presidio Towne Crossing
- Alliance Town Center
- Parkside at Alliance

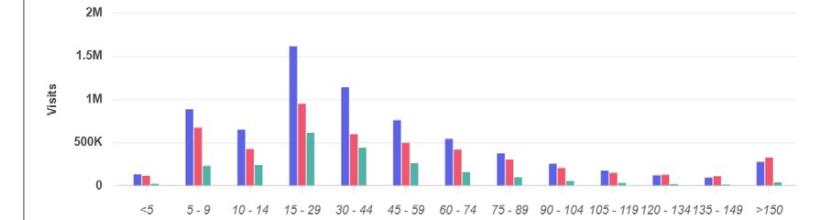
HOURLY VISITS:



DAILY VISITS:



LENGTH OF STAY



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DEMOGRAPHIC SUMMARY

850-910 Blue Mound Rd W

Ring of 3 miles

KEY FACTS



47,082

Population



32,944

Daytime Population



6.91%
'23-'28 Compound Annual Growth Rate



\$134,505 \$162,648 \$50,196 \$581,848

Median Household Income Average Household Income Per Capita Income Median Net Worth



14,560

Households



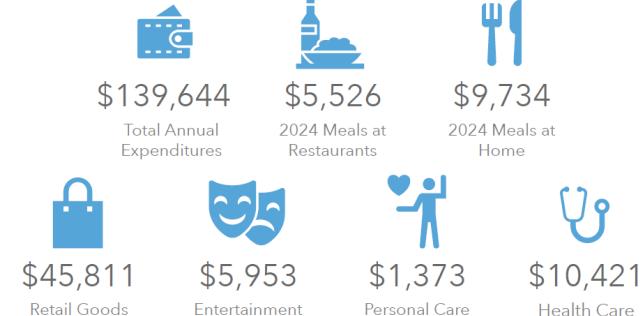
\$390,325

Median Home Value



35.3

Median Age



\$139,644

Total Annual Expenditures

\$5,526

2024 Meals at Restaurants

\$9,734

2024 Meals at Home

\$45,811

Retail Goods

\$5,953

Entertainment

\$1,373

Personal Care

\$10,421

Health Care



15%

High School Diploma



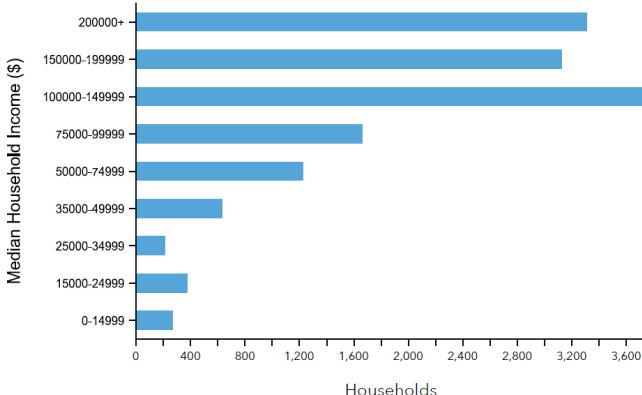
20%

Some College



50.58%

Bachelor's Degree or Graduate Degree



BUSINESS



869

Total Businesses



7,987

Total Employees



23.45%

Blue Collar Occupation



76.55%

White Collar Occupation

Tapestry segments



Boomburbs

8,048 households

55.3% of Households



Up and Coming Families

4,628 households

31.8% of Households



Professional Pride

1,058 households

7.3% of Households

2024 Race and ethnicity (Esri)

The largest group: White Alone (62.74)

The smallest group: Pacific Islander Alone (0.16)

Indicator	Value	Diff
White Alone	62.74	+13.67
Black Alone	11.16	-4.34
American Indian/Alaska Native Alone	0.78	-0.21
Asian Alone	5.25	-2.83
Pacific Islander Alone	0.16	+0.03
Other Race	5.95	-6.16
Two or More Races	13.97	-0.15
Hispanic Origin (Any Race)	20.10	-9.16

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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.

Falcon Realty Advisors

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

497539

License No.

Timothy Hughes

Designated Broker of Firm

335775

License No.

Sales Agent / Associate's Name

License No.

Buyer / Tenant / Seller / Landlord Initials

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.

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.

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Date