

LOCATION

NWQ CHISHOLM TRAIL PKWY & MCPHERSON BLVD

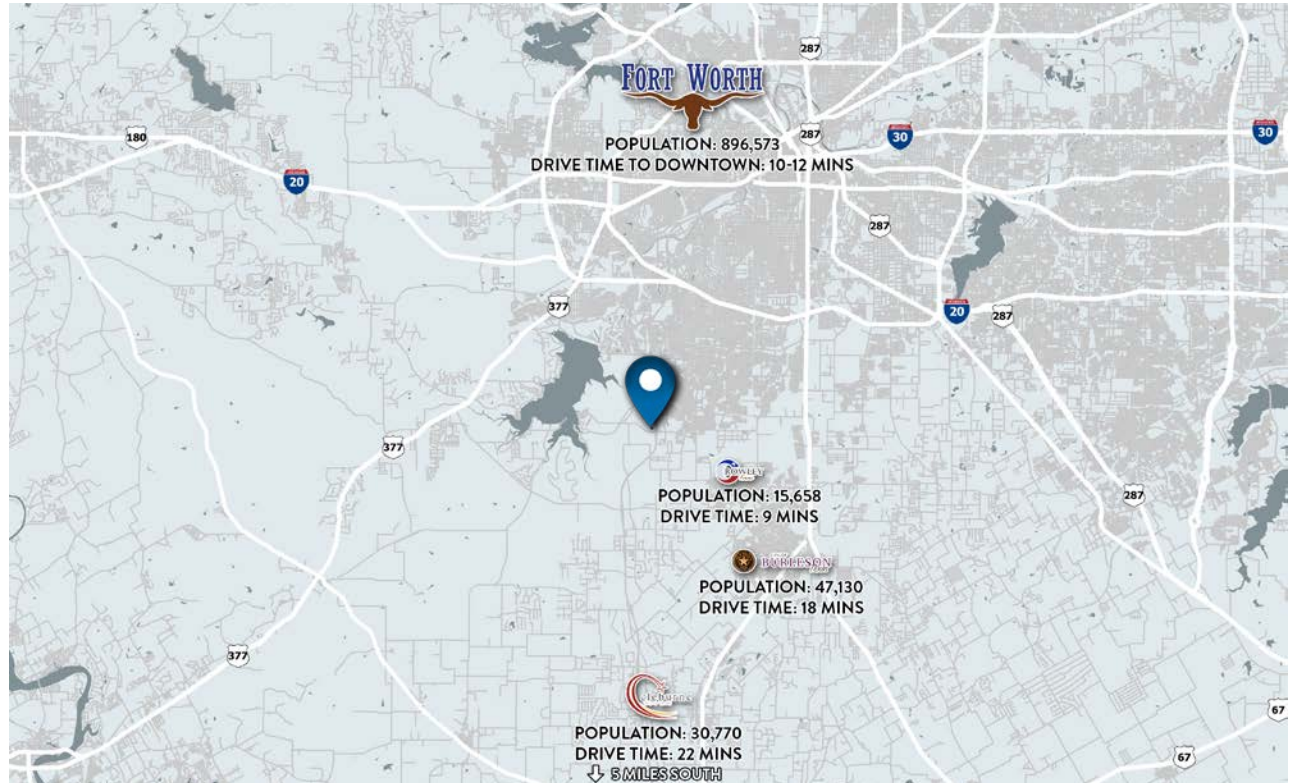
AVAILABLE SPACES

RETAIL
PADS AVAILABLE
RETAIL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- ★ ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW
- ★ 2 MILES FROM TARLETON STATE UNIVERSITY. NEW 80 ACRE CAMPUS WITH OVER 1,900 STUDENTS CURRENTLY ENROLLED. THE \$41 MILLION 76,000 SF FACILITY OFFERS LEARNING AREAS, COMMON GATHERING SPACES, OFFICES AND A LARGE EVENT AREA. \$63 MILLION FUNDING APPROVED TO COVER PHASE 2 OF THE CAMPUS WHICH IS UNDER CONSTRUCTION. PLANS ARE FOR THE CAMPUS TO SERVE 9,000 STUDENTS BY 2030.
- ★ OVER 1,800 MULTIFAMILY/SINGLE FAMILY FOR RENT UNITS ARE UNDER CONSTRUCTION AT THE INTERSECTION
- ★ 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 2 MILE RADIUS

SECONDARY TRADE AREA MAP

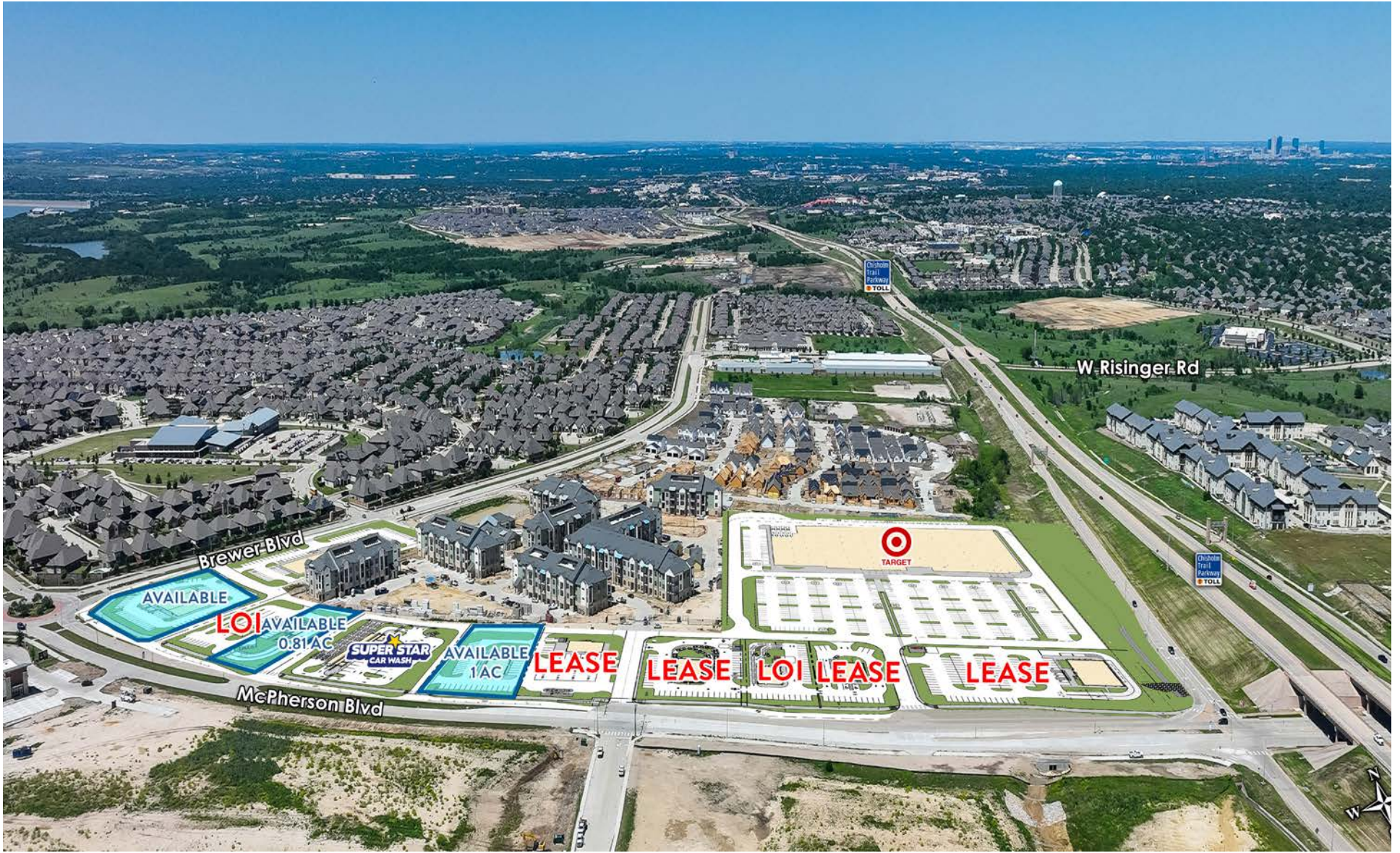


2024 DEMOGRAPHIC SUMMARY

	2 MILE	3 MILES	5 MILES
EST. POPULATION	23,443	52,569	156,719
EST. MEDIAN AGE	36.5	36.4	35.4
EST. AVG. HH INCOME	\$130,299	\$120,121	\$109,387

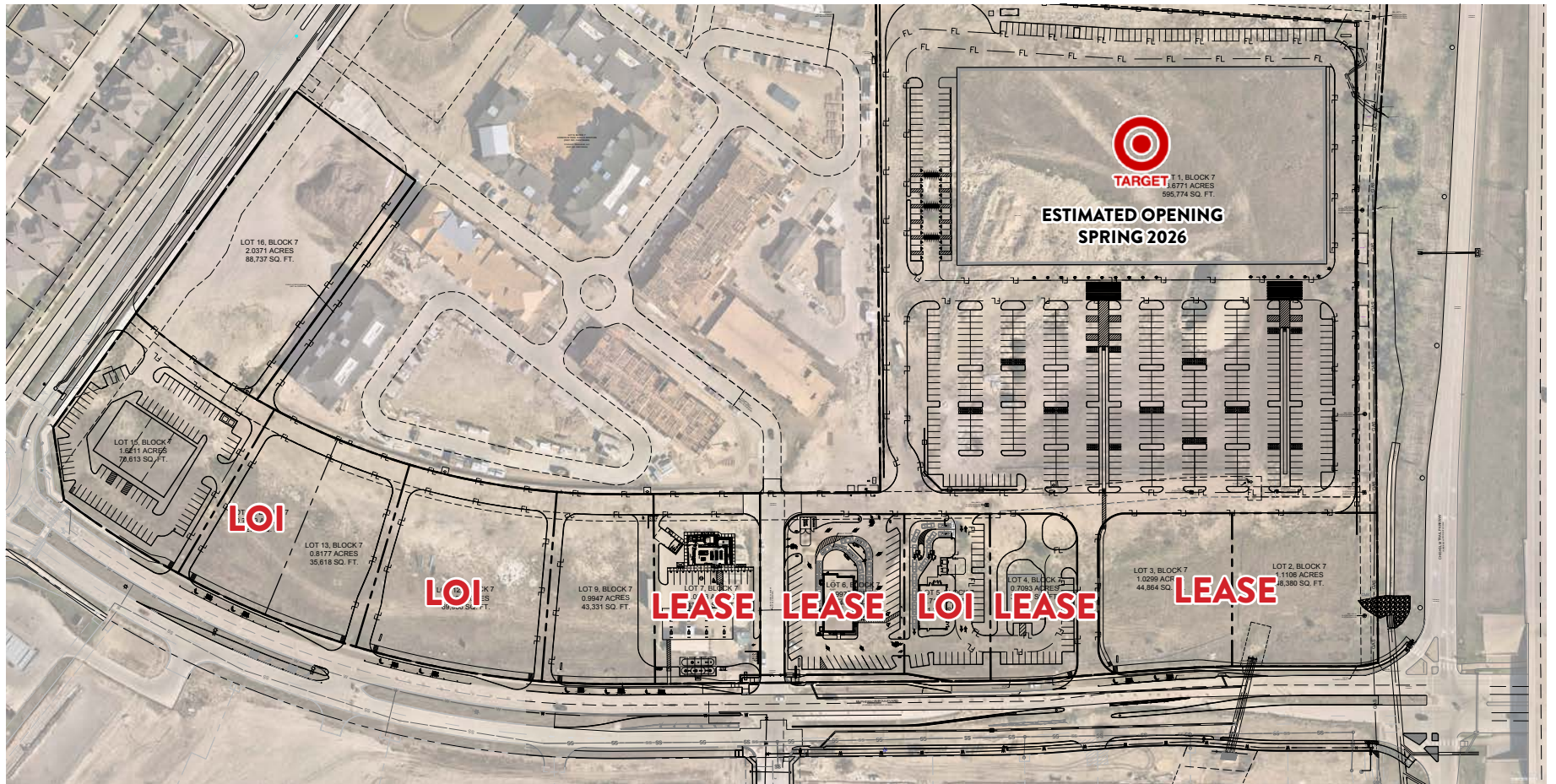
AREA ATTRACTIONS



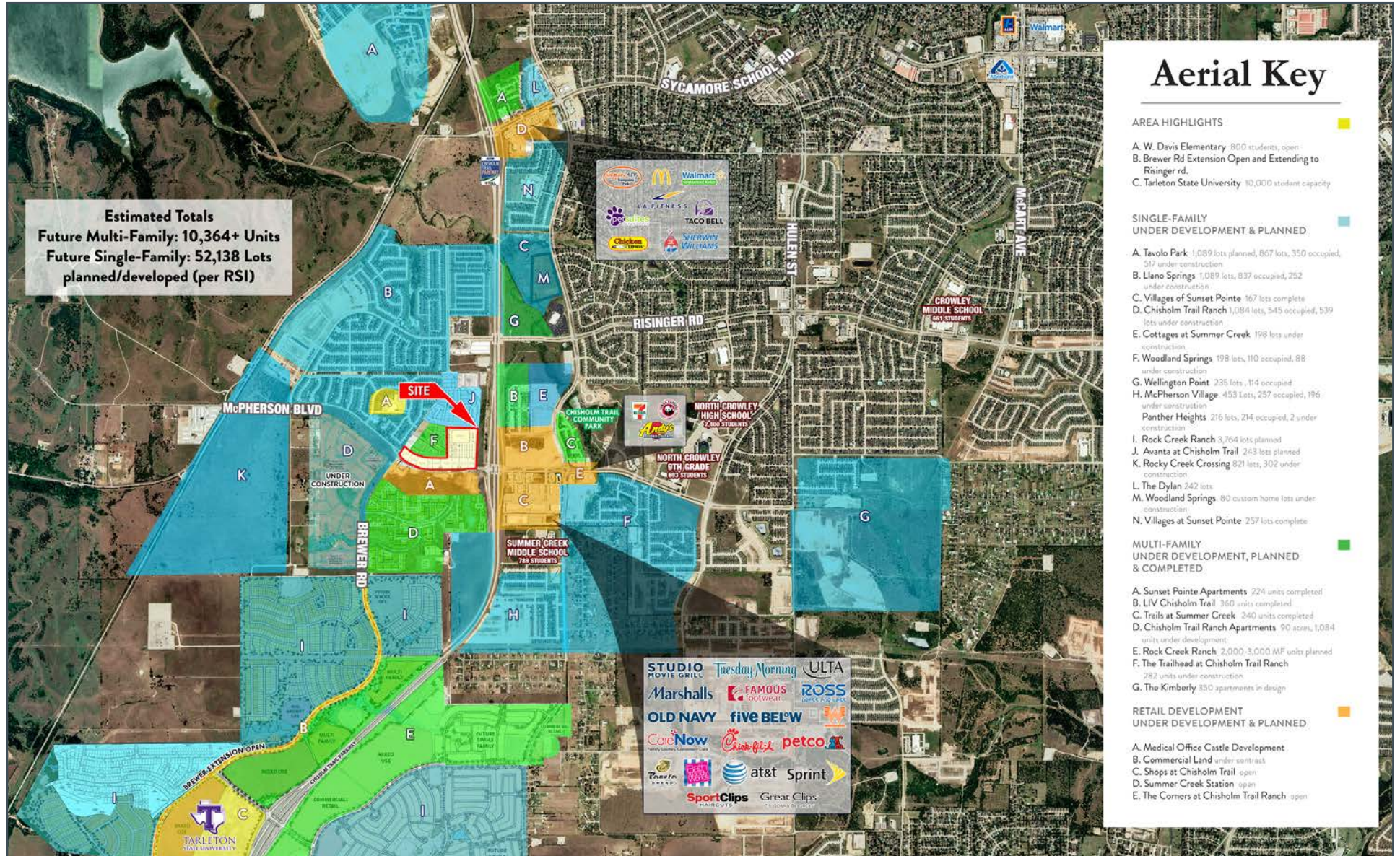




Front Elevation - South

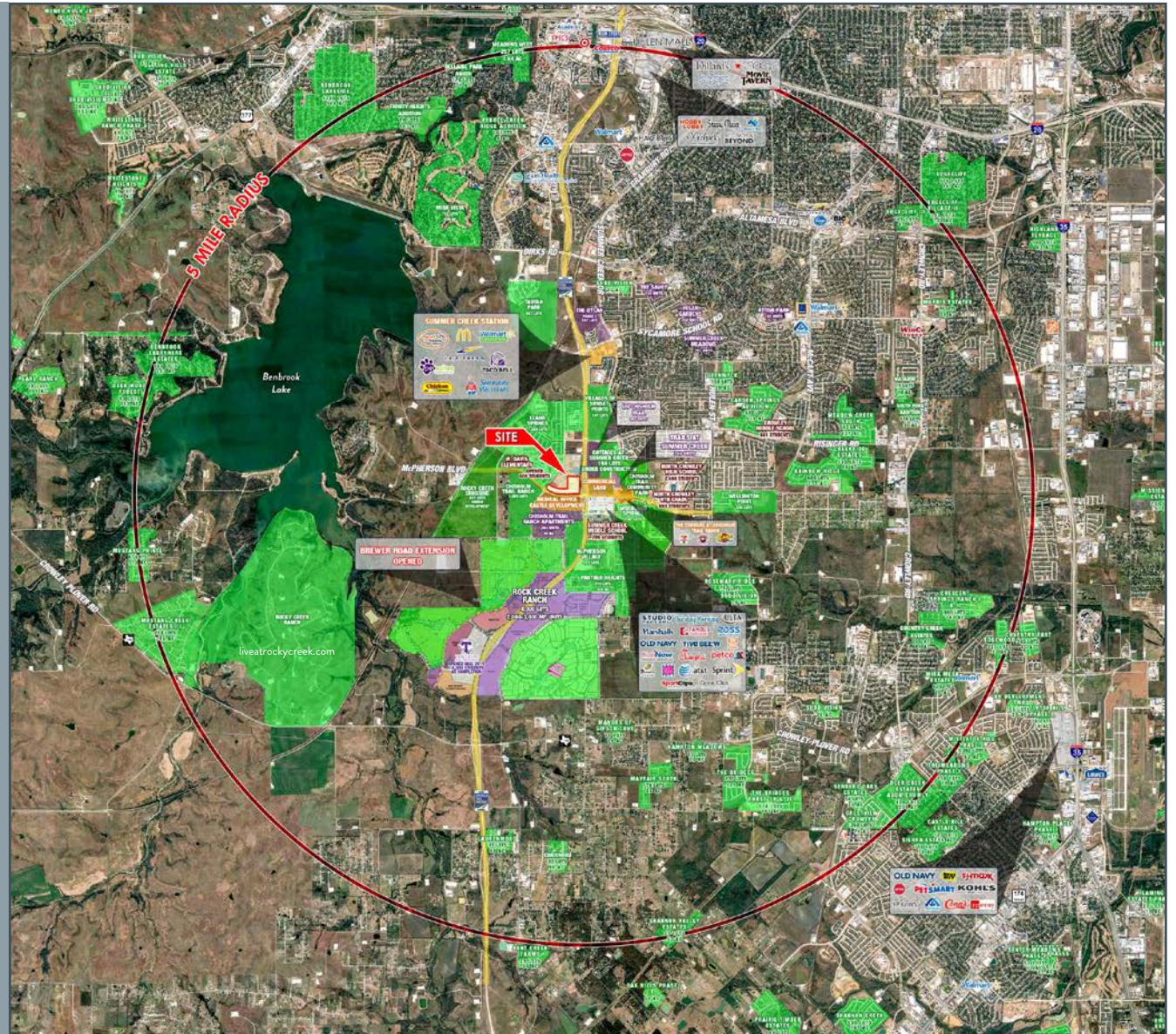






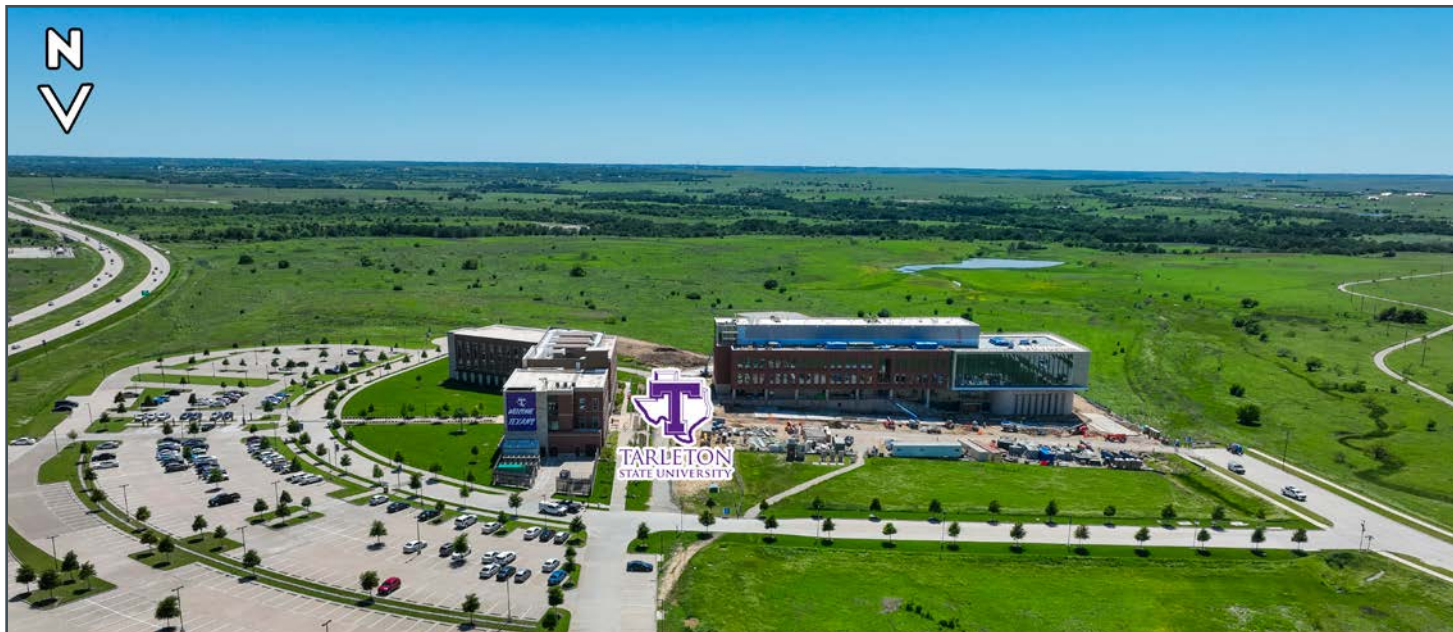
PIVOTAL AREA UPDATES

- ★ THE **BREWER BOULEVARD** EXTENSION IS NOW COMPLETE. THE ROAD CONNECTS MCPHERSON TO TARLETON STATE AND WILL BE THE **ONLY ENTRANCE TO THE UNIVERSITY** FOR AT LEAST 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**. PHASE 2 IS UNDER CONSTRUCTION.
- ★ **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 WAS COMPLETED IN APRIL 2020. THE **200,000 SF PROJECT** INCLUDES NATIONAL TENANTS SUCH AS STUDIO MOVIE GRILL AND MARSHALLS.
- ★ W. DAVIS ELEMENTARY SCHOOL WITH **OVER 800 STUDENTS** OPENED IN 2019.
- ★ **ROCK CREEK RANCH** IS LOCATED DIRECTLY TO THE SOUTH OF THE SITE AND THERE ARE ESTIMATED TO BE **4,000 LOTS AND UP TO 2,000-3,000 MF UNITS** BASED ON CURRENT ZONING.
- ★ POTENTIAL FOR **OVER 10,000 MF UNITS** IN THE IMMEDIATE AREA.











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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.
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- **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:
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 - 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;
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Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
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Designated Broker’s Name	License No.	Email	Phone
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Agent’s Supervisor’s Name	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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