

PRECINCT LINE MEDICAL DEVELOPMENT



DEVELOPMENT SUMMARY

Precinct Line Professional Office
6501 Precinct Line Road
North Richland Hills, TX 76182

DEVELOPMENT HIGHLIGHTS

- **8,100 SF Medical Office Building Development with 1,443 SF of lease space available.**
- **Part of a Medical and Professional office development including a pediatric dentist, optometrist and more**
- **Building tenant mix includes podiatrist and physical therapy**
- **Great Visibility – Hard corner frontage on Precinct Line Road & Martin Drive. Precinct Line Rd is a busy North/South thoroughfare in the Mid-Cities market and has over 56,944+CPD**
- **Great Accessibility with access centrally located close to Hwy 183, Hwy 820 and Hwy 26 serving North Richland Hills, Colleyville, Watauga, Bedford and Hurst**
- **Close to High Traffic Generators including Home Depot and Lowes**
- **Medical synergy across the street from Cook Children's Northeast Hospital**
- **Birdville High School is just South of the development**
- **Strong demographics - Average Household income \$96,000 within a 2 mile radius**



DEVELOPMENT SUMMARY

Use:	Medical, Professional Office
Lease Space:	1,443 SF (shell space)
Building Size:	8,100 SF
Tenant Improvement Allowance:	Negotiable – high allowance provided for medical/credit tenants
Signage:	Monument Sign – Monument Sign facing Precinct Line Building sign band
Lease Structure:	Triple Net
Frontage	Precinct Line and Martin Drive

Property Description:

The subject development is a multi-tenant medical and professional office building located in North Richland Hills, Texas. The total development encompasses 8,100 rentable square feet on approximately 1.08 acres of land. The property's current tenant mix included a podiatry practice and physical therapy with 1,443 square feet of available space which is divisible.

Area Highlights:

This development is located in the heart of the Mid-Cities Area in North Richland Hills and offers great visibility and frontage on Precinct Line Road & Martin Drive. Precinct Line Rd is a busy North/South thoroughfare in the Mid-Cities market and has over 56,944+CPD. It is surrounded by strong residential demographics, retail developments including a Home Depot and Lowes as well as medical including Cook Children's Northeast Hospital. This property offers a great opportunity for an investor to have acquire a high quality medical office facility in the North Texas market.

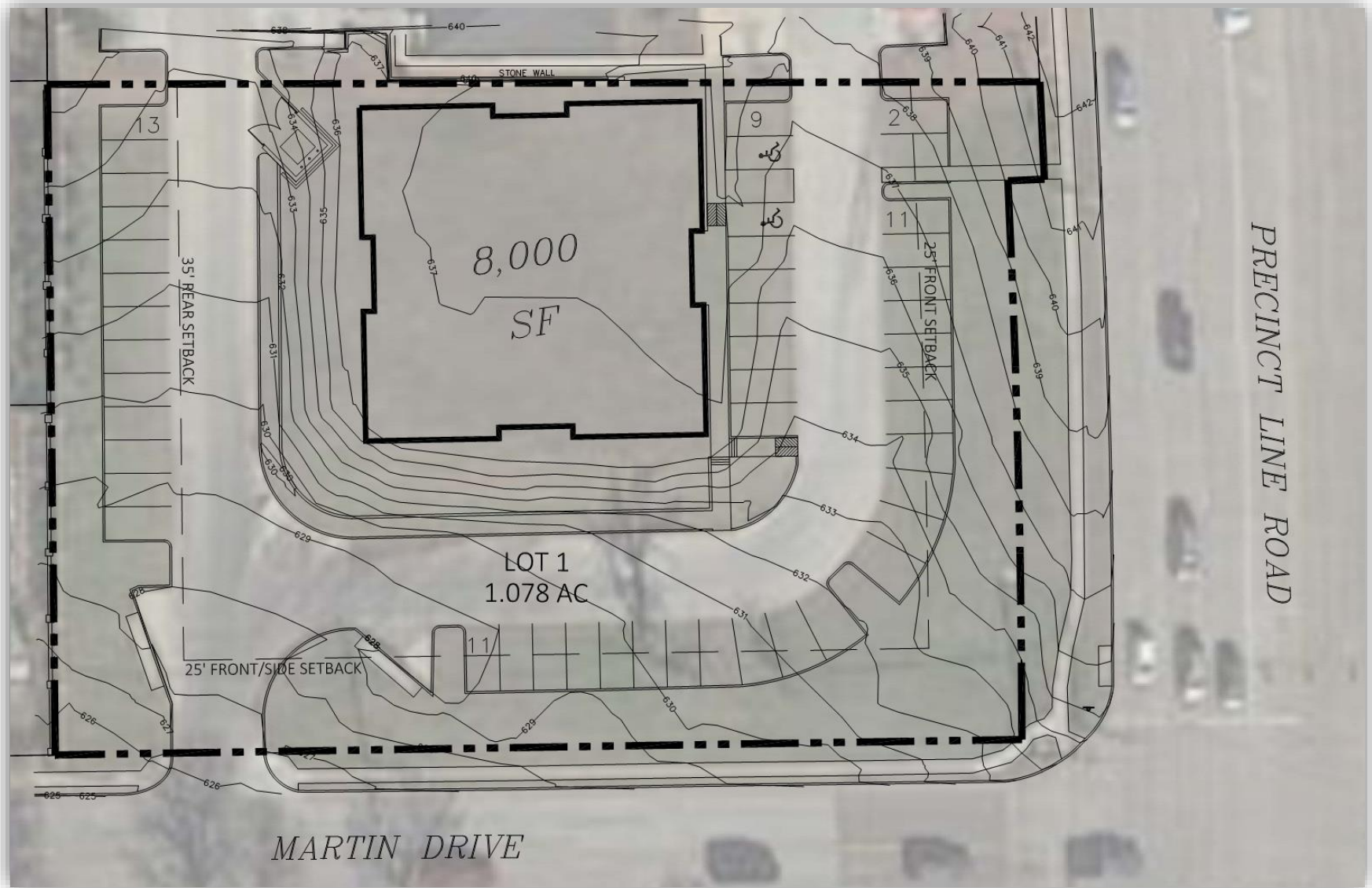


BIRD'S EYE VIEW

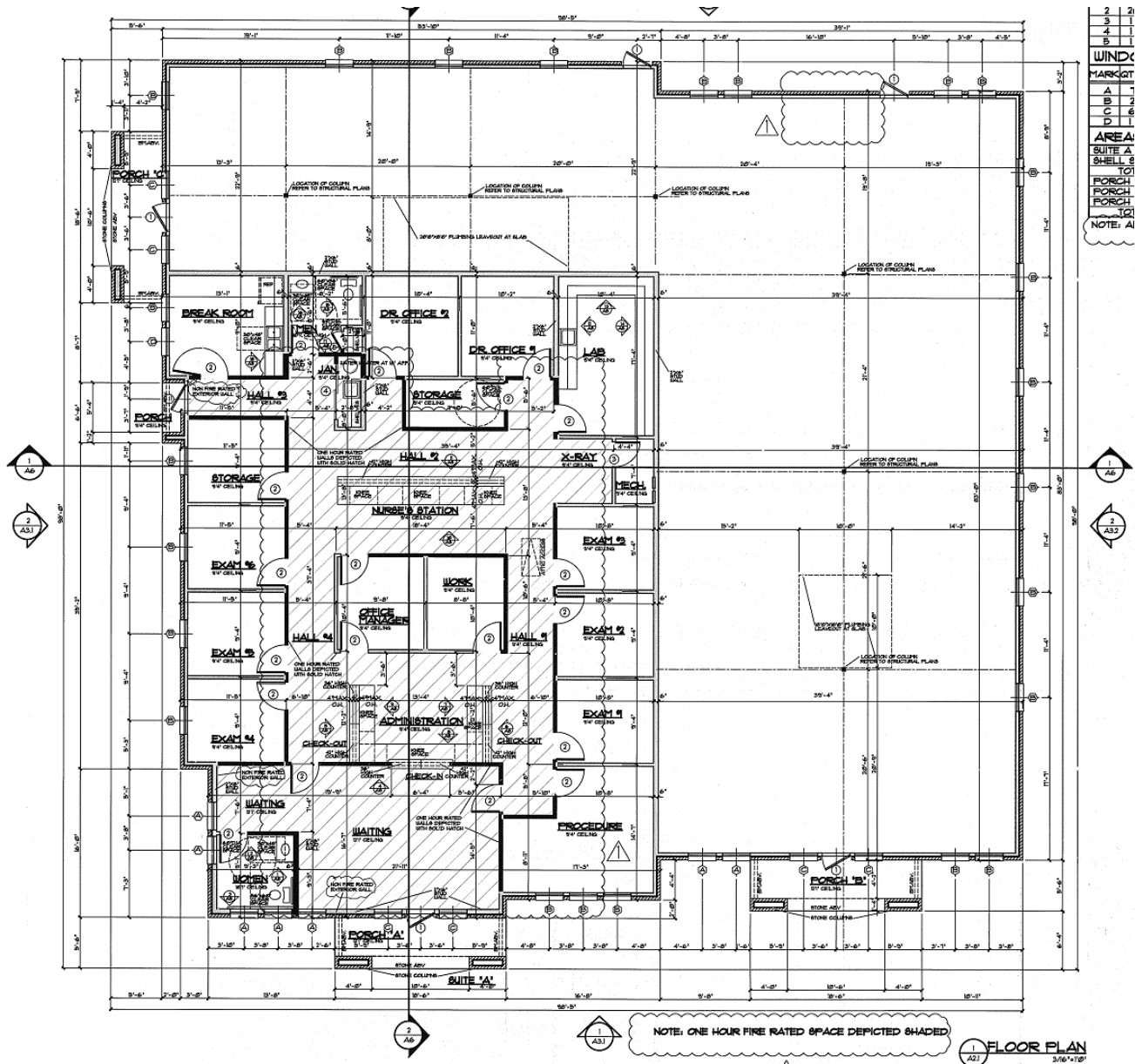




SITE PLAN




PRELIMINARY FLOOR PLAN



DEMOGRAPHICS - SUMMARY

Demographic Summary Report

Pad Sites			
6501-6509 Precinct Line Rd, North Richland Hills, TX 76182			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	2 Mile	3 Mile	5 Mile
Population			
2021 Projection	48,113	108,710	305,560
2016 Estimate	44,681	100,963	283,950
2010 Census	40,601	91,765	259,012
Growth 2016 - 2021	7.68%	7.67%	7.61%
Growth 2010 - 2016	10.05%	10.02%	9.63%
2016 Population by Hispanic Origin	5,617	13,764	43,879
2016 Population	44,681	100,963	283,950
White	39,739 88.94%	89,129 88.28%	241,827 85.17%
Black	1,893 4.24%	5,045 5.00%	17,769 6.26%
Am. Indian & Alaskan	326 0.73%	735 0.73%	2,146 0.76%
Asian	1,734 3.88%	3,703 3.67%	14,743 5.19%
Hawaiian & Pacific Island	68 0.15%	204 0.20%	945 0.33%
Other	921 2.06%	2,147 2.13%	6,519 2.30%
U.S. Armed Forces	0	1	78
Households			
2021 Projection	18,860	42,569	115,736
2016 Estimate	17,528	39,582	107,635
2010 Census	16,013	36,255	98,703
Growth 2016 - 2021	7.60%	7.55%	7.53%
Growth 2010 - 2016	9.46%	9.18%	9.05%
Owner Occupied	12,779 72.91%	27,833 70.32%	74,863 69.55%
Renter Occupied	4,750 27.10%	11,749 29.68%	32,772 30.45%
2016 Households by HH Income	17,526	39,580	107,634
Income: <\$25,000	2,133 12.17%	4,922 12.44%	14,782 13.73%
Income: \$25,000 - \$50,000	3,421 19.52%	7,751 19.58%	21,595 20.06%
Income: \$50,000 - \$75,000	3,296 18.81%	7,607 19.22%	19,334 17.96%
Income: \$75,000 - \$100,000	2,159 12.32%	5,498 13.89%	14,456 13.43%
Income: \$100,000 - \$125,000	2,148 12.26%	4,296 10.85%	10,782 10.02%
Income: \$125,000 - \$150,000	1,550 8.84%	3,081 7.78%	7,490 6.96%
Income: \$150,000 - \$200,000	1,417 8.09%	3,246 8.20%	8,964 8.33%
Income: \$200,000+	1,402 8.00%	3,179 8.03%	10,231 9.51%
2016 Avg Household Income	\$96,386	\$95,385	\$97,357
2016 Med Household Income	\$74,234	\$73,190	\$72,328

Demographic Detail Report

Pad Sites

6501-6509 Precinct Line Rd, North Richland Hills, TX 76182

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2021 Projection	48,113	108,710	305,560
2016 Estimate	44,681	100,963	283,950
2010 Census	40,601	91,765	259,012
Growth 2016 - 2021	7.68%	7.67%	7.61%
Growth 2010 - 2016	10.05%	10.02%	9.63%
2016 Population by Age			
	44,681	100,963	283,950
Age 0 - 4	2,608 5.84%	5,938 5.88%	17,335 6.10%
Age 5 - 9	2,647 5.92%	6,055 6.00%	17,941 6.32%
Age 10 - 14	2,736 6.12%	6,348 6.29%	19,278 6.79%
Age 15 - 19	2,725 6.10%	6,338 6.28%	19,328 6.81%
Age 20 - 24	2,706 6.06%	6,180 6.12%	18,305 6.45%
Age 25 - 29	2,715 6.08%	6,146 6.09%	17,751 6.25%
Age 30 - 34	2,632 5.89%	6,021 5.96%	17,269 6.08%
Age 35 - 39	2,509 5.62%	5,789 5.73%	16,780 5.91%
Age 40 - 44	2,662 5.96%	6,155 6.10%	18,133 6.39%
Age 45 - 49	2,950 6.60%	6,736 6.67%	19,825 6.98%
Age 50 - 54	3,360 7.52%	7,574 7.50%	21,867 7.70%
Age 55 - 59	3,419 7.65%	7,670 7.60%	21,450 7.55%
Age 60 - 64	3,089 6.91%	6,840 6.77%	18,192 6.41%
Age 65 - 69	2,620 5.86%	5,704 5.65%	14,315 5.04%
Age 70 - 74	1,991 4.46%	4,279 4.24%	10,132 3.57%
Age 75 - 79	1,390 3.11%	2,991 2.96%	6,748 2.38%
Age 80 - 84	943 2.11%	2,045 2.03%	4,498 1.58%
Age 85+	979 2.19%	2,155 2.13%	4,804 1.69%
Age 65+	7,923 17.73%	17,174 17.01%	40,497 14.26%
Median Age	42.00	41.40	39.40
Average Age	40.60	40.20	38.60

Demographic Detail Report					
Building 3 - Build to Suit					
400 E Southlake Blvd, Southlake, TX 76092					
Radius	2 Mile		3 Mile		5 Mile
2012 Population By Race	19,584		49,035		123,255
White	17,152	87.58%	41,168	83.96%	105,938 85.95%
Black or African American	416	2.12%	1,248	2.55%	3,098 2.51%
American Indian and Alaska Native	67	0.34%	239	0.49%	636 0.52%
Asian	1,270	6.48%	2,783	5.68%	6,021 4.88%
Native Hawaiian and Pacific Islander	5	0.03%	53	0.11%	109 0.09%
Other Race	233	1.19%	2,404	4.90%	4,761 3.86%
Two or More Races	442	2.26%	1,140	2.32%	2,693 2.18%
2012 Population by Hispanic Origin	19,585		49,035		123,256
Not Hispanic or Latino	18,447	94.19%	43,487	88.69%	109,863 89.13%
Hispanic or Latino	1,138	5.81%	5,548	11.31%	13,393 10.87%
2012 Age 5+ Language at Home	17,448		43,119		110,421
Speak Only English	15,783	90.46%	37,743	87.53%	96,660 87.54%
Speak Asian or Pacific Island	390	2.24%	1,032	2.39%	2,587 2.34%
Speak IndoEuropean	560	3.21%	1,200	2.78%	3,210 2.91%
Speak Spanish	535	3.07%	2,829	6.56%	7,260 6.57%
Speak Other Language	180	1.03%	315	0.73%	704 0.64%
2012 Median Age, Male	40.90		40.10		40.80
2012 Average Age, Male	35.10		35.90		37.00
2012 Median Age, Female	40.40		40.40		41.30
2012 Average Age, Female	35.00		36.30		37.90
2012 Population by Occupation Classification (Age 16+)	8,149		21,729		59,487
Blue Collar	635	7.79%	2,052	9.44%	6,495 10.92%
White Collar	7,083	86.92%	17,816	81.99%	47,606 80.03%
Service	431	5.29%	1,861	8.56%	5,386 9.05%
2012 Population by Marital Status (Age 15+)	13,170		33,817		89,534
Total, Never Married	2,658	20.18%	7,331	21.68%	18,457 20.61%
Married	9,822	74.58%	23,244	68.73%	60,319 67.37%
Widowed	265	2.01%	989	2.92%	3,034 3.39%
Divorced	425	3.23%	2,253	6.66%	7,724 8.63%

Demographic Detail Report

Pad Sites						
6501-6509 Precinct Line Rd, North Richland Hills, TX 76182						
Radius	2 Mile		3 Mile		5 Mile	
2016 Population By Race	44,681		100,963		283,950	
White	39,739	88.94%	89,129	88.28%	241,827	85.17%
Black	1,893	4.24%	5,045	5.00%	17,769	6.26%
Am. Indian & Alaskan	326	0.73%	735	0.73%	2,146	0.76%
Asian	1,734	3.88%	3,703	3.67%	14,743	5.19%
Hawaiian & Pacific Island	68	0.15%	204	0.20%	945	0.33%
Other	921	2.06%	2,147	2.13%	6,519	2.30%
Population by Hispanic Origin	44,681		100,963		283,950	
Non-Hispanic Origin	39,065	87.43%	87,197	86.37%	240,072	84.55%
Hispanic Origin	5,616	12.57%	13,766	13.63%	43,878	15.45%
2016 Median Age, Male	40.00		39.50		37.80	
2016 Average Age, Male	39.30		38.90		37.60	
2016 Median Age, Female	43.80		43.00		40.80	
2016 Average Age, Female	41.90		41.40		39.60	
2016 Population by Occupation Classification	36,143		81,352		225,540	
Civilian Employed	24,384	67.47%	55,146	67.79%	153,224	67.94%
Civilian Unemployed	664	1.84%	1,755	2.16%	5,239	2.32%
Civilian Non-Labor Force	11,095	30.70%	24,450	30.05%	67,003	29.71%
Armed Forces	0	0.00%	1	0.00%	74	0.03%
Households by Marital Status						
Married	10,312		22,191		60,856	
Married No Children	6,361		13,490		33,679	
Married w/Children	3,951		8,701		27,176	
2016 Population by Education	33,387		75,254		205,447	
Some High School, No Diploma	1,994	5.97%	4,943	6.57%	16,199	7.88%
High School Grad (Incl Equivalency)	6,210	18.60%	14,635	19.45%	39,762	19.35%
Some College, No Degree	11,277	33.78%	24,766	32.91%	64,980	31.63%
Associate Degree	2,128	6.37%	5,148	6.84%	13,684	6.66%
Bachelor Degree	8,178	24.49%	17,807	23.66%	48,774	23.74%
Advanced Degree	3,600	10.78%	7,955	10.57%	22,048	10.73%

Demographic Detail Report

Pad Sites			
6501-6509 Precinct Line Rd, North Richland Hills, TX 76182			
Radius	2 Mile	3 Mile	5 Mile
2016 Population by Occupation	45,492	102,583	285,363
Real Estate & Finance	2,327 5.12%	5,884 5.74%	15,051 5.27%
Professional & Management	13,301 29.24%	29,512 28.77%	82,136 28.78%
Public Administration	750 1.65%	1,755 1.71%	4,824 1.69%
Education & Health	5,066 11.14%	11,146 10.87%	28,569 10.01%
Services	3,682 8.09%	7,844 7.65%	21,167 7.42%
Information	498 1.09%	1,191 1.16%	3,688 1.29%
Sales	6,729 14.79%	15,498 15.11%	43,271 15.16%
Transportation	101 0.22%	253 0.25%	851 0.30%
Retail	2,652 5.83%	6,029 5.88%	18,259 6.40%
Wholesale	1,034 2.27%	2,229 2.17%	5,786 2.03%
Manufacturing	2,249 4.94%	5,065 4.94%	14,805 5.19%
Production	2,048 4.50%	4,920 4.80%	14,102 4.94%
Construction	1,345 2.96%	3,434 3.35%	10,531 3.69%
Utilities	1,937 4.26%	4,315 4.21%	13,009 4.56%
Agriculture & Mining	314 0.69%	624 0.61%	1,510 0.53%
Farming, Fishing, Forestry	47 0.10%	47 0.05%	93 0.03%
Other Services	1,412 3.10%	2,837 2.77%	7,711 2.70%
2016 Worker Travel Time to Job	22,996	52,407	144,959
<30 Minutes	13,309 57.88%	30,525 58.25%	82,467 56.89%
30-60 Minutes	8,750 38.05%	19,419 37.05%	54,733 37.76%
60+ Minutes	937 4.07%	2,463 4.70%	7,759 5.35%
2010 Households by HH Size	16,013	36,256	98,704
1-Person Households	3,577 22.34%	8,630 23.80%	22,891 23.19%
2-Person Households	6,038 37.71%	13,195 36.39%	33,229 33.67%
3-Person Households	2,894 18.07%	6,339 17.48%	17,465 17.69%
4-Person Households	2,171 13.56%	4,964 13.69%	15,078 15.28%
5-Person Households	895 5.59%	2,087 5.76%	6,643 6.73%
6-Person Households	294 1.84%	665 1.83%	2,191 2.22%
7 or more Person Households	144 0.90%	376 1.04%	1,207 1.22%
2016 Average Household Size	2.50	2.50	2.60
Households			
2021 Projection	18,860	42,569	115,736
2016 Estimate	17,528	39,582	107,635
2010 Census	16,013	36,255	98,703
Growth 2016 - 2021	7.60%	7.55%	7.53%
Growth 2010 - 2016	9.46%	9.18%	9.05%

Demographic Detail Report

Pad Sites						
6501-6509 Precinct Line Rd, North Richland Hills, TX 76182						
Radius	2 Mile		3 Mile		5 Mile	
2016 Households by HH Income	17,526		39,580		107,634	
<\$25,000	2,133	12.17%	4,922	12.44%	14,782	13.73%
\$25,000 - \$50,000	3,421	19.52%	7,751	19.58%	21,595	20.06%
\$50,000 - \$75,000	3,296	18.81%	7,607	19.22%	19,334	17.96%
\$75,000 - \$100,000	2,159	12.32%	5,498	13.89%	14,456	13.43%
\$100,000 - \$125,000	2,148	12.26%	4,296	10.85%	10,782	10.02%
\$125,000 - \$150,000	1,550	8.84%	3,081	7.78%	7,490	6.96%
\$150,000 - \$200,000	1,417	8.09%	3,246	8.20%	8,964	8.33%
\$200,000+	1,402	8.00%	3,179	8.03%	10,231	9.51%
2016 Avg Household Income	\$96,386		\$95,385		\$97,357	
2016 Med Household Income	\$74,234		\$73,190		\$72,328	
2016 Occupied Housing	17,529		39,582		107,635	
Owner Occupied	12,779	72.90%	27,833	70.32%	74,863	69.55%
Renter Occupied	4,750	27.10%	11,749	29.68%	32,772	30.45%
2010 Housing Units	17,678		40,093		108,496	
1 Unit	13,990	79.14%	31,623	78.87%	83,989	77.41%
2 - 4 Units	627	3.55%	1,698	4.24%	5,311	4.90%
5 - 19 Units	1,863	10.54%	4,175	10.41%	13,010	11.99%
20+ Units	1,198	6.78%	2,597	6.48%	6,186	5.70%
2016 Housing Value	12,778		27,833		74,864	
<\$100,000	1,223	9.57%	3,783	13.59%	12,073	16.13%
\$100,000 - \$200,000	5,856	45.83%	12,469	44.80%	31,170	41.64%
\$200,000 - \$300,000	3,152	24.67%	5,731	20.59%	13,479	18.00%
\$300,000 - \$400,000	1,559	12.20%	3,090	11.10%	7,542	10.07%
\$400,000 - \$500,000	602	4.71%	1,346	4.84%	4,527	6.05%
\$500,000 - \$1,000,000	343	2.68%	1,195	4.29%	5,433	7.26%
\$1,000,000+	43	0.34%	219	0.79%	640	0.85%
2016 Median Home Value	\$188,216		\$181,269		\$181,356	
2016 Housing Units by Yr Built	17,891		40,404		109,857	
Built 2010+	1,046	5.85%	2,469	6.11%	6,240	5.68%
Built 2000 - 2010	2,736	15.29%	5,543	13.72%	16,241	14.78%
Built 1990 - 1999	3,523	19.69%	6,516	16.13%	21,843	19.88%
Built 1980 - 1989	4,186	23.40%	9,749	24.13%	26,971	24.55%
Built 1970 - 1979	4,398	24.58%	8,937	22.12%	19,045	17.34%
Built 1960 - 1969	1,583	8.85%	5,161	12.77%	11,728	10.68%
Built 1950 - 1959	255	1.43%	1,682	4.16%	6,575	5.99%
Built <1949	164	0.92%	347	0.86%	1,214	1.11%
2016 Median Year Built	1985		1983		1985	

DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

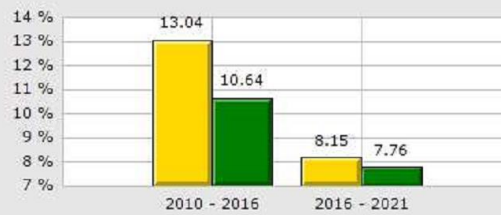
Pad Sites

6501-6509 Precinct Line Rd, North Richland Hills, TX 76182

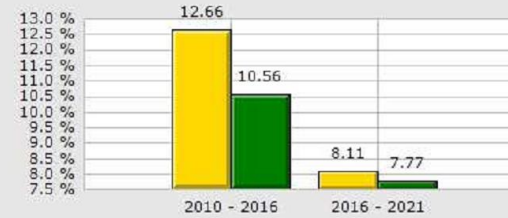
Type: Land
County: Tarrant

1 Mile
County

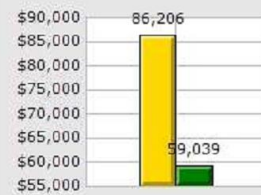
Population Growth



Household Growth



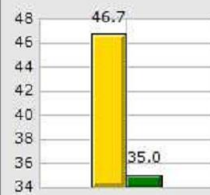
2016 Med Household Inc



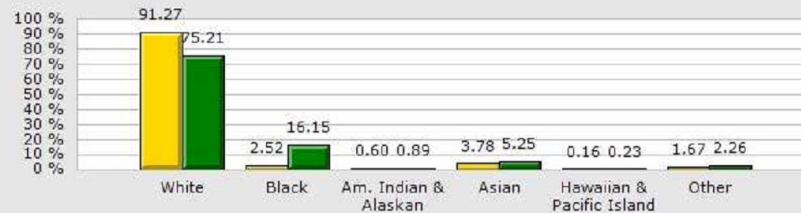
2016 Households by Household Income



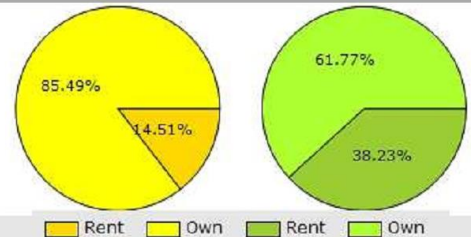
2016 Median Age



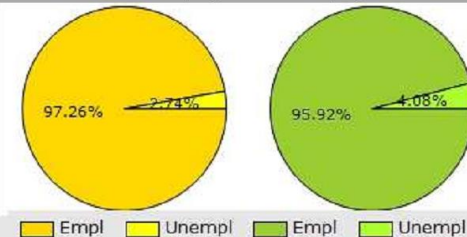
2016 Population by Race



2016 Renter vs. Owner



2016 Employed vs. Unemployed



DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius			
Pad Sites					
6501-6509 Precinct Line Rd, North Richland Hills, TX 76182					
Type:	Land				
County:	Tarrant				
	1 Mile		County		
Population Growth					
Growth 2010 - 2016	13.04%		10.64%		
Growth 2016 - 2021	8.15%		7.76%		
Empl	5,685	97.26%	1,013,075	95.92%	
Unempl	160	2.74%	43,038	4.08%	
2016 Population by Race					
	10,176		2,001,425		
White	9,288	91.27%	1,505,196	75.21%	
Black	256	2.52%	323,323	16.15%	
Am. Indian & Alaskan	61	0.60%	17,826	0.89%	
Asian	385	3.78%	105,122	5.25%	
Hawaiian & Pacific Island	16	0.16%	4,642	0.23%	
Other	170	1.67%	45,316	2.26%	
Household Growth					
Growth 2010 - 2016	12.66%		10.56%		
Growth 2016 - 2021	8.11%		7.77%		
Renter Occupied	580	14.51%	277,730	38.23%	
Owner Occupied	3,417	85.49%	448,781	61.77%	
2016 Households by Household Income					
	3,997		726,511		
Income <\$25K	359	8.98%	147,362	20.28%	
Income \$25K - \$50K	653	16.34%	160,082	22.03%	
Income \$50K - \$75K	770	19.26%	136,558	18.80%	
Income \$75K - \$100K	483	12.08%	94,502	13.01%	
Income \$100K - \$125K	605	15.14%	65,180	8.97%	
Income \$125K - \$150K	413	10.33%	39,102	5.38%	
Income \$150K - \$200K	411	10.28%	41,947	5.77%	
Income \$200K+	303	7.58%	41,778	5.75%	
2016 Med Household Inc	\$86,206		\$59,039		
2016 Median Age	46.70		35.00		

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Pad Sites

6501-6509 Precinct Line Rd, North Richland Hills, TX 76182

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Description	2010	2016	2021
Population	9,001	10,175	11,004
Age 0 - 4	438 4.87%	521 5.12%	585 5.32%
Age 5 - 9	470 5.22%	520 5.11%	575 5.23%
Age 10 - 14	560 6.22%	557 5.47%	581 5.28%
Age 15 - 19	559 6.21%	585 5.75%	603 5.48%
Age 20 - 24	365 4.06%	563 5.53%	617 5.61%
Age 25 - 29	387 4.30%	524 5.15%	603 5.48%
Age 30 - 34	418 4.64%	495 4.86%	574 5.22%
Age 35 - 39	546 6.07%	506 4.97%	555 5.04%
Age 40 - 44	612 6.80%	583 5.73%	575 5.23%
Age 45 - 49	829 9.21%	694 6.82%	643 5.84%
Age 50 - 54	840 9.33%	834 8.20%	751 6.82%
Age 55 - 59	733 8.14%	869 8.54%	846 7.69%
Age 60 - 64	721 8.01%	805 7.91%	859 7.81%
Age 65 - 69	528 5.87%	701 6.89%	794 7.22%
Age 70 - 74	345 3.83%	537 5.28%	665 6.04%
Age 75 - 79	243 2.70%	366 3.60%	497 4.52%
Age 80 - 84	194 2.16%	243 2.39%	327 2.97%
Age 85+	211 2.34%	271 2.66%	354 3.22%
Age 15+	7,531 83.67%	8,576 84.29%	9,263 84.18%
Age 20+	6,972 77.46%	7,991 78.54%	8,660 78.70%
Age 65+	1,521 16.90%	2,118 20.82%	2,637 23.96%
Median Age	46	47	47
Average Age	42.30	43.30	43.90
Population By Race	9,001	10,175	11,004
White	8,310 92.32%	9,288 91.28%	9,944 90.37%
Black	203 2.26%	255 2.51%	311 2.83%
Am. Indian & Alaskan	55 0.61%	61 0.60%	69 0.63%
Asian	287 3.19%	385 3.78%	461 4.19%
Hawaiian & Pacific Islander	10 0.11%	16 0.16%	15 0.14%
Other	129 1.43%	170 1.67%	205 1.86%