

TIMBERLAND CROSSING DEVELOPMENT



DEVELOPMENT SUMMARY

Timberland Crossing

SE quadrant of Timberland Blvd & N. Beach Street
Timberland Blvd

12600 Timberland Blvd, Fort Worth, TX 76244

PROPOSED DEVELOPMENT HIGHLIGHTS

- 10.25 acre mixed use Medical/Office/Retail Development
- 9,500 SF available for lease – divisible
- Tenant mix includes Chicken Express, Braums, Children's Courtyard, medical/professional office
- High tenant finish out allowances
- Additional pad sites available for sale - all utilities to the property, franchise utilities on-site
- Great Visibility – Frontage on Timberland Blvd which is a busy East/West thoroughfare in the North Fort Worth market
- Great Accessibility with access off Timberland Blvd and North Beach Street; just South of Hwy 170, 1 mile East of Hwy I-35W and 1 mile West of Hwy 377
- Timberland Blvd is under construction East of the property and will connect to Hwy 377 early 2020
- Across the street from High Traffic Generators – Signature Kroger, McDonalds, Bank of America, Walgreens and more
- Keller ISD high school and elementary close to site
- Strong demographics - In the heart of the highly desirable Alliance Texas market consisting of North Fort Worth, Keller, Saginaw, Haslet and more. One of the fastest growing suburban areas in DFW and home to 240 companies, 28,000+ employees and 7300+ single family homes



DEVELOPMENT SUMMARY

Use:	Retail, Medical, Professional Office
Lease Space:	1,500 – 9,500 SF
Offering Structure:	- Building for lease (Triple Net) - Pad site for sale
Zoning	E – Neighborhood Commercial
Frontage	Timberland Blvd – Newly improved 4 lane, center divided arterial street

DEVELOPMENT SUMMARY

Property Description:

The subject property is 10.25 acre mixed use development located on Timberland Blvd at the Southeast corner of North Beach Street and Timberland Blvd. North Beach Street is a significant North/South thoroughfare in the Alliance corridor. The site has tremendous frontage and visibility on Timberland Blvd and from North Beach Street. In addition the site is across the street from the Shops at Timberland Crossing with 100,000 SF Kroger Signature Store, 21,000 SF of credit retail tenants, McDonalds, Bank of America and more. The property is adjacent to the residential developments of Woodland Springs and McPherson Ranch one of the most successful master planned communities in the DFW area.

Zoning:

The property is zoned E Neighborhood Commercial which allows for various office and retail uses including beauty/barber shops, bookstores, drug stores, studios, and offices, public and civic uses, nursing homes, healthcare, retail sales, banks, restaurants, gasoline sales, offices, bakeries and alcohol sales for off premise consumption and as part of food service.

Utilities:

Utilities are located on the property including an 8 inch sanitary sewer line located along Timberland Blvd and an 8 inch water line located along Timberland Blvd. Franchise utilities are also located onsite. The subject property is located outside of the 100yr FEMA floodplain. Existing runoff flows to the Northwest towards Timberland Blvd and North Beach Street.

Road Infrastructure and Improvements:

North Beach Street(30,000+ CPD) was recently improved as a 4-lane divided arterial street with curbs, raised median, left and right turn lanes, storm drain system, streetlights, bike lanes, sidewalks, and new traffic signals. Timberland Blvd was recently improved as a 4-lane divided arterial street with curbs, raised median, left and right turn lanes, storm drain system, streetlights, bike lanes, sidewalks, and new traffic signals from I-35W to East of Park Vista Blvd. Timberland East of Park Vista is under construction to be extended to Hwy 377 as a 4-lane divided arterial street. It is expected to be completed in early 2020. Timberland Blvd intersects Highway I-35W and will eventually connect to Highway 377.

Area Highlights:

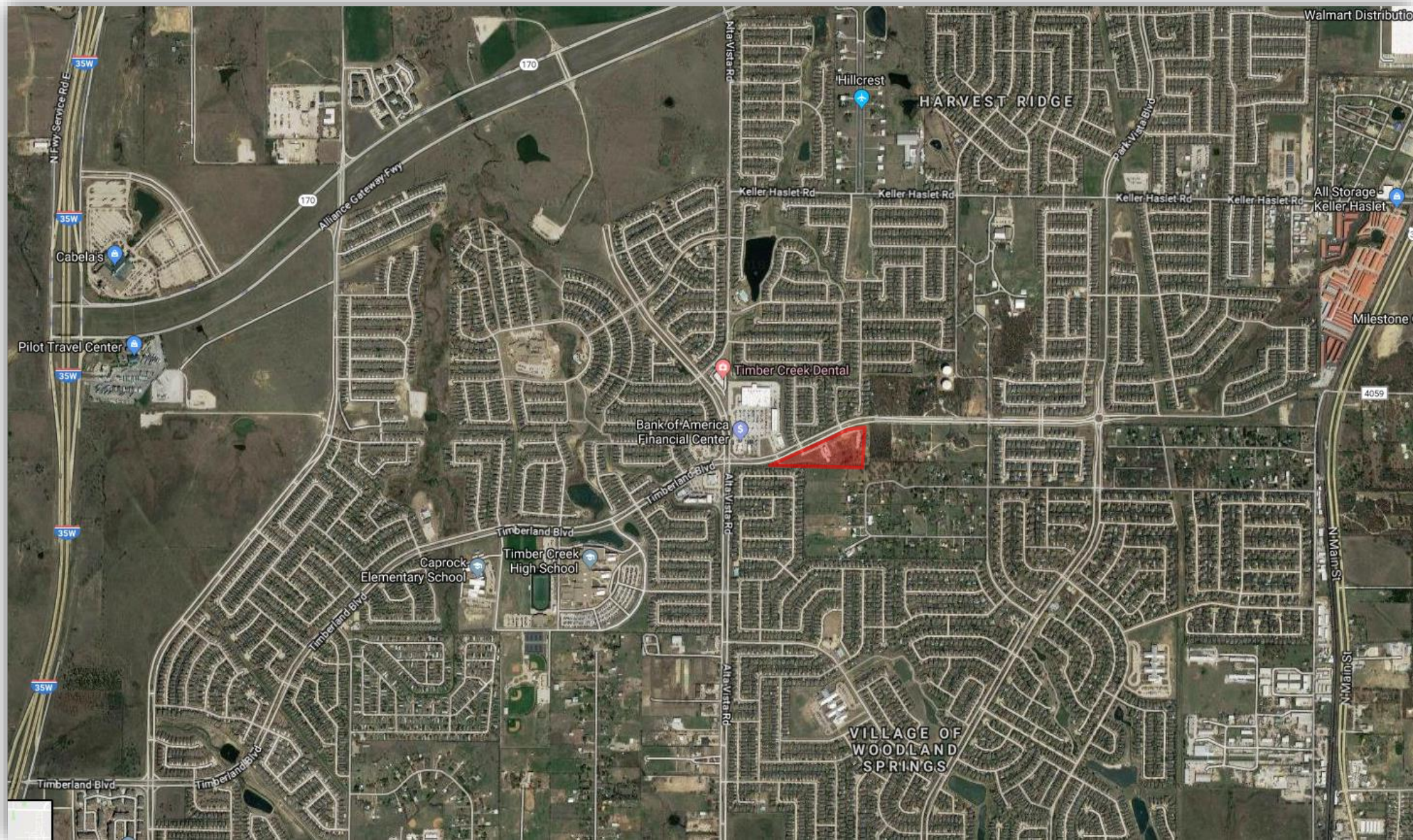
The subject property is surrounded by high growth residential developments including Woodland Springs, Saratoga and McPherson Ranch. The property is across the street from the Shops at Timberland Crossing with 100,000 SF Kroger Signature Store, 21,000 SF of credit retail tenants, McDonalds, Bank of America and more. There is 40,000 SF of 100% leased medical office at the Northwest corner of North Beach Street and Timberland Blvd. Walgreens is location on the Southwest corner of North Beach Street and Timberland Blvd. One mile to the East is Keller ISD high school and elementary. Alliance Town Center

DEVELOPMENT SUMMARY

is located 2 miles to the South on Heritage Trace Parkway with over 1.3 million square feet of retail with 7 national anchors, most reporting top sales in the region. Federal Aviation Administration has a new 357,000 SF Southwest Region office facility with 1700 employees at Heritage Trace and I-35W.

Alliance Market:

The subject property is part of the Alliance Corridor a 17,000-acre master-planned, mixed-use community located in north Fort Worth. The development lies within four cities (Fort Worth, Haslet, Roanoke and Westlake), two counties (Denton and Tarrant) and two school districts (Keller ISD and Northwest ISD). It's anchored by the multi-modal inland port known as the Alliance Global Logistics Hub, and is home to more than 320 companies, over 31,000 employees and 7,700+ single-family homes. This area is one of the nation's fastest growing communities. During the last decade, the corridor more than doubled both population and households and almost tripled rental units.





AERIAL PHOTOS



ROAD IMPROVEMENTS



RENDERINGS



SCHWARZ
HANSON
ARCHITECTS

RENDERINGS



SCHWARZ
HANSON
ARCHITECTS

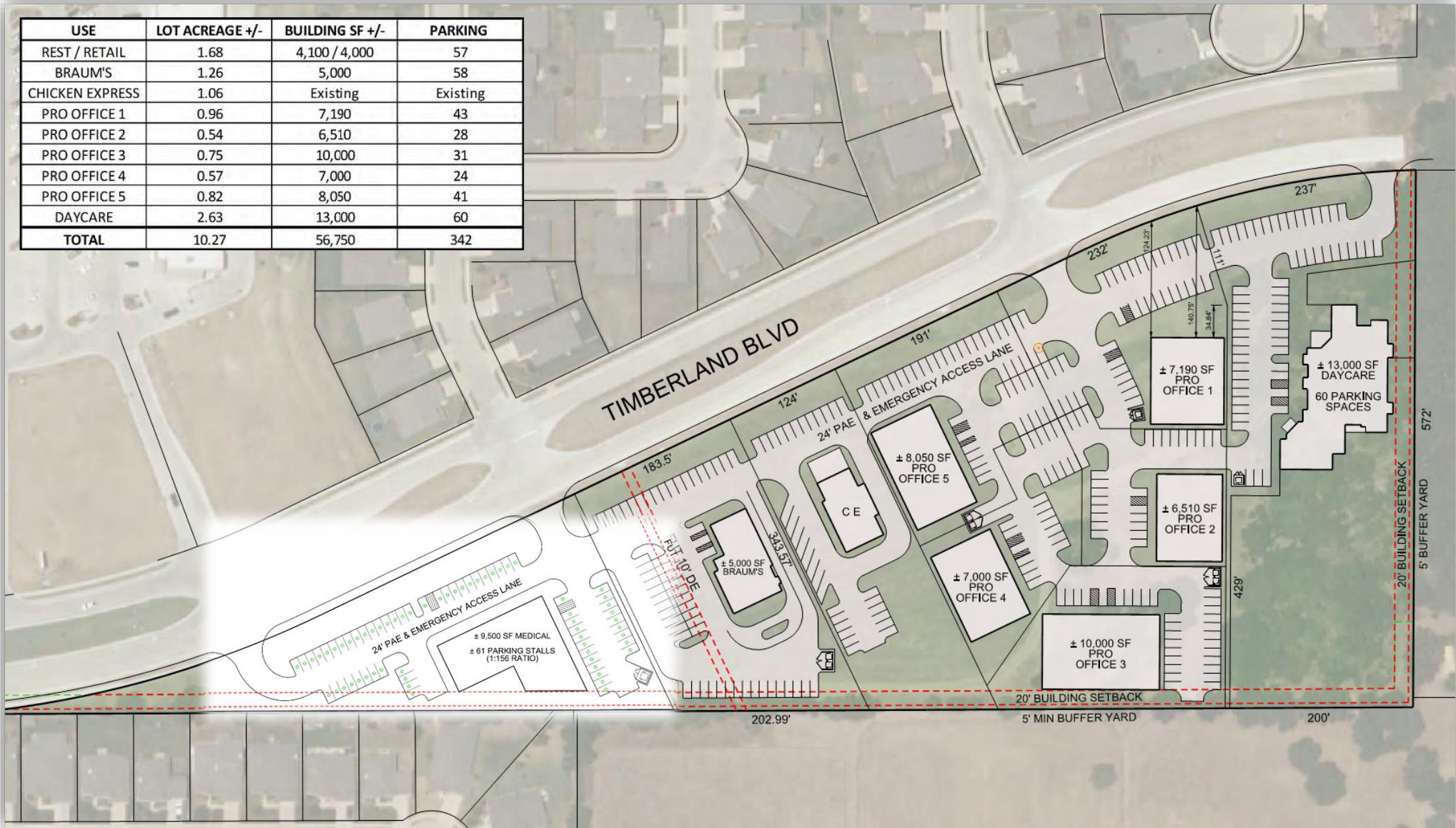
RENDERINGS



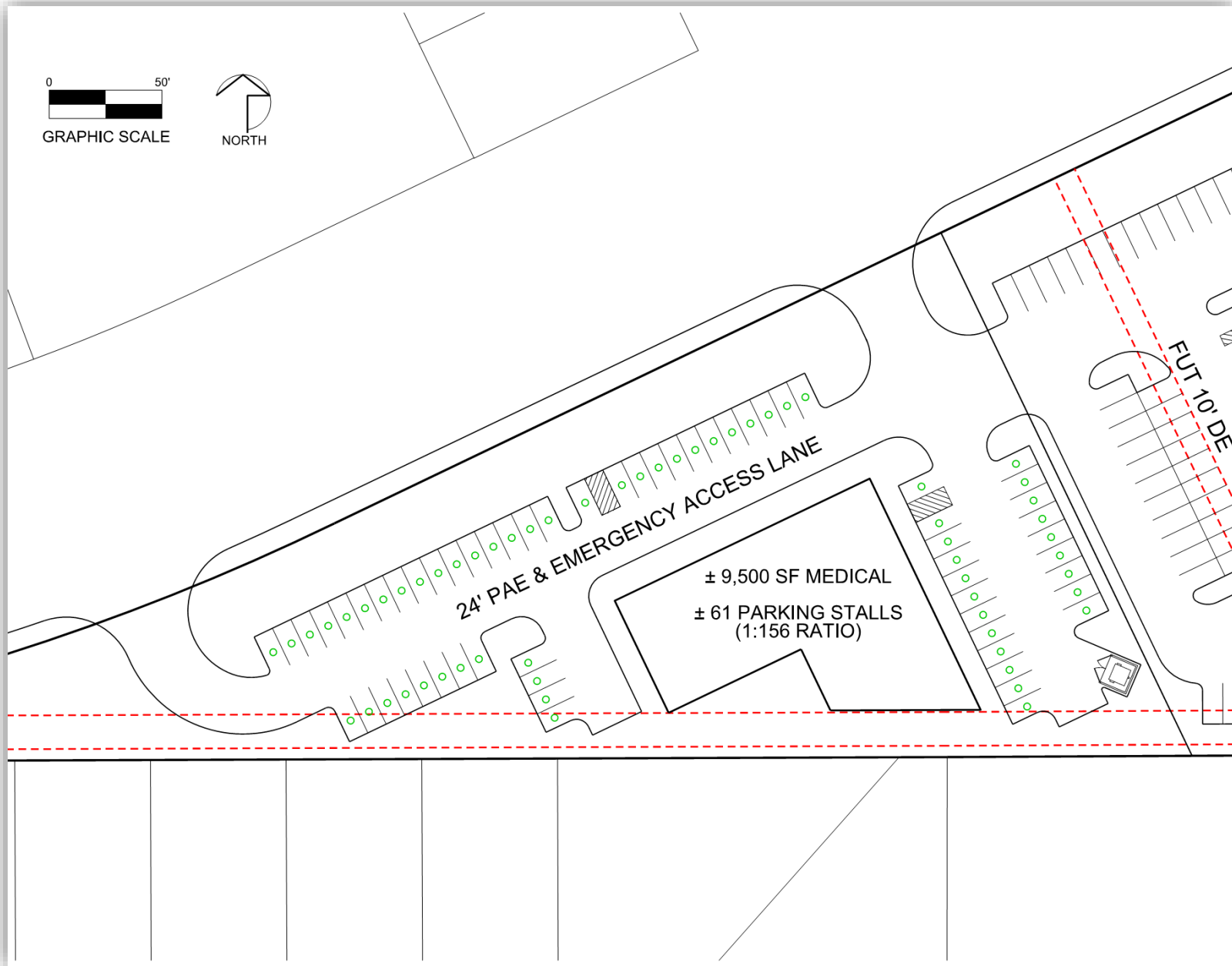
SCHWARZ
HANSON
ARCHITECTS

SITE PLAN

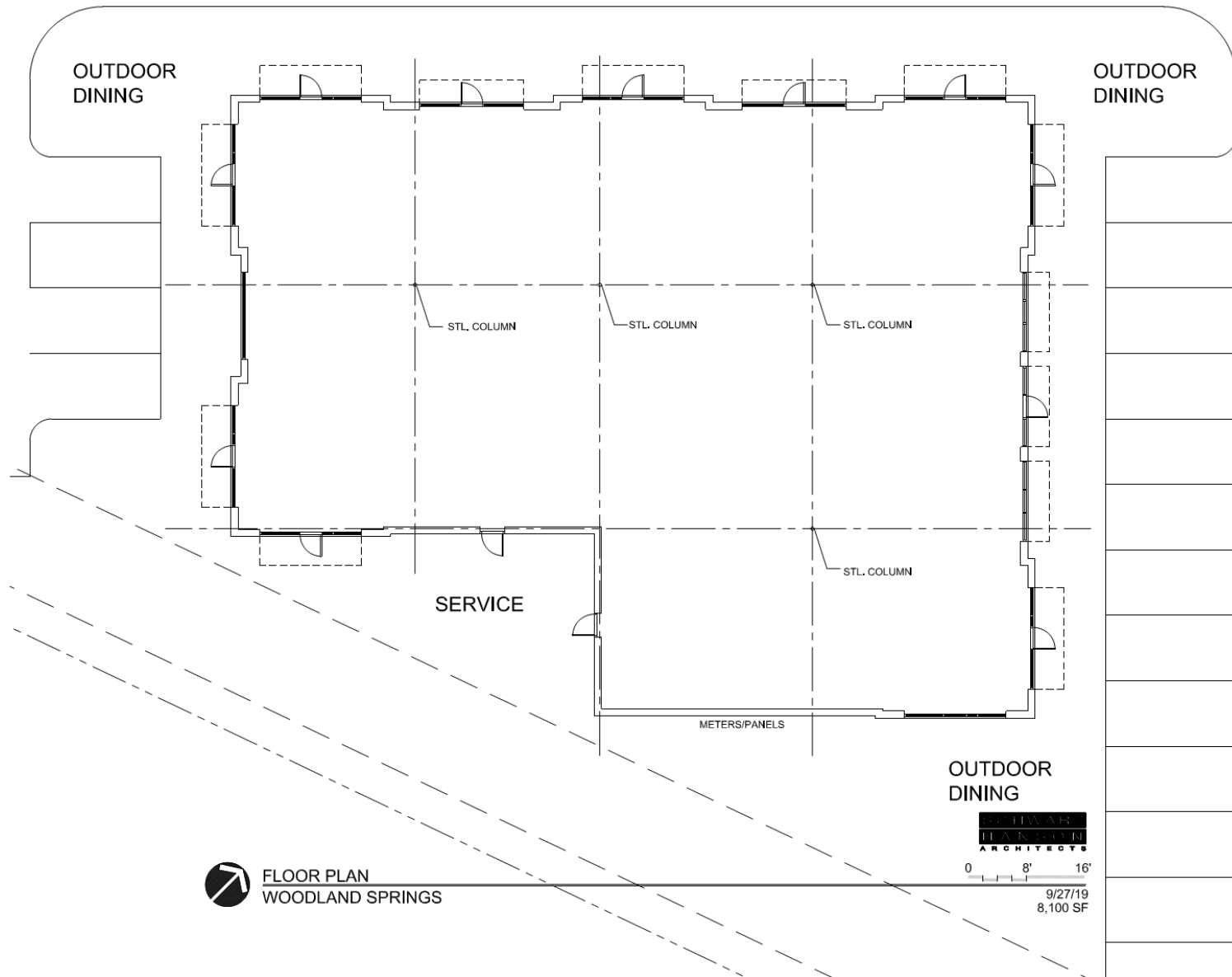
USE	LOT ACREAGE +/-	BUILDING SF +/-	PARKING
REST / RETAIL	1.68	4,100 / 4,000	57
BRAUM'S	1.26	5,000	58
CHICKEN EXPRESS	1.06	Existing	Existing
PRO OFFICE 1	0.96	7,190	43
PRO OFFICE 2	0.54	6,510	28
PRO OFFICE 3	0.75	10,000	31
PRO OFFICE 4	0.57	7,000	24
PRO OFFICE 5	0.82	8,050	41
DAYCARE	2.63	13,000	60
TOTAL	10.27	56,750	342



SITE PLAN



FLOOR PLAN



DEMOGRAPHICS - SUMMARY

Demographic Summary Report

Timberland Crossing

12591 Alta Vista Rd, Keller, TX 76244

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -

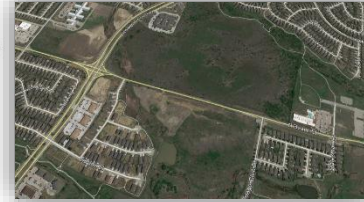


Radius	2 Mile	3 Mile	5 Mile
Population			
2019 Projection	37,985	63,229	148,698
2014 Estimate	34,959	58,236	136,335
2010 Census	32,507	54,305	126,125
Growth 2014 - 2019	8.66%	8.57%	9.07%
Growth 2010 - 2014	7.54%	7.24%	8.10%
2014 Population by Hispanic Origin	6,009	8,959	19,651
2014 Population By Race	34,959	58,236	136,335
White	29,647 84.81%	49,410 84.84%	116,013 85.09%
Black	2,383 6.82%	3,797 6.52%	8,140 5.97%
Am. Indian & Alaskan	262 0.75%	430 0.74%	951 0.70%
Asian	1,758 5.03%	3,118 5.35%	7,810 5.73%
Hawaiian & Pacific Island	53 0.15%	110 0.19%	247 0.18%
Other	856 2.45%	1,372 2.36%	3,175 2.33%
Households			
2019 Projection	12,226	20,704	49,929
2014 Estimate	11,250	19,055	45,684
2010 Census	10,469	17,753	42,114
Growth 2014 - 2019	8.68%	8.65%	9.29%
Growth 2010 - 2014	4.78%	4.91%	6.22%
Owner Occupied	9,312 82.77%	15,433 80.99%	36,525 79.95%
Renter Occupied	1,938 17.23%	3,622 19.01%	9,158 20.05%
2014 Households by HH Income	11,251	19,054	45,686
Income: <\$25,000	647 5.75%	1,256 6.59%	3,227 7.06%
Income: \$25,000 - \$50,000	1,583 14.07%	2,506 13.15%	5,975 13.08%
Income: \$50,000 - \$75,000	2,324 20.66%	3,501 18.37%	8,313 18.20%
Income: \$75,000 - \$100,000	2,738 24.34%	4,279 22.46%	8,862 19.40%
Income: \$100,000 - \$125,000	1,839 16.35%	3,007 15.78%	6,941 15.19%
Income: \$125,000 - \$150,000	1,153 10.25%	2,088 10.96%	4,876 10.67%
Income: \$150,000 - \$200,000	570 5.07%	1,359 7.13%	4,271 9.35%
Income: \$200,000+	397 3.53%	1,058 5.55%	3,221 7.05%
2014 Avg Household Income	\$92,788	\$99,587	\$104,403
2014 Med Household Income	\$84,783	\$88,227	\$90,030

Demographic Detail Report

Phase V- Building 2

4400 Heritage Trace Pky, Keller, TX 76244



Radius	2 Mile	3 Mile	5 Mile
Population			
2017 Projection	53,768	103,613	253,447
2012 Estimate	47,123	92,812	228,033
2010 Census	43,713	87,894	217,078
Growth 2012 - 2017	14.10%	11.60%	11.10%
Growth 2010 - 2012	7.80%	5.60%	5.00%
2012 Population by Age	47,123	92,812	228,033
Age 0 - 4	4,892 10.38%	8,751 9.43%	19,740 8.66%
Age 5 - 9	4,941 10.49%	9,192 9.90%	20,889 9.16%
Age 10 - 14	4,373 9.28%	8,746 9.42%	20,325 8.91%
Age 15 - 19	3,006 6.38%	6,394 6.89%	15,839 6.95%
Age 20 - 24	1,950 4.14%	4,028 4.34%	11,667 5.12%
Age 25 - 34	8,407 17.84%	15,506 16.71%	36,883 16.17%
Age 35 - 44	9,231 19.59%	17,438 18.79%	39,437 17.29%
Age 45 - 49	3,191 6.77%	6,689 7.21%	16,664 7.31%
Age 50 - 54	2,178 4.62%	5,159 5.56%	14,305 6.27%
Age 55 - 59	1,695 3.60%	3,781 4.07%	10,961 4.81%
Age 60 - 64	1,317 2.79%	2,908 3.13%	8,669 3.80%
Age 65 - 74	1,376 2.92%	2,851 3.07%	8,389 3.68%
Age 75 - 84	425 0.90%	1,035 1.12%	3,194 1.40%
Age 85 and over	143 0.30%	335 0.36%	1,071 0.47%
Age 65 and over	1,944 4.13%	4,221 4.55%	12,654 5.55%
Median Age	30.90	31.50	32.20
Average Age	29.90	30.90	32.20

Demographic Detail Report

Timberland Crossing

12591 Alta Vista Rd, Keller, TX 76244

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2019 Projection	37,985	63,229	148,698
2014 Estimate	34,959	58,236	136,335
2010 Census	32,507	54,305	126,125
Growth 2014 - 2019	8.66%	8.57%	9.07%
Growth 2010 - 2014	7.54%	7.24%	8.10%
2014 Population by Age			
	34,959	58,236	136,335
Age 0 - 4	3,071 8.78%	4,798 8.24%	10,292 7.55%
Age 5 - 9	3,449 9.87%	5,429 9.32%	11,610 8.52%
Age 10 - 14	3,355 9.60%	5,456 9.37%	12,221 8.96%
Age 15 - 19	2,722 7.79%	4,626 7.94%	10,997 8.07%
Age 20 - 24	1,882 5.38%	3,261 5.60%	8,198 6.01%
Age 25 - 29	1,970 5.64%	3,129 5.37%	7,560 5.55%
Age 30 - 34	2,807 8.03%	4,262 7.32%	9,231 6.77%
Age 35 - 39	3,431 9.81%	5,297 9.10%	11,056 8.11%
Age 40 - 44	3,363 9.62%	5,431 9.33%	11,860 8.70%
Age 45 - 49	2,702 7.73%	4,662 8.01%	11,270 8.27%
Age 50 - 54	2,003 5.73%	3,664 6.29%	9,659 7.08%
Age 55 - 59	1,435 4.10%	2,686 4.61%	7,436 5.45%
Age 60 - 64	1,032 2.95%	1,964 3.37%	5,532 4.06%
Age 65 - 69	722 2.07%	1,396 2.40%	3,814 2.80%
Age 70 - 74	464 1.33%	916 1.57%	2,391 1.75%
Age 75 - 79	269 0.77%	563 0.97%	1,447 1.06%
Age 80 - 84	151 0.43%	347 0.60%	892 0.65%
Age 85+	129 0.37%	349 0.60%	867 0.64%
Age 65+	1,735 4.96%	3,571 6.13%	9,411 6.90%
Median Age	31.80	32.80	33.90
Average Age	30.80	31.90	33.10

DEMOGRAPHICS

Demographic Detail Report

Timberland Crossing					
12591 Alta Vista Rd, Keller, TX 76244					
Radius	2 Mile		3 Mile		5 Mile
2014 Population By Race	34,959		58,236		136,335
White	29,647	84.81%	49,410	84.84%	116,013 85.09%
Black	2,383	6.82%	3,797	6.52%	8,140 5.97%
Am. Indian & Alaskan	262	0.75%	430	0.74%	951 0.70%
Asian	1,758	5.03%	3,118	5.35%	7,810 5.73%
Hawaiian & Pacific Island	53	0.15%	110	0.19%	247 0.18%
Other	856	2.45%	1,372	2.36%	3,175 2.33%
Population by Hispanic Origin	34,959		58,236		136,335
Non-Hispanic Origin	28,951	82.81%	49,278	84.62%	116,685 85.59%
Hispanic Origin	6,009	17.19%	8,958	15.38%	19,650 14.41%
2014 Median Age, Male	31.00		32.00		33.10
2014 Average Age, Male	30.10		31.20		32.60
2014 Median Age, Female	32.50		33.60		34.70
2014 Average Age, Female	31.40		32.60		33.70
2014 Population by Occupation Classification	24,539		41,628		100,017
Civilian Employed	18,570	75.68%	30,928	74.30%	73,565 73.55%
Civilian Unemployed	721	2.94%	1,188	2.85%	3,109 3.11%
Civilian Non-Labor Force	5,233	21.33%	9,459	22.72%	23,146 23.14%
Armed Forces	15	0.06%	53	0.13%	197 0.20%
Households by Marital Status					
Married	7,613		12,871		30,699
Married No Children	2,528		4,576		12,085
Married w/Children	5,084		8,295		18,615
2014 Population by Education	21,765		36,829		87,897
Some High School, No Diploma	1,514	6.96%	2,211	6.00%	4,508 5.13%
High School Grad (Incl Equivalency)	3,714	17.06%	6,112	16.60%	14,611 16.62%
Some College, No Degree	7,744	35.58%	12,761	34.65%	29,230 33.25%
Associate Degree	1,284	5.90%	2,163	5.87%	4,880 5.55%
Bachelor Degree	5,980	27.48%	10,567	28.69%	25,829 29.39%
Advanced Degree	1,529	7.03%	3,015	8.19%	8,839 10.06%

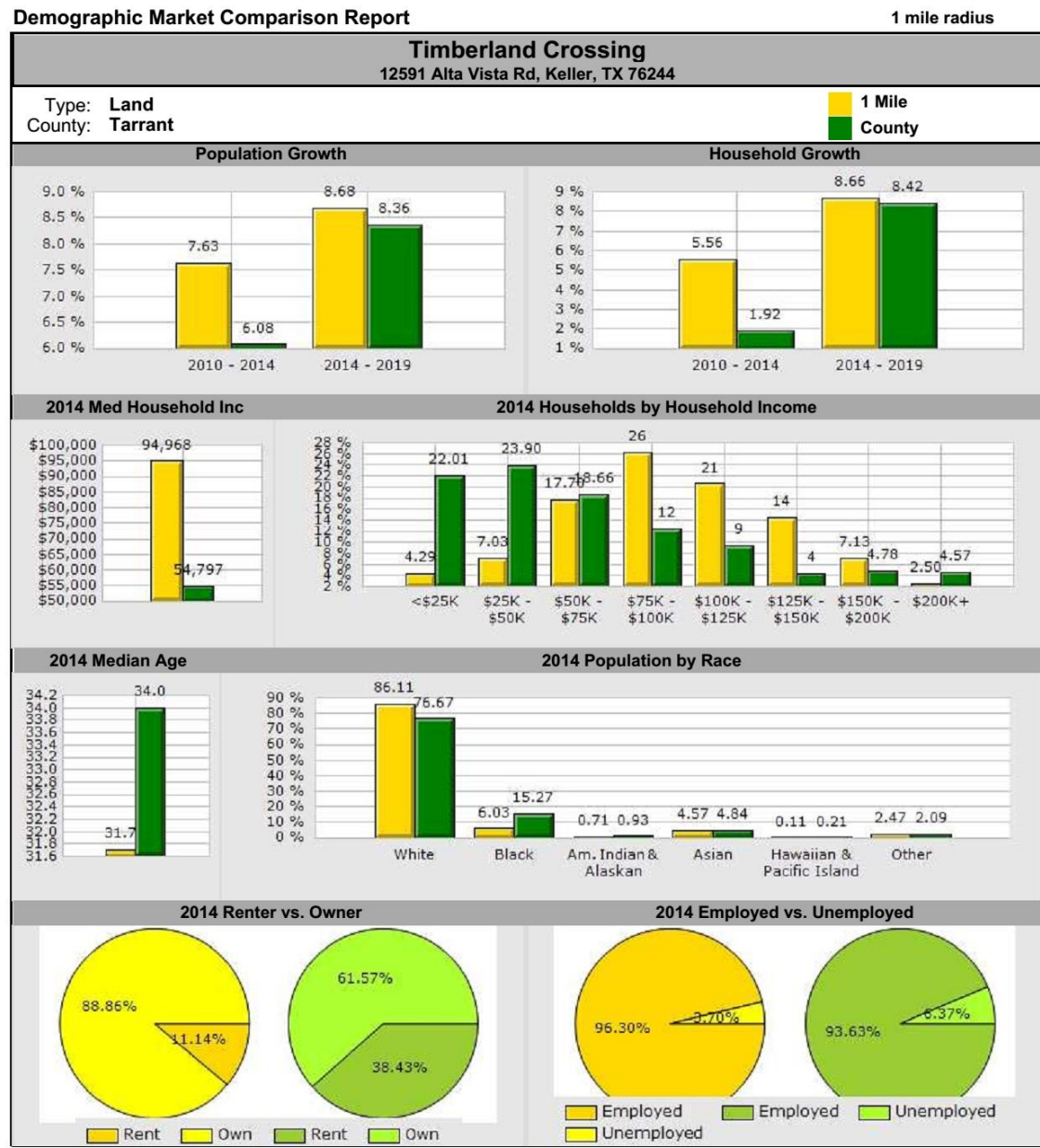
Demographic Detail Report

Timberland Crossing					
12591 Alta Vista Rd, Keller, TX 76244					
Radius	2 Mile		3 Mile		5 Mile
2014 Population by Occupation	72,997		121,549		289,380
Real Estate & Finance	2,021	2.77%	3,194	2.63%	7,843 2.71%
Professional & Management	9,617	13.17%	16,353	13.45%	41,255 14.26%
Services	2,562	3.51%	4,144	3.41%	8,148 2.82%
Information	729	1.00%	1,068	0.88%	2,505 0.87%
Sales	5,283	7.24%	8,677	7.14%	19,942 6.89%
Transportation	45	0.06%	58	0.05%	223 0.08%
Education & Health	3,216	4.41%	5,622	4.63%	12,994 4.49%
Retail	1,983	2.72%	3,290	2.71%	7,659 2.65%
Wholesale	725	0.99%	1,121	0.92%	2,665 0.92%
Construction	2,430	3.33%	4,055	3.34%	9,005 3.11%
Agriculture & Mining	195	0.27%	338	0.28%	951 0.33%
Farming, Fishing, Forestry	29	0.04%	44	0.04%	80 0.03%
2014 Worker Travel Time to Job	17,896		29,688		70,166
<30 Minutes	8,713	48.69%	14,467	48.73%	34,751 49.53%
30-60 Minutes	7,310	40.85%	12,194	41.07%	29,127 41.51%
60+ Minutes	1,873	10.47%	3,027	10.20%	6,288 8.96%
2010 Households by HH Size	10,469		17,754		42,114
1-Person Households	1,504	14.37%	2,689	15.15%	6,566 15.59%
2-Person Households	2,619	25.02%	4,619	26.02%	11,710 27.81%
3-Person Households	2,195	20.97%	3,621	20.40%	8,419 19.99%
4-Person Households	2,432	23.23%	4,039	22.75%	9,309 22.10%
5-Person Households	1,155	11.03%	1,882	10.60%	4,184 9.93%
6-Person Households	398	3.80%	641	3.61%	1,345 3.19%
7 or more Person Households	166	1.59%	263	1.48%	581 1.38%
2014 Average Household Size	3.10		3.10		3.00
Households					
2019 Projection	12,226		20,704		49,929
2014 Estimate	11,250		19,055		45,684
2010 Census	10,469		17,753		42,114
Growth 2014 - 2019	8.68%		6.65%		9.29%
Growth 2010 - 2014	4.78%		4.91%		6.22%

DEMOGRAPHICS

Demographic Detail Report			
Timberland Crossing			
12591 Alta Vista Rd, Keller, TX 76244			
Radius	2 Mile	3 Mile	5 Mile
2014 Households by HH Income	11,251	19,054	45,686
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\$50,000 - \$75,000	2,324 20.66%	3,501 18.37%	8,313 18.20%
\$75,000 - \$100,000	2,738 24.34%	4,279 22.46%	8,862 19.40%
\$100,000 - \$125,000	1,839 16.35%	3,007 15.78%	6,941 15.19%
\$125,000 - \$150,000	1,153 10.25%	2,088 10.96%	4,876 10.67%
\$150,000 - \$200,000	570 5.07%	1,359 7.13%	4,271 9.35%
\$200,000+	397 3.53%	1,058 5.55%	3,221 7.05%
2014 Avg Household Income	\$92,788	\$99,587	\$104,403
2014 Med Household Income	\$84,783	\$88,227	\$90,030
2014 Occupied Housing	11,250	19,055	45,683
Owner Occupied	9,312 82.77%	15,433 80.99%	36,525 79.95%
Renter Occupied	1,938 17.23%	3,622 19.01%	9,158 20.05%
2010 Housing Units	10,583	18,539	46,335
1 Unit	10,057 95.03%	17,202 92.79%	41,031 88.55%
2 - 4 Units	2 0.02%	125 0.67%	426 0.92%
5 - 19 Units	291 2.75%	507 2.73%	2,143 4.63%
20+ Units	233 2.20%	705 3.80%	2,735 5.90%
2014 Housing Value	9,313	15,432	36,526
<\$100,000	940 10.09%	1,200 7.78%	2,081 5.70%
\$100,000 - \$200,000	5,484 58.89%	7,965 51.61%	18,473 50.57%
\$200,000 - \$300,000	2,443 26.23%	4,241 27.48%	9,724 26.62%
\$300,000 - \$400,000	316 3.39%	1,239 8.03%	3,409 9.33%
\$400,000 - \$500,000	75 0.81%	538 3.49%	1,640 4.49%
\$500,000 - \$1,000,000	55 0.59%	249 1.61%	979 2.68%
\$1,000,000+	0 0.00%	0 0.00%	220 0.60%
2014 Median Home Value	\$167,769	\$181,807	\$187,597
2014 Housing Units by Yr Built	11,499	19,550	47,537
Built 2010+	607 5.28%	1,104 5.65%	3,061 6.44%
Built 2000 - 2010	9,552 83.07%	15,138 77.43%	29,412 61.87%
Built 1990 - 1999	547 4.76%	1,112 5.69%	7,973 16.77%
Built 1980 - 1989	449 3.90%	1,147 5.87%	4,211 8.86%
Built 1970 - 1979	218 1.90%	708 3.62%	1,808 3.80%
Built 1960 - 1969	43 0.37%	125 0.64%	393 0.83%
Built 1950 - 1959	40 0.35%	88 0.45%	270 0.57%
Built <1949	43 0.37%	128 0.65%	409 0.86%
2014 Median Year Built	2004	2004	2002

DEMOGRAPHICS MARKET COMPARISON




DEMOGRAPHICS MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

Timberland Crossing 12591 Alta Vista Rd, Keller, TX 76244				
Type: Land				
County: Tarrant				
	1 Mile		County	
Population Growth				
Growth 2010 - 2014	7.63%		6.08%	
Growth 2014 - 2019	8.68%		8.36%	
Employed	7,072	96.30%	957,013	93.63%
Unemployed	272	3.70%	65,143	6.37%
2014 Population by Race				
	13,509		1,919,020	
White	11,632	86.11%	1,471,301	76.67%
Black	815	6.03%	292,955	15.27%
Am. Indian & Alaskan	96	0.71%	17,776	0.93%
Asian	617	4.57%	92,806	4.84%
Hawaiian & Pacific Island	15	0.11%	4,055	0.21%
Other	334	2.47%	40,127	2.09%
Household Growth				
Growth 2010 - 2014	5.56%		1.92%	
Growth 2014 - 2019	8.66%		8.42%	
Renter Occupied	472	11.14%	267,987	38.43%
Owner Occupied	3,766	88.86%	429,356	61.57%
2014 Households by Household Income				
	4,238		697,343	
Income <\$25K	182	4.29%	153,482	22.01%
Income \$25K - \$50K	298	7.03%	166,657	23.90%
Income \$50K - \$75K	750	17.70%	130,120	18.66%
Income \$75K - \$100K	1,113	26.26%	86,551	12.41%
Income \$100K - \$125K	873	20.60%	65,515	9.39%
Income \$125K - \$150K	614	14.49%	29,764	4.27%
Income \$150K - \$200K	302	7.13%	33,354	4.78%
Income \$200K+	106	2.50%	31,900	4.57%
2014 Med Household Inc	\$94,968		\$54,797	
2014 Median Age	31.70		34.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius	
Timberland Crossing			
12591 Alta Vista Rd, Keller, TX 76244			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Description	2010	2014	2019
Population	12,551	13,509	14,682
Age 0 - 4	1,517 12.09%	1,232 9.12%	1,068 7.27%
Age 5 - 9	1,396 11.12%	1,411 10.44%	1,255 8.55%
Age 10 - 14	1,131 9.01%	1,330 9.85%	1,363 9.28%
Age 15 - 19	732 5.83%	1,035 7.66%	1,284 8.75%
Age 20 - 24	356 2.84%	668 4.94%	1,028 7.00%
Age 25 - 29	943 7.51%	699 5.17%	818 5.57%
Age 30 - 34	1,471 11.72%	1,101 8.15%	872 5.94%
Age 35 - 39	1,514 12.06%	1,393 10.31%	1,126 7.67%
Age 40 - 44	1,156 9.21%	1,364 10.10%	1,316 8.96%
Age 45 - 49	760 6.06%	1,066 7.89%	1,280 8.72%
Age 50 - 54	569 4.53%	769 5.69%	1,057 7.20%
Age 55 - 59	352 2.80%	525 3.89%	785 5.35%
Age 60 - 64	258 2.06%	358 2.65%	546 3.72%
Age 65 - 69	179 1.43%	240 1.78%	365 2.49%
Age 70 - 74	95 0.76%	150 1.11%	236 1.61%
Age 75 - 79	52 0.41%	83 0.61%	143 0.97%
Age 80 - 84	41 0.33%	45 0.33%	77 0.52%
Age 85+	28 0.22%	41 0.30%	63 0.43%
Age 15+	8,506 67.77%	9,537 70.60%	10,996 74.89%
Age 20+	7,774 61.94%	8,502 62.94%	9,712 66.15%
Age 65+	395 3.15%	559 4.14%	884 6.02%
Median Age	31	32	33
Average Age	28	30	33
Population By Race	12,551	13,509	14,682
White	10,817 86.18%	11,632 86.11%	12,651 86.17%
Black	772 6.15%	815 6.03%	879 5.99%
Am. Indian & Alaskan	88 0.70%	96 0.71%	103 0.70%
Asian	521 4.15%	617 4.57%	672 4.58%
Hawaiian & Pacific Islander	15 0.12%	15 0.11%	16 0.11%
Other	296 2.36%	334 2.47%	361 2.46%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius	
Phase V- Building 2			
4400 Heritage Trace Pky, Keller, TX 76244			
Description	2010	2012	2017
Population by Race (Hispanic or Latino)	2,446	2,755	3,640
White	1,647 67.33%	1,844 66.93%	2,437 66.95%
Black or African American	52 2.13%	60 2.18%	87 2.39%
American Indian & Alaska Native	24 0.98%	27 0.98%	39 1.07%
Asian	10 0.41%	10 0.36%	14 0.38%
Native Hawaiian & Pacific Islander	5 0.20%	6 0.22%	8 0.22%
Other Race	542 22.16%	620 22.50%	812 22.31%
Two or More Races	166 6.79%	188 6.82%	243 6.68%
Household by Household Income	4,232	5,418	6,049
Income Less than \$15,000	60 1.42%	492 9.08%	449 7.42%
Income \$15,000 - \$24,999	45 1.06%	397 7.33%	280 4.63%
Income \$25,000 - \$34,999	138 3.26%	583 10.76%	412 6.81%
Income \$35,000 - \$49,999	346 8.18%	325 6.00%	301 4.98%
Income \$50,000 - \$74,999	669 15.81%	1,123 20.73%	1,518 25.10%
Income \$75,000 - \$99,999	923 21.81%	1,071 19.77%	1,422 23.51%
Income \$100,000 - \$149,999	1,522 35.96%	754 13.92%	918 15.18%
Income \$150,000 - \$199,999	388 9.17%	299 5.52%	339 5.60%
Income \$200,000+	141 3.33%	374 6.90%	410 6.78%
Average Household Income	\$0	\$86,286	\$96,336
Median Household Income	\$0	\$68,644	\$75,742
Per Capita Income	\$0	\$27,264	\$30,233

DEMOGRAPHIC TREND REPORT

Demographic Trend Report		1 Mile Radius	
Timberland Crossing			
12591 Alta Vista Rd, Keller, TX 76244			
Description	2010	2014	2019
Population by Race (Hispanic)	1,984	2,198	2,384
White	1,756 88.51%	1,939 88.22%	2,105 88.30%
Black	79 3.98%	87 3.96%	94 3.94%
Am. Indian & Alaskan	38 1.92%	42 1.91%	44 1.85%
Asian	42 2.12%	47 2.14%	52 2.18%
Hawaiian & Pacific Islander	5 0.25%	5 0.23%	5 0.21%
Other	65 3.28%	78 3.55%	84 3.52%
Household by Household Income	3,946	4,238	4,605
<\$25,000	218 5.52%	182 4.29%	190 4.13%
\$25,000 - \$50,000	430 10.90%	298 7.03%	285 6.19%
\$50,000 - \$75,000	746 18.91%	750 17.70%	802 17.42%
\$75,000 - \$100,000	885 22.43%	1,113 26.26%	1,247 27.08%
\$100,000 - \$125,000	804 20.38%	873 20.60%	951 20.65%
\$125,000 - \$150,000	568 14.39%	614 14.49%	666 14.46%
\$150,000 - \$200,000	251 6.36%	302 7.13%	335 7.27%
\$200,000+	44 1.12%	106 2.50%	129 2.80%
Average Household Income	\$94,079	\$100,963	\$102,359
Median Household Income	\$91,355	\$94,968	\$95,559

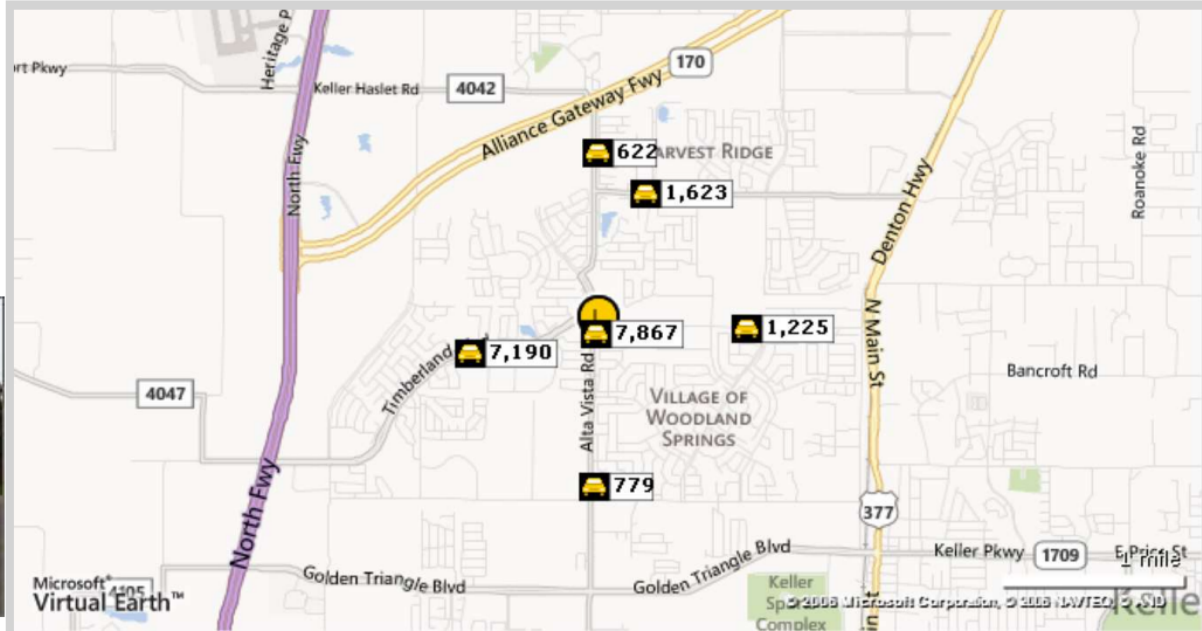
TRAFFIC COUNT REPORT

Traffic Count Report

Timberland Crossing

12591 Alta Vista Rd, Keller, TX 76244

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Alta Vista Rd	Rum St	0.00 N	2012	7,867	MPSI	.10
2 Keller Haslet Rd	Farmington Dr	0.04 E	2012	1,623	MPSI	.74
3 Timberland Blvd	Leaflet Dr	0.08 E	2009	7,190	AADT	.75
4 Caylor Rd	Winterberry Ln	0.03 W	2012	1,225	MPSI	.85
5 Alta Vista Rd	Palm Dr	0.06 N	2012	622	MPSI	.91
6 Alta Vista Rd	Monica Ln	0.26 S	2012	779	MPSI	.96