

PROPERTY PROFILE

Name: Deer Creek Village

Owner: Crooked Creek Run, LLC

Location: The subject property is generally located due south of downtown Fort Worth and just north of Burleson. More specifically it is located at the northeast corner of 12301 South Freeway (frontage road to I-35W) and East Rendon Crowley Road (FM 1187), Fort Worth, TX 76028 (Tarrant County). Also fronts on Old Highway 1187. Wraps around the Rudy's BBQ.

Size: 6.04 acres. See survey plat below.

Lot	Acres	Land Use
1R2a	0.754 gross; 0.52 net	QSR Pad
1R2b	2.52	SOLD-Texas Roadhouse
1r2c	2.766	Commercial
	6.04	Total

Access: Thoroughfares:
The property is located on the east side of South Freeway, which is the frontage road for I-35W. It also fronts on the south side of Old Highway. See site sketch.

Highways:
The property is on the east side of I-35W, a major north-south federal highway. It is served by EZ on/off ramps in both directions (Exit 39) as well as a Texas U.
Immediately to the south is E. Rendon Crowley Road (FM 1187), a major east-west state (urban route).

Traffic Counts:

Location	Count
I-35W	105,856 VPD
Rendon Crowley Road	23,858 VPD

Year 2019 | Source: TXDOT

Utilities: All utilities are at the perimeter of the property

Zoning: The zoning is F - General Commercial. Permitted uses include but are not limited to: bank, business, consumer, and health services,

communications tower*, health care, hotel*, hospital, medical, nursing home, office, retail, restaurant, school, senior living, vehicle sales and related services*. Maximum height of 45 feet. An * means that supplemental use standards apply.

Topography: Generally, level. Property drains from the south to the north. Elevation is approximately 700 feet.

Public Facilities: Major public facilities in the neighborhood include:
Education: Burleson ISD
Hospitals: Texas Health Huguley (Fort Worth South) providing emergency room, hospital and medical offices, hospice house, nursing and rehab center, and retirement community

Demographics:

Description	1 Mile	3 Mile	5 Mile
Population	7,469	55,520	153,196
Average HH Income	\$87,829	\$88,831	\$87,112
Median HH Income	\$77,493	\$74,095	\$69,859
Daytime Population	9,079	52,147	134,929

Year 2020 | Source: Esri Data

Traffic Generators: Retail: Academy, Best Buy, Conn's, JCPenney, Kohl's, Michaels, Old Navy, PetSmart, QuikTrip, Ross, Rudy's BBQ, Sprouts, TJ Maxx, and Walmart. Texas Roadhouse is under construction.
Other: Texas Health Huguley Hospital, Fort Worth Spinks Airport

Current Use: Vacant.

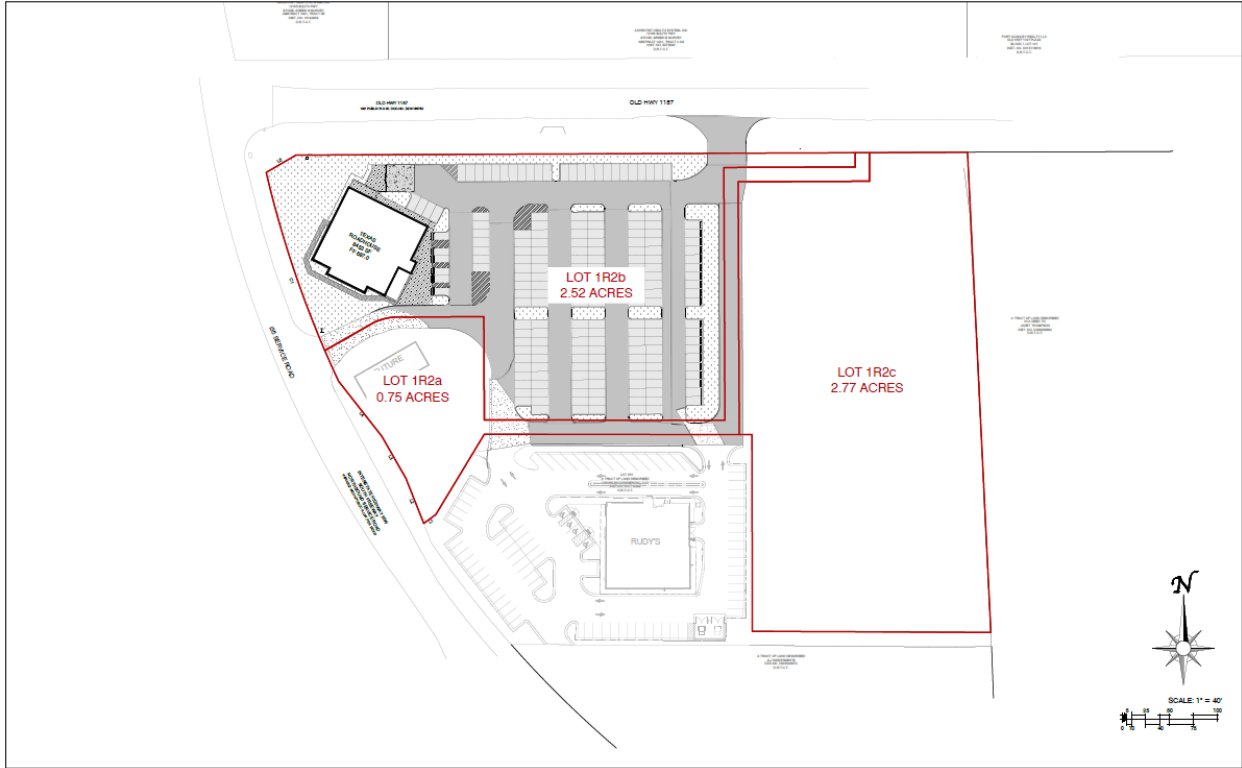
Title Company: Republic Title of Texas, Inc., Attn: Cathy Moeller, 2626 Howell Street, 10th Floor, Dallas, TX 75204-4064. Telephone: 214-855-8855. Fax: 214-855-8898. Email: CMoeller@RepublicTitle.com

Price: Call broker of price quote

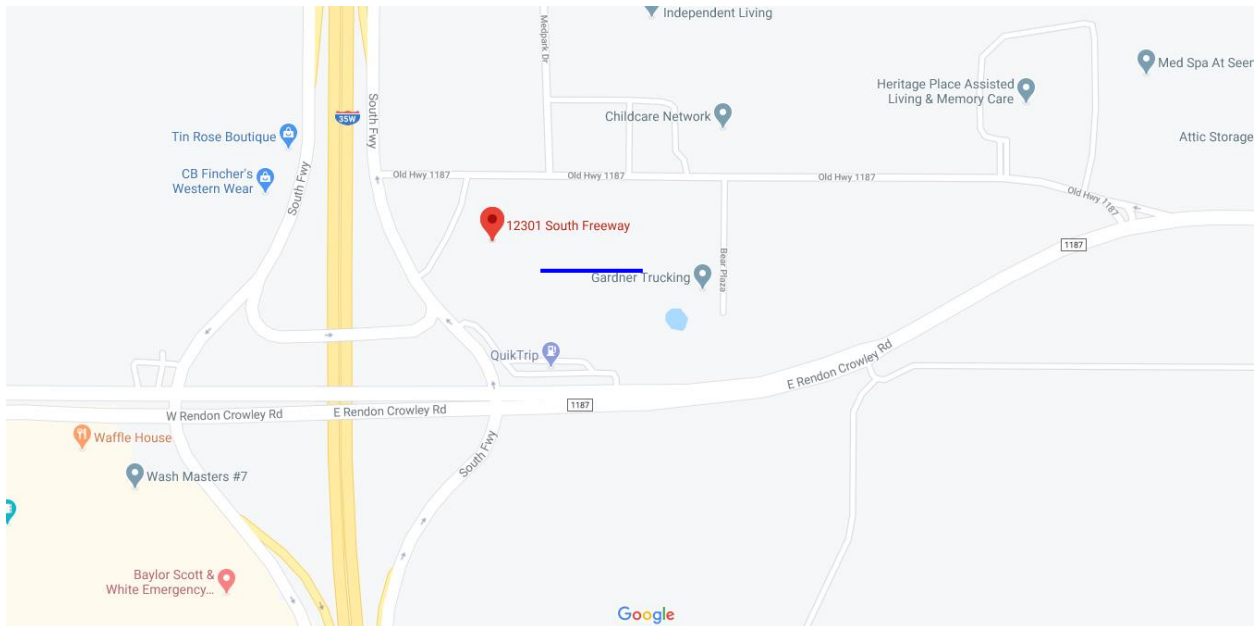
TREC: See TREC Information About Brokerage Services.

Information: Hope Realty. Attention: Michael S. Hope
US Mail: Post Office Box 427, Addison, TX 75001
Delivery: 15842 Addison Road, Addison, TX 75001
Telephone: 972/239-1325
Fax: 972/239-0026
E-mail: box427@hwktx.com
Web: www.HopeRealty.com

Comments: See exhibits below

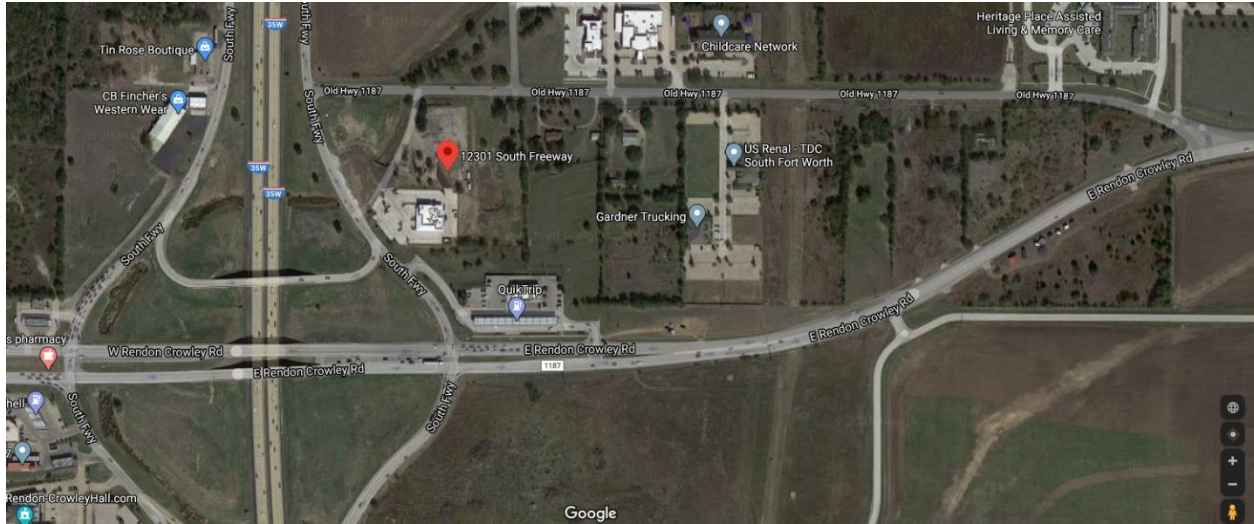


Lot Lines

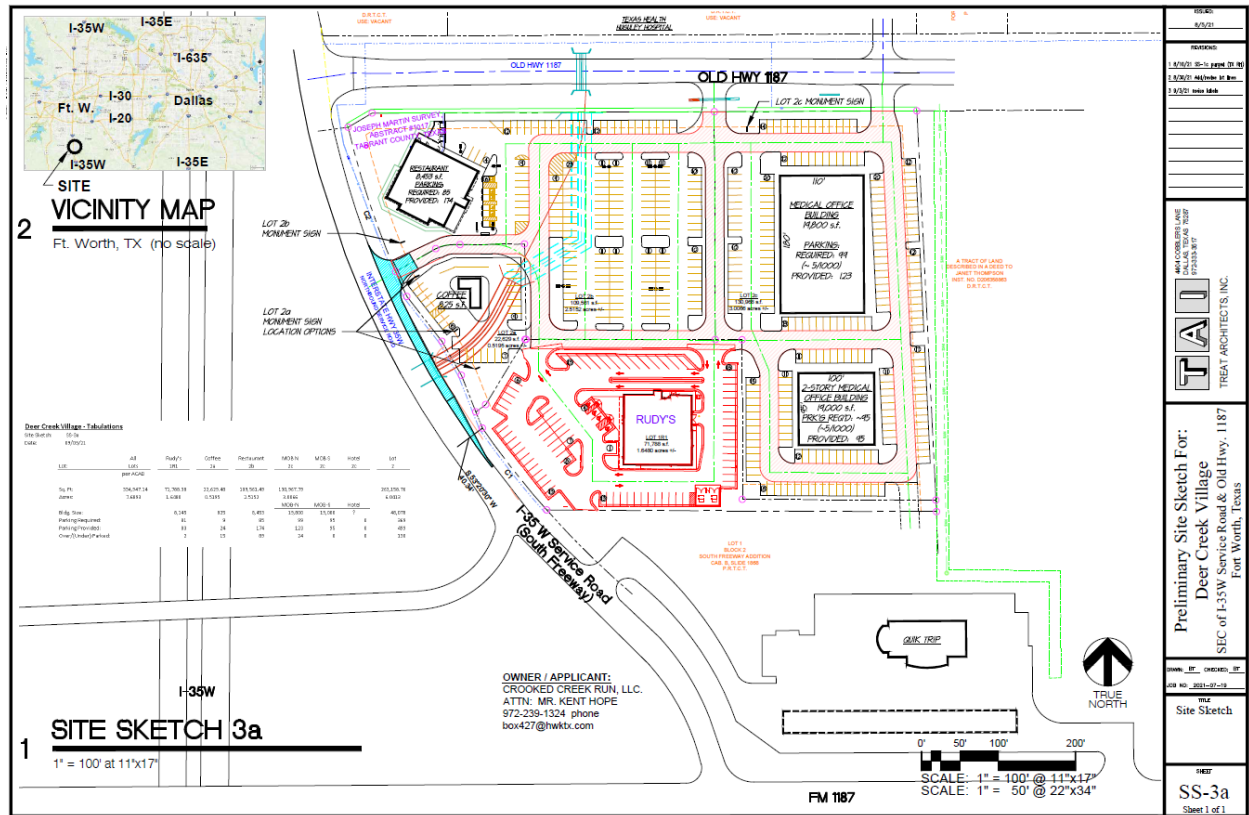


Street Map

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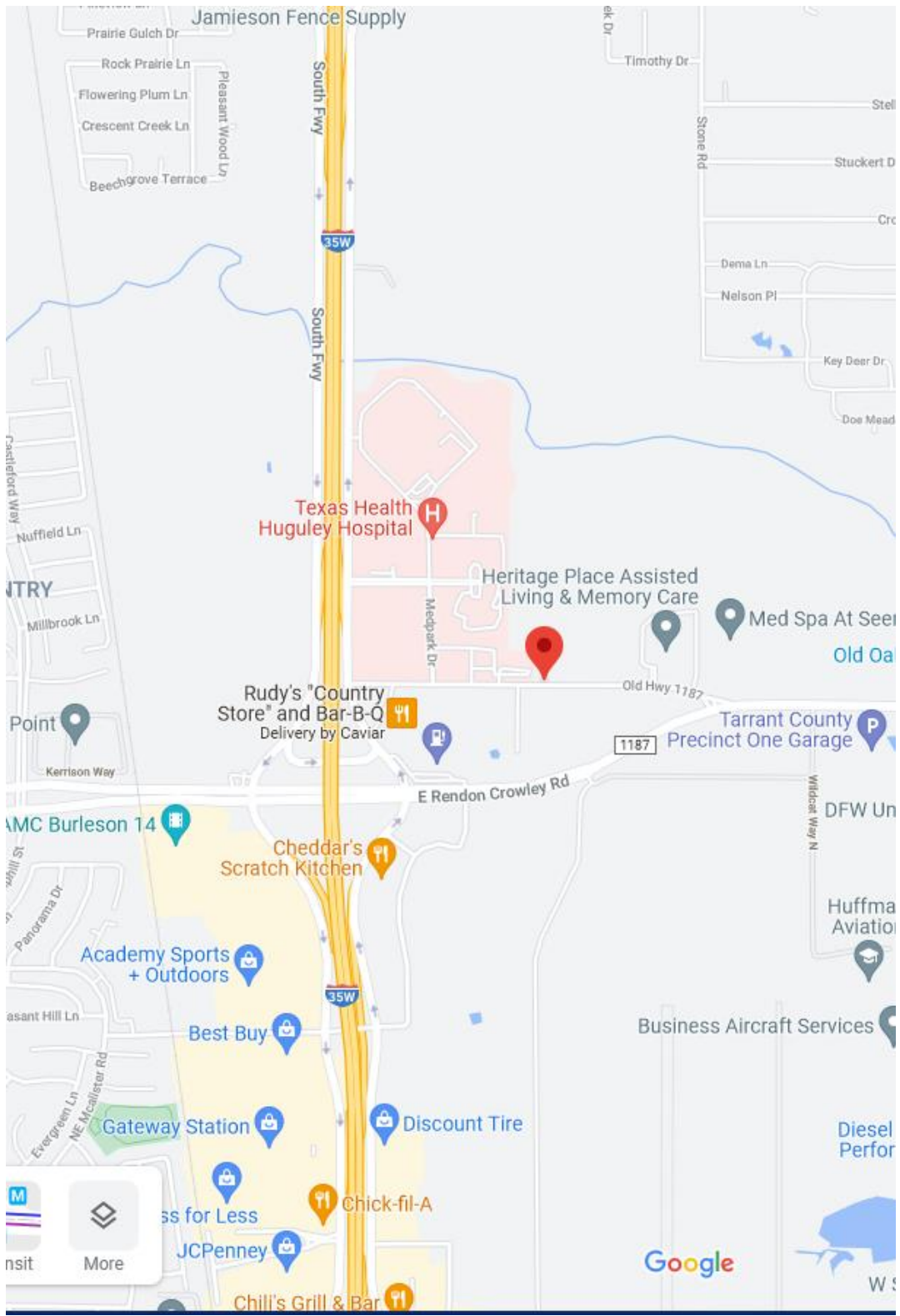


Aerial



Conceptual Site sketch

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