

# FOR LEASE

## *MAGNOLIA GREEN FORT WORTH, TEXAS*



### LOCATION:

SWC Rosedale at Hemphill  
Ground Lease PAD (up to 4,000 SF Building)

### SIZE:

8,000 square feet Strip Center

### HIGHLIGHTS:

- Multi-Use Development
- Strong Daytime Population including 20 plus high end Brown Stone style town homes
- Outdoor Amphitheater and Park on property
- Medical and Office buildings
- Existing Paris Coffee Shop Restaurant located in Fort Worth South Historical District

### TRAFFIC GENERATORS:



### DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2006 Population	10,653	92,530	268,984
2006 Avg. HH Income	\$37,865	\$51,657	\$34,901
2005 Daytime Population	34,543	121,244	192,577

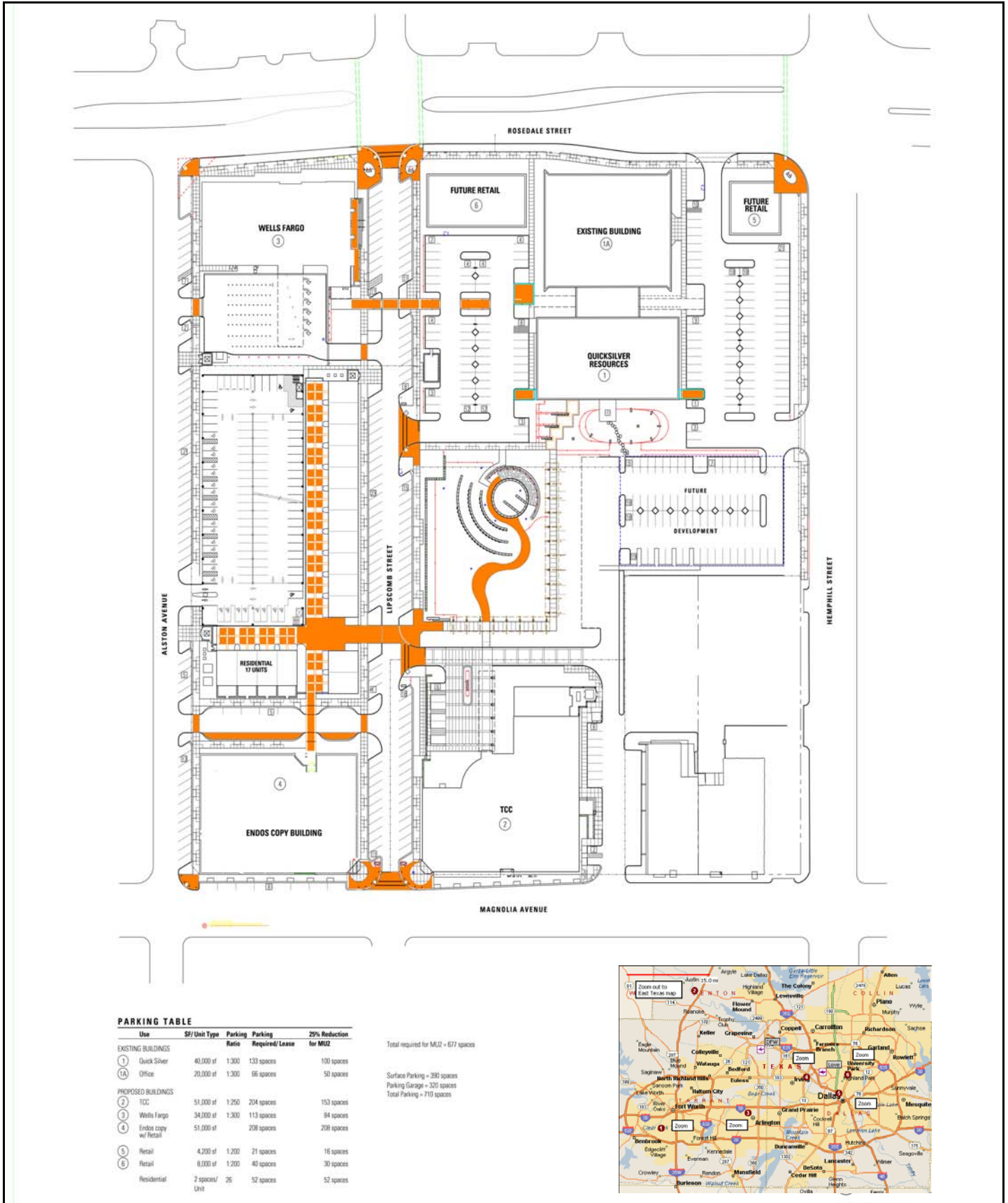
### TRAFFIC COUNTS:

Rosedale:	20,320 vehicles per day
Hemphill:	15,982 vehicles per day



**FOR INFORMATION**  
**THEO THOMPSON**  
**ERIC CLAYTON**  
**214-378-1212**

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### PARKING TABLE

Use	SF/Unit Type	Parking Ratio	Parking Required/Lease	25% Reduction for MUZ
<b>EXISTING BUILDINGS</b>				
1	Quick Silver	40,000 sf / 1,300	133 spaces	100 spaces
1A	Office	20,000 sf / 1,300	66 spaces	50 spaces
<b>PROPOSED BUILDINGS</b>				
2	TCC	51,000 sf / 1,250	204 spaces	153 spaces
3	Wells Fargo	34,000 sf / 1,300	113 spaces	84 spaces
4	Endos copy w/ Retail	51,000 sf	208 spaces	208 spaces
5	Retail	4,200 sf / 1,200	21 spaces	16 spaces
6	Retail	8,000 sf / 1,200	40 spaces	30 spaces
	Residential Unit	2 spaces / 26	52 spaces	52 spaces

Total required for MUZ = 677 spaces

Surface Parking = 300 spaces  
 Parking Garage = 320 spaces  
 Total Parking = 710 spaces



This site plan is presented solely for the purpose of identifying the approximate location and size of the buildings presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change at the owner's discretion, except as otherwise expressly restricted herein.