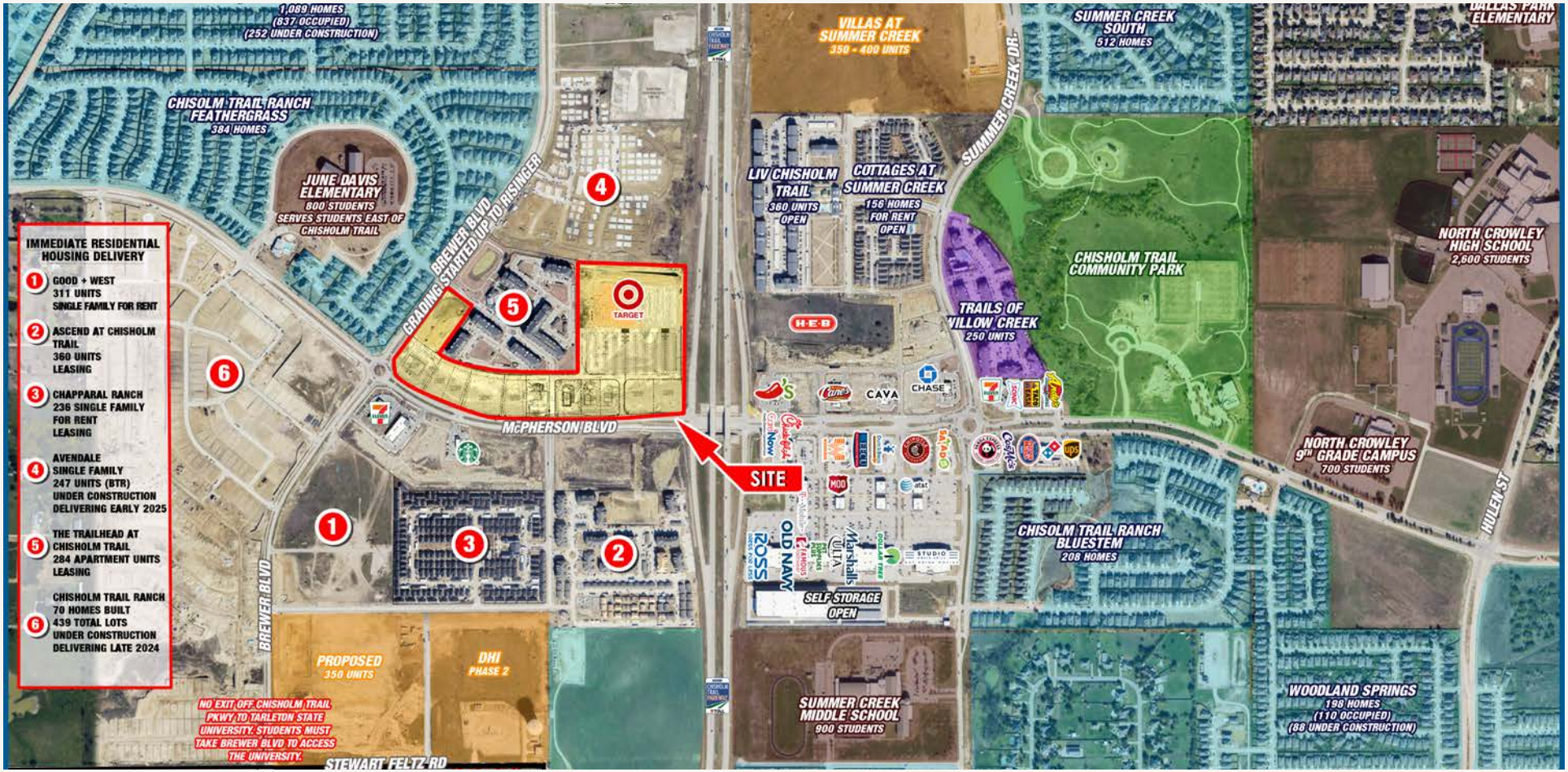

CHISHOLM TRAIL WEST

For lease:

NWQ Chisholm Trail Pkwy & McPherson Blvd Fort Worth, TX 76123

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Metrics

NWQ Chisholm Trail Pkwy & McPherson Blvd
Fort Worth TX 76123

Location

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Fort Worth, TX 76123

Available Spaces

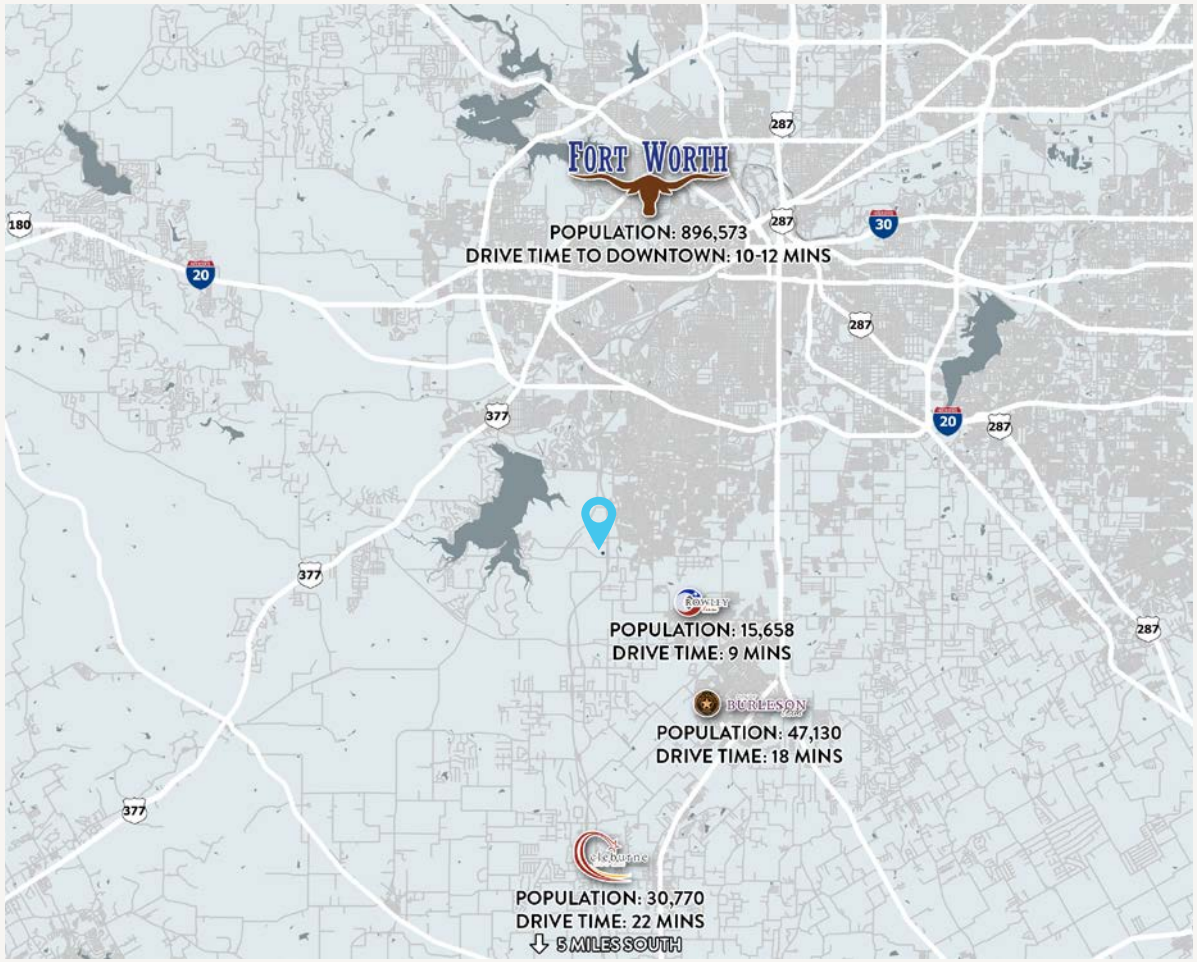
Pads available

Retail space available

Traffic Counts

Chisholm Trail Pkwy
34,210 VPD

McPherson Blvd
13,711 VPD



Area Attractions

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Property Highlights

NWQ Chisholm Trail Pkwy & McPherson Blvd
Fort Worth TX 76123

1. One of the highest residential growth markets in DFW
2. 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.
3. Over 1,800 multifamily/single family for rent units are under construction at the intersection
4. 2,650 multifamily units planned or recently completed in a 3 mile radius
5. Easy access from recently completed Chisholm Trail Parkway
6. Over $148,000 average household income in 2 mile radius

2025 Demographic Summary

	2 MILE	3 MILES	5 MILES
EST. POPULATION	29,583	64,022	166,928
EST. MEDIAN AGE	35.6	35.8	35.4
EST. AVG. HH INCOME	$148,532	$132,975	$119,180

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Site

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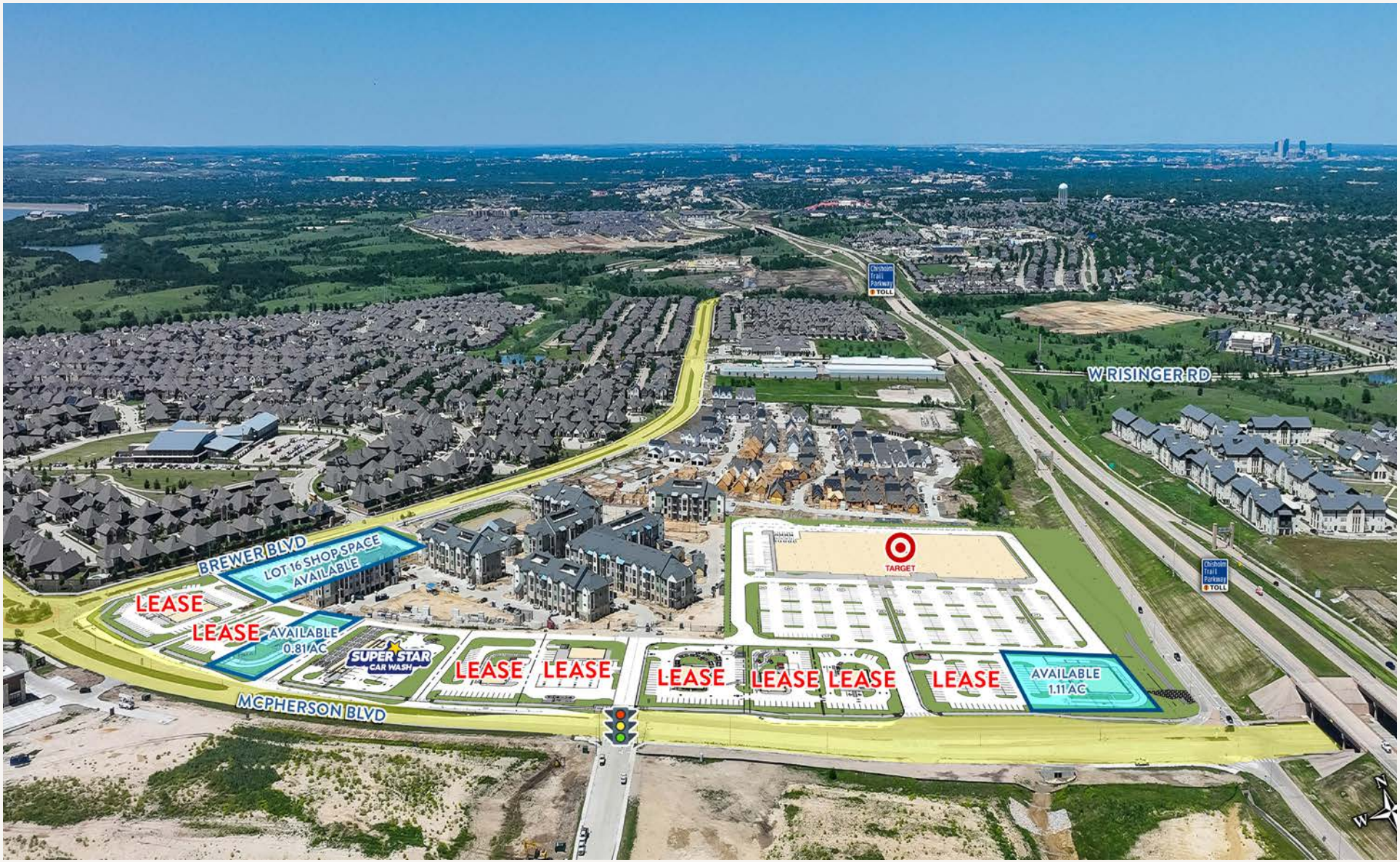

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Site Plan

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Front Elevation - South

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Lot 16

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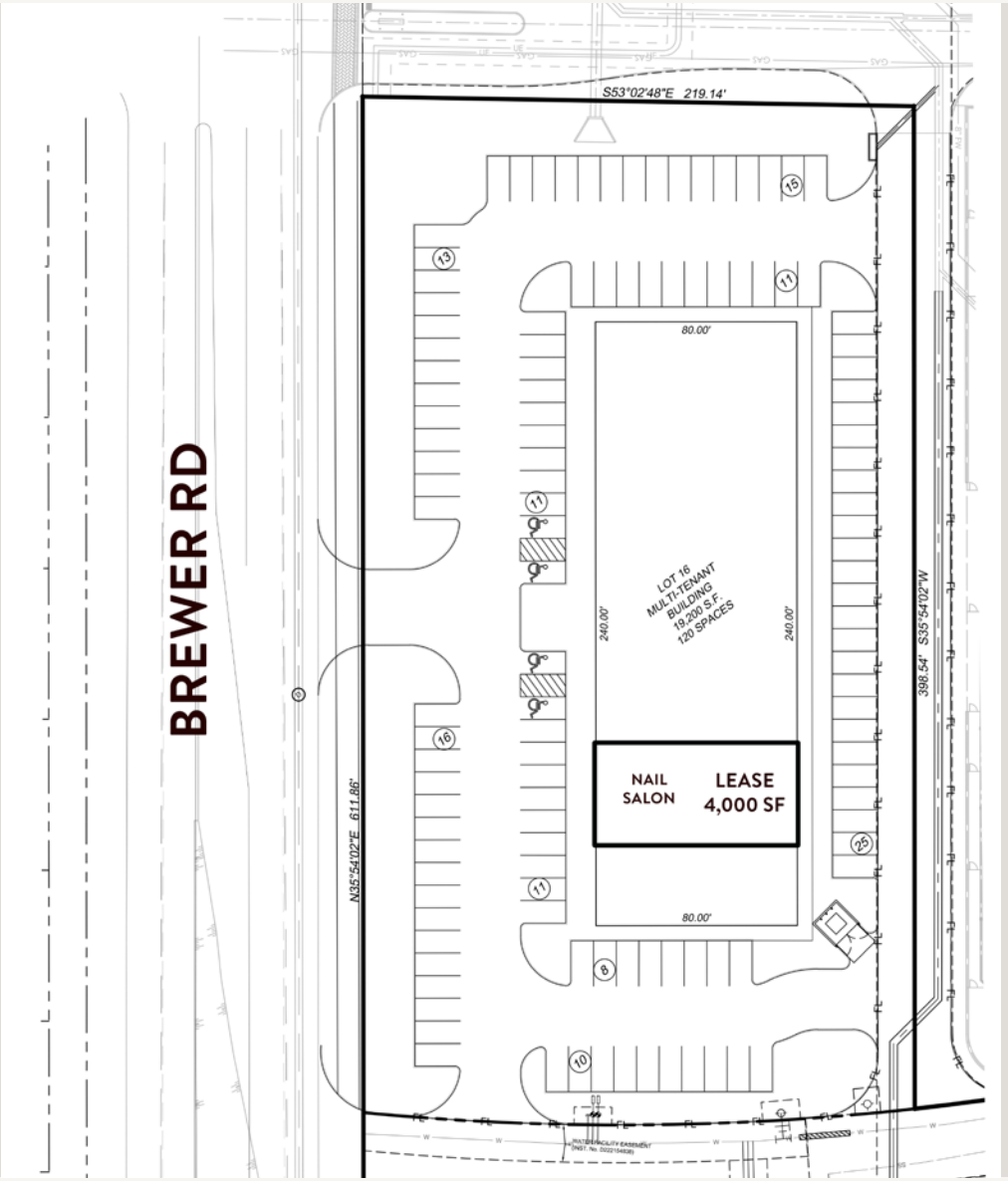

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Signage

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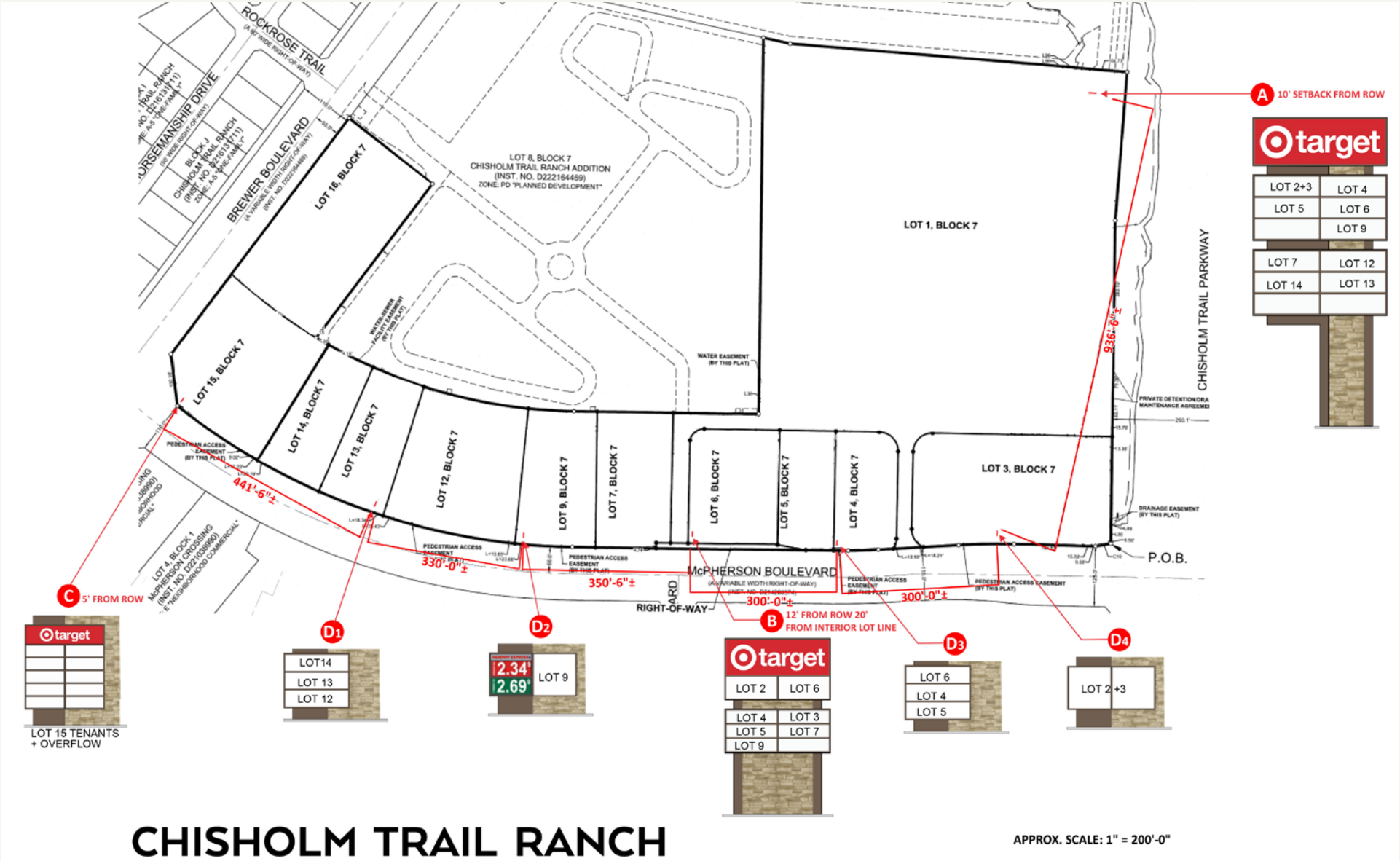

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Overview Aerial

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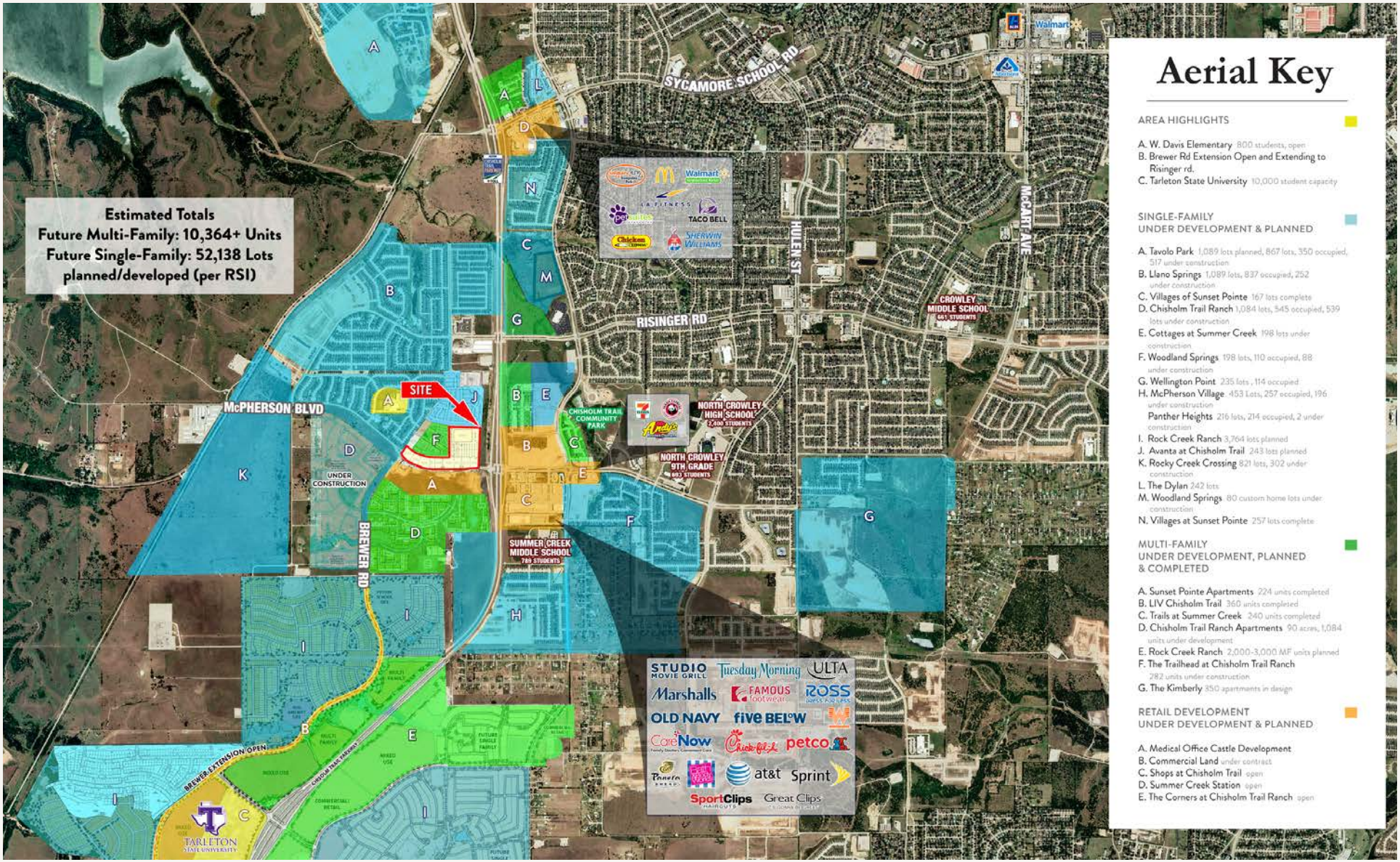

Aerial Key

AREA HIGHLIGHTS

A. W. Davis Elementary 800 students, open
B. Brewer Rd Extension Open and Extending to Risinger rd.
C. Tarleton State University 10,000 student capacity

SINGLE-FAMILY UNDER DEVELOPMENT & PLANNED

A. Tavolo Park 1,089 lots planned, 867 lots, 350 occupied, 517 under construction
B. Llano Springs 1,089 lots, 837 occupied, 252 under construction
C. Villages of Sunset Pointe 167 lots complete
D. Chisholm Trail Ranch 1,084 lots, 545 occupied, 539 lots under construction
E. Cottages at Summer Creek 198 lots under construction
F. Woodland Springs 198 lots, 110 occupied, 88 under construction
G. Wellington Point 235 lots , 114 occupied
H. McPherson Village 453 Lots, 257 occupied, 196 under construction
Panther Heights 216 lots, 214 occupied, 2 under construction
I. Rock Creek Ranch 3,764 lots planned
J. Avanta at Chisholm Trail 243 lots planned
K. Rocky Creek Crossing 821 lots, 302 under construction
L. The Dylan 242 lots
M. Woodland Springs 80 custom home lots under construction
N. Villages at Sunset Pointe 257 lots complete

MULTI-FAMILY UNDER DEVELOPMENT, PLANNED & COMPLETED

A. Sunset Pointe Apartments 224 units completed
B. LIV Chisholm Trail 360 units completed
C. Trails at Summer Creek 240 units completed
D. Chisholm Trail Ranch Apartments 90 acres, 1,084 units under development
E. Rock Creek Ranch 2,000-3,000 MF units planned
F. The Trailhead at Chisholm Trail Ranch 282 units under construction
G. The Kimberly 350 apartments in design

RETAIL DEVELOPMENT UNDER DEVELOPMENT & PLANNED

A. Medical Office Castle Development
B. Commercial Land under contract
C. Shops at Chisholm Trail open
D. Summer Creek Station open
E. The Corners at Chisholm Trail Ranch open

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Area Snapshot

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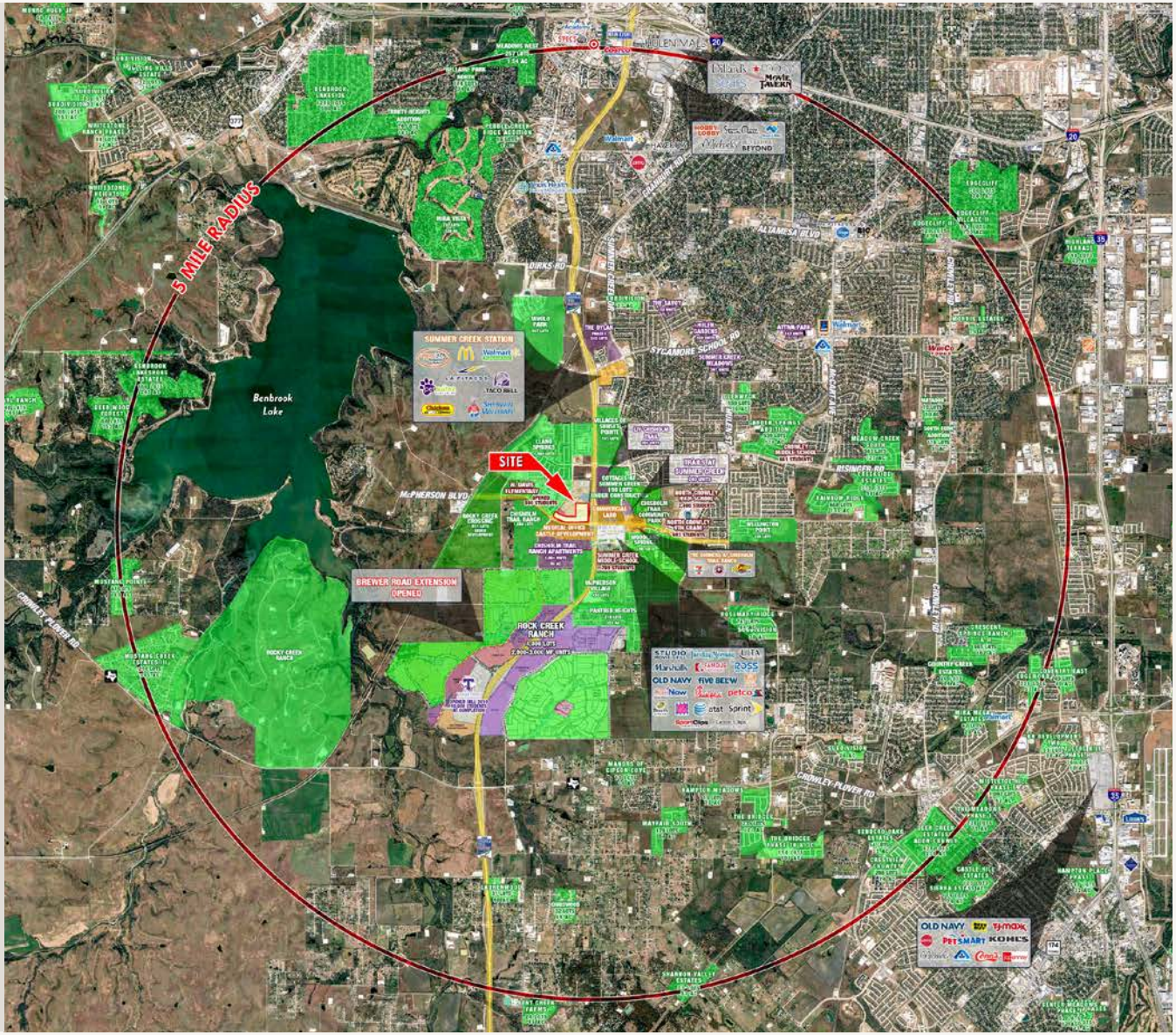
Pivotal Area Updates

- ★ 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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June 2025 Photos

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NWQ Chisholm Trail Pkwy & McPherson Blvd Fort Worth, TX

DEVELOPED BY:

LEGACY CAPITAL COMPANY

UCD
UNITED COMMERCIAL DEVELOPMENT

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VENTURE

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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 sponsored by a broker and works with clients on behalf of the broker.

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- 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.

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Designated Broker of Firm	**License No.**	**Email**	**Phone**
Licensed Supervisor of Sales Agent/ Associate	**License No.**	**Email**	**Phone**
Amy Pjetrovic	550374	apjetrovic@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

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Sales Agent/Associate's Name	**License No.**	**Email**	**Phone**

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