



CHISHOLM TRAIL WEST

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

VENTURE

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Metrics

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Location

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Available Spaces

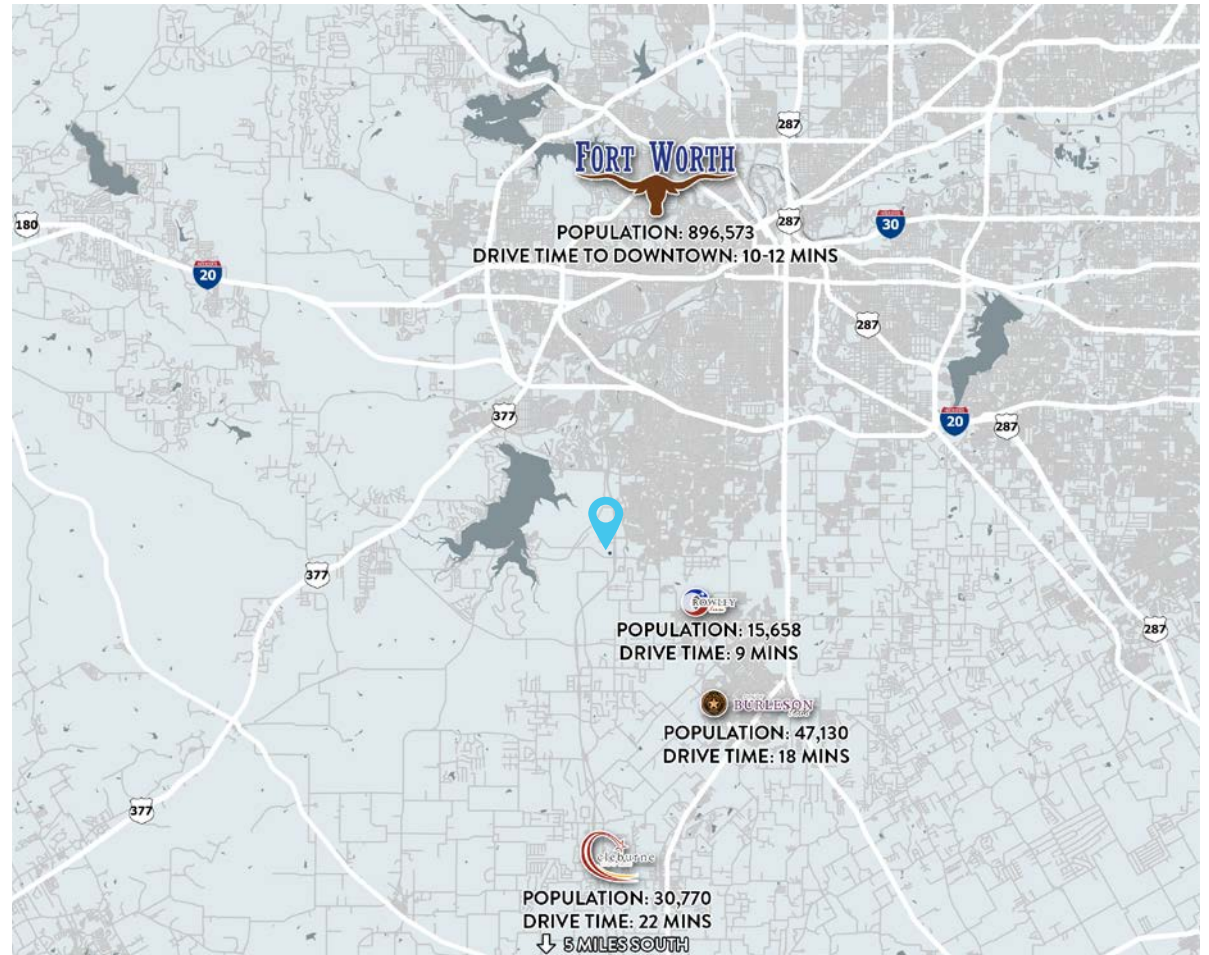
Pads available

Retail space available

Traffic Counts

Chisholm Trail Pkwy
34,210 VPD

McPherson Blvd
13,711 VPD



Area Attractions



Property Highlights

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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

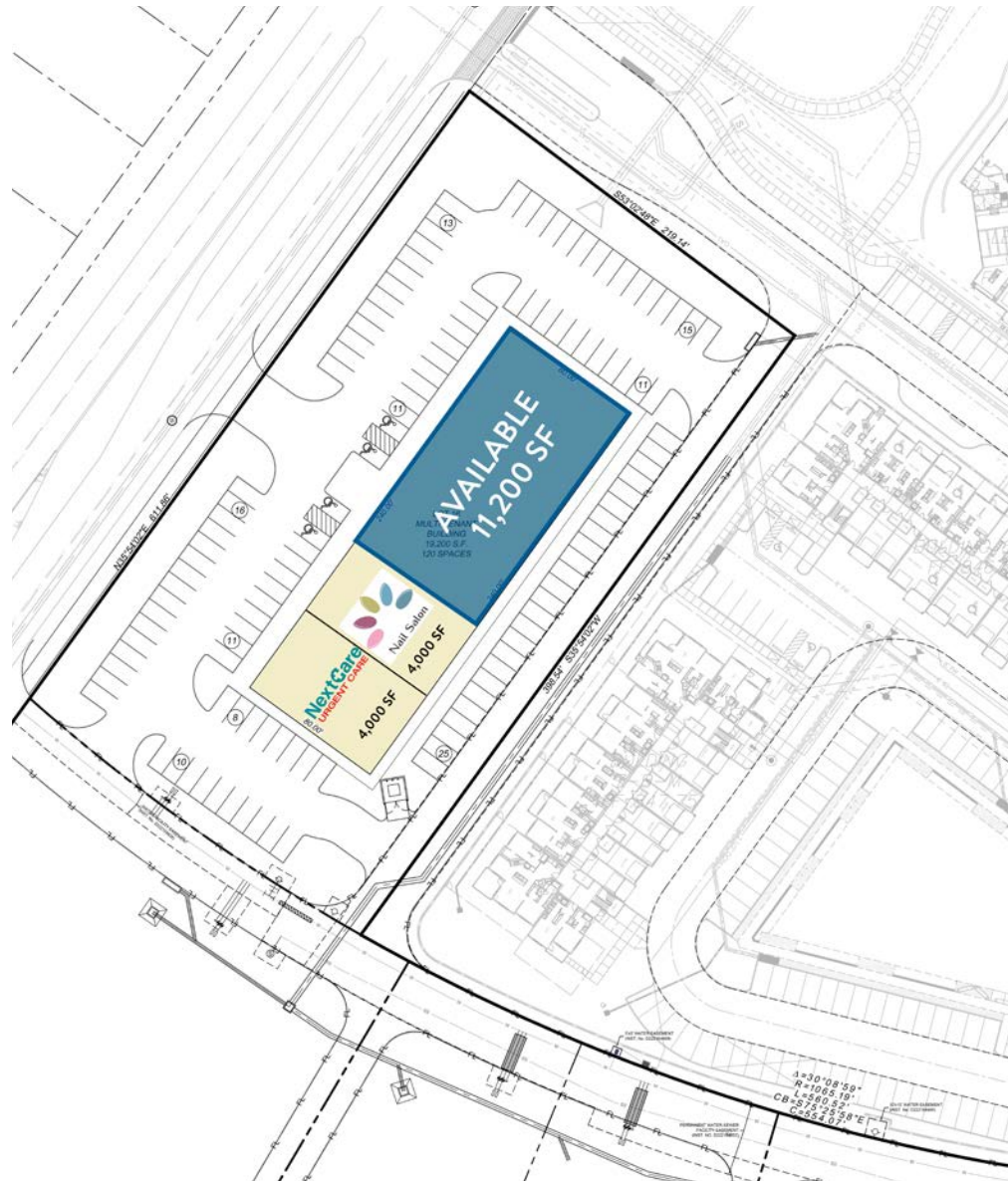
Site

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Lot 16

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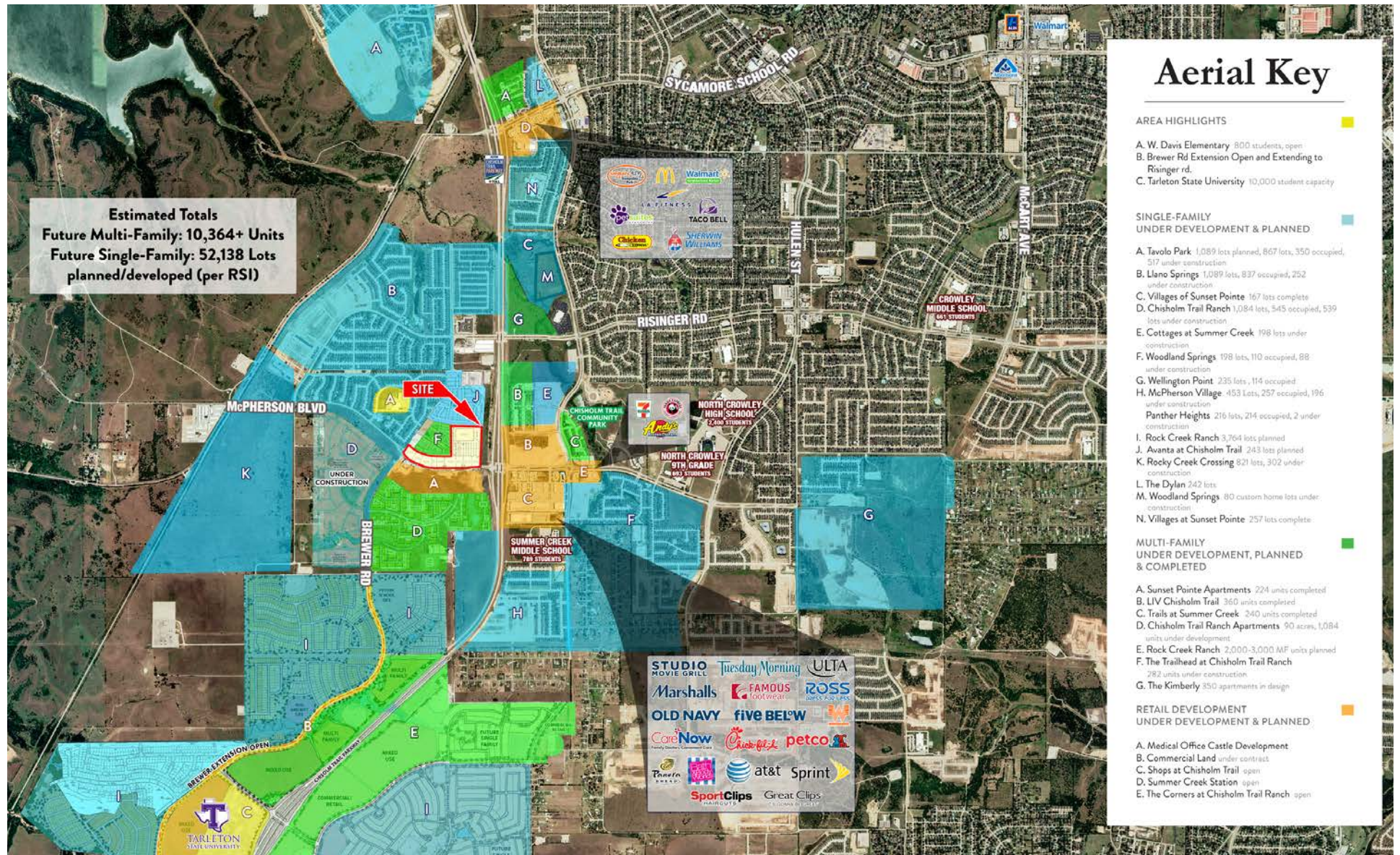
Close Aerial

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Overview Aerial

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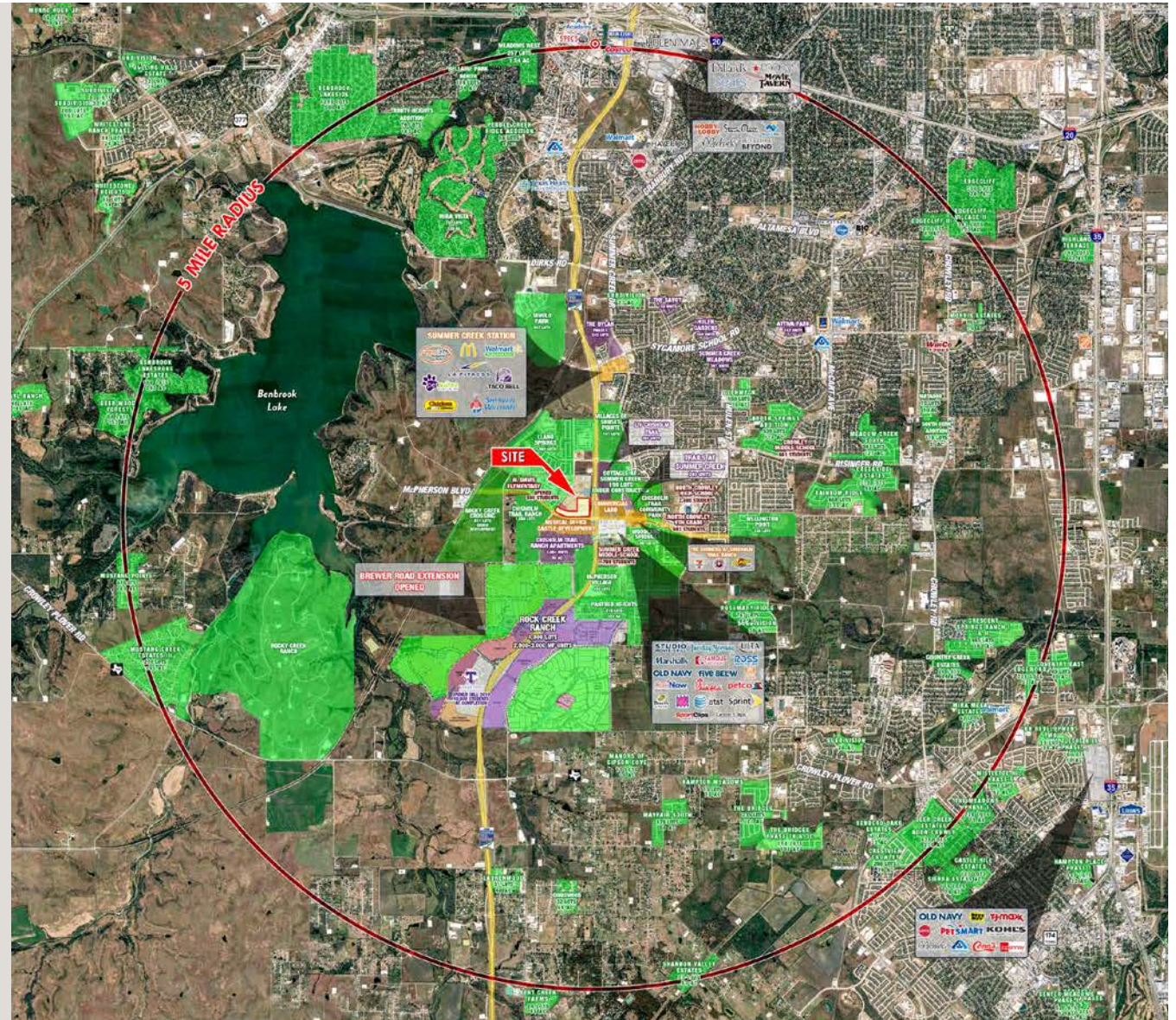


Area Snapshot

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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.



June 2025 Photos

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