

- IMMEDIATE RESIDENTIAL HOUSING DELIVERY**
- 1 GOOD + WEST  
311 UNITS  
SINGLE FAMILY FOR RENT
  - 2 DHI  
300 UNITS  
UNDER CONSTRUCTION  
DELIVERING MID 2024
  - 3 CHISHOLM TRAIL WEST  
236 SINGLE FAMILY  
FOR RENT  
UNDER CONSTRUCTION  
DELIVERING EARLY 2024
  - 4 AVANTA  
SINGLE FAMILY  
236 UNITS  
UNDER CONSTRUCTION  
DELIVERING LATE 2024
  - 5 THE TRAILHEAD AT  
CHISHOLM TRAIL  
282 APARTMENT UNITS  
UNDER CONSTRUCTION  
DELIVERING EARLY 2024
  - 6 CHISHOLM TRAIL RANCH  
1,084 TOTAL LOTS  
545 HOMES OCCUPIED  
UNDER CONSTRUCTION  
DELIVERING LATE 2024



# CHISHOLM TRAIL WEST FOR LEASE

214.378.1212

NWQ CHISHOLM TRAIL PKWY & MCPHERSON BLVD  
FORT WORTH, TX

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DEVELOPED BY:



LOCATION

NWQ CHISHOLM TRAIL PKWY & MCPHERSON BLVD

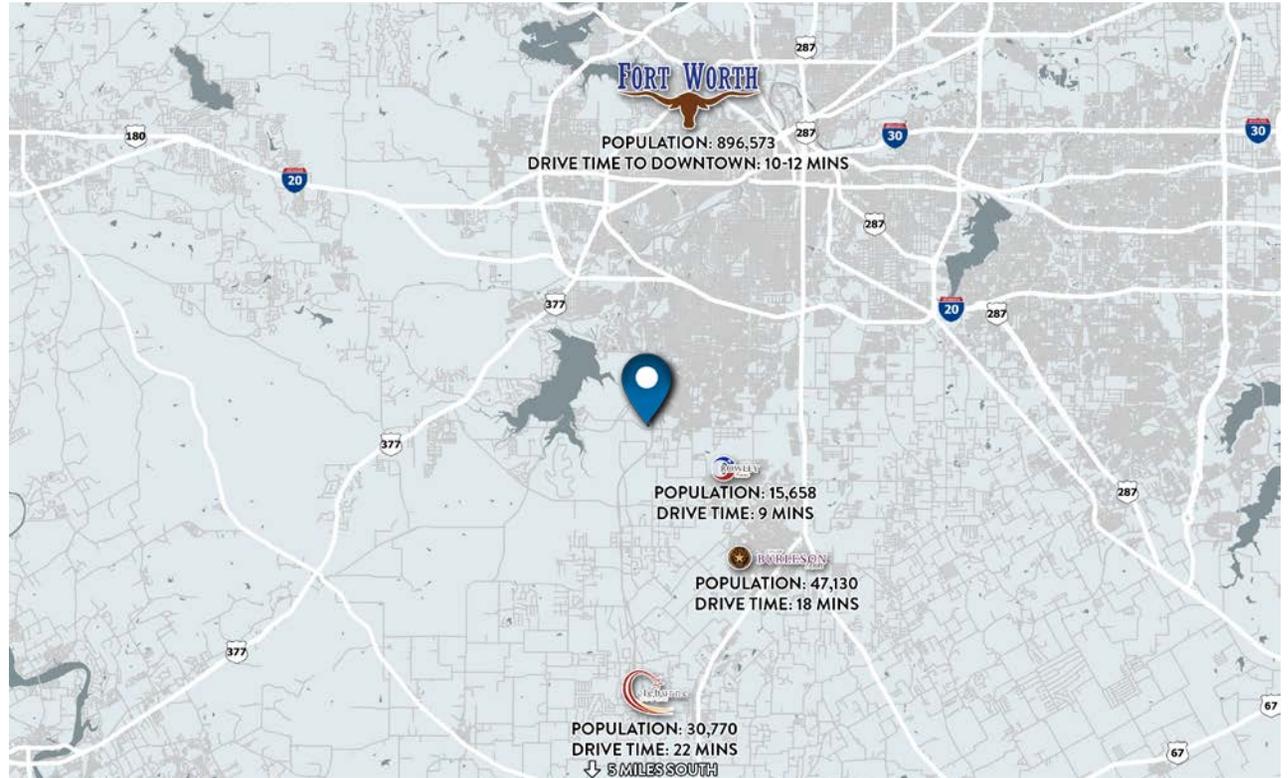
AVAILABLE SPACES

RETAIL  
PADS AVAILABLE  
RETAIL SPACE AVAILABLE

PROPERTY HIGHLIGHTS

- ★ ONE OF THE HIGHEST RESIDENTIAL GROWTH MARKETS IN DFW
- ★ 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.
- ★ OVER 1,800 MULTIFAMILY/SINGLE FAMILY FOR RENT UNITS ARE UNDER CONSTRUCTION AT THE INTERSECTION
- ★ 2,650 MULTIFAMILY UNITS PLANNED OR RECENTLY COMPLETED IN A 3 MILE RADIUS
- ★ EASY ACCESS FROM RECENTLY COMPLETED CHISHOLM TRAIL PARKWAY
- ★ OVER \$100,000 AVERAGE HOUSEHOLD INCOME IN 2 MILE RADIUS

SECONDARY TRADE AREA MAP



2023 DEMOGRAPHIC SUMMARY

	2 MILE	3 MILES	5 MILES
EST. POPULATION	16,765	44,396	146,980
EST. MEDIAN AGE	34.6	35.5	35.8
EST. AVG. HH INCOME	\$126,834	\$118,028	\$105,563

AREA ATTRACTIONS

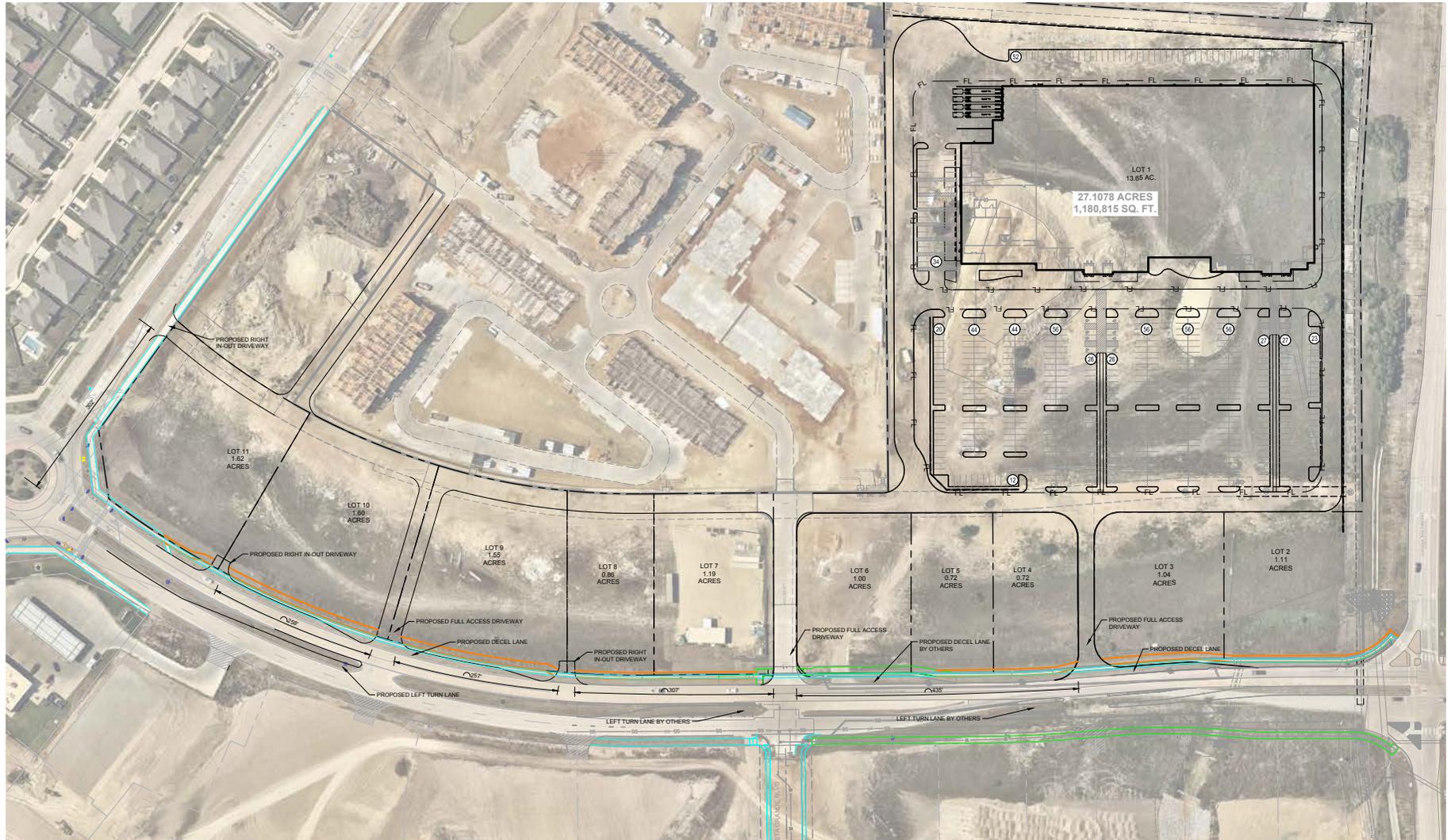






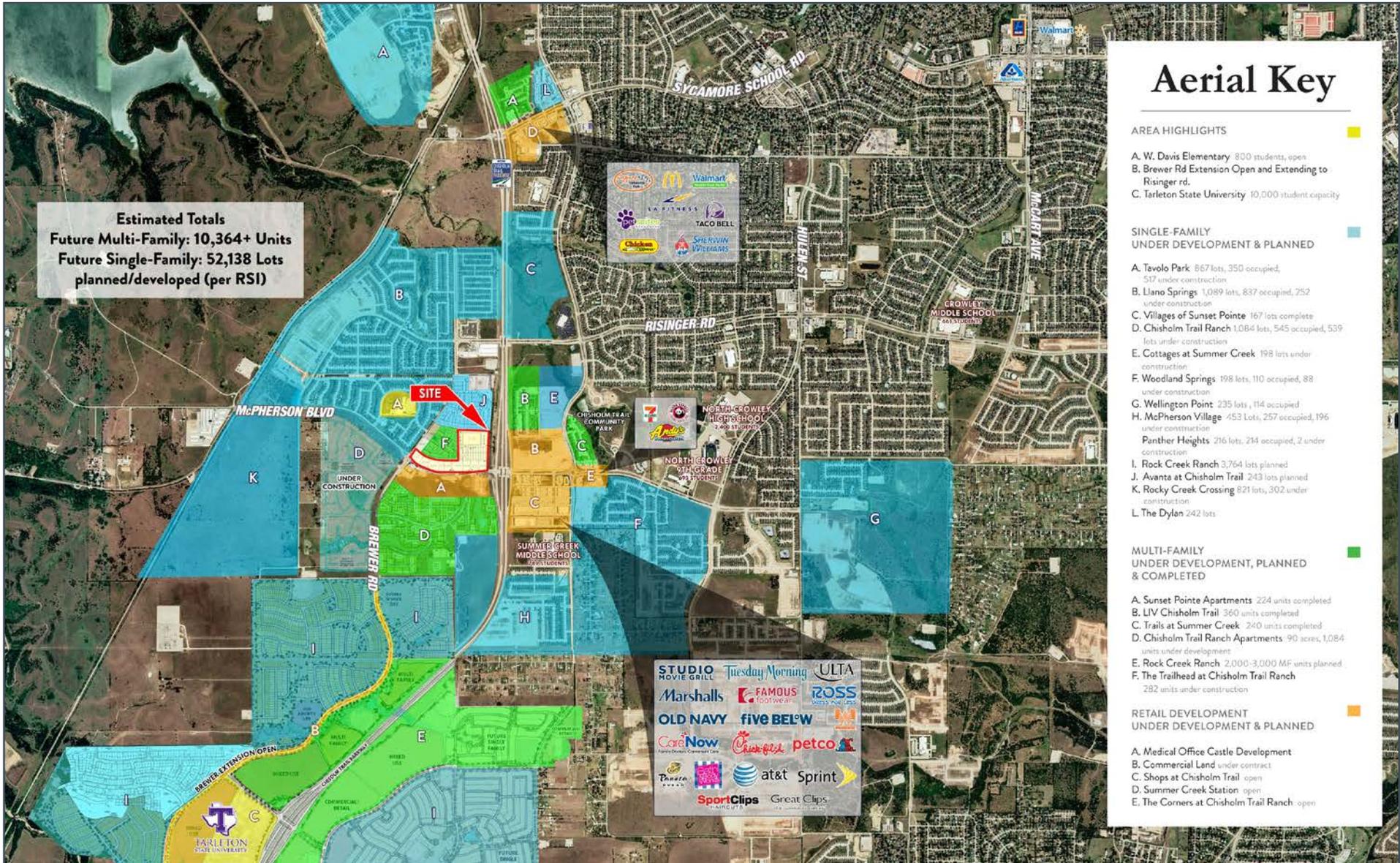






LEGEND

PROPOSED 10' SIDEWALK	<span style="color: orange;">—</span>
SIDEWALK BY OTHERS	<span style="color: green;">—</span>
EXISTING SIDEWALK	<span style="color: cyan;">—</span>



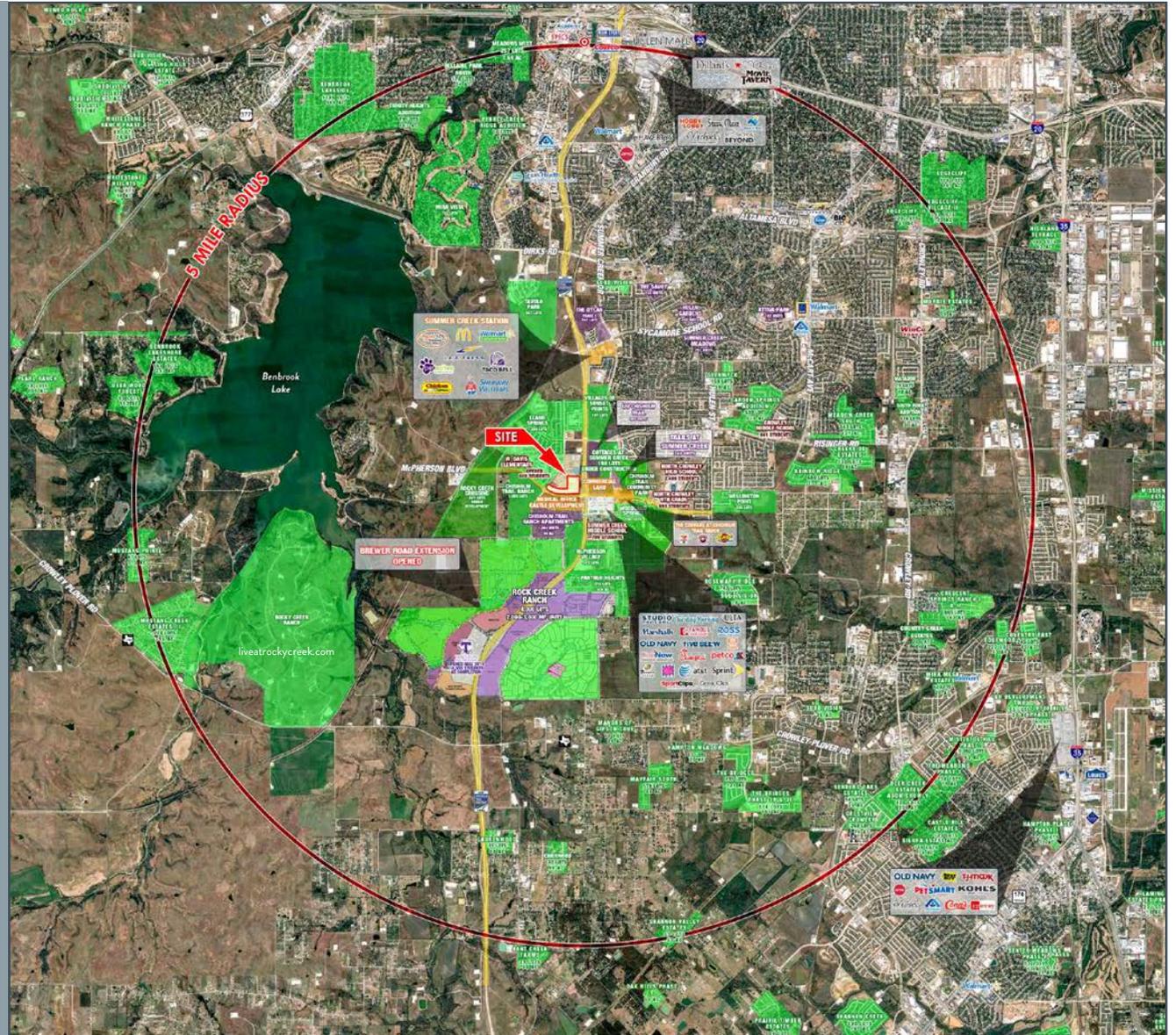
**Estimated Totals**  
**Future Multi-Family: 10,364+ Units**  
**Future Single-Family: 52,138 Lots**  
**planned/developed (per RSJ)**

## 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 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
  - I. Panther Heights 216 lots, 214 occupied, 2 under construction
  - J. Rock Creek Ranch 3,764 lots planned
  - K. Avanta at Chisholm Trail 243 lots planned
  - L. Rocky Creek Crossing 821 lots, 302 under construction
  - L. The Dylan 242 lots
- 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
- 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

**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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## 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.*

**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 supervised by a broker to perform any services and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

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- Inform the client of any material information about the property or transaction received by the broker;
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- Treat all parties to a real estate transaction honestly and fairly.

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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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