OAKHOLLOW GROUP

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COMMERCIAL DEVELOPMENT

Pad Sites

Fort Worth, Texas

I-35W near Western Center Blvd

HIGHLIGHTS:

The I-35W corridor just north of I-820 is experiencing phenomenal growth. Exploding corporate and residential populations are underserved. Near Burlington Northern Headquarters. This site offers high profile visibility from Interstate 35W.

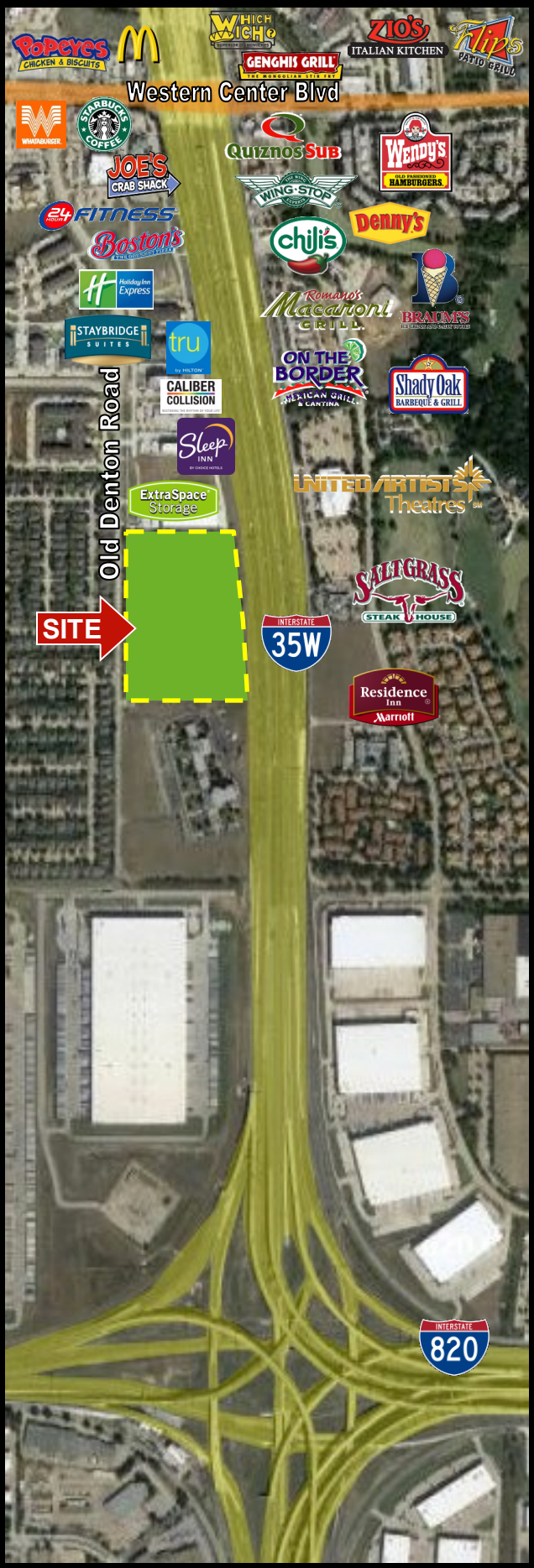
TRAFFIC COUNTS:

Western Center Blvd	32,000 VPD
I-35W	155,000 VPD

TRAFFIC GENERATORS / AREA BUSINESSES:

Fossil Creek 11 Theatres, Chili's, Macaroni Grill, On the Border, Shady Oak Barbeque, Holiday Inn Express, Residence Inn, Boston's Gourmet Pizza, Joe's Crab Shack, 24 Hour Fitness, Starbuck's, McDonalds, Legend Bank, Whataburger, Popeye's, Which Wich, Genghis Grill, Zio's Italian Cuisine, and many more…

DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
2011 Population	5,676	69,154	181,420
2011 Total Households	2,529	24,170	61,847
2006-2011 Hshlds % Growth	%18.57	%11.80	%9.31
2006 Avg. Household Income	$68,266	$74,666	$67,689



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