

City View Center

4601 Byran Irvin, Fort Worth TX 76132

100 % Leased



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HIGHLIGHTS

- Highway frontage
- Pole signage
- Excellent visibility and access.



Suite	Tenant	Floor	Square Feet	Lease Type	Notes
100	Verizon Wireless	Ground	4,217	Retail	
113	Tobacco N Beyond	Ground	1,000	Retail	Cigar & shop
117	Nail Salon	Ground	1,200	Retail	Popular locally owned nail salon
121	Cosmetic Wellness CEnter	Ground	1,379	Retail	



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
10,725	90,509	261,345



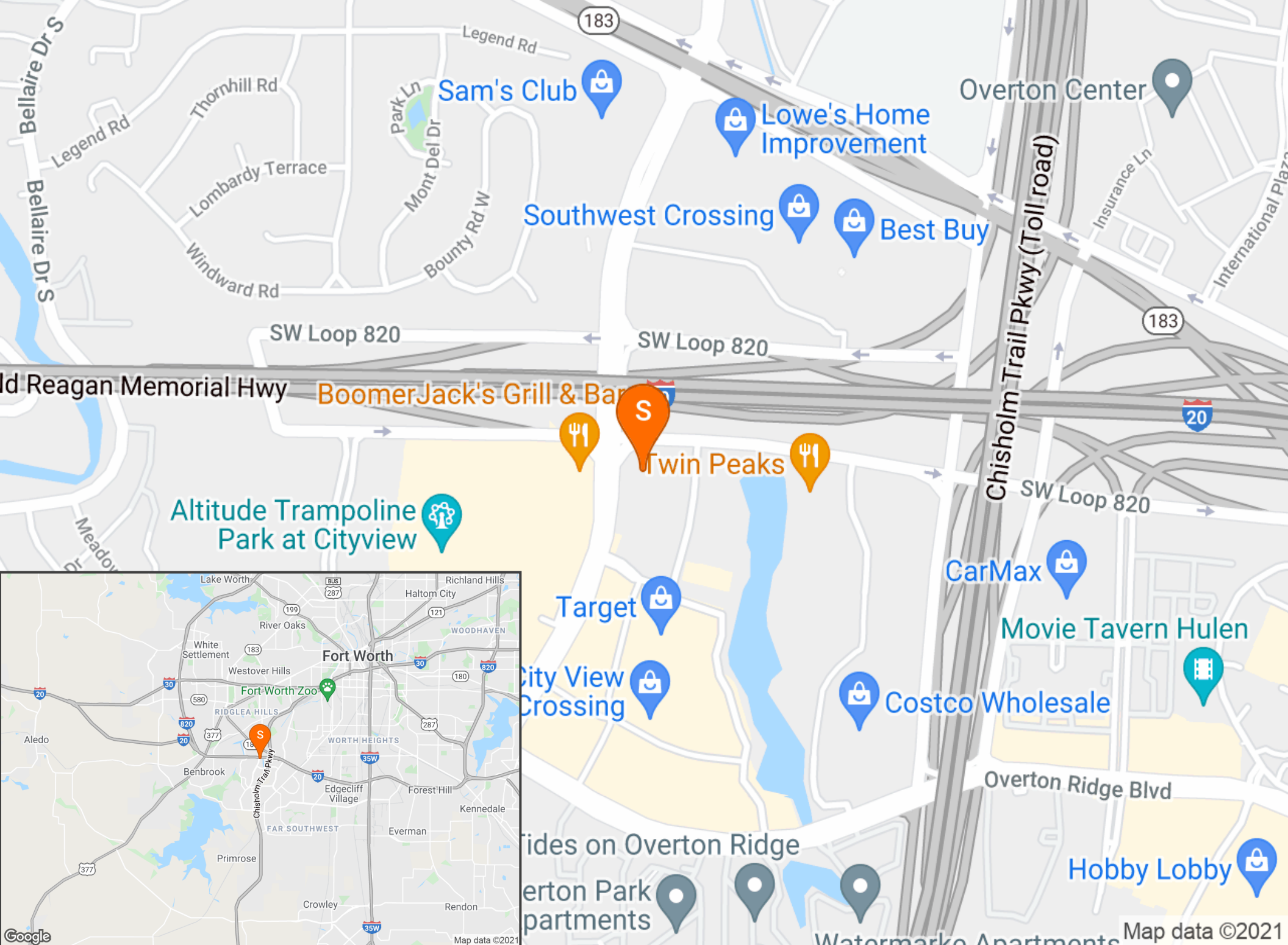
AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$77,895	\$101,160	\$90,351



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
6,092	40,824	104,018





RIDGMAR MALL

Dillard's JCPenney
SHOE DEPT. ENCORE
claire's

Kroger

Outlets
GOOD STUFF CHEAP

RIDGLEA PLAZA

DOLLAR TREE
Tom Thumb
SALLY BEAUTY

RE
Ridglea

Walmart
Neighborhood Market

Orangetheory
FITNESS
SPROUTS
FARMERS MARKET

AMC
Neiman Marcus

Tom Thumb
DSW

WHOLE FOODS
REI
COOP

FORT WORTH COUNTRY DAY (FWCD) SCHOOL

WORLD MARKET
The Container Store
Central Market
REALLY INTO FOOD

CookChildren's
Medical Center

TRADER JOE'S
fort worth zoo

UNIVERSITY PARK VILLAGE

SEPHORA J.CREW
ALTAR'S STATE
POTTERY BARN Soma
lululemon
JPS A.BANK

Texas Christian University

SOUTHWEST CROSSING

LOWE'S KOHL'S
BEST BUY at home
PETSMART

Albertsons

OVERTON PARK PLAZA

THE HOME DEPOT
Burlington buybuyBABY
HomeGoods PartyCity
FIVE BELOW

HULEN MALL

Dillard's FOREVER 21
macy's charlotte russe
sears VICTORIAS SECRET

ALTAMESA MCCART CENTER

Kroger SALLY BEAUTY

5000 SOUTH HULEN

OLD NAVY WARKHAMMER COMMUNITY

HOBBY LOBBY

COSTCO WHOLESALE
Ashley HOMESTORE

THE SHOPS @ HULEN

Walmart AT&T
GameStop Wendys

HULEN POINT

DOLLAR TREE AMC
Walgreens redbox
BIG LOTS!

TRINITY VALLEY SCHOOL

Texas Health Resources

CITYVIEW CENTRE I

Academy
OUTBACK STEAKHOUSE

TARGET

BIG LOTS!

FORT WORTH ANIMAL EMERGENCY HOSPITAL
Holiday Inn
extended STAY AMERICA

BENBROOK MIDDLE-HIGH SCHOOL

Dutch Branch Park

Benbrook Lake

CHISHOLM TRAIL PKWY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	10,182	78,454	218,757
2010 Population	9,964	83,738	238,801
2021 Population	10,725	90,509	261,345
2026 Population	11,072	94,215	274,113
2021 African American	2,784	14,183	45,406
2021 American Indian	47	469	1,491
2021 Asian	563	3,508	10,083
2021 Hispanic	1,920	19,205	85,565
2021 Other Race	714	7,097	32,776
2021 White	6,230	62,276	162,642
2021 Multiracial	376	2,916	8,737
2021-2026: Population: Growth Rate	3.20 %	4.05 %	4.80 %

2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	615	3,297	10,576
\$15,000-\$24,999	482	2,772	8,060
\$25,000-\$34,999	967	3,726	10,226
\$35,000-\$49,999	984	5,094	12,912
\$50,000-\$74,999	1,322	7,805	18,885
\$75,000-\$99,999	481	4,778	13,438
\$100,000-\$149,999	581	6,086	14,550
\$150,000-\$199,999	218	2,755	6,518
\$200,000 or greater	445	4,511	8,851
Median HH Income	\$49,990	\$65,577	\$61,158
Average HH Income	\$77,895	\$101,160	\$90,351

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,353	37,782	94,819
2010 Total Households	5,664	37,834	95,531
2021 Total Households	6,092	40,824	104,018
2026 Total Households	6,281	42,439	108,880
2021 Average Household Size	1.73	2.19	2.45
2000 Owner Occupied Housing	1,049	18,928	48,445
2000 Renter Occupied Housing	4,634	15,924	39,998
2021 Owner Occupied Housing	1,012	20,498	55,950
2021 Renter Occupied Housing	5,080	20,326	48,068
2021 Vacant Housing	569	3,022	9,103
2021 Total Housing	6,661	43,846	113,121
2026 Owner Occupied Housing	1,051	21,344	59,322
2026 Renter Occupied Housing	5,230	21,095	49,558
2026 Vacant Housing	590	3,054	9,266
2026 Total Housing	6,871	45,493	118,146
2021-2026: Households: Growth Rate	3.05 %	3.90 %	4.60 %

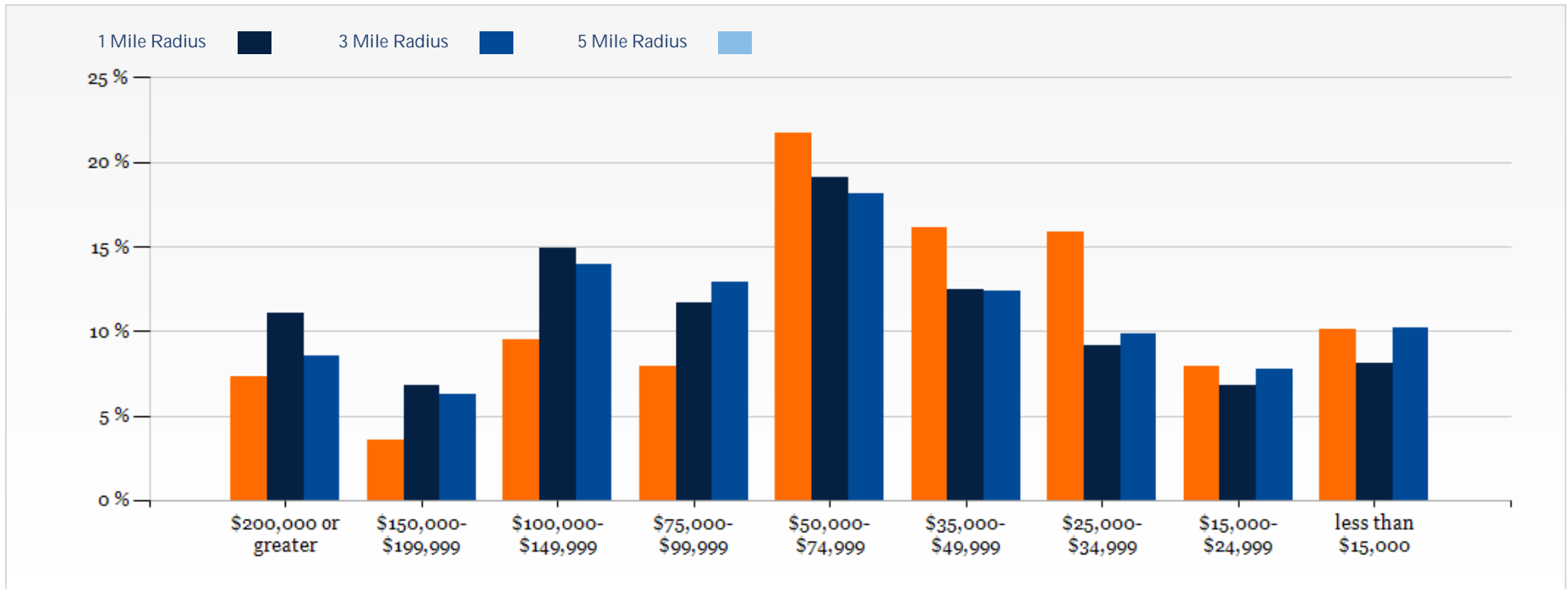
2021 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2021 Population Age 30-34	953	6,844	19,292
2021 Population Age 35-39	729	6,273	17,862
2021 Population Age 40-44	522	5,099	15,061
2021 Population Age 45-49	503	4,915	14,217
2021 Population Age 50-54	516	4,928	13,974
2021 Population Age 55-59	527	5,760	15,251
2021 Population Age 60-64	471	5,766	14,929
2021 Population Age 65-69	404	5,006	12,749
2021 Population Age 70-74	378	4,421	10,747
2021 Population Age 75-79	308	3,247	7,430
2021 Population Age 80-84	331	2,499	5,102
2021 Population Age 85+	596	3,290	6,086
2021 Population Age 18+	9,012	72,417	200,949
2021 Median Age	35	40	36

2021 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$45,770	\$59,991	\$57,791
Average Household Income 25-34	\$65,392	\$84,995	\$77,783
Median Household Income 35-44	\$52,562	\$74,555	\$71,768
Average Household Income 35-44	\$75,448	\$107,880	\$98,704
Median Household Income 45-54	\$57,082	\$84,679	\$75,900
Average Household Income 45-54	\$107,882	\$127,915	\$109,040
Median Household Income 55-64	\$62,887	\$81,479	\$72,031
Average Household Income 55-64	\$111,683	\$126,145	\$106,807
Median Household Income 65-74	\$57,154	\$68,526	\$60,957
Average Household Income 65-74	\$89,808	\$104,868	\$91,259
Average Household Income 75+	\$73,911	\$77,600	\$72,113

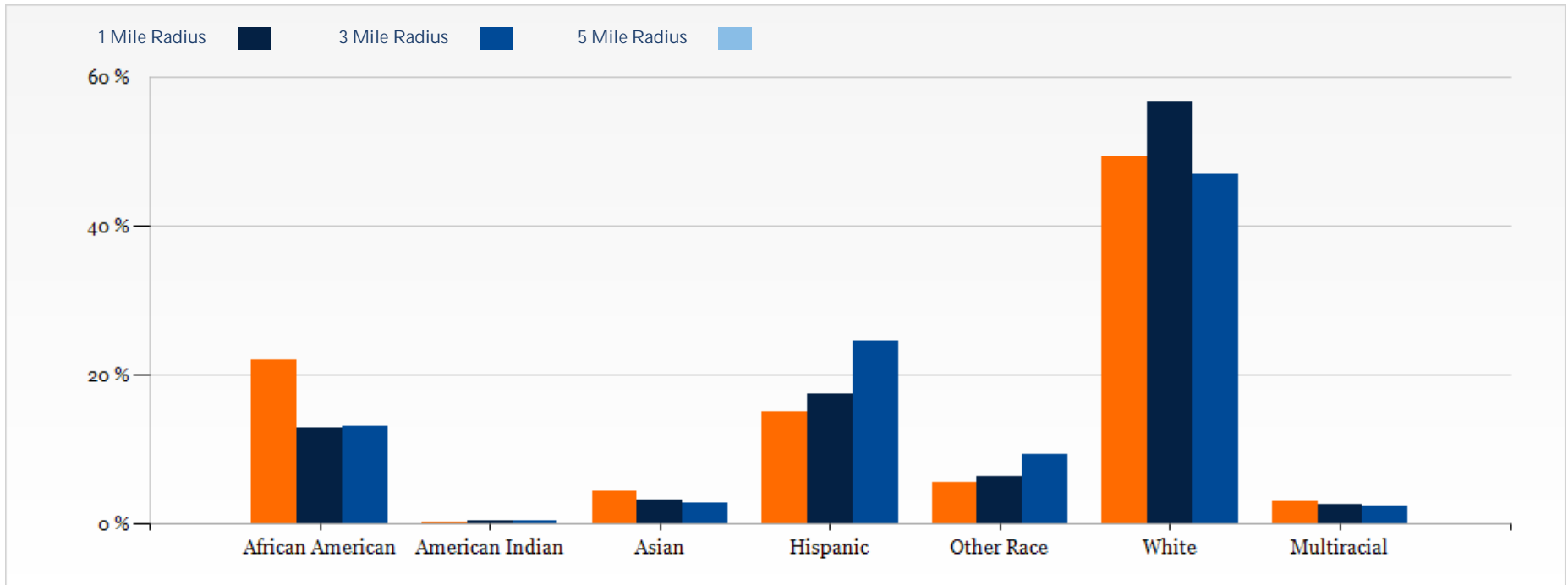
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	791	5,860	19,123
2026 Population Age 35-39	769	6,438	18,938
2026 Population Age 40-44	582	6,068	17,475
2026 Population Age 45-49	506	5,289	15,145
2026 Population Age 50-54	512	5,003	14,119
2026 Population Age 55-59	488	5,082	13,946
2026 Population Age 60-64	491	5,755	14,710
2026 Population Age 65-69	436	5,488	14,035
2026 Population Age 70-74	381	4,858	11,859
2026 Population Age 75-79	421	4,260	9,829
2026 Population Age 80-84	382	2,951	6,223
2026 Population Age 85+	672	3,559	6,611
2026 Population Age 18+	9,354	75,623	210,951
2026 Median Age	36	41	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,642	\$66,192	\$63,955
Average Household Income 25-34	\$73,590	\$94,479	\$86,327
Median Household Income 35-44	\$54,008	\$80,387	\$77,825
Average Household Income 35-44	\$80,973	\$117,997	\$108,160
Median Household Income 45-54	\$60,189	\$93,963	\$82,876
Average Household Income 45-54	\$116,158	\$139,684	\$120,407
Median Household Income 55-64	\$64,964	\$86,805	\$77,536
Average Household Income 55-64	\$118,721	\$135,644	\$116,147
Median Household Income 65-74	\$63,236	\$75,527	\$66,818
Average Household Income 65-74	\$100,794	\$116,538	\$101,427
Average Household Income 75+	\$85,083	\$89,372	\$82,214

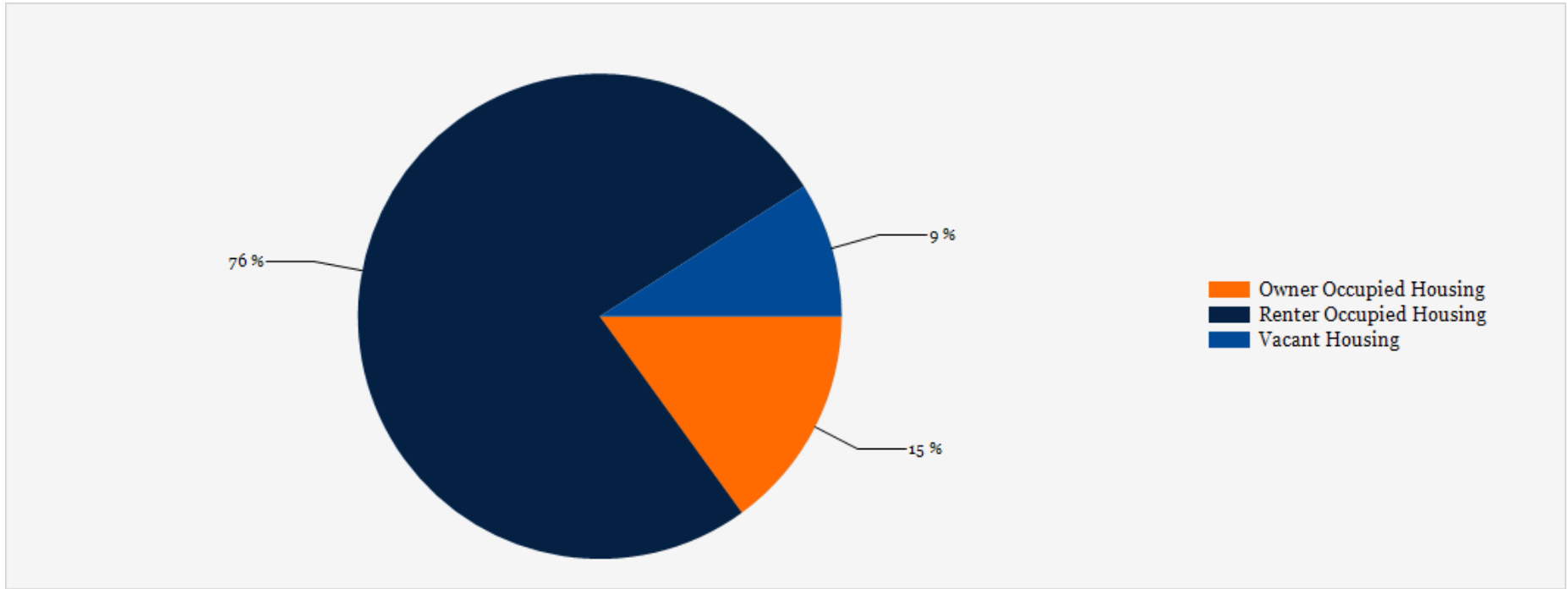
2021 Household Income



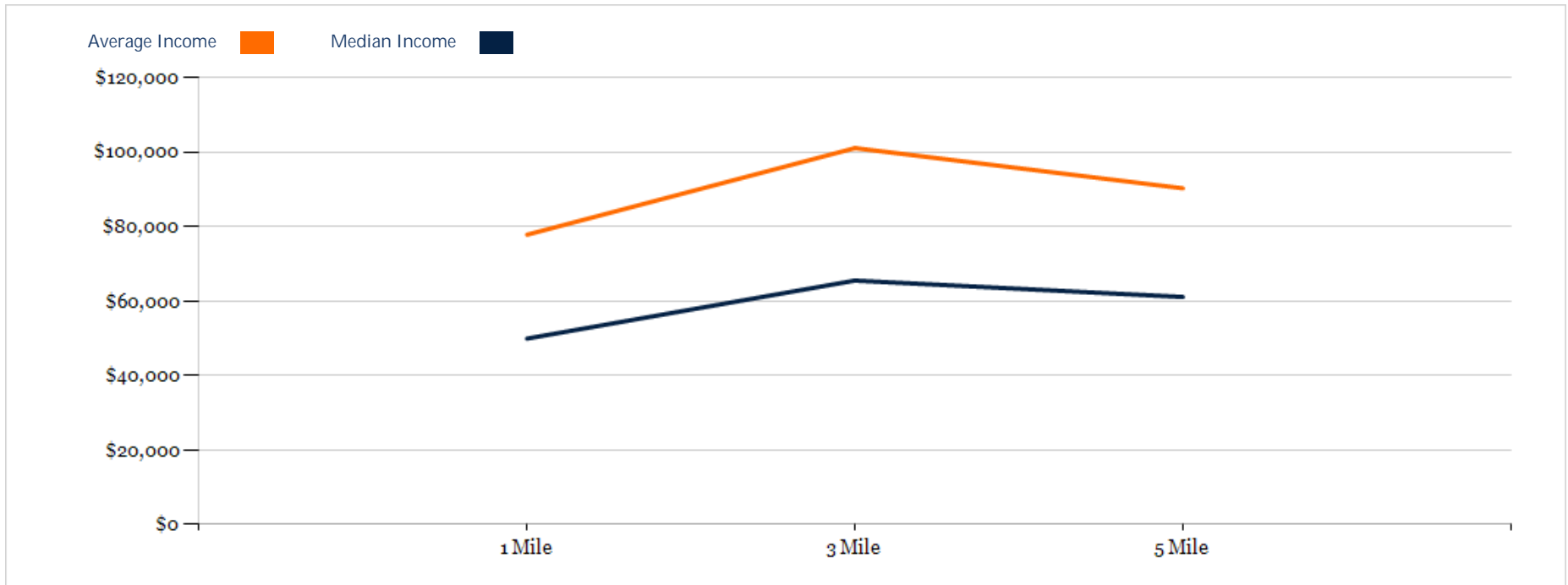
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



City View Center

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