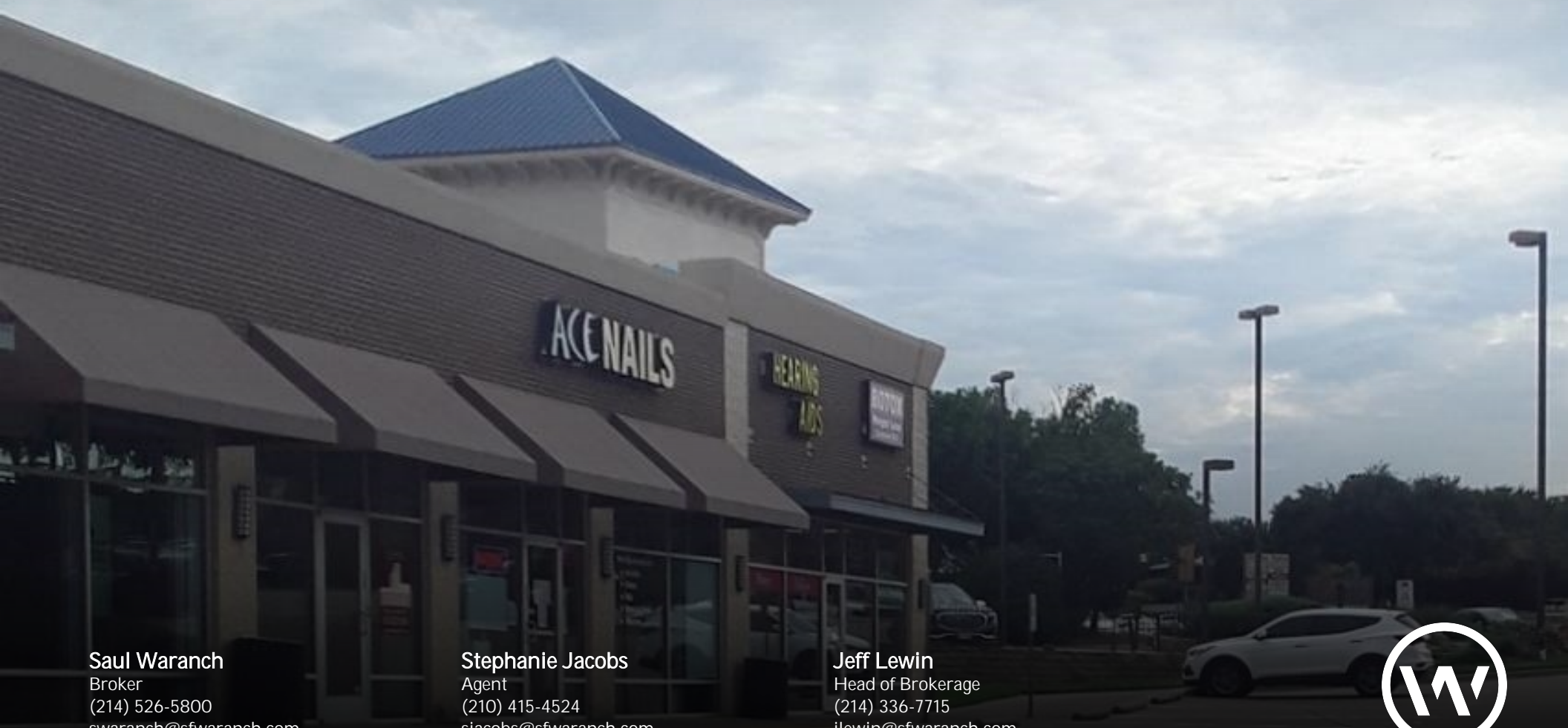


City View Center

4601 Byran Irvin, Fort Worth TX 76132

100 % Leased



Saul Waranch

Broker
(214) 526-5800
swaranch@sfwaranch.com

Stephanie Jacobs

Agent
(210) 415-4524
sjacobs@sfwaranch.com

Jeff Lewin

Head of Brokerage
(214) 336-7715
jlewin@sfwaranch.com



THE SPACE

Location 4601 Byran Irvin, Fort Worth, TX, 76132

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

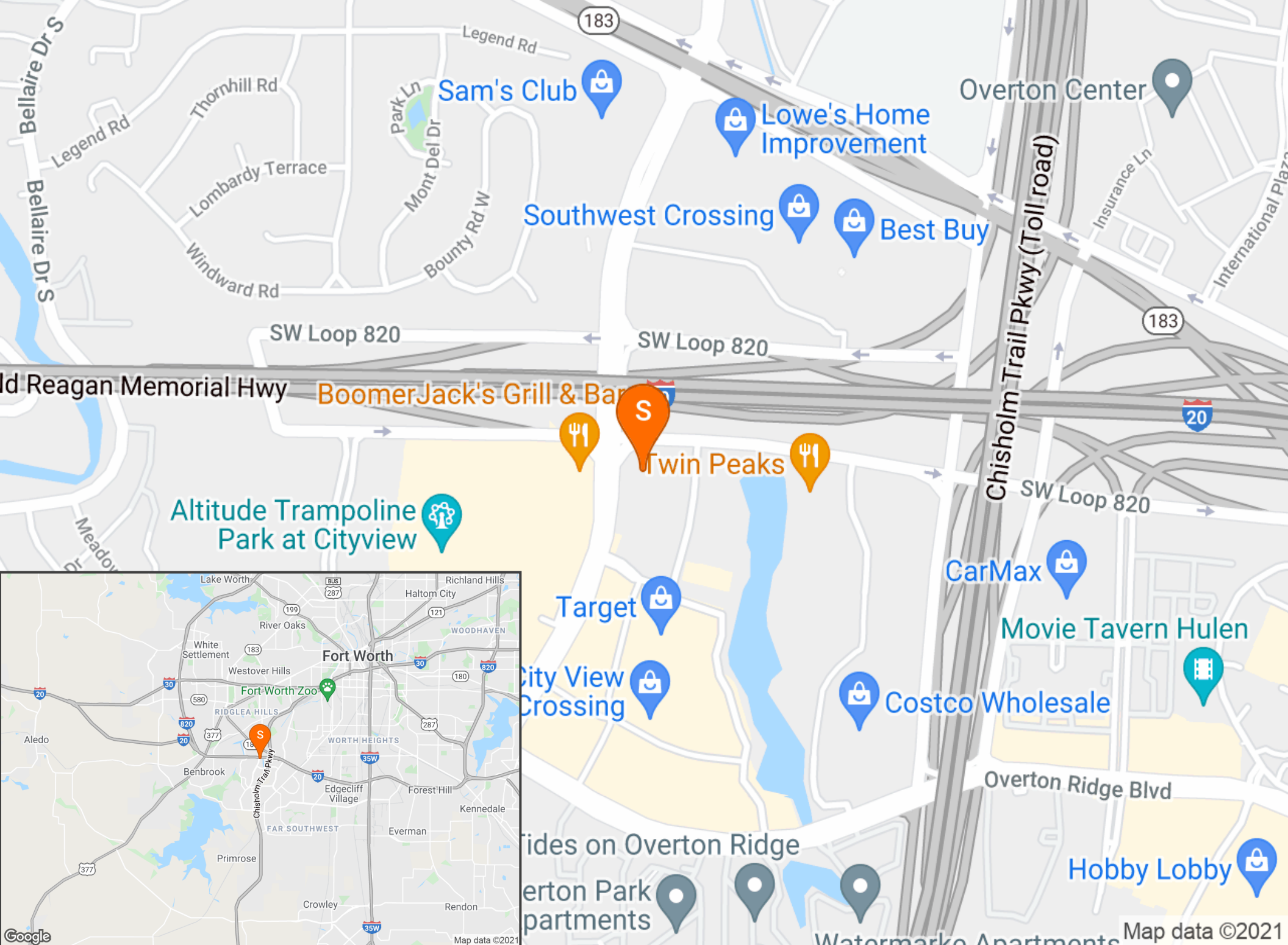
1.00 MILE	3.00 MILE	5.00 MILE
10,725	90,509	261,345

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
Outback STEAKHOUSE
 GOOD STUFF CIGARS

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

UNIVERSITY PARK VILLAGE
SEPHORA **J.CREW**
 ALTAR'S STATE
POTTERY BARN **Soma**
lululemon **Apple**
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

Walmart

CITYVIEW CENTRE I
Academy **AMC**
OUTBACK STEAKHOUSE

TARGET

BIG LOTS!

5000 SOUTH HULEN
OLD NAVY WAKHAMMER COMMUNITY

HOBBY LOBBY

ALTAMESA MCCART CENTER
Kroger **SALLY BEAUTY**

BENBROOK MIDDLE-HIGH SCHOOL

Dutch Branch Park

FORT WORTH ANIMAL EMERGENCY HOSPITAL
Holiday Inn AN IHG HOTEL
 extended STAY AMERICA

Costco **Ashley** HOMESTORE

THE SHOPS @ HULEN
Walmart **AT&T**
GameStop **Wendy's**

HULEN POINT
DOLLAR TREE **AMC**
Walgreens **redbox**

BIG LOTS!

TRINITY VALLEY SCHOOL

Texas Health Resources

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 %

Source: esri

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

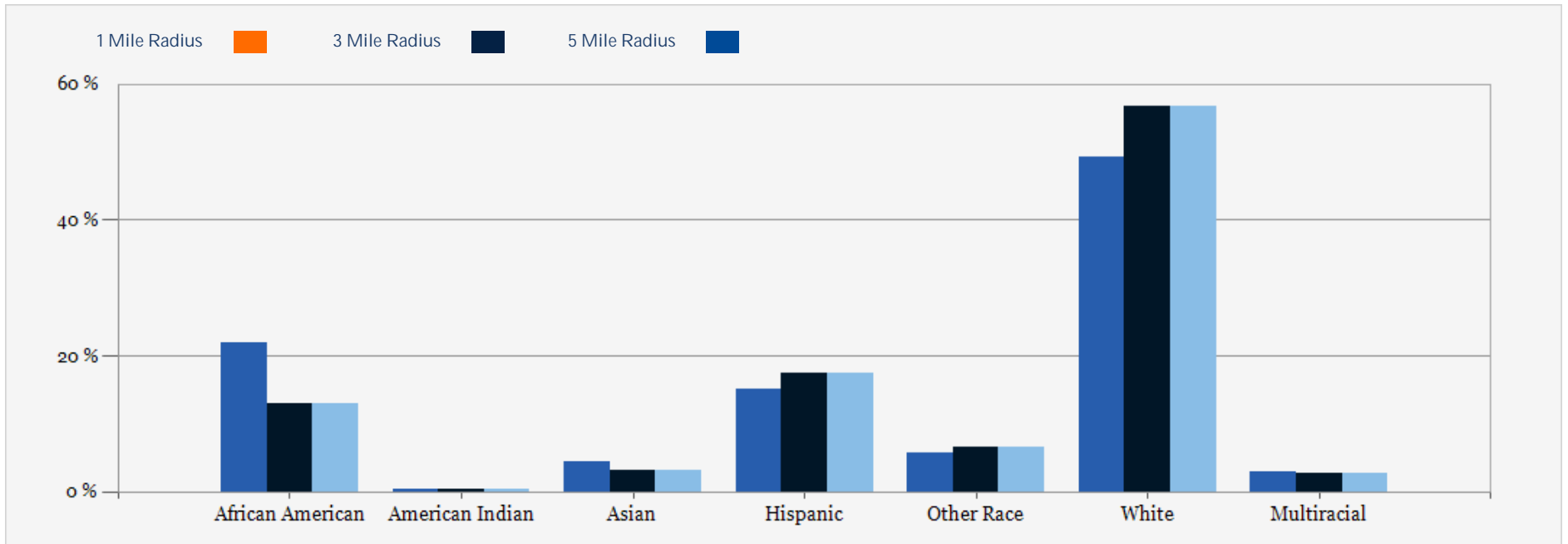
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	791	5,860	19,123
2026 Population Age 35-39	769	6,438	18,938
2026 Population Age 40-44	582	6,068	17,475
2026 Population Age 45-49	506	5,289	15,145
2026 Population Age 50-54	512	5,003	14,119
2026 Population Age 55-59	488	5,082	13,946
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

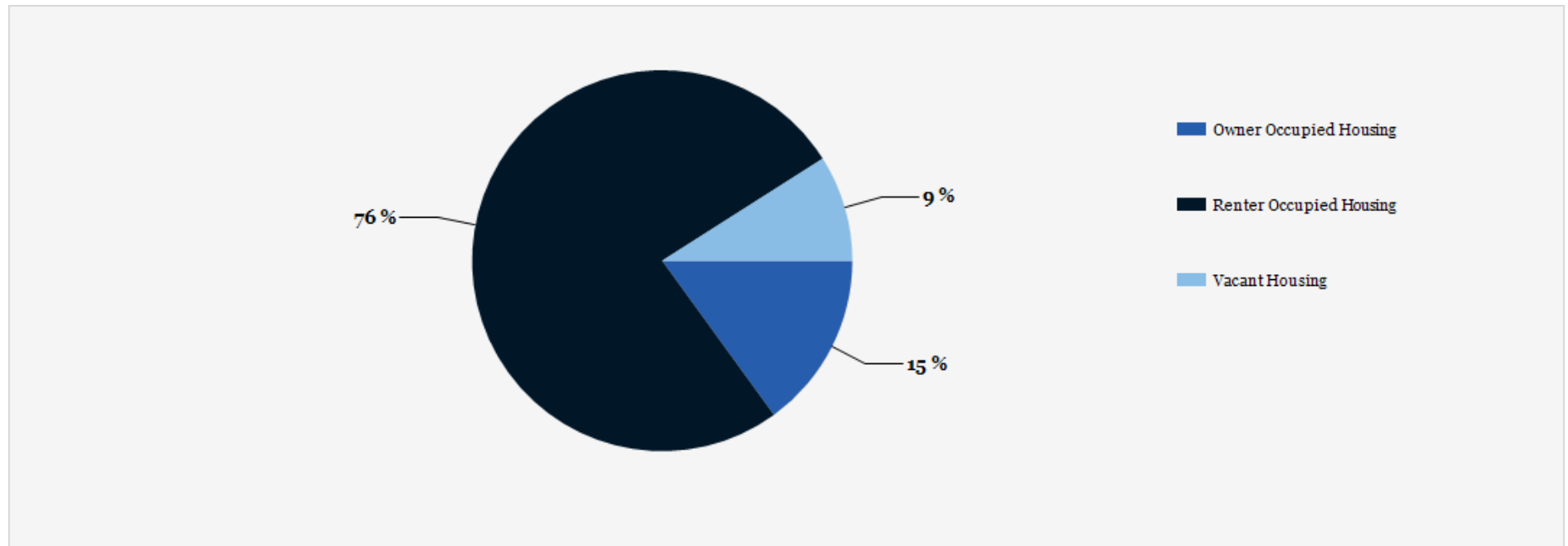
2021 Household Income



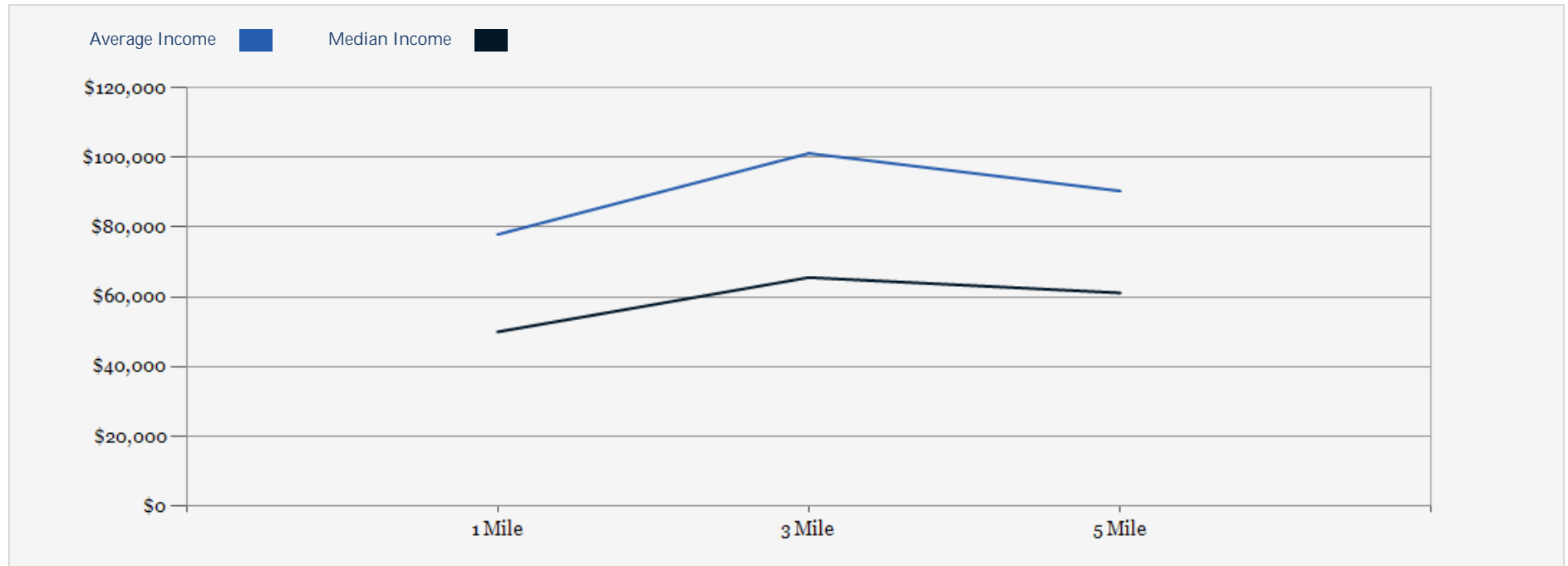
2021 Population by Race



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The S.F. Waranch Company and it should not be made available to any other person or entity without the written consent of The S.F. Waranch Company.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to The S.F. Waranch Company. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. The S.F. Waranch Company has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, The S.F. Waranch Company has not verified, and will not verify, any of the information contained herein, nor has The S.F. Waranch Company conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Saul Waranch
Broker
(214) 526-5800
swaranch@sffwaranch.com

Stephanie Jacobs
Agent
(210) 415-4524
sjacobs@sffwaranch.com

Jeff Lewin
Head of Brokerage
(214) 336-7715
jlewin@sffwaranch.com





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.

11-2-2015



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.

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

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Saul F. Waranch	9003270	sfwaranch@sfwaranch.com	214-526-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Saul F. Waranch	0395950	swaranch@sfwaranch.com	214-893-4788
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date