

For Lease

Available:

2,250± to 11,740± s.f.

Lease Rate:

\$18.00 p.s.f.

Triple Nets:

\$6.00 (includes janitorial)

Lease Terms:

3 to 5 years

Tenant Improvements:

up to \$18.00 psf

Demographics (2016)

3 mile 5 mile

Population: 116,391 290,555

HH Income: \$91,167 \$92,110

Traffic Counts:

37,763 vpd N. Beach

26,884 vpd Western Center

FOSSIL CREEK OFFICE PARK II



**6240 N. Beach St.
Fort Worth, Texas**

- 🟢 Convenient to I-35 W & Loop 820
- 🟢 Covered parking available
- 🟢 Electrical service metered separately
- 🟢 Ready for tenant finishout



www.makens.com

For further information contact:

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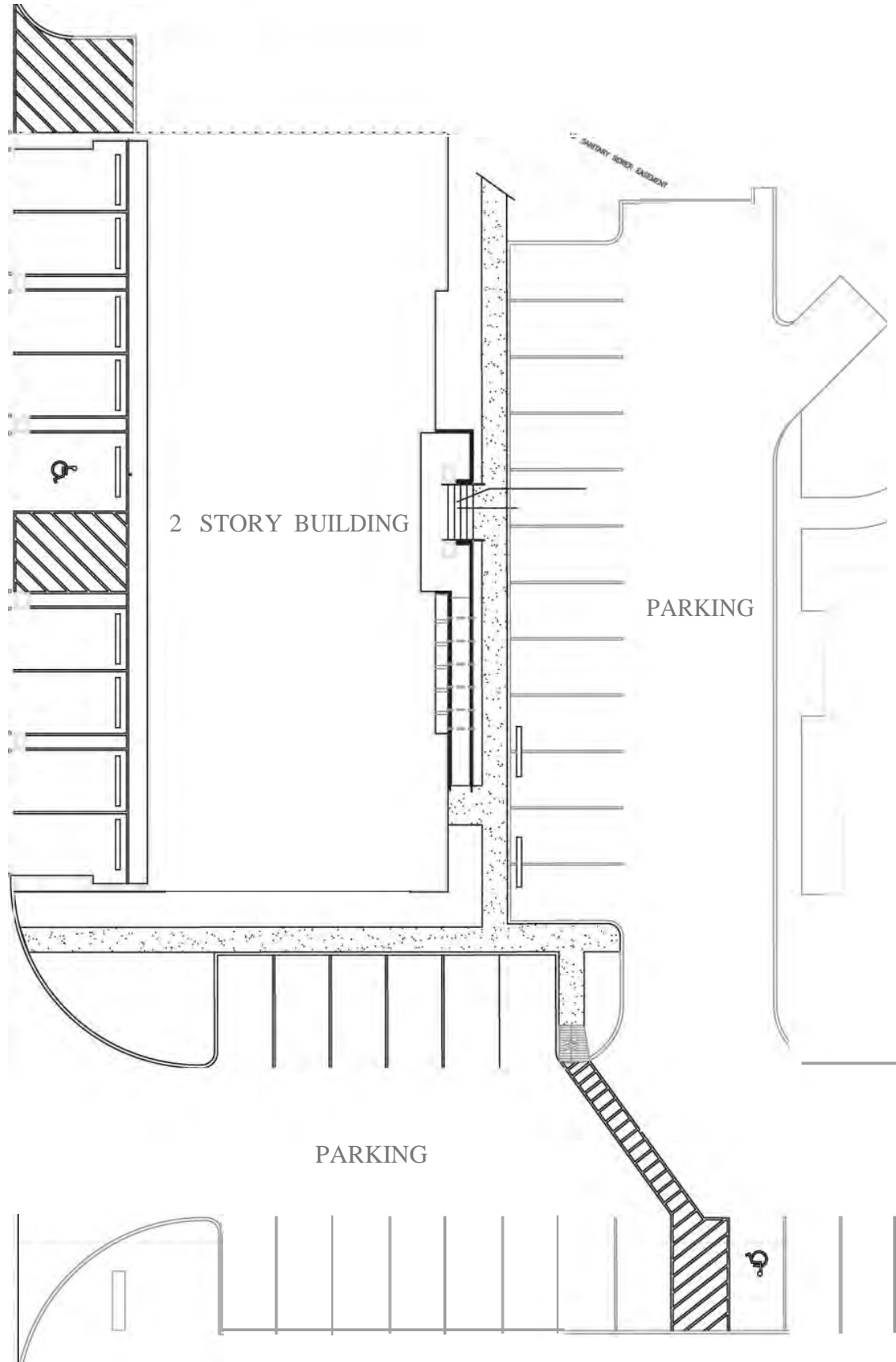
Licensed in the State of Texas

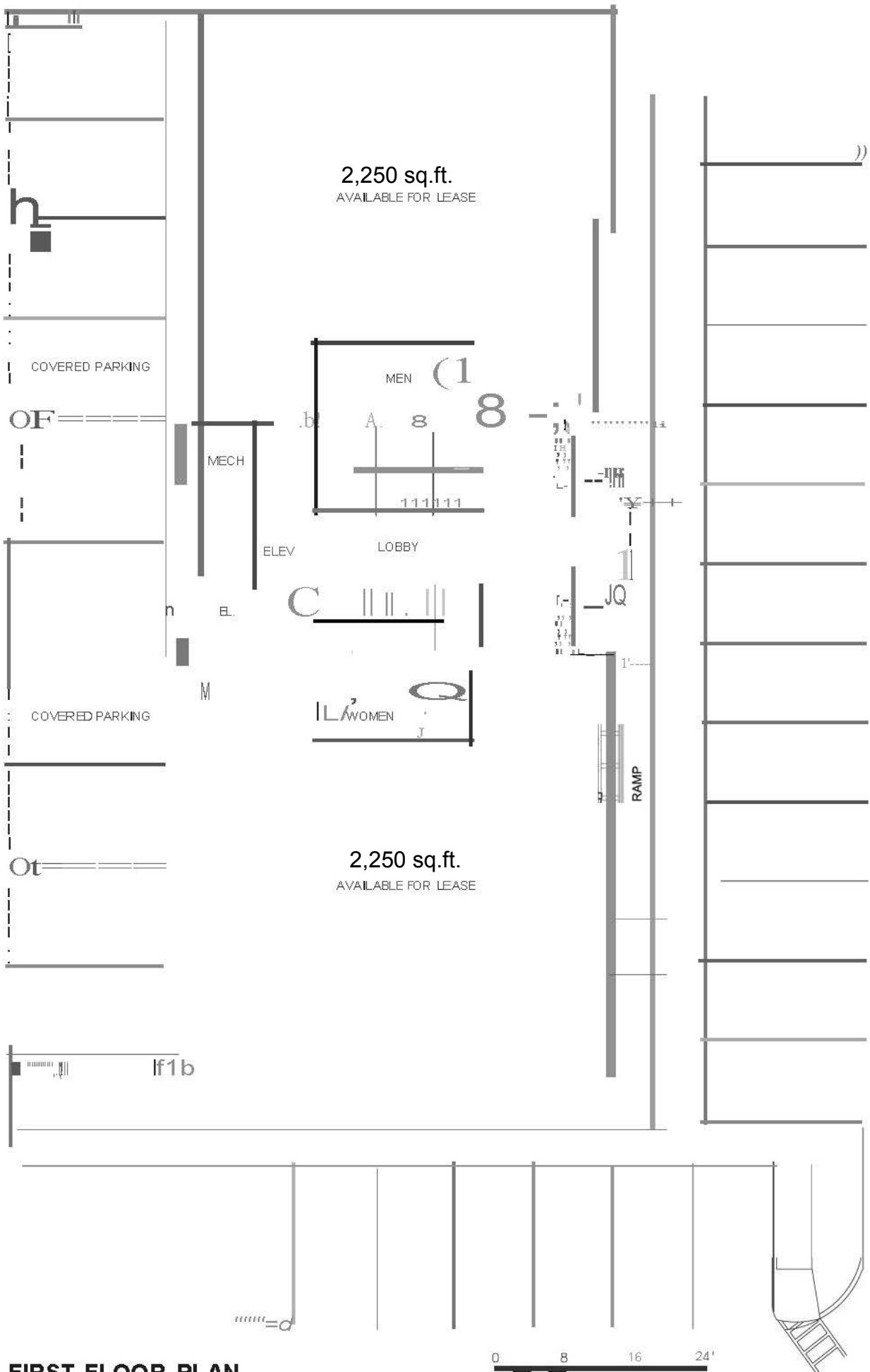
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part of Block 2, Lot 2, Gray Addition



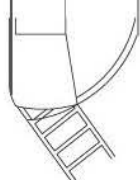
Mapsco 36-W

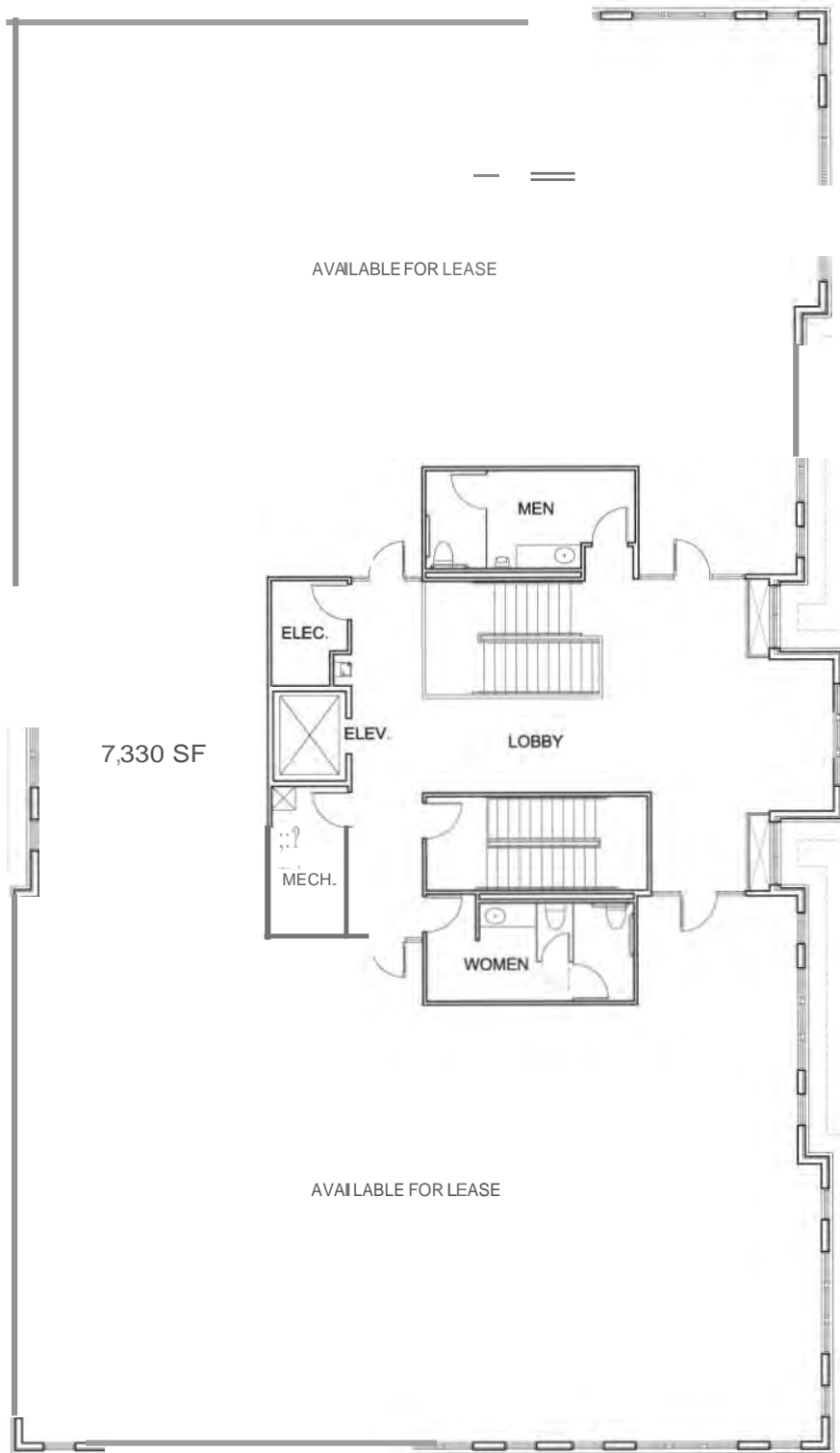




CO FIRST FLOOR PLAN

NORTH





<0 SECOND FLOOR PLAN
NORTH



EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	6,273	47,658	134,448
Population (4/1/2000)	15,284	74,267	182,484
Population (4/1/2010)	19,041	105,294	258,977
Population (1/1/2016)	21,108	116,391	285,777
Population (1/1/2021)	22,031	121,490	298,276
Percent Growth (2016/2010)	10.86	10.54	10.35
Percent Forecast (2021/2016)	4.37	4.38	4.37

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	2,418	16,557	46,644
Households (4/1/2000)	5,845	26,332	63,048
Households (4/1/2010)	7,530	38,000	89,483
Households (1/1/2016)	8,223	41,375	97,265
Households (1/1/2021)	8,540	42,973	101,023
Percent Growth (2016/2010)	9.2	8.88	8.7
Percent Forecast (2021/2016)	3.86	3.86	3.86

GENERAL POPULATION CHARACTERISTICS			
Median Age	32.3	32.3	32.7
Male	10,414	57,382	141,211
Female	10,694	59,009	144,566
Density	5,013.10	4,477.40	3,634.90
Urban	21,108	116,391	285,777
Rural	0	0	0

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	8,223	41,375	97,265
Families	5,183	29,327	71,894
Non-Family Households	3,040	12,048	25,371
Average Size of Household	2.57	2.81	2.93
Median Age of Householder	44.1	45.2	46.5
Median Value Owner Occupied (\$)	128,501	122,401	128,589
Median Rent (\$)	779	837	789
Median Vehicles Per Household	2.2	2.4	2.4

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	8,666	43,601	102,445
Housing, Owner Occupied	4,236	26,196	65,268
Housing, Renter Occupied	3,987	15,179	31,997
Housing, Vacant	443	2,226	5,180

POPULATION BY RACE				
	White Alone	14,431	84,232	212,118
	Black Alone	2,120	9,264	19,031
	Asian Alone	2,304	9,874	18,473
	American Indian and Alaska Native Alone	124	719	1,990
	Other Race Alone	1,288	8,093	23,660
	Two or More Races	841	4,209	10,505

POPULATION BY ETHNICITY				
	Hispanic	4,670	28,023	80,032
	White Non-Hispanic	11,495	66,481	161,103

GENERAL INCOME CHARACTERISTICS				
	Total Personal Income (\$)	736,860,394	3,772,690,419	9,029,176,485
	Total Household Income (\$)	736,860,394	3,772,055,031	8,993,174,510
	Median Household Income (\$)	76,510	75,067	75,798
	Average Household Income (\$)	89,610	91,167	92,461
	Per Capita Income (\$)	34,909	32,414	31,595

RETAIL SALES				
	Total Retail Sales (including Food Services) (\$)	37,965	673,053	3,448,562

CONSUMER EXPENDITURES				
	Total Annual Expenditures (\$000)	507,879.00	2,623,262.30	6,246,411.70

EMPLOYMENT BY PLACE OF BUSINESS				
	Employees, Total (by Place of Work)	3,148	23,638	74,145
	Establishments, Total (by Place of Work)	112	1,049	3,931

EASI QUALITY OF LIFE				
	EASI Quality of Life Index (US Avg=100)	125	125	126
	EASI Total Crime Index (US Avg=100; A=High)	79	41	45
	EASI Weather Index (US Avg=100)	149	149	149
	BLOCK GROUP COUNT	9	64	155

Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2016 unless otherwise stated.

