

For Lease

Available:

1,563 s.f.

Rate:

\$18.00 p.s.f.

NNN:

\$5.50 p.s.f.

Term:

3 to 5 years

Demographics (2016)

3 mile 5 mile

Population: 116,391 290,555

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

Traffic Counts:

37,776 vpd N. Beach St.

26,884 vpd Western Center



THE MAKENS COMPANY

Broker

www.makens.com

For further information contact:

Brian Tobey

The Makens Company

3231 Harwood Rd.

Bedford, TX 76021

817/540-3229

tobey@makens.com

Licensed in the State of Texas

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, THE MAKENS COMPANY MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, OR CONDITIONS. PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE, TEXAS LAW REQUIRES LICENSEE TO DISCLOSE THAT IT IS REPRESENTING THE SELLER/LANDLORD IN THE MARKETING OF THIS PROPERTY.

part of Block 2, Lot 2, Gray Addition

Fossil Creek Office Park I

6200 N. Beach St.

Fort Worth, Texas

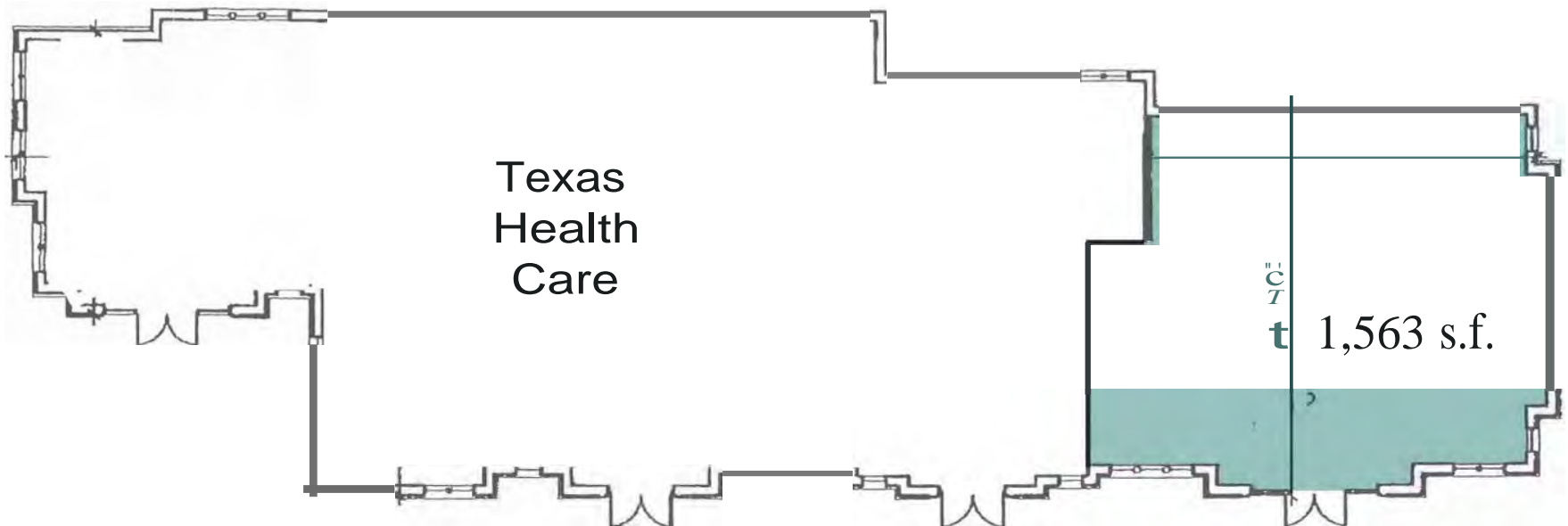


- Convenient to I-35 W & Loop 820
- Electrical service metered separately
- Now available



Mapsc0 36-W

6200 N. Beach St.



BLDG. "6" FLOOR PLAN

SCALE: 1/16" = 1'-0"
TOTAL FLOOR AREA = 5824 SF

FILE NAME: 0.266-f"...AN (O:VICVOJ) DG

1 Blake Architects

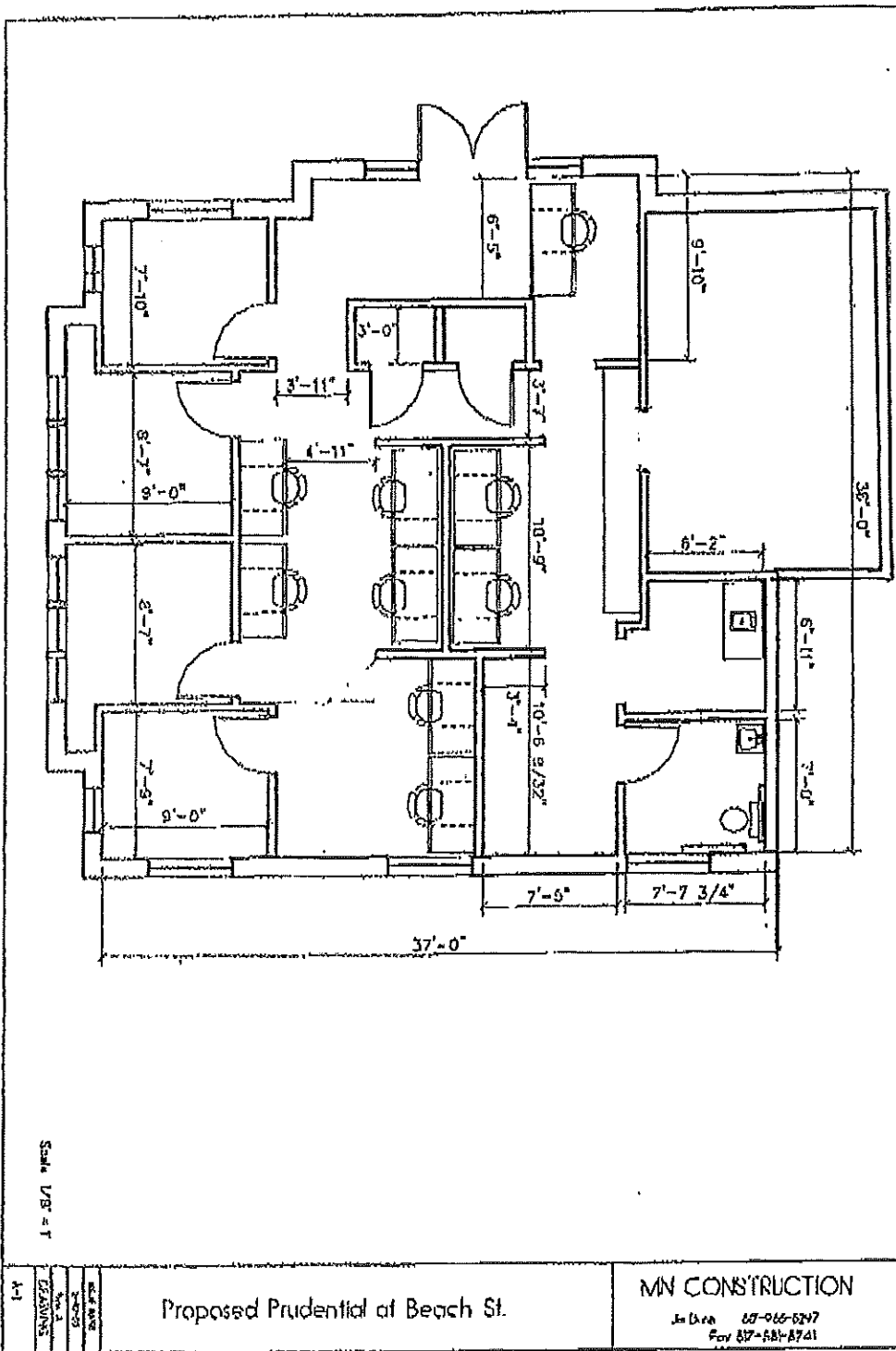
1202 S. WHITE CREEK WILLOW R(W) • SUITE A
SOUTHSHORE, TEXAS 76092 • 817-488-9397

F0551L CREEK OFFICE PARK
HALTOM CITY, TEXAS

JOB #0266

SI-LET

OF 25 SHEETS



EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
Population (4/1/1990)	5,165	47,658	138,376
Population (4/1/2000)	13,478	74,267	186,540
Population (4/1/2010)	17,284	105,294	263,311
Population (1/1/2016)	19,160	116,391	290,555
Population (1/1/2021)	19,994	121,490	303,265
Percent Growth (2016/2010)	10.85	10.54	10.35
Percent Forecast (2021/2016)	4.35	4.38	4.37

HOUSEHOLDS BY YEAR			
Households (4/1/1990)	2,066	16,557	48,079
Households (4/1/2000)	5,248	26,332	64,481
Households (4/1/2010)	6,943	38,000	90,898
Households (1/1/2016)	7,582	41,375	98,803
Households (1/1/2021)	7,873	42,973	102,621
Percent Growth (2016/2010)	9.2	8.88	8.7
Percent Forecast (2021/2016)	3.84	3.86	3.86

GENERAL POPULATION CHARACTERISTICS			
Median Age	32.2	32.3	32.7
Male	9,430	57,382	143,594
Female	9,730	59,009	146,961
Density	4,829.60	4,477.40	3,608.40
Urban	19,160	116,391	290,555
Rural	0	0	0

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	7,582	41,375	98,803
Families	4,687	29,327	72,965
Non-Family Households	2,895	12,048	25,838
Average Size of Household	2.53	2.81	2.93
Median Age of Householder	43.7	45.2	46.6
Median Value Owner Occupied (\$)	134,832	122,401	127,662
Median Rent (\$)	769	837	788
Median Vehicles Per Household	2.2	2.4	2.4

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	8,008	43,601	104,109
Housing, Owner Occupied	3,721	26,196	66,263
Housing, Renter Occupied	3,861	15,179	32,540
Housing, Vacant	426	2,226	5,306

POPULATION BY RACE				
	White Alone	12,999	84,232	215,369
	Black Alone	2,003	9,264	19,161
	Asian Alone	2,146	9,874	18,620
	American Indian and Alaska Native Alone	107	719	2,017
	Other Race Alone	1,154	8,093	24,735
	Two or More Races	751	4,209	10,653

POPULATION BY ETHNICITY				
	Hispanic	4,142	28,023	82,928
	White Non-Hispanic	10,401	66,481	162,598

GENERAL INCOME CHARACTERISTICS				
	Total Personal Income (\$)	690,477,592	3,772,690,419	9,136,838,154
	Total Household Income (\$)	690,477,592	3,772,055,031	9,100,758,460
	Median Household Income (\$)	78,036	75,067	75,421
	Average Household Income (\$)	91,068	91,167	92,110
	Per Capita Income (\$)	36,037	32,414	31,446

RETAIL SALES				
	Total Retail Sales (including Food Services) (\$)	34,392	673,053	3,465,109

CONSUMER EXPENDITURES				
	Total Annual Expenditures (\$000)	468,642.10	2,623,262.30	6,335,456.90

EMPLOYMENT BY PLACE OF BUSINESS				
	Employees, Total (by Place of Work)	3,091	23,638	74,376
	Establishments, Total (by Place of Work)	110	1,049	3,950

EASI QUALITY OF LIFE				
	EASI Quality of Life Index (US Avg=100)	124	125	126
	EASI Total Crime Index (US Avg=100; A=High)	79	41	46
	EASI Weather Index (US Avg=100)	149	149	149
	BLOCK GROUP COUNT	8	64	159

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.

