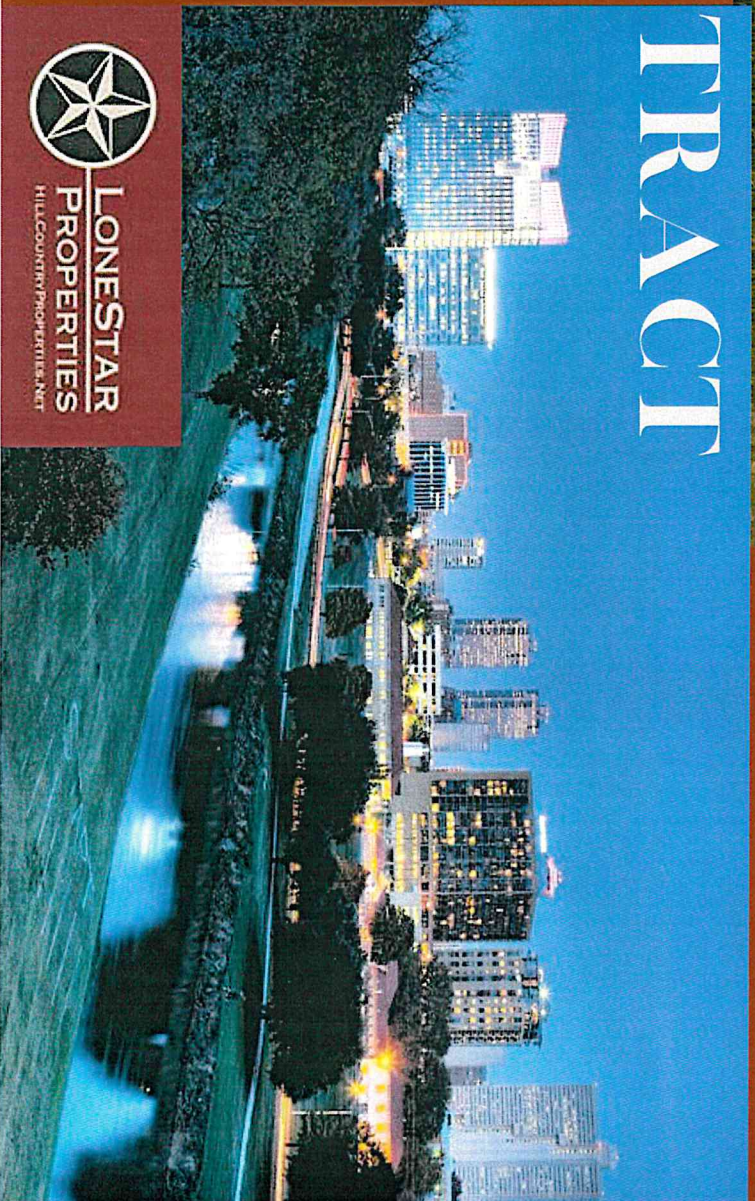
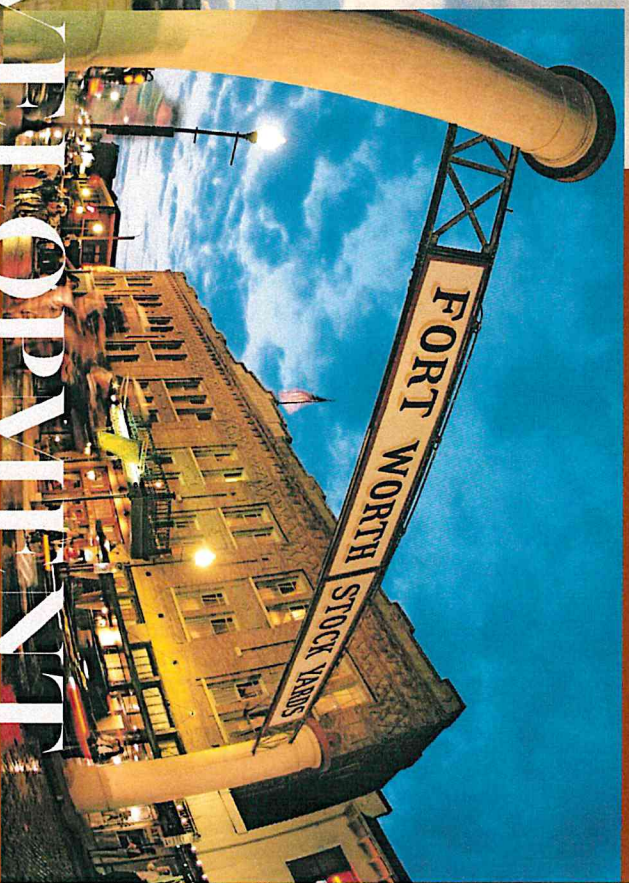


FORT WORTH®

MIXED-USE DEVELOPMENT TRACT



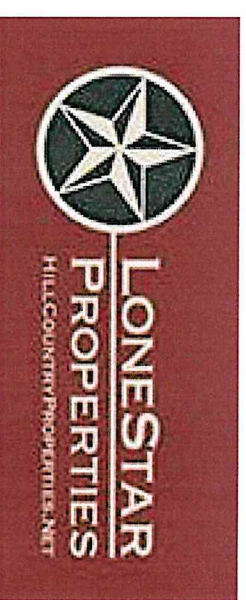
©Allen Corrigan Media



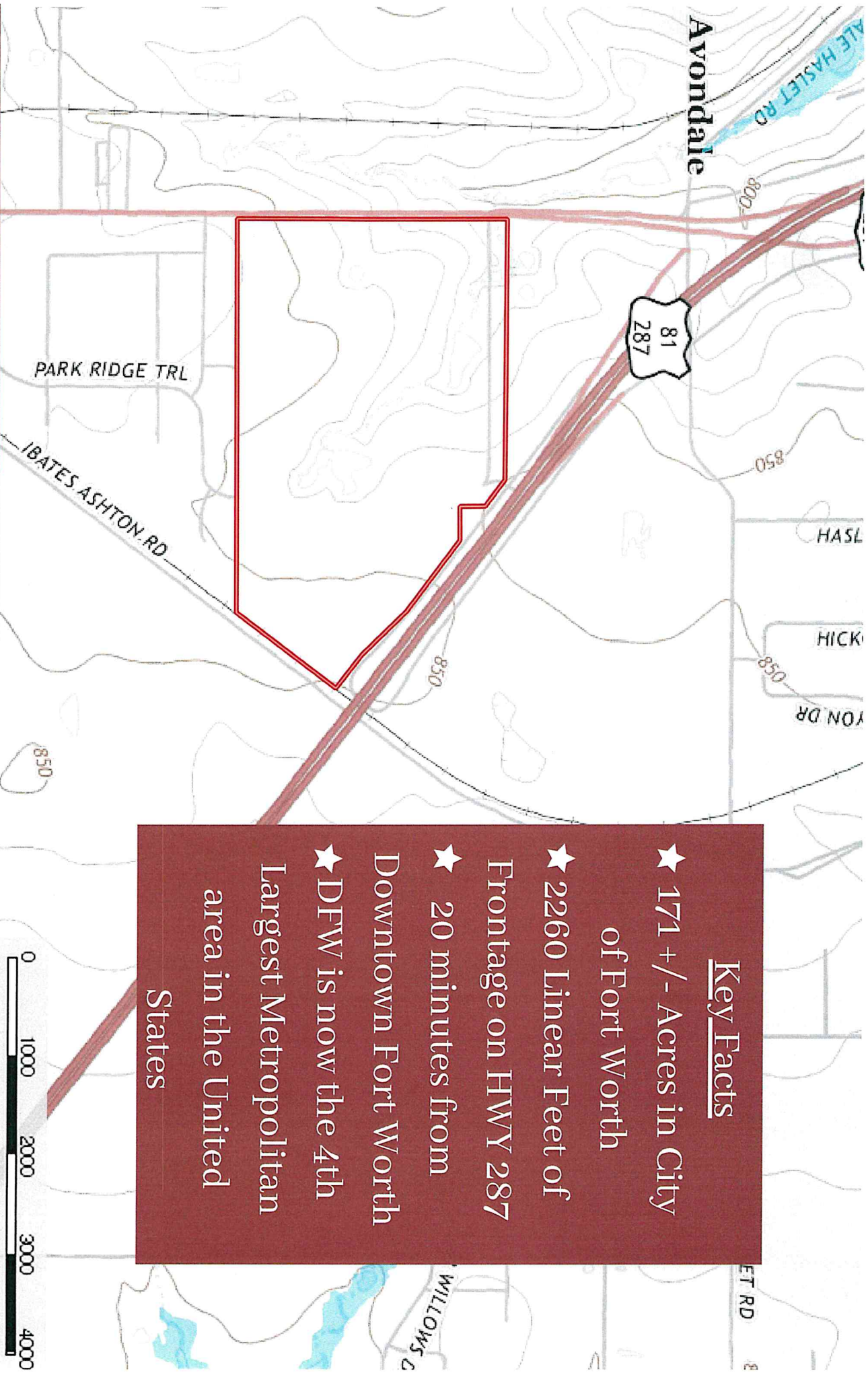
LONESTAR
PROPERTIES
HILL COUNTRY/PHOTO EXCELLENCE



This tract is located in the City of Fort Worth in Tarrant County, Texas. With approximately 2,260 linear feet of Frontage on US 287, the tract has the ability to be developed into a multi-use development. This area is Fort Worth's newest regional retail intersection. Hunter Crossroads retail development is adjacent to and across US 287 from the subject tract. Hunter Crossroads will feature of 300,000 SF of retail space when completed.



- Key Facts**
- ★ 171 +/- Acres in City of Fort Worth
 - ★ 2260 Linear Feet of Frontage on HWY 287
 - ★ 20 minutes from Downtown Fort Worth
 - ★ DFW is now the 4th Largest Metropolitan area in the United States



**LONESTAR
PROPERTIES**
HILL COUNTRY PROPERTIES, L.P.



<u>Drive Times</u>	
Downtown Fort Worth	
19 miles	
Stockyards	14 Miles
TCU	23 Miles
DFW	27 miles
Love Field	42 miles
Downtown Dallas	44 Miles

-  School
-  Multi-Family
-  Water Tower
-  Triple W Boundary



LONESTAR
PROPERTIES
HILLCOUNTYPROPERTIES.NET

TRIPLE W - 168 AC +/-
12985 NW HWY 287 FORT WORTH, TX 76052



11535 AARDALE SCHOOL RD

ELEMENTARY SCHOOL

HIGH SCHOOL

WILLOW SPRINGS RD

16 MILES
DOWNTOWN FORTH NORTH

BLUE DOG RD W

DATES ASTOR RD

FRANCES ANN CT

11535 AARDALE SCHOOL RD

11535 AARDALE SCHOOL RD

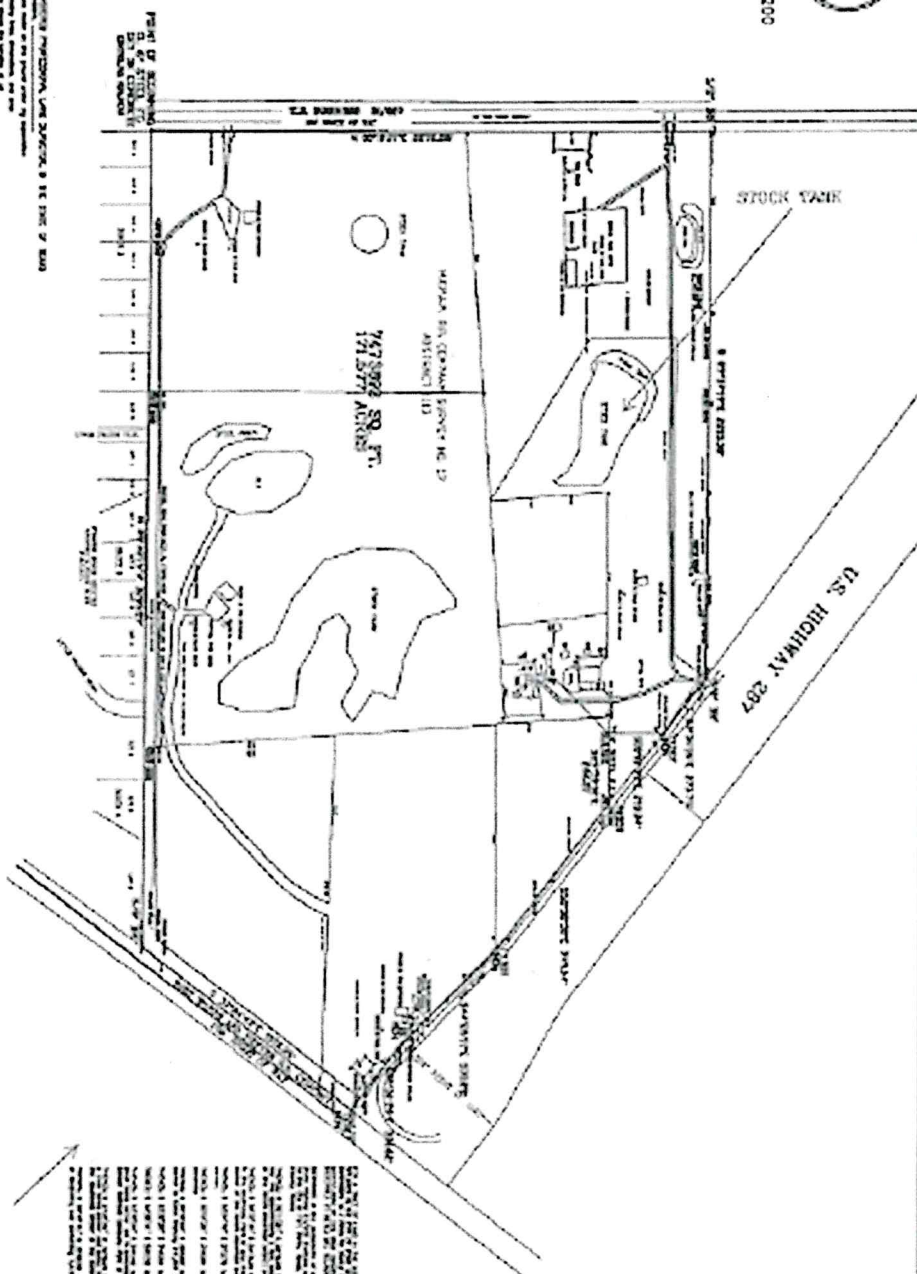


The information contained herein was obtained from sources deemed to be reliable. Mapbox Services makes no warranties as to the accuracy of the information.



SCALE 1"= 200'

EXHIBIT "B"



LEGEND	
1	Survey Boundary
2	Stock Tank
3	Spring
4	Well
5	Property Line
6	Right of Way
7	Water
8	Shaded Area
9	Unshaded Area
10	Other

OWNERS

ALLAN WAID SURVEYING CO.
P.O. BOX 7270
FT. WORTH, TX 76111 FAX 817-8340840

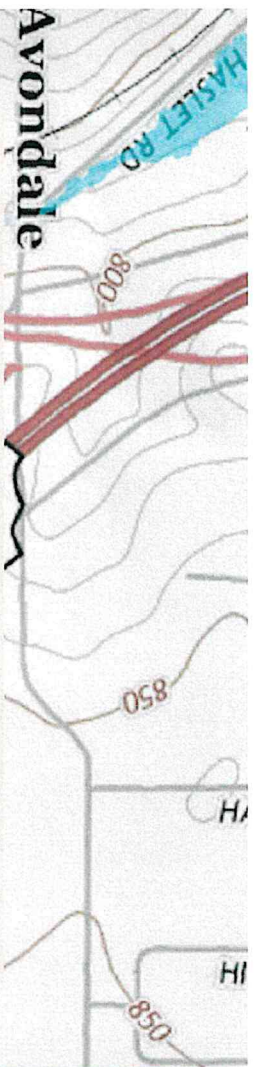
A TRACT OF LAND IN THE M.E.P. & P. RAILROAD COMPANY SURVEY NO. 17, ABSTRACT 1113, AS
ESTATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND BEING THE SAME PROPERTY
DESCRIBED IN A DEED TO TRIPLE T PROPERTIES LTD. AS RECORDED IN THE COUNTY CLERK'S FILE #
0007045022 OF THE DEED RECORDS, TARRANT COUNTY, TEXAS.

ALLAN WAID SURVEYING CO.
P.O. BOX 7270
FT. WORTH, TX 76111 FAX 817-8340840

2001 JANUARY 10

City Sewer and Water on Adjacent Tract





Avondale

HASLET RD

800

850

850

PARK

IBATES

EXCLUSIVELY MARKETING BY

Krista Upham

210-884-5276

Krista@LoneStarBoerne.com

LoneStar Properties

222 S. Main Street

Boerne, TX 78006

830-249-7979

LONESTARBOERNE.COM

MARKET PROFILE

DEMOGRAPHICS

DRIVE TIME	POPULATION	Avg. HH Income	Median HH Income
15 Minutes	142,415	\$86,866	\$81,102
Trade Area	45,413	\$92,300	\$76,811

TRAFFIC COUNTS (2019)

US 287	US 287 BUSINESS:	AVONDALE-HASLET ROAD
41,766	11,657	14,940



**LONESTAR
PROPERTIES**
HILLCOUNTRYPROPERTIES.NET

