



WATERSIDE

OFFERING SUMMARY



The Opportunity

Jones Lang LaSalle Americas, Inc. (“JLL”), is pleased to present the rare opportunity to acquire Waterside (“the Property”), an institutional quality Whole Foods grocery-anchored, and destination-based shopping center, situated within the recently developed Waterside mixed-use development. The Property is located within the fast growing Southwest Fort Worth, Texas submarket – within a 10-mile radius of the Property there are over 13,000 single family lots recently delivered or under construction, and over 46,000 proposed lots.

The location is further validated by Waterside’s tenancy. Since April 2020, over 33,000 SF of new leases have been signed. Current ownership has curated a first-to-market merchandise mix focused on beauty, wellness, leisure activities, and dining. Moreover, Waterside’s Whole Foods is the only one in Fort Worth while REI is the only store within 35 miles. The Property’s irreplaceable location and complementary tenancy coupled with Southwest Fort Worth’s explosive growth provide investors a unique opportunity to invest in a generational core offering.

THE ASSET

Address	3720 Convair Dr, Fort Worth, TX 76109
Submarket	Southwest Fort Worth
Square Feet	158,046 SF
Occupancy	95%
National Tenancy	Whole Foods, REI, Mattress Firm, PNC Bank
Year Built	2015-2016
Site Size	13.5 Acres
CAGR	+/- 2.00%



Investment Merits

Grocery Anchored
Shopping Center

FORTRESS, LONG TERM
WHOLE FOODS CREDIT

Unique First-
Tenant Roste

ONLY WHOLE FOODS A
IN TRADE AREA



to-Market
r

AND REI

Nation Leading
Demographic Growth

34% POP. GROWTH SINCE 2001
AND \$100K CURRENT AVG. HH INCOME

Mixed-Use
Ecosystem

NESTLED WITHIN 375 APT. UNITS
AND 119 HOTEL KEYS

Future
Growth

46,000 SINGLE-FAMILY LOTS
PROPOSED WITHIN A 10-MILE RADIUS

Flourishing Mixed-Use Environment



DOWNTOWN FORT WORTH
6 Mile Drive
29% Population Growth Over the Past 10 Years

Cook Children's

fort worth ZOO

Dickies Arena

UNION PACIFIC RAIL YARD TOWER

FORT WORTH BOTANICAL GARDEN

COLONIAL COUNTRY CLUB

LAKE COMO PARK

INTERSTATE 30

SPECS

DSW

ULTA

TRADER

THE OFFICES AT CLEARFORK
170,982 SF Class A Office Space
100% Leased

amc THEATRES **Neiman Marcus** **wework**

THE GEORGE
397 Units
\$2,535 Avg. Rent

Trinity Commons Shopping Center
197,423 SF

Shops at Clearfork
Over 40 Retail Stores & Restaurants

PROPOSED PHASE 2: THE OFFICES AT CLEARFORK
170,588 SF Class A Office Space
Proposed Delivery March 2024

FUTURE DEVELOPMENT
Tradition Senior Living - Clearfork
309 Units, Delivery May 2023

Clear Fork Trinity River

Future Phase Edwards Ranch Riverhills Single Family Development
~180 Lots

THE ELM AT RIVER PARK
673 Units
\$1,925 Avg. Rent

Chisholm Trail Parkway

THE CANYONS APARTMENTS
673 Units
\$1,540 Avg. Rent

WATERSIDE

Future Phase Edwards Ranch Riverhills Single Family Development
~180 Lots

Arbor Lawn Drive

EASTBANK AT WATERSIDE
375 Units
\$1,742 Avg. Rent

WATERSIDE MEDICAL CENTER
19,717 SF Medical Office
Under Construction: April 2023

Residence Inn Marriott
119 Keys

THE LODGE AT RIVER PARK
312 Units
\$1,392 Avg. Rent

Additional Land Parcel

New Townhome Development
~77 Units



TCU
 3 Mile Drive
 11,938 Undergraduate Students
 45,000 Avg. Home Football Game Attendance

AVG. HOME PRICE
\$1,500,000

Edwards Ranch Riverhills
 Phase I Development
 56 Single Family Homes

Edwards Ranch Riverhills
 Phase II Development
 ~90 Single Family Homes

FORT WORTH COUNTRY
 DAY SCHOOL

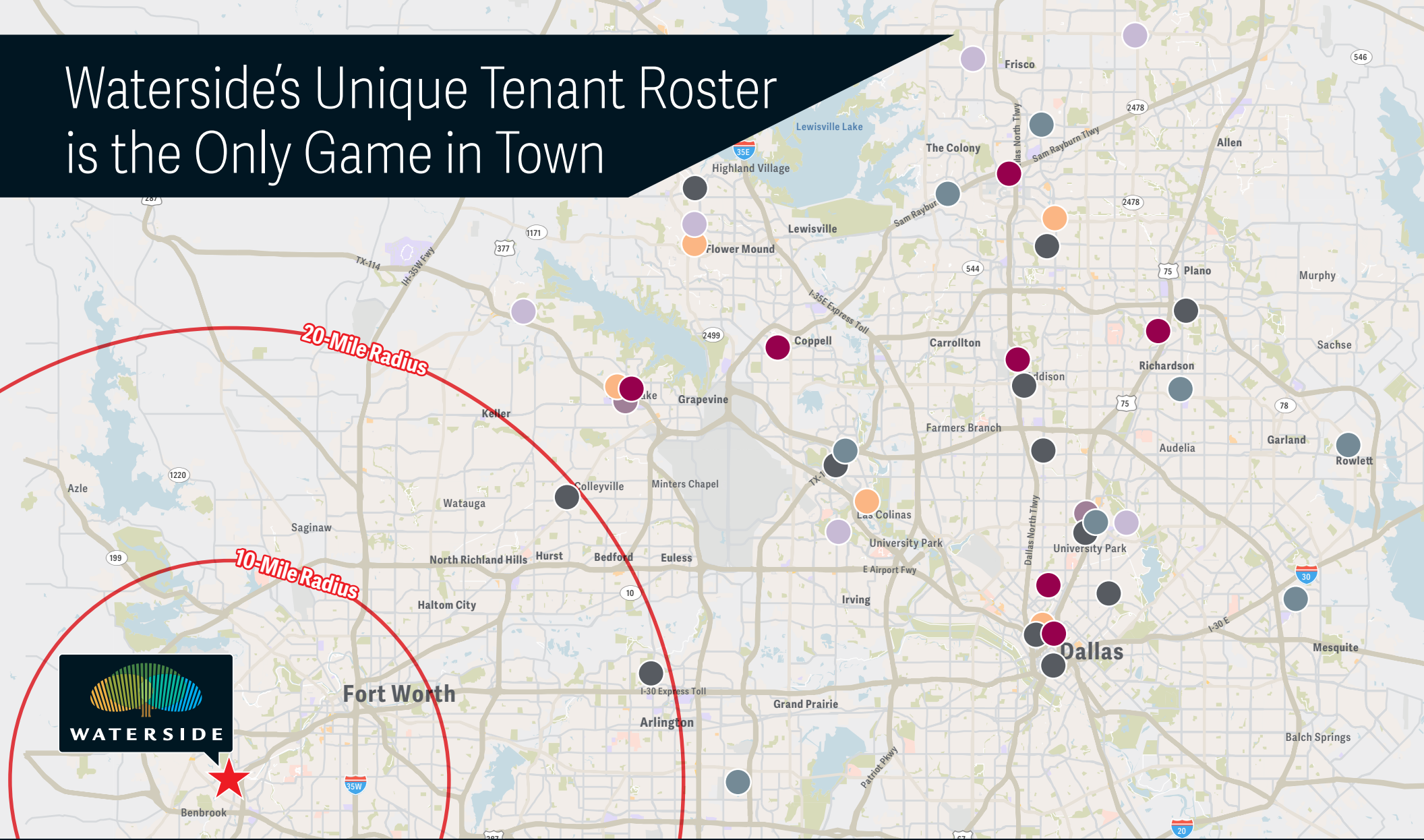
MEDICAL
 Office Space
 2022 Delivery

4060 BRYANT IRVIN ROAD
 27,850 SF Office Space






Strong Demographics



Waterside's Unique Tenant Roster is the Only Game in Town



Closest Locations

 20 MI	 32 MI	 31 MI	 31 MI	 21 MI	 35 MI
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Established and Curated Merchandising Mix



644,000
VISITS PER YEAR

#5 out of 13
RANK OF STORES WITHIN A 50 MILE RADIUS

Only
WHOLE FOODS IN FORT WORTH



Top 5%
RANKED IN THE OF STORES NATIONALLY
AND ONLY REI WITHIN 35 MILES



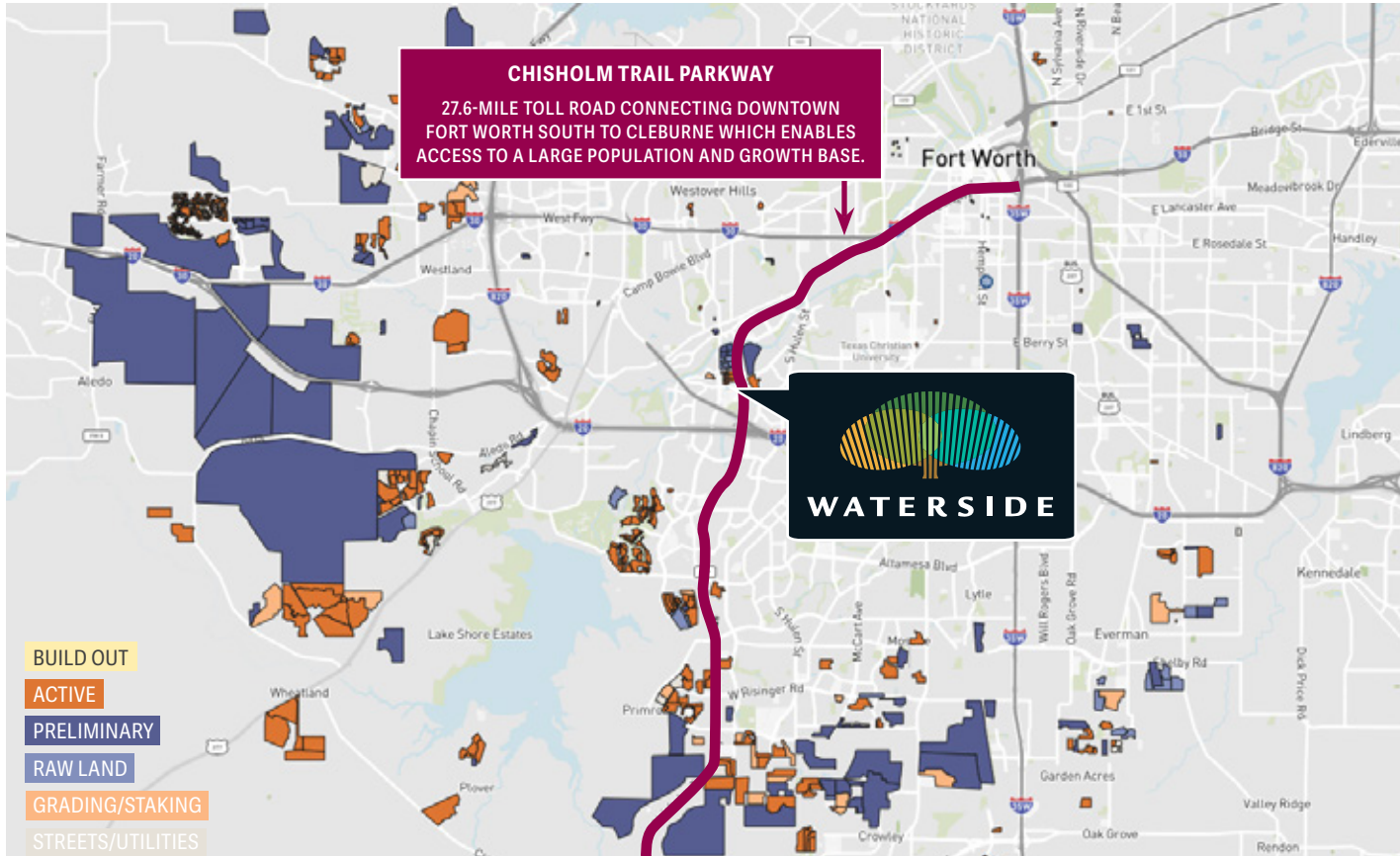
XPONENTIAL FITNESS HAS
QUADRUPLE-DOWNED ON WATERSIDE
(YOGASIX, CYCLEBAR, CLUB PILATES, STRETCH LAB)



Over 33,000 SF
OF NEW LEASES HAVE BEEN
SIGNED SINCE APRIL 2020

Southwest Fort Worth Continued Growth

By 2040, Fort Worth's Population is Expected to Grow 51%



Single Family Growth within a 10-mile Radius

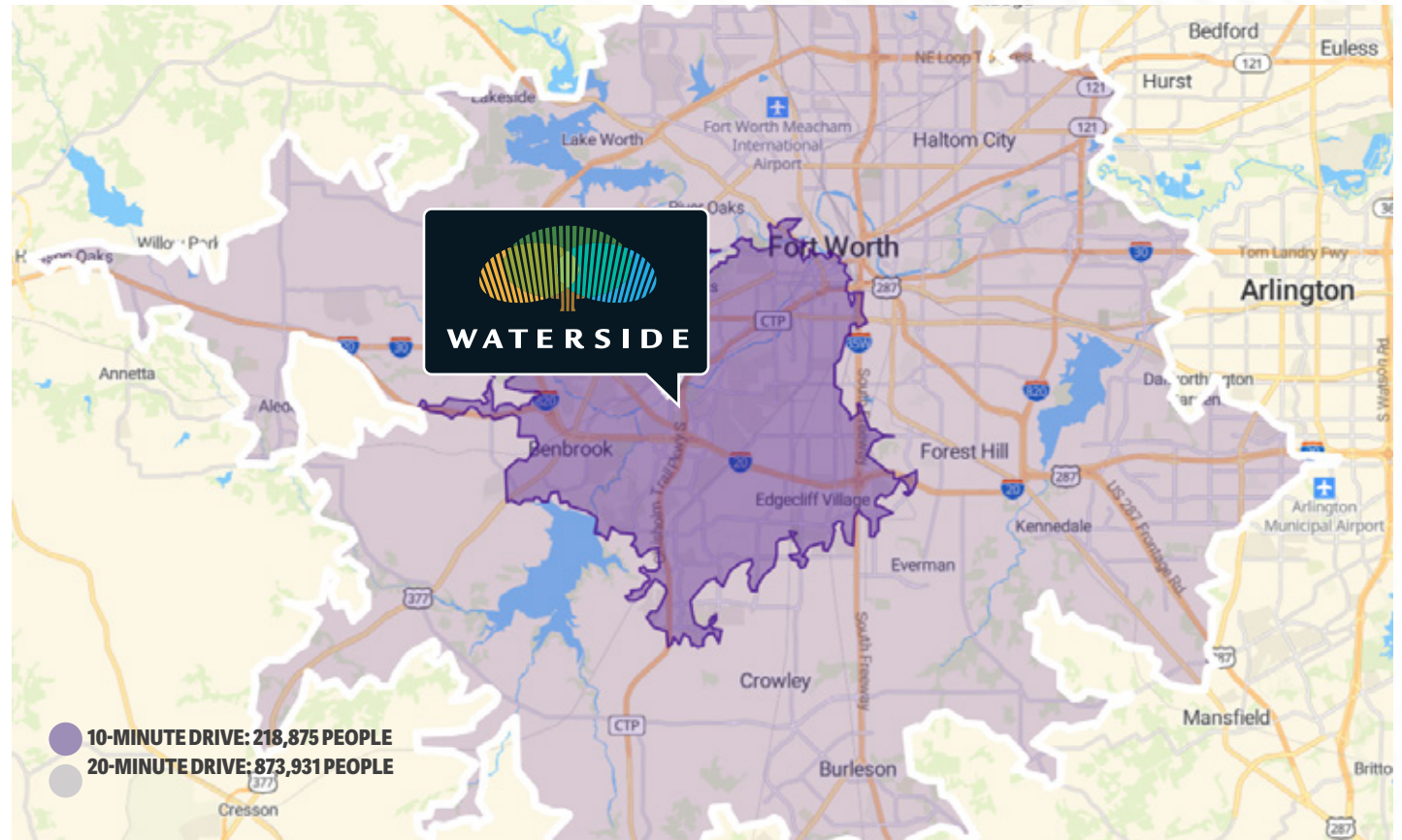
- 212 Active Subdivisions or 13,511 total lots
 - 9,463 delivered/under construction lots
 - 4,048 remaining lots

- 148 Proposed Subdivisions or 46,651 total lots
 - 12,000 lots (Walsh Ranch)
 - 3,800 lots (Veale Ranch)



// The area is on every homebuilder's radar now...this is an area that is underserved by new homes that meet market demand in the \$300K to \$500K range. //

- PMB CAPITAL



Waterside Trade Area at a Glance

- 2.1 million visitors annually to Waterside
 - Estimated customers total 463,000
- 50% of the foot traffic comes from a trade area of 42 Sq. Mi.
 - \$244,317 average home value
 - \$105,312 average household income

Deal Contacts

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