



EASTCHASE — MARKET —

FORT WORTH, TX



EXECUTIVE SUMMARY

Property Summary

Address:

1600 Eastchase Parkway Fort Worth, TX 76120

GLA & Acreage:

261,730 SF / 44.7 Acres

Occupancy:

91.9%

Year Built:

1995

Anchor Tenants:



Shadow Anchor Tenants:



Investment Highlights



DURABLE
INCOME STREAM
SECURED BY **92%**
OCCUPANCY &
5.4-YEAR WALT



NATIONAL CREDIT
LINE-UP WITH
EMPHASIS ON
VALUE-ORIENTED
TENANCY



**COMPELLING
LEASING ACTIVITY**
NEW DEALS: BIG LOTS,
HARBOR FREIGHT
TOOLS

RECENT RENEWALS:
AMC, SPEC'S



**SUPER
REGIONAL
INTERSECTION**
BOLSTERED BY
TARGET, SAM'S,
WALMART, AND
LOWE'S



**SIGNIFICANT
DISCOUNT TO
REPLACEMENT COST**
VERSUS TODAY'S
CONSTRUCTION
STANDARDS OF
\$300 PSF

SITE PLAN



TOP 10%
OF ALL RETAIL DESTINATIONS IN TEXAS

3+ MILLION
VISITORS OVER TRAILING TWELVE MONTHS

75%
OF VISITORS WITH AT LEAST 5 VISITS - EXCELLENT CUSTOMER LOYALTY

93%
NATIONAL / REGIONAL TENANCY

TOP 10%
SALLY BEAUTY IN US



DOMINANT TRADE CORRIDOR WITH ENORMOUS DRAWING POWER



DOWNTOWN FORT WORTH

COOKES MEADOW NEIGHBORHOOD
MEDIAN HOME LISTING: \$330,000

HOLLOW HILLS NEIGHBORHOOD
MEDIAN HOME LISTING: \$340,000

EDERVILLE PARK TOWNHOMES
MEDIAN HOME LISTING: \$279,000

COBBLESTONE NEIGHBORHOOD
MEDIAN HOME LISTING: \$320,000

SANDYBROOK NEIGHBORHOOD
MEDIAN HOME LISTING: \$250,000

EASTCHASE — MARKET —



146,000 VPD

31,500 VPD



LOFTON APARTMENTS

EASTCHASE PKWY

NEARBY DRAWING POWER

(5-Mile Radius)

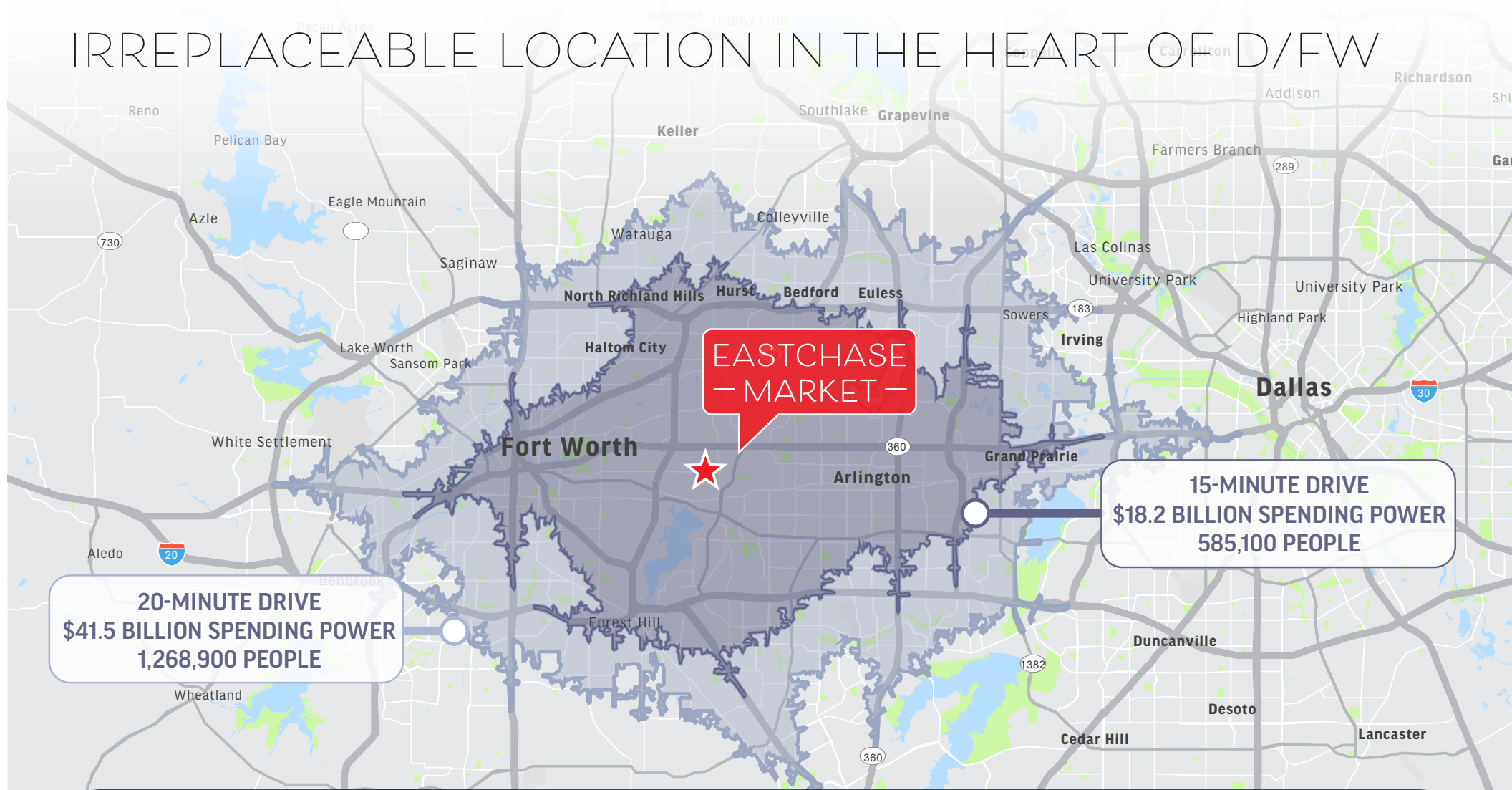
252,400
POPULATION

8.5 MILLION SF
OFFICE INVENTORY:

41,600
MULTIFAMILY UNITS:

99,000
HOUSEHOLDS:

IRREPLACEABLE LOCATION IN THE HEART OF D/FW



**EASTCHASE
— MARKET —**

**15-MINUTE DRIVE
\$18.2 BILLION SPENDING POWER
585,100 PEOPLE**

**20-MINUTE DRIVE
\$41.5 BILLION SPENDING POWER
1,268,900 PEOPLE**



POPULATION



POPULATION GROWTH (SINCE 2010)



AVERAGE HOUSEHOLD INCOME



AVERAGE HOME VALUE

15-Min Drive	585,096	12%	\$82,887	\$263,154
VS				
20-Min Drive	1,268,858	12%	\$88,832	\$271,468
VS				
D/FW MSA	6,397,000	20%	\$59,175	\$253,900

DIVERSE & GROWING DALLAS / FORT WORTH MSA

D/FW Open For Business - Economic Resiliency

#1 MOST
JOBS RECOVERED
(88% THROUGH THE END OF Q2 2021)

#3 MARKET FOR
RETURNING TO THE
OFFICE

(50% OF DALLAS WORKERS ARE BACK IN OFFICE
ACCORDING TO KASTLE SYSTEMS)

#1 BEST PERFORMING
LABOR MARKETS
(AS OF JULY 2021 BY LABORIQ)

#1 MARKET FOR COMMERCIAL
PROPERTY INVESTMENT IN 2021
(\$13.4 BILLION IN ACTIVITY THROUGH 1H21)

DFW'S RETAIL OCCUPANCY
IS NOW 95% - NEAR ALL TIME HIGHS



Why Dallas / Fort Worth

#1 FASTEST
GROWING METRO
(328 NEW RESIDENTS EACH DAY)

ONLY 7.5% OF JOBS
LOST DUE TO THE
PANDEMIC
(3RD BEST IN THE COUNTRY)

#4 REAL ESTATE
MARKET FOR 2021
(PWC/URBAN LAND INSTITUTE)

#1 MSA FOR PROJECTED
POPULATION GROWTH
(749,726 NEW RESIDENTS PROJECTED BY 2026)

LEADING PRO-BUSINESS
ENVIRONMENT
(#1 MARKET FOR DOING BUSINESS
15 YEARS IN A ROW)

EASTCHASE — MARKET —

INVESTMENT ADVISORY

FINANCING

ADAM HOWELLS

Senior Managing Director

adam.howells@jll.com

214 438 6530

BARRY BROWN

Senior Managing Director

barry.brown@jll.com

214 244 8481

GREYSON FEWIN

Associate

greyson.fewin@jll.com

214 438 6380

COLE SUTTER

Analyst

cole.sutter@jll.com

214 438 6178

CLINT COE

Managing Director

clint.coe@jll.com

214 438 6184



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.

**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.