



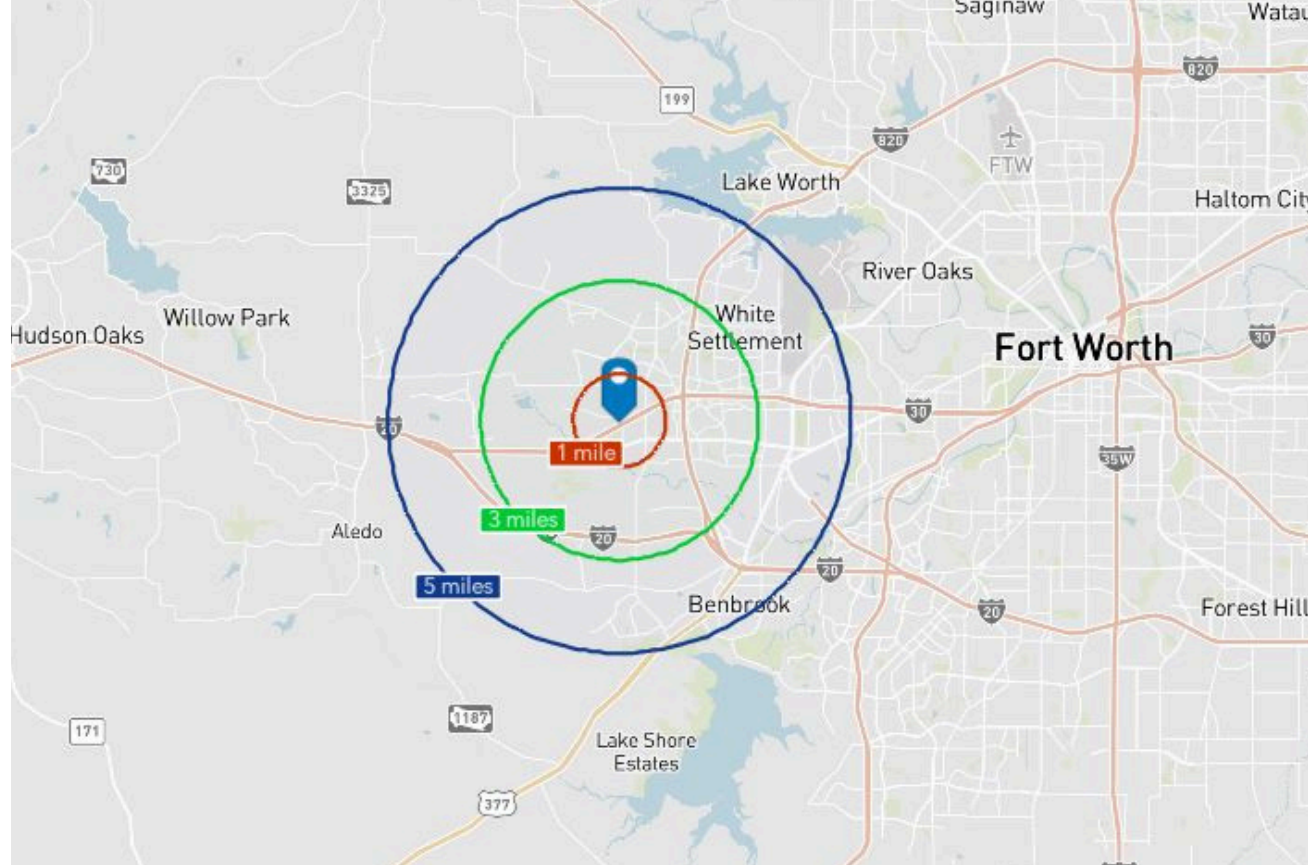
For information

NWQ I-30 & Chapel Creek Blvd | Fort Worth, TX 76126

Property Highlights

- 6 Acre Big Box & Pad Opportunities
- Join QuikTrip and McDonald's
- DFW's fastest-growing market trade area
- Zoning:
 - G - Intensive Commercial
- .82 - 5.69 Acres - Ground Lease & Purchase

DFW's fastest-growing market trade area



Demographics

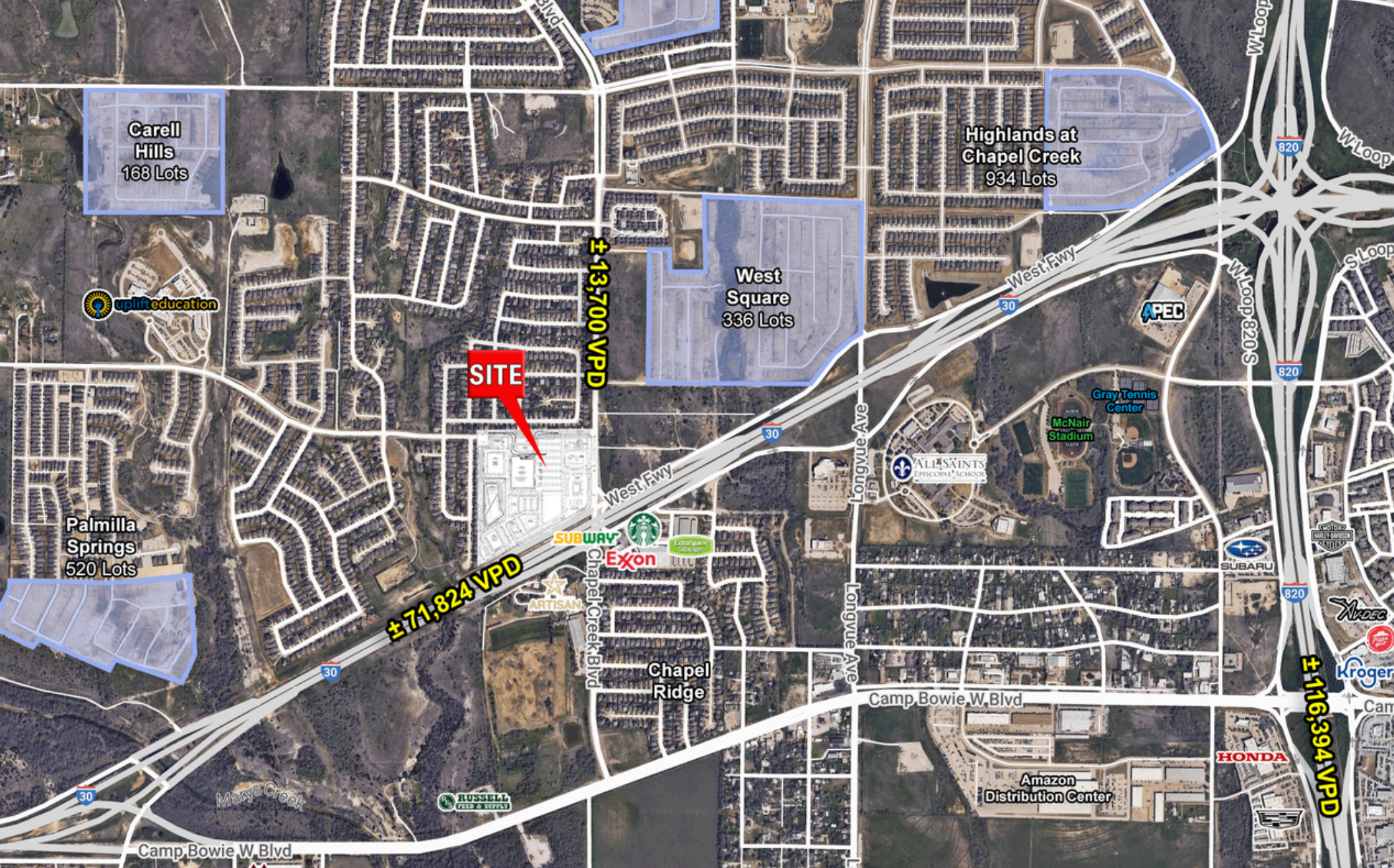
	1 mile	3 miles	5 miles
Estimated population	8,051	57,711	113,433
Estimated households	2,700	22,356	44,669
Est. Average HH income	\$101,586	\$86,592	\$104,634
Traffic counts	I-30: +/- 71,824 VPD	Chapel Creek Blvd: +/- 13,700 VPD	

This is a detailed site plan for the Chapel Creek Business Park Addition. The plan shows several lots and buildings with their respective dimensions and areas. Key features include:

- Chapin Road:** A 60' right-of-way road running horizontally across the top of the plan.
- Interstate Highway No. 30:** A variable width right-of-way road running diagonally from the bottom right towards the center.
- Wispy Trail:** A 50' right-of-way road running vertically along the left side.
- Buildings and Structures:**
 - Office Building:** 119,797 sq. ft., 2.74 acres.
 - Office:** 6,082 sq. ft., 0.62 acres.
 - Future Grocery Store:** 55,000 sq. ft., 1.26 acres.
 - Lot 2, Block 1:** 262,587 sq. ft., 6.48 acres.
 - Lot 3:** 34,178 sq. ft., 0.78 acres.
 - Lot 4:** 262,587 sq. ft., 6.48 acres.
 - Lot 5:** 56,114 sq. ft., 1.33 acres.
 - Lot 6:** 36,699 sq. ft., 0.84 acres.
 - Lot 7:** 20,423 sq. ft., 0.46 acres.
 - Lot 8:** 77,088 sq. ft., 1.77 acres.
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- Parking Areas:** Numerous parking spaces are shown throughout the plan, including a large parking area adjacent to the future grocery store.
- Other Features:**
 - Cell Tower:** Located near the top left.
 - Gas Line:** Indicated near the top.
 - Driveway:** Shown near the top right.
 - 20 ROW Dedication:** A 20-foot right-of-way dedication is shown near the top right.
 - Interstate Highway No. 30:** A variable width right-of-way road running diagonally from the bottom right towards the center.

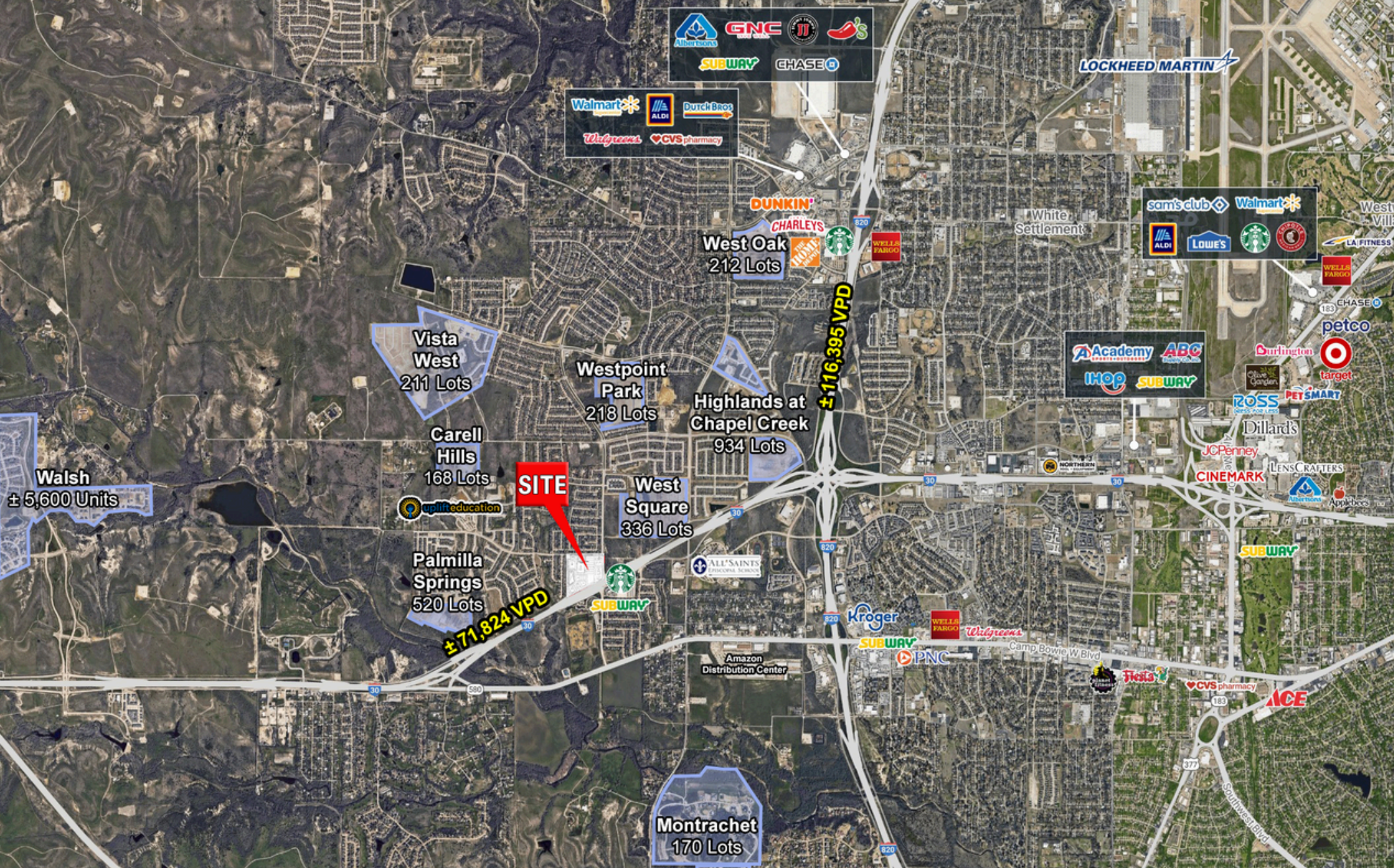


Aerial



Aerial

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Aerial

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Thank you

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date