

Chisholm Trail Point

7001 TRAIL LAKE DR. | FORT WORTH, TX 76123

A ±3.0-Acre Industrial or Commercial Development Site



Kindred Hospital
Tarrant County
(Fort Worth)



Texas Health Harris
Methodist Hospital
Southwest Fort Worth



CHISHOLM TRAIL PKWY
±45,318 VPD



GRANDBURY RD
±21,380 VPD



ALTAMESA BLVD
±9,517 VPD



TRAIL LAKE DRIVE
±4,346 VPD



**Downtown
Fort Worth**
(11.2 mi)



Hulen Mall



Hulen Pointe
Shopping Center





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EXECUTIVE SUMMARY

Chisholm Trail Point

Northmarq is pleased to present **Chisholm Trail Point**, a ±3.0-acre commercial or industrial development opportunity located in Fort Worth, Texas. Positioned along the rapidly expanding Chisholm Trail Parkway corridor, the Property offers excellent visibility and connectivity within one of Fort Worth’s fastest-growing submarkets. Surrounded by substantial new retail, multifamily, and master-planned residential development and zoned IP (Industrial Park) offering exceptional development flexibility, the site is well positioned to capitalize on continued population growth, expanding employment, and increasing demand for commercial and industrial uses throughout southwest Fort Worth and the greater Dallas-Fort Worth Metroplex.



±3.0 AC
Total Acreage



Industrial/Commercial
Projected Site Use



IP - Industrial Park
Zoning



Tarrant
County





INVESTMENT HIGHLIGHTS

Chisholm Trail Point

PROPERTY SUMMARY	
ADDRESS	7001 Trail Lake Dr, Fort Worth, TX 76123
OFFERING PRICE	\$2.7M (\$20/LSF)
TERMS	All Cash
ACREAGE	±3.0 AC
PARCEL ID #	42306360
TAX RATE	2.427580%
COUNTY	Tarrant
CURRENT USE	Raw Land
PROJECTED SITE USE	Industrial/Commercial
ZONING	IP - Industrial Park

UTILITIES	PROVIDER	LOCATION
WATER/WASTEWATER	City of Fort Worth	To the Site
ELECTRIC	Oncor	To the Site
TAX GRID		
CITY OF FORT WORTH		0.670000
FORT WORTH ISD		1.029100
TARRANT COUNTY		0.186200
TARRANT COUNTY COLLEGE		0.112280
TARRANT COUNTY HOSPITAL		0.165000
TARRANT REGIONAL WATER DISTRICT		0.265000
TOTAL		2.427580

◆ Zoning

The Property is zoned IP (Industrial Park), an employment-oriented Fort Worth district that permits uses allowed in the H (Central Business) District, together with a broad range of warehouse, distribution, assembly, light-industrial, and light-manufacturing activities. The zoning supports office, medical, retail, restaurant, automotive, flex-industrial, warehouse/distribution, and institutional demand drivers. Residential uses are generally excluded under IP.

Verification: Buyer should independently confirm all zoning, permitted uses, supplemental standards, overlays, and development requirements with the City of Fort Worth before relying on this summary.



Fort Worth, Texas Demographics

◆ **950,000**

City of Fort Worth Employment/Labor Force

◆ **1.08M**

City of Fort Worth Total Population

◆ **4.5M**

Dallas-Fort Worth Employment/Labor Force

◆ **8.1M**

Dallas-Fort Worth Total Population

Fort Worth’s population has surged **32% since 2010** with projections reaching **1.2 million by 2045**, meaning it’s on track to nearly re-create itself within a generation.

The city anchors over **\$150 billion in annual GDP**, which is driven by global employers like Lockheed Martin, BNSF Railway and American Airlines.

3 PRIMARY INDUSTRIES

-  Aerospace + Defense
-  Transportation + Logistics
-  Life Sciences

POPULATION DEMOGRAPHICS

-  **TOTAL POPULATION**
16,700 (1-mile radius)
122,000 (3-mile radius)
241,000 (5-mile radius)
-  **DAYTIME POPULATION**
12,600 (1-mile radius)
103,000 (3-mile radius)
210,000 (5-mile radius)
-  **AVG. HOUSEHOLD INCOME**
\$111,424 (1-mile radius)
\$123,051 (3-mile radius)
\$122,714 (5-mile radius)

TRAFFIC COUNTS

- Chisholm Trail Parkway
45,813+ VPD
- Granbury Road
21,380+ VPD
- Altamesa Boulevard
9,517+ VPD
- Trail Lake Drive
4,346+ VPD



LOCATION OVERVIEW

Fort Worth/Dallas-Fort Worth MSA

The subject property is located in southwest Fort Worth along the Chisholm Trail Parkway corridor, one of the city’s most active growth corridors for commercial and residential development. The Property benefits from immediate access to Chisholm Trail Parkway, providing convenient connectivity to Downtown Fort Worth, Interstate 20, Interstate 35W, and the greater Dallas-Fort Worth Metroplex. As Fort Worth continues to expand southward, the corridor has emerged as a preferred destination for new investment, supported by abundant flexible-zoning developable land, modern infrastructure, and strong regional accessibility.

The surrounding area is undergoing significant transformation as a high growth corridor fueled by substantial public and private investment. Numerous retail centers, multifamily communities, and master-planned neighborhoods are under construction or recently completed within a few miles of the Property, including the expansion of Tavolo Park and Chisholm Trail Ranch. National retailers such as Target and BJ’s Wholesale Club are establishing new locations nearby, while continued

residential growth is creating a larger consumer base and reinforcing long-term demand for commercial services, industrial users, and neighborhood amenities. Zoned IP (Industrial Park), the property’s zoning supports exceptional development flexibility, permitting a broad range of commercial, office, retail, light industrial, and other uses.

Fort Worth has become one of the nation’s fastest-growing major cities, driven by a diverse economy anchored by aerospace and defense, transportation and logistics, and healthcare. Major employers including Lockheed Martin, BNSF Railway, American Airlines, and Texas Health Resources continue to attract businesses and a skilled workforce to the region. With more than 191,000 employees and 241,000 residents within a five-mile radius, Chisholm Trail Point is strategically positioned to capitalize on the sustained population growth, employment expansion, and ongoing investment that continue to define southwest Fort Worth.





Major Employers

#	EMPLOYER	EMPLOYEES	DISTANCE FROM SITE
1	Lockheed Martin	19,200	25 min
2	Fort Worth ISD	9,900	20 min
3	American Airlines Group - HQ	8,900	40 min
4	Cook Children’s Health Care System	8,400	18 min
5	City of Fort Worth	7,500	16 min
6	Texas Health Resources	7,000	17 min
7	Alcon Laboratories Inc.	4,500	16 min
8	Bell Helicopter-Texrron, Inc.	4,200	35 min
9	BNSF Railway	3,100	27 min
10	Texas Christian University	2,600	15 min



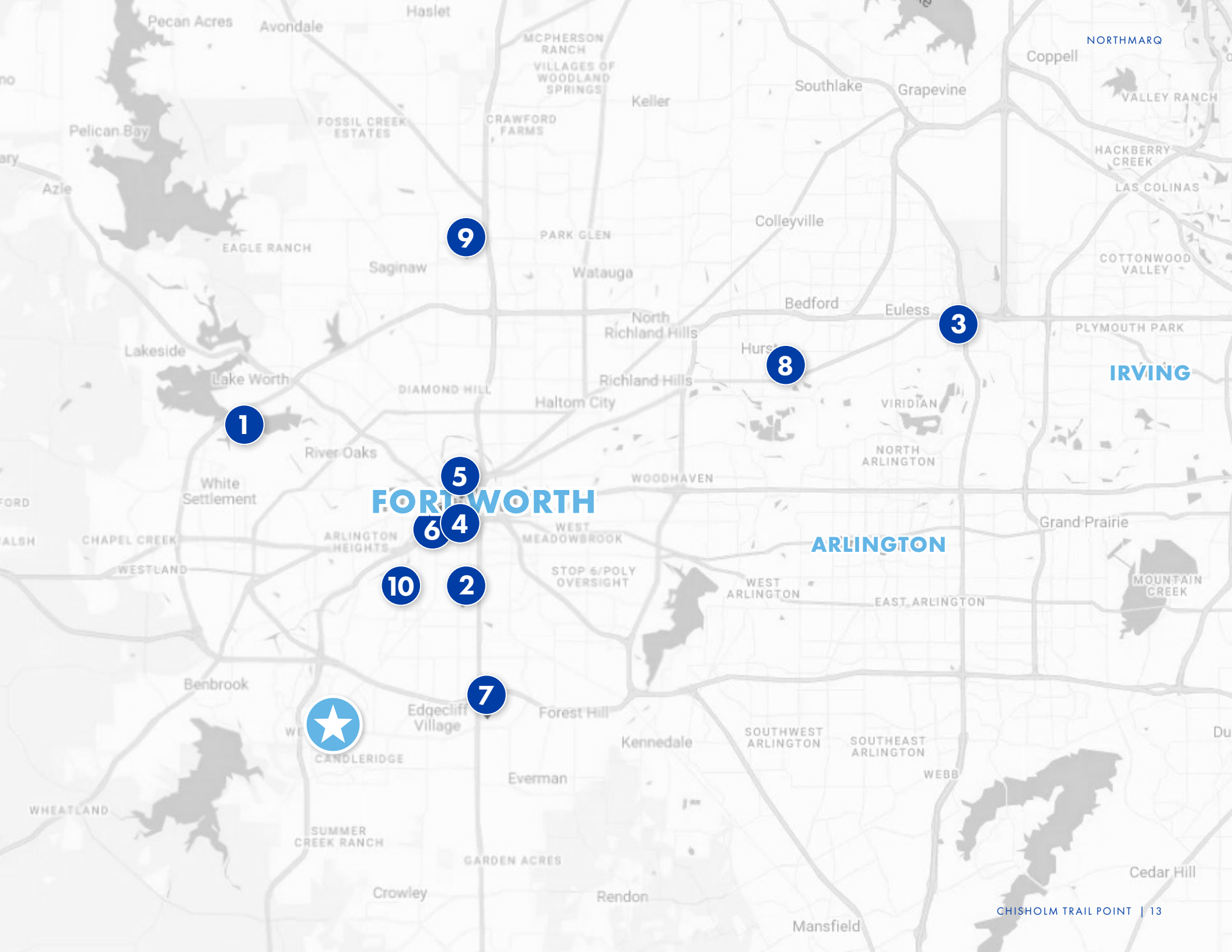
Lockheed Martin Corp. | 19,200 Employees



Fort Worth ISD | 9,900 Employees



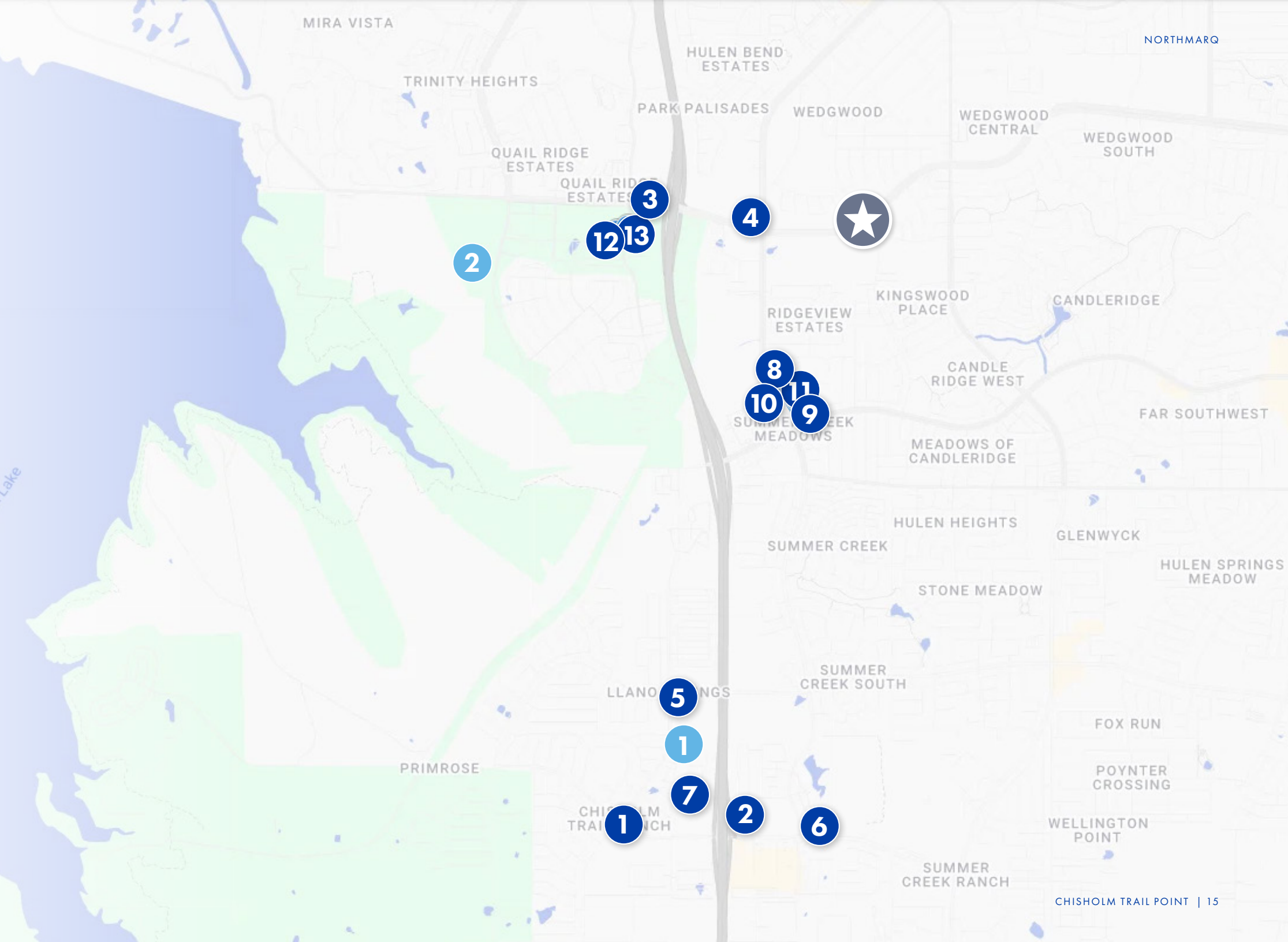
American Airlines Group - HQ | 8,900 Employees



Notable Area Development

7001 TRAIL LAKE DRIVE, FORT WORTH, TEXAS | 3-MILE RADIUS

#	RETAIL DEVELOPMENT	STATUS	DESCRIPTION
1.	McPherson Crossing	Proposed	13,300 SF neighborhood retail center
2.	Retail at McPherson & Brewer	Proposed	15,000 SF nieghborhood retail
3.	Shops at Altamesa	Proposed	20,000 SF retail center
4.	Altamesa & Granbury Retail	Proposed	15,400 SF retail center
5.	Freestanding Retail (Brewer Blvd)	Under Construction	5,100 SF retail center
6.	Shops of Chisholm Trail Ranch	Under Construction	7,500 SF retail center
7.	Target	Under Construction	148,827 SF department store
8.	Summer Creek Retail Center	2025 Construction	14,400 SF storefront retail
9.	Summer Creek Retail Strip Center	2025 Construction	15,000 SF retail strip center
10.	Summer Creek Village	2025 Construction	8,000 SF retail strip center
11.	Retail Building (Summer Creek Dr)	2025 Construction	2,808 SF
12.	Shops at Tavolo Park	2025 Construction	Approximately 22,000 SF neighborhood shopping center
13.	BJ's Wholesale Club	Opened Q2 2026	New wholesale retailer anchoring the Tavolo Park commercial corridor
#	SINGLE-FAMILY DEVELOPMENT	STATUS	DESCRIPTION
1.	Avendale at Chisholm Trail Ranch	2025 Construction	240-unit single-family rental community totaling 338,783 SF
2.	Tavolo Park Master-Planned Community	-	Final phases of residential development featuring homes by David Weekley Homes, Highland Homes, Shaddock Homes and Epcon Communities



Notable Area Development

7001 TRAIL LAKE DRIVE, FORT WORTH, TEXAS | 3-MILE RADIUS

#	COMMERCIAL + COMMUNITY INVESTMENT	STATUS	DESCRIPTION
1.	Self-Storage Facility	Under Construction	270,000 SF self-storage development along Summer Creek Drive
2.	Wedgwood Middle School Renovation	-	\$61.7M Fort Worth ISD bond project including major campus renovations and new facilities
3.	North Crowley High School Expansion	-	128.79-acre rezoning supporting future school expansion driven by continued population growth
4.	Wedgwood Historic District Initiative	-	Texas Historical Commission grand awarded to pursue National Register Historic District designation.

#	MULTIFAMILY DEVELOPMENT	STATUS	DESCRIPTION
1.	The Stanley at Chisholm Trail	Proposed	350-unit, 263,000 SF multifamily development
2.	Granbury Road Townhome Development	Proposed	Approximately 300 townhomes units
3.	Jefferson Elara	2025 Construction	404-unit, 400,000 SF garden-style apartment community
4.	Jefferson Prairie Park	2025 Construction	295-unit, 296,000 SF garden-style apartment
5.	Chisholm at Tavolo Park	Now Leasing	New apartment community within the Tacolo Park master-planned development

AREA INVESTMENT HIGHLIGHTS

1,500+

multifamily units completed, under construction, or proposed within approximately three miles of the Property.

Continued expansion of the **Tavolo Park and Chisholm Trail Ranch** master-planned communities is supporting sustained residential growth and increasing retail demand.

280,000+ SF

of retail development planned or underway, anchored by Target, BJ’s Wholesale Club, and several new neighborhood retail centers.

Significant public investment in schools, transportation improvements, and community infrastructure continues to reinforce the area’s long-term growth trajectory.





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EXCLUSIVE REPRESENTATION

Northmarq is exclusively representing the seller in the disposition of **Chisholm Trail Point**.

OFFERING STRUCTURE

Chisholm Trail Point is going to market with an unlisted purchase price and the Property shall be subject to bid or offer.

ALL OFFERS SHOULD INCLUDE:

- Proposed purchase price
- Amount of earnest money, amount non-refundable
- Summary of closed transactions with references
- Timing for inspection period and closing
- Source of funds for the acquisition
- Development plans

COMMUNICATION

All communications, inquiries and requests should be addressed to the Northmarq Team, as representatives of The Landowner. The Landowner at the property should not be directly contacted. The Landowner reserves the right to remove property from the market. The Landowner expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the property, to terminate discussions with any party at any given time or to extend the deadlines set forth in the time schedule.

DISCLAIMER

This Offering Memorandum has been prepared solely for informational purposes to assist prospective investors in evaluating a potential real estate investment opportunity. Northmarq makes no guarantees, representations, or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, completeness, accuracy, reliability, and fitness for any particular purpose. This document does not constitute an offer to sell or a solicitation of an offer to buy any securities, nor shall it be construed as investment, legal, or tax advice. Prospective investors are encouraged to conduct their own independent due diligence and consult with their financial, legal, and tax advisors before making any investment decisions. The projections, assumptions, and forward-looking statements included in this memorandum are for illustrative purposes only and are subject to significant uncertainties and risks. Actual results may differ materially from those expressed or implied. Past performance is not indicative of future results. By accepting this memorandum, the recipient agrees to keep its contents confidential and not to disclose or reproduce it, in whole or in part, without prior written consent. Neither the property owner nor any of its affiliates shall be liable for any loss or damage arising from reliance on the information contained herein. ANY RELIANCE ON THE CONTENT OF THIS OFFERING MEMORANDUM IS SOLELY AT YOUR OWN RISK.



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.



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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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