

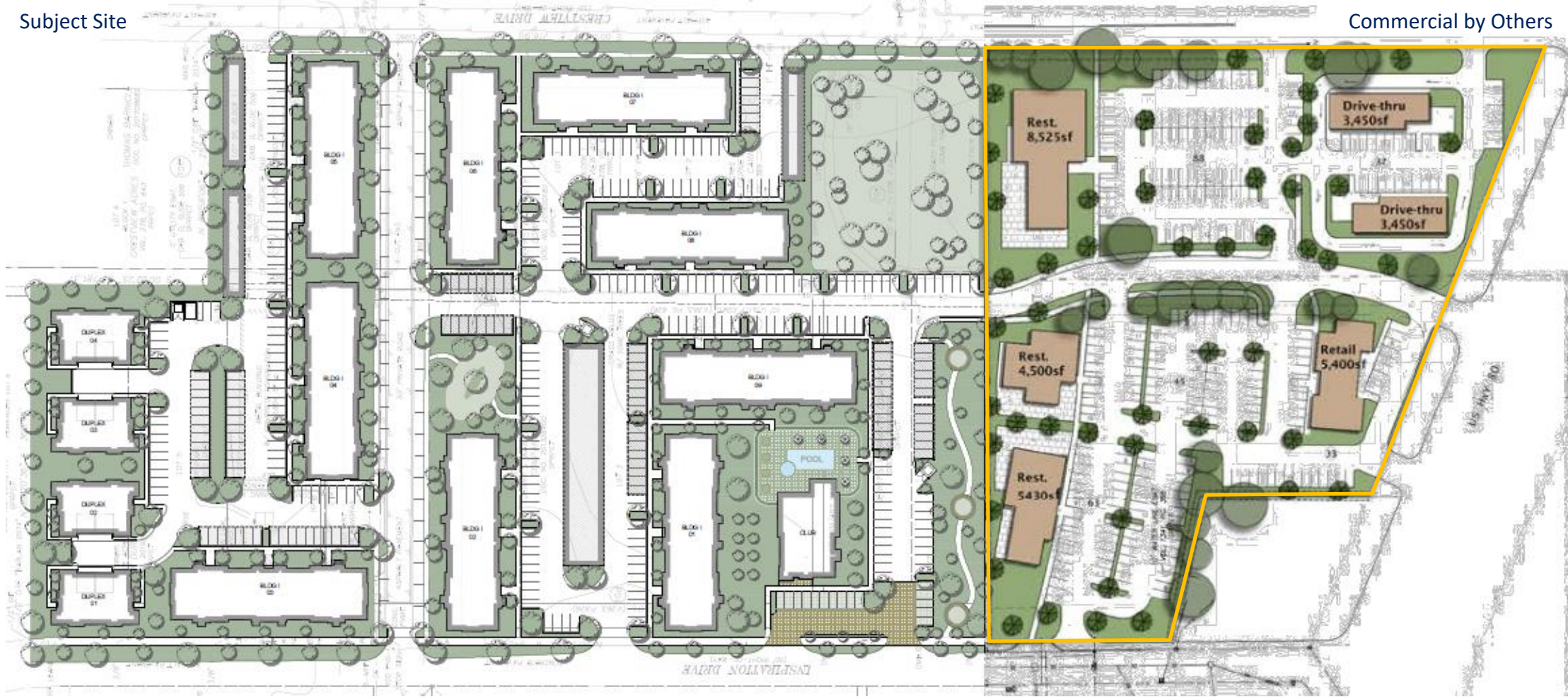
Location Highlights – Surrounding Neighborhood



Location Highlights: Site Plan

Subject Site

Commercial by Others



Exterior Elevation



Clubhouse Exterior Elevation



Interior Finish Illustration




Location Highlights – Restaurants, Retail, Recreation, and Entertainment

Immediate access to major thoroughfares provides a short commute to major employment nodes, restaurants, retail, and entertainment destinations.

9. Lake Weatherford
2.7 Miles | 6-Min. Drive



6. Aledo
8.4 Miles | 11-Min. Drive




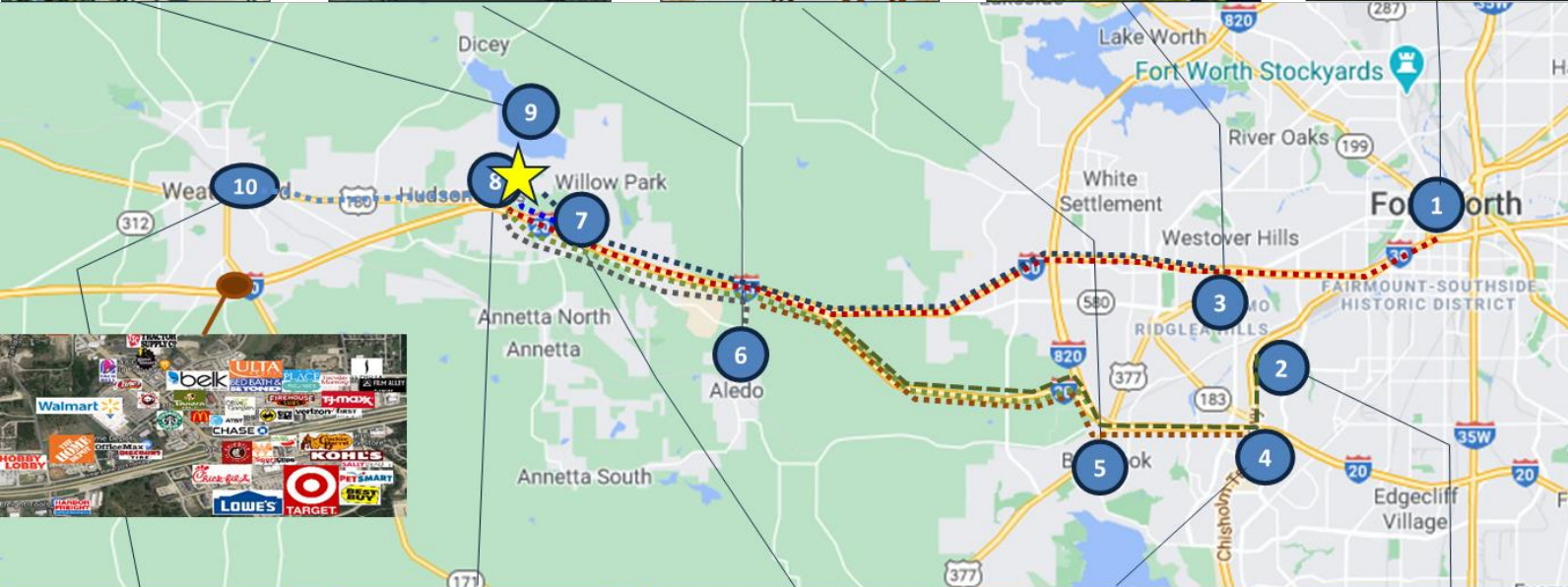
5. Benbrook
17 Miles | 18-Min. Drive




3. Ridgela Country Club
17.7 miles | 20-Min. Drive



1. Fort Worth CBD
22.8 Miles | 22-Min. Drive

10. Weatherford
5.8 Miles | 9-Min. Drive



8. Hudson Oaks
0 Miles | 0-Min. Drive




7. Willow Park
3.3 Miles | 7-Min. Drive



4. Hulen Mall
19.1 Miles | 18-Min. Drive



2. The Shops at Clearfork
21 Miles | 20-Min. Drive



- Fort Worth CBD**- top employers in the Fort Worth CBD are Fort Worth ISD, JPS Health Network, City of Fort Worth, Cook Children's Health Care System, Tarrant County College, Bell Helicopter Textron, and Texas Health Harris Methodist Fort Worth.
- The Shops at Clearfork**- 500K SF open-air shopping, dining, and office destination that features upscale tenants such as Louis Vuitton, Neiman Marcus, Tory Burch, Tesla, Burberry, Kate Spade, and more.
- Ridgela Country Club**- private, members-owned featuring two 18-hole golf courses, two driving ranges, 11 outdoor tennis courts, and two pools.
- Hulen Mall**- first opened in 1977 and features Macy's, SEARS, and Dillard's in addition to Tilly's, Foot Locker, Zumiez, Sunglass Hut, and more.
- Benbrook**- Benbrook Lake creates the perfect setting for individuals who enjoy golfing, biking, hiking, camping, horseback riding, and boating.
- Aledo ISD**- multi-family zoning is largely opposed and current supply is outdated. The site's adjacency next to this high-barrier ISD will allow us to capture penalty boxers who are looking for quality rental options while living close to their children.
- Willow Park**- home to Willow Park North, a \$163M mixed-use development featuring a coffee shop, frozen yogurt shop, brewing company, hospital, salons, a yoga studio, and retail boutiques.
- Hudson Oaks**- Hudson Oaks is known for its small-town feel, abundance of outdoor activities, short commute to major employment hubs, and their Fourth of July Celebration.
- Lake Weatherford**- 1,158 acre lake with fishing (largemouth bass, white bass, crappie, channel catfish, and sunfish), mountain biking, disc golf, and various parks and marinas.
- Weatherford**- the largest town in Parker County, home to roughly 30,000 residents and known as the "cutting horse capital of the world" as it is home to professional trailers, hall-of-fame horses, and local competitions. Weatherford hosts numerous national retailers such as Target, Best Buy, Chick-fil-A, Panera, Buffalo Wild Wings, Belk, and TJ Maxx.