

THE OAKS AT 1600 CENTRAL

2nd Generation Surgery Center Opportunity

1600 Central Drive, Bedford TX



Schedule your tour today!



HIGHLIGHTS



ASC OPPORTUNITY

Existing surgery center with 5 operating rooms



HOSPITAL NEARBY

3 min drive to Texas Health HEB Hospital



GENEROUS TI'S

Lower out-of-pocket costs for new practices



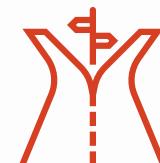
AGING POP.

32.6% of population within 1-mile age 50+



BUILDING SIGNAGE

Building & monument signage available



EASY ACCESS

To major highways TX-121 & TX-183



AMPLE PARKING

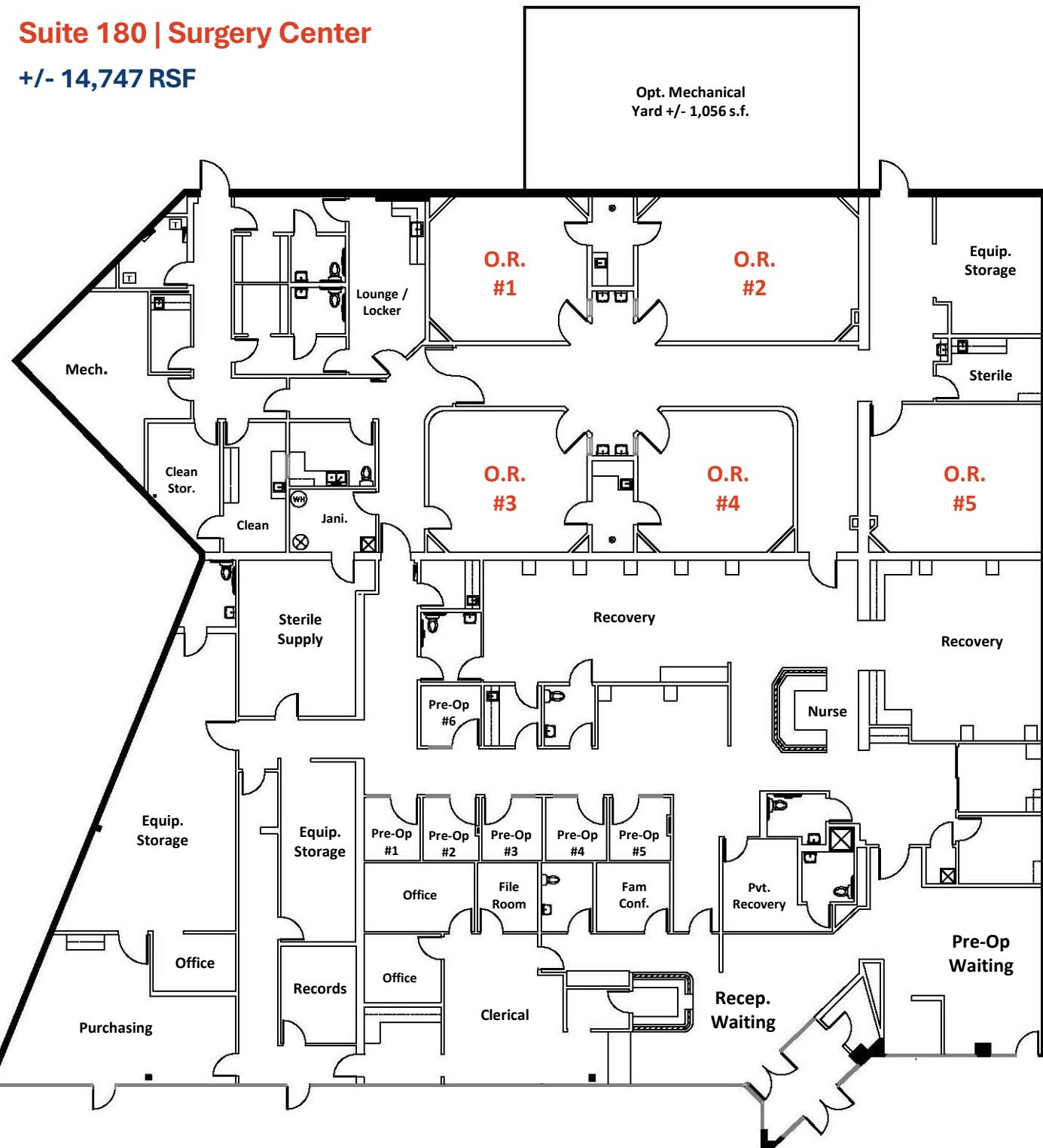
5:1,000 ratio & covered spaces available



FLOOR PLAN

Suite 180 | Surgery Center

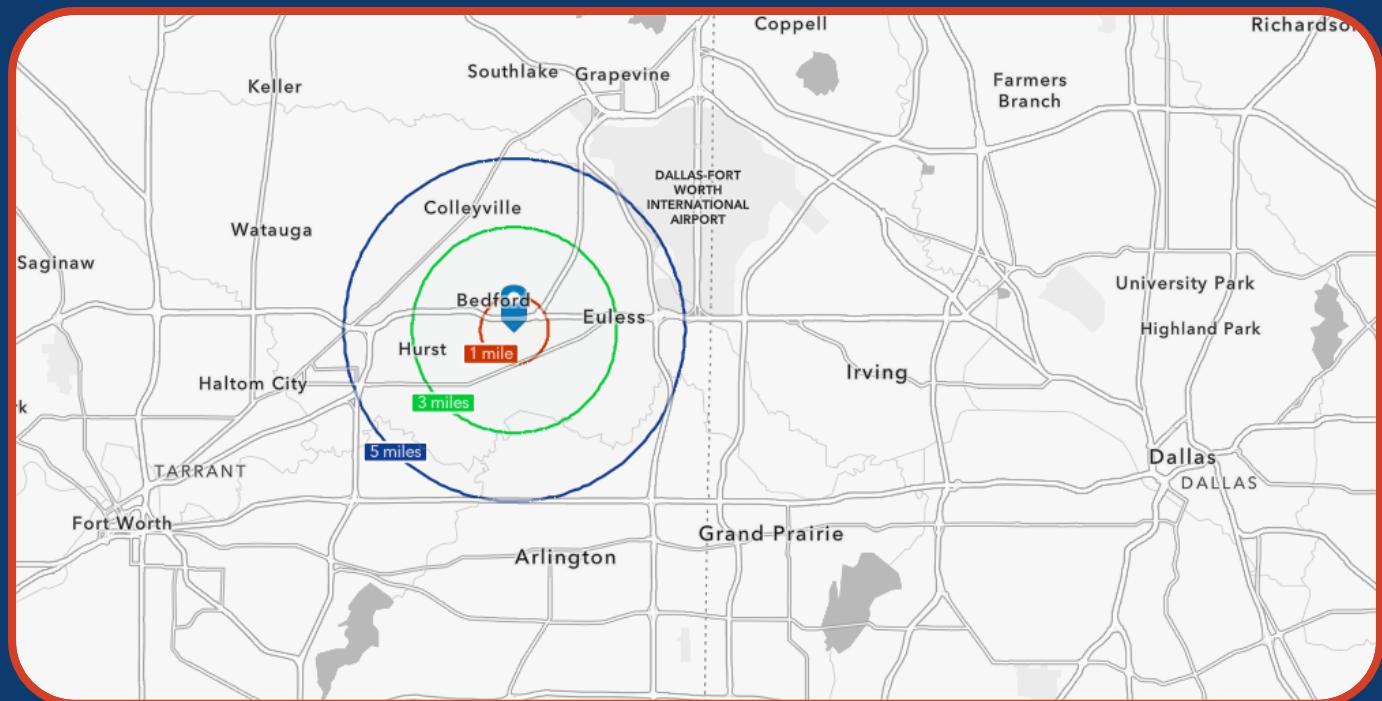
+/- 14,747 RSF



LOCATION



AERIAL



DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2024 Total Population	17,681	105,765	276,091
2024 Population 65+	16.9%	15.9%	14.3%
2024 Average Household Income	\$81,156	\$107,239	\$119,455
2024 Total Healthcare Spending	\$41,384,763	\$301,181,383	\$894,330,702

Tarrant County, TX

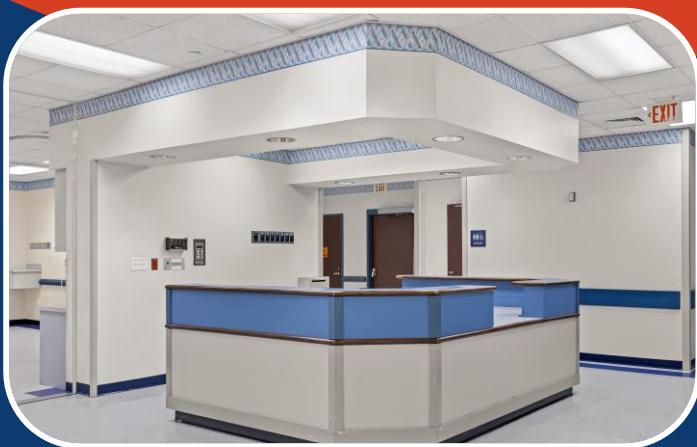
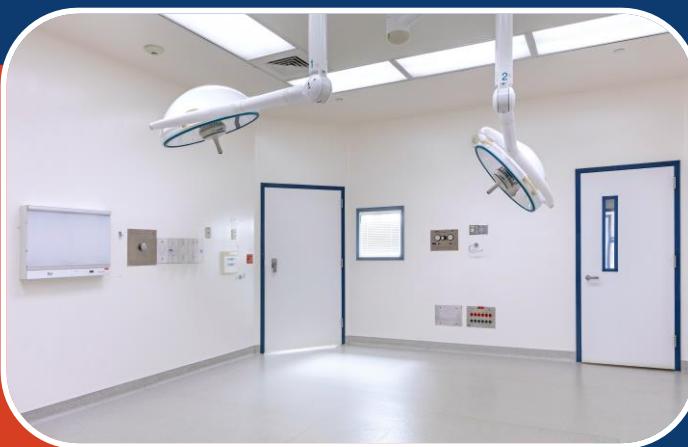
2023 Patient to Primary Care Physician Ratio	1,707 to 1
2023 Total Insured Population	1.83M (84.3%)
2023 Total Insured 65+ Population	265K (98.1%)
2023 Total Private Coverage Population	1.43M (65.9%)
2023 Total Medicare Population	280K (13.0%)



Hospital Stats

- **241 beds**
- **93,500 patients annually**
- **Level III Trauma Center**
- **54,667 total patient days**
- **Patient Revenues +5.67% 5-year CAGR**

PHOTOS





CALL FOR PRICING:



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