

MEDICAL OFFICE SPACE FOR LEASE

# THE OAKS AT 1600 CENTRAL

1600 CENTRAL DRIVE BEDFORD, TEXAS 76022

**Vacant Surgery Center Opportunity**

**Call for Pricing**



Jones Lang LaSalle Brokerage, Inc.



# PROPERTY HIGHLIGHTS



SUITE 159 - 2,800 SF  
2ND GENERATION MEDICAL SUITE



SUITE 180 - 14,727 SF  
2ND GENERATION AMBULATORY SURGERY CENTER  
WITH 5 OPERATING ROOMS



BUILDING SIGNAGE AVAILABLE



EASY ACCESS TO 121 AND 183



5:1,000 PARKING



SYNERGISTIC  
TENANT MIX



.7 MILES FROM  
TEXAS HEALTH HEB HOSPITAL



PROPERTY IS NOW UNDER  
NEW OWNERSHIP



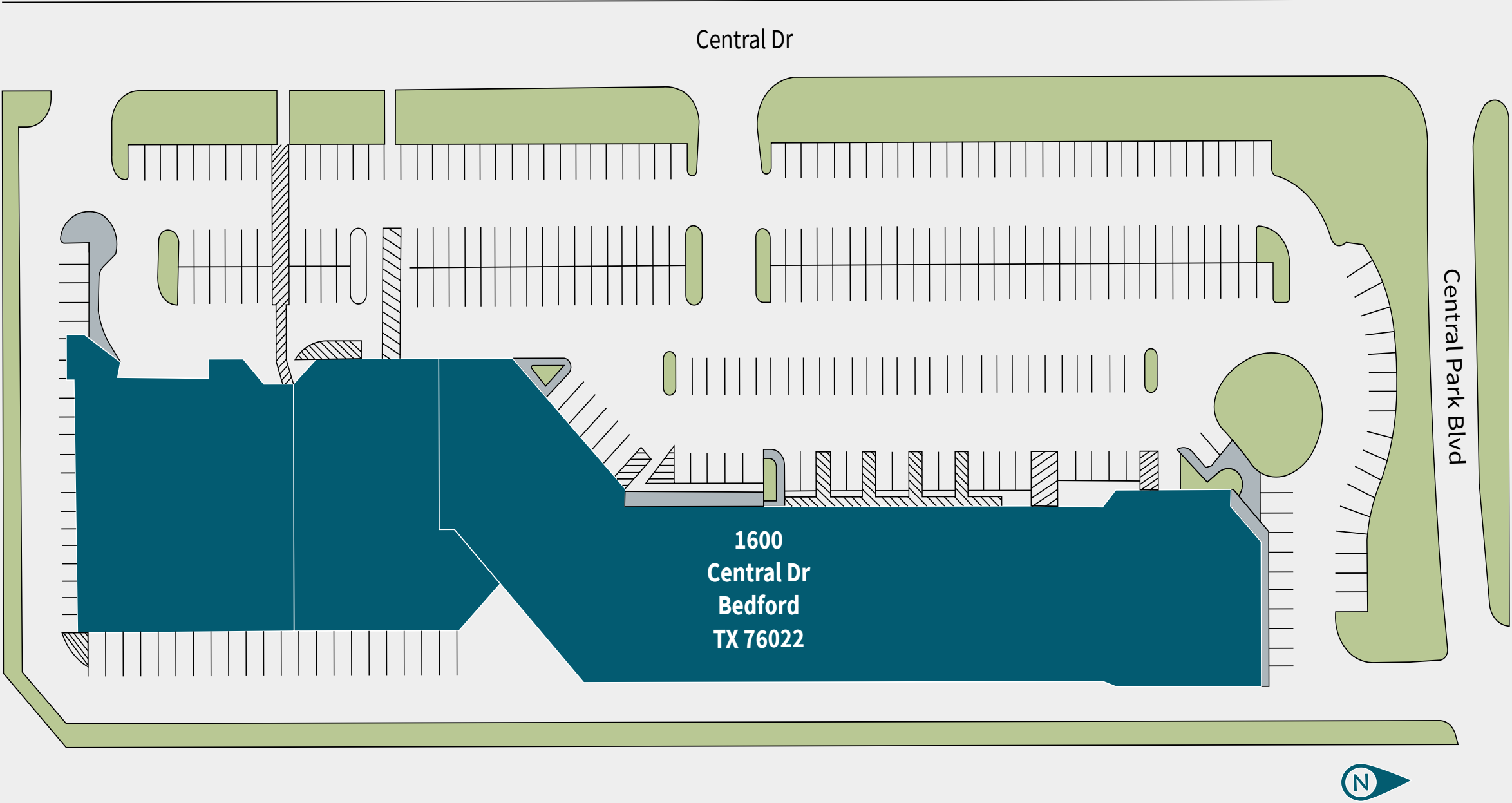
VACANT ASC OPPORTUNITY



ABOVE MARKET TENANT  
IMPROVEMENT DOLLARS AVAILABLE



# SITE PLAN



# SURROUNDING AREA



**Saint Camillus**  
Medical Center

**Baylor Scott & White**  
EMERGENCY HOSPITALS

**Texas Health**  
Harris Methodist Hospital  
HURST-EULESS-BEDFORD  
Healing Hands. Caring Hearts.™

**Medical City**  
North Hills

**THE OAKS AT  
CENTRAL PARK**  
1600 CENTRAL  
DRIVE BEDFORD  
TEXAS 76022

**Kindred Hospital**  
Tarrant County - Arlington

121

INTERSTATE  
820

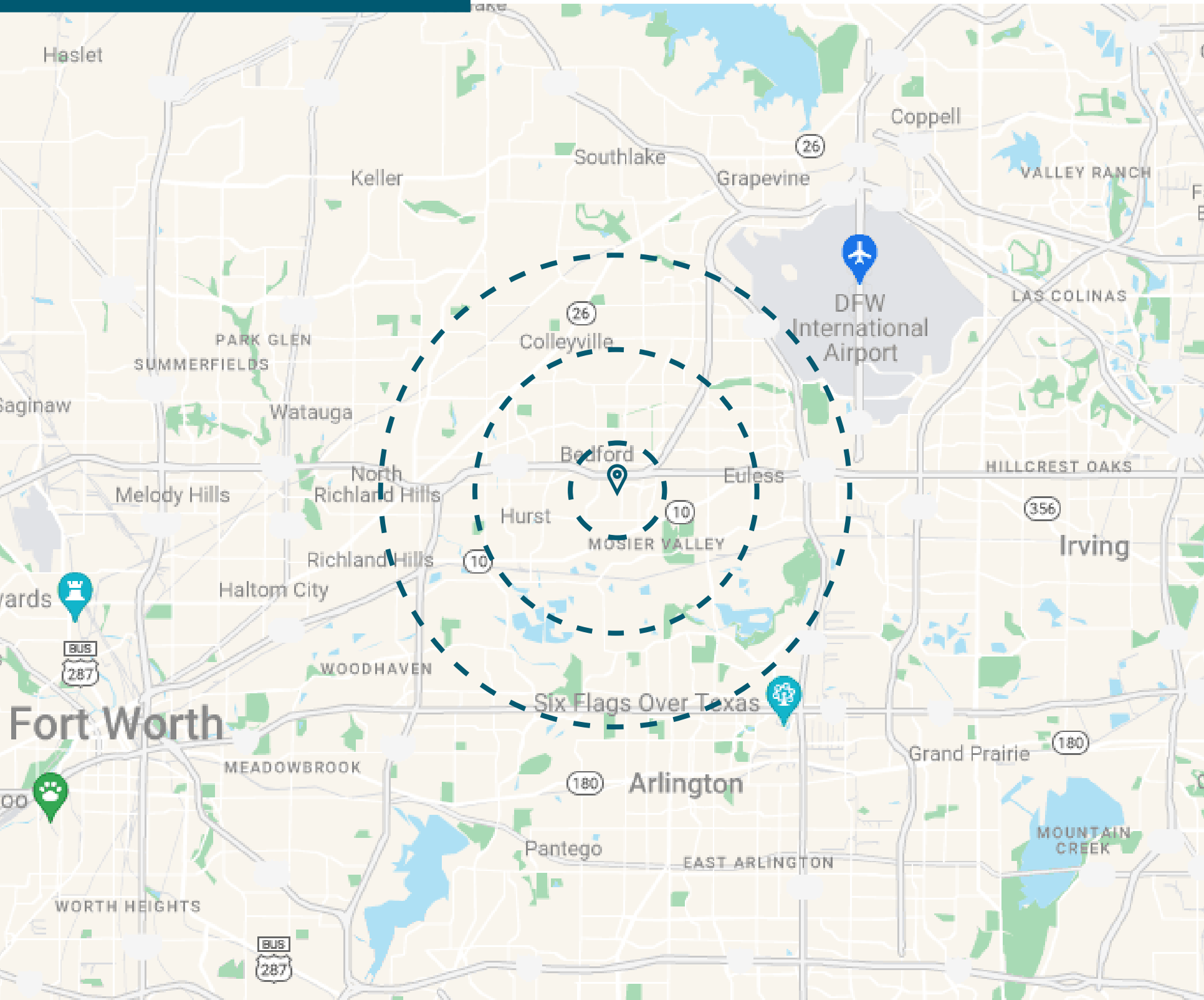
183

161

360

INTERSTATE  
30

# DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
2022 Total Population	35,431	205,859	541,819
2022 Median Household Income	\$61,273	\$75,219	\$68,693
2022 Households with Income Over \$100K	4,057	30,344	70,629
2022 Commercially Insured	15,341	90,991	227,650
2022 Have Commercial Insurance (%)	53.88%	55.90%	54.14%
2022 Have Medicaid Medical Policy	2,452	12,040	32,519
2023 Have Medicaid Medical Policy (%)	8.61%	7.40%	7.73%
2022 Have Medicare Medical Policy	6,482	36,130	90,770
2022 Have Medicare Medical Policy (%)	22.77%	22.20%	21.59%
2022 Population <19	7,737	47,705	134,272
2022 Age 20-65	21,710	126,410	331,180
2022 Population >65	5,986	31,745	76,367

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## For more information:

**Austin Barrett**  
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214.438.6420

**Ethan Garner**  
ethan.garner@jll.com  
214.438.6515

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$19.4 billion, operations in over 80 countries and a global workforce of more than 102,000 as of September 30, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).





# 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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Jones Lang LaSalle Brokerage, Inc	591725	renda.hamptom@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
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
Ethan Garner	480568	ethan.garner@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date





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