



MEDICAL OFFICE BUILDING

SPACE FOR LEASE



THR Alliance Medical Office Building

10840 TEXAS HEALTH TRAIL
FORT WORTH, TX 76244

PROPERTY HIGHLIGHTS

- Services include an ambulatory surgery center, urgent care, imaging, physician offices, education space, and a pharmacy.

LOCATION OVERVIEW

Located on the campus of Texas Health Harris Methodist Hospital Alliance in North Tarrant County near the intersection of Interstate 35W and Golden Triangle Boulevard. The hospital is part of a larger master-planned development in a growing residential, retail and healthcare market.



For More Information:

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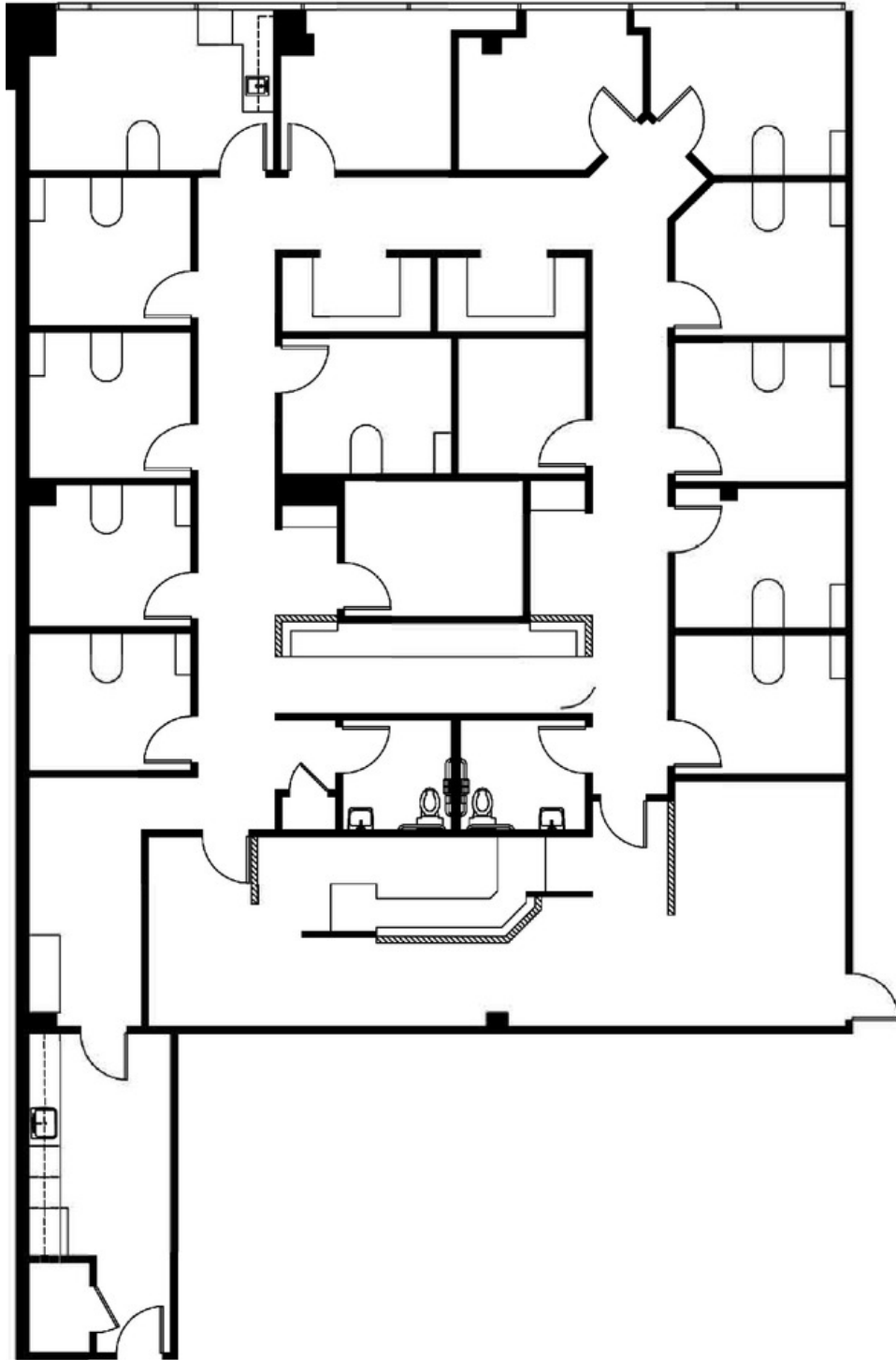


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SUITE 240 - 4,292 RSF



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ADDITIONAL PHOTOS



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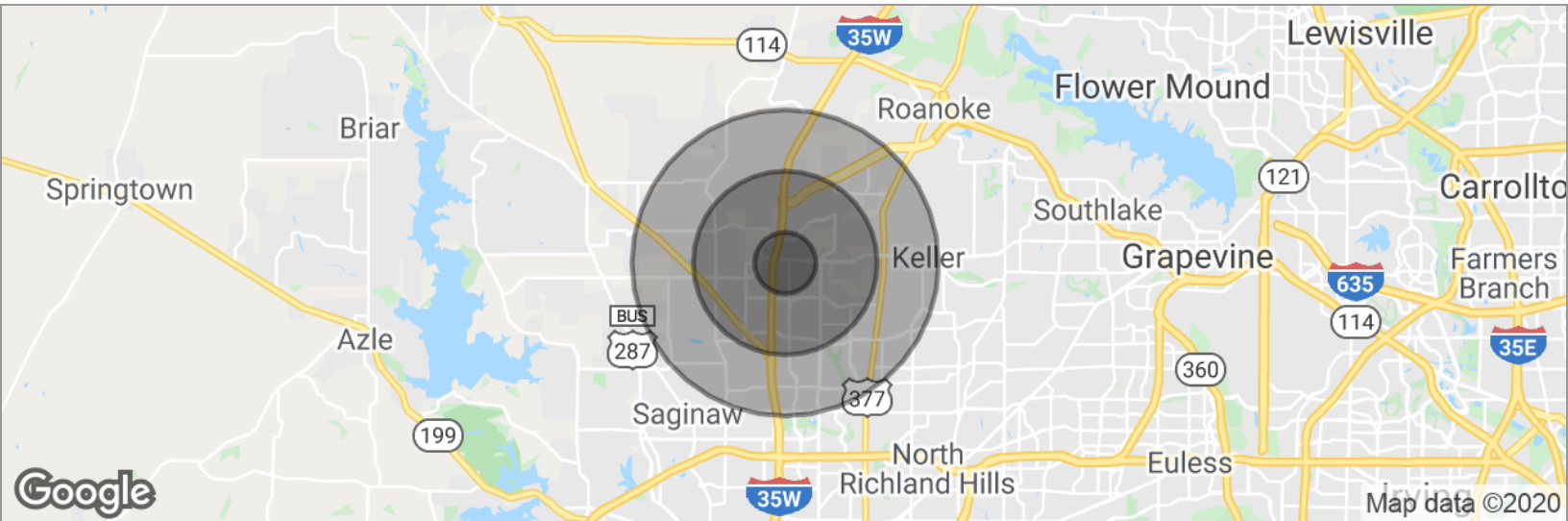


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DEMOGRAPHICS MAP



POPULATION

1 MILE

3 MILES

5 MILES

Total population	6,698	47,930	144,940
Median age	30.5	30.7	31.9
Median age (Male)	30.2	30.6	30.9
Median age (Female)	31.0	30.8	32.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	2,137	15,226	47,063
# of persons per HH	3.1	3.1	3.1
Average HH income	\$91,738	\$91,244	\$90,986
Average house value	\$180,449	\$183,300	\$187,607

* Demographic data derived from 2010 US Census

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