

**MEDICAL
OFFICE SPACE
FOR SALE OR
LEASE**



Heritage Trace Center
4140 Heritage Trace Pkwy, Fort Worth, TX 76244

PROPERTY HIGHLIGHTS

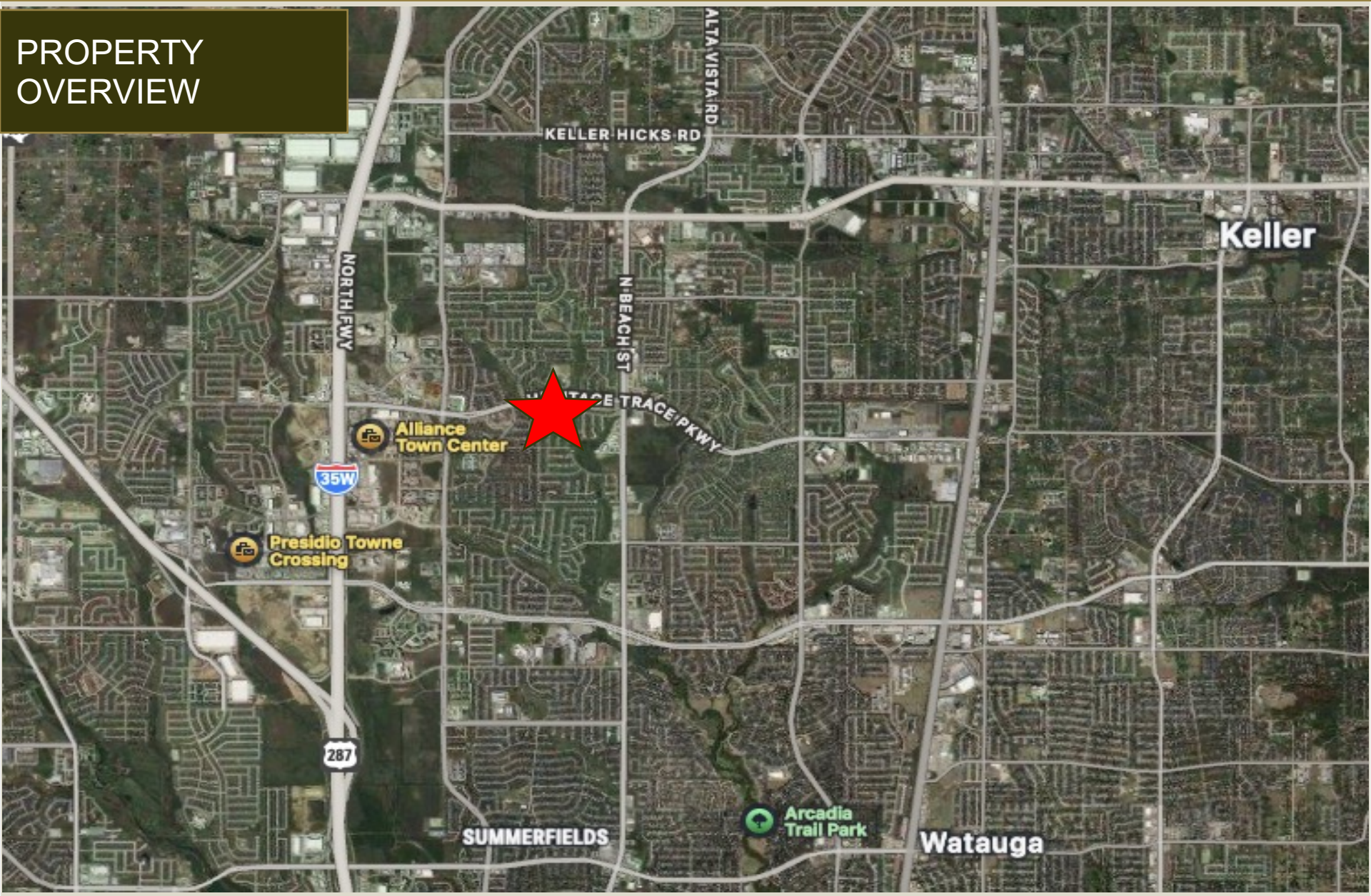
- In the heart of a 17,000-acre Alliance, Texas development
- Great Visibility - Just off I-35W on Heritage Trace Parkway and linked to other major thoroughfares such as Beach Street and Highway 377
- Heritage Trace Center is positioned to draw from the cities of North Fort Worth, Keller, North Richland Hills, Southlake and Watauga.
- Phase 1 has approximately 26,000 SF of Medical office already leased including: Family Practice Medicine, OB/GYN, General Dentist, Pediatric Dentist, Orthodontist, Optometrist, Dermatologist, Physical Therapist
- Growth - Over 31,000 lots either developed or platted with in 12 minutes of the site

PROPERTY OVERVIEW

Address	4140 Heritage Trace Pkwy Fort Worth, TX 76244
Suite For Lease	Suite 312 (5,551 RSF)
Year Built	2005
Zoning	E - Neighborhood Commercial
Building Size	6,541 SF
Great Location	The office building has superb location and an unrivaled presence on Heritage Trace Pkwy.
Rent Rate	\$26.00 per SF plus NNN
Asking Price	\$325 SF \$2,125,825
Excellent Demographics	Primed to serve the North Fort Worth area where households within three-mile radius boasting an average income of \$125,000 a year.
Property Highlights	<ul style="list-style-type: none"> • Heavy Foot Traffic • Easy access to I-35 • Plenty of Parking • In the Heart of Alliance, TX



PROPERTY OVERVIEW





CONTACT INFORMATION

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HERITAGE TRACE CENTER
4140 Heritage Trace Pkwy
Fort Worth, TX 76244



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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
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