

Medical Office ★ LEASE

LanCarteCRE.com

WALSH HIGHLAND HILLS, FORT WORTH, TX 76008



LANCARTE
COMMERCIAL

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WALSH HIGHLAND HILLS

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145 ACRES
Phase 1 development

MODERA WALSH
379 unit multi-family. Opened 2023

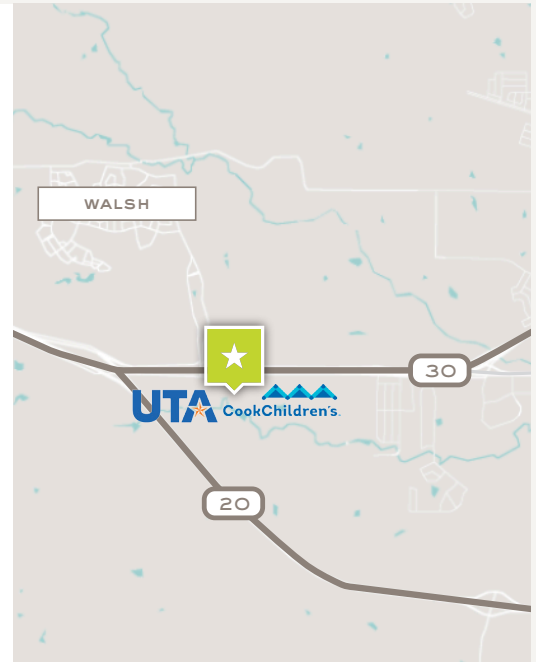
CODR CHILDREN'S PEDIATRICS
Opened 2023

8-STORY OFFICE TOWER
Under Development

256 UNIT MULTI-FAMILY
Under Development

LEGEND:
 ● SOLD / UNDER CONTRACT
 ● AVAILABLE TODAY
 ■ OPEN SPACE
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- New Medical Office Space
- 3,000-25,400 SF Available
- Ample Parking

CONTACT BROKER

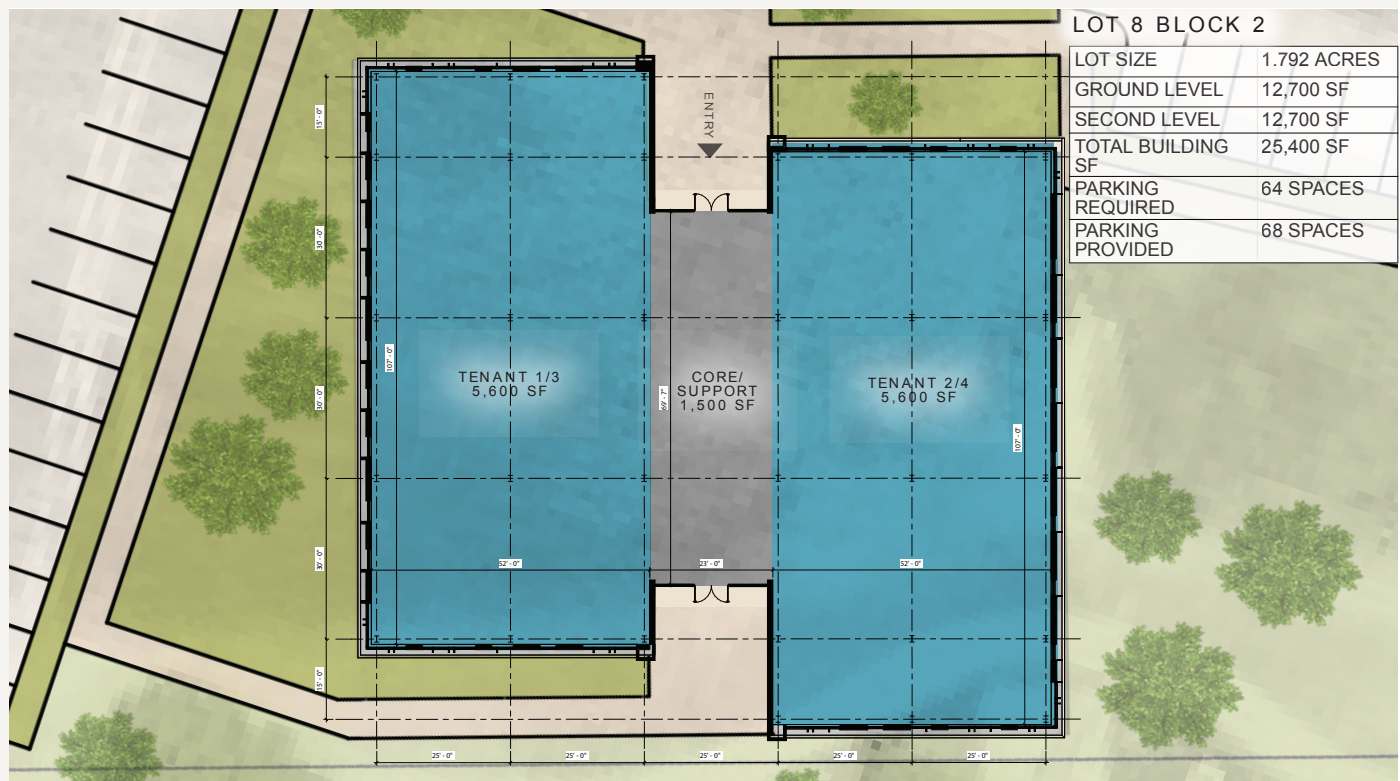
Located at the intersection of I-20 and I-30, this property offers a prime opportunity in one of Texas' fastest-growing communities and the gateway to the Dallas-Fort Worth Metroplex. As part of the 7,500-acre WALSH Development which combines residential and commercial, the property sits within the vibrant 350-acre Highland Hills district, ready for office, retail, and medical growth. Surrounded by top-rated schools and thousands of new homes, WALSH provides an ideal setting for businesses in a rapidly expanding area.

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LOT 8 & 9

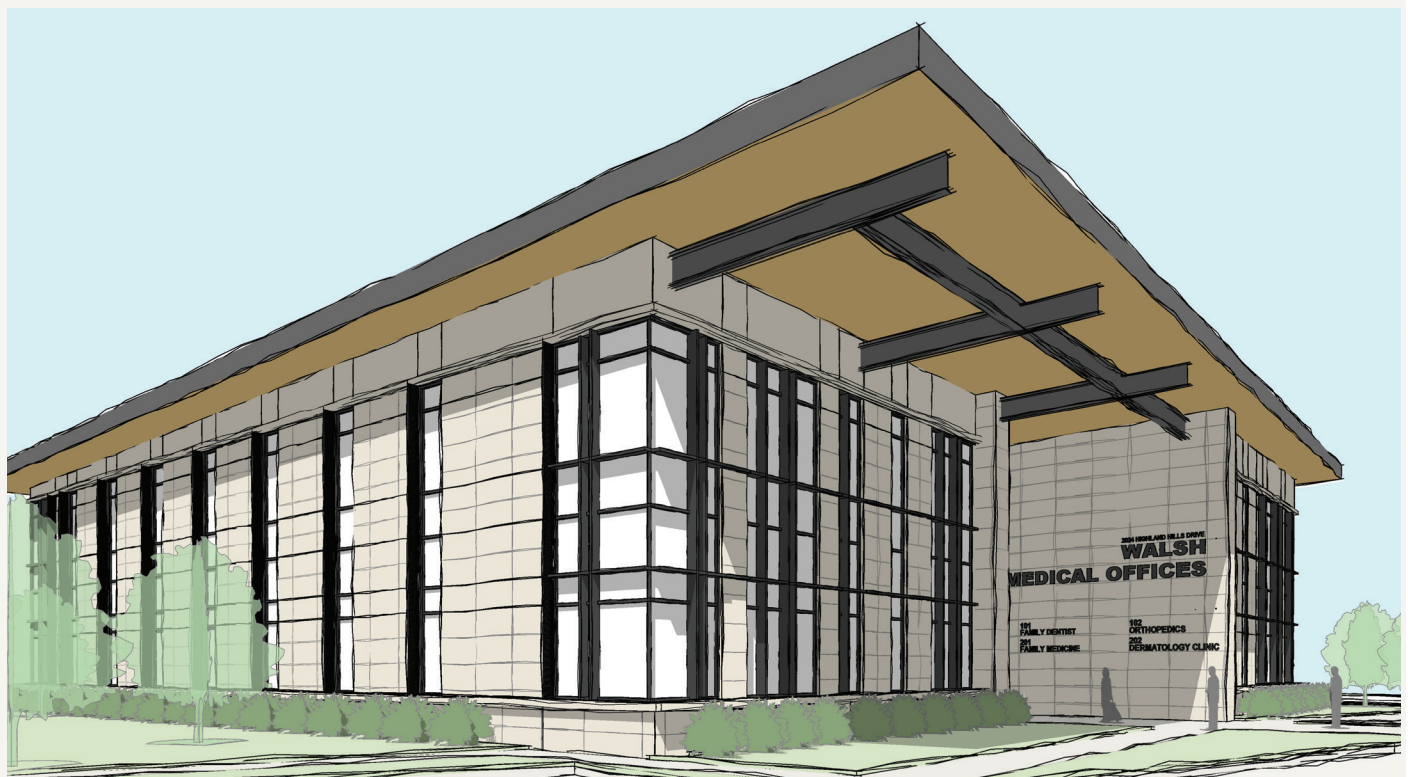
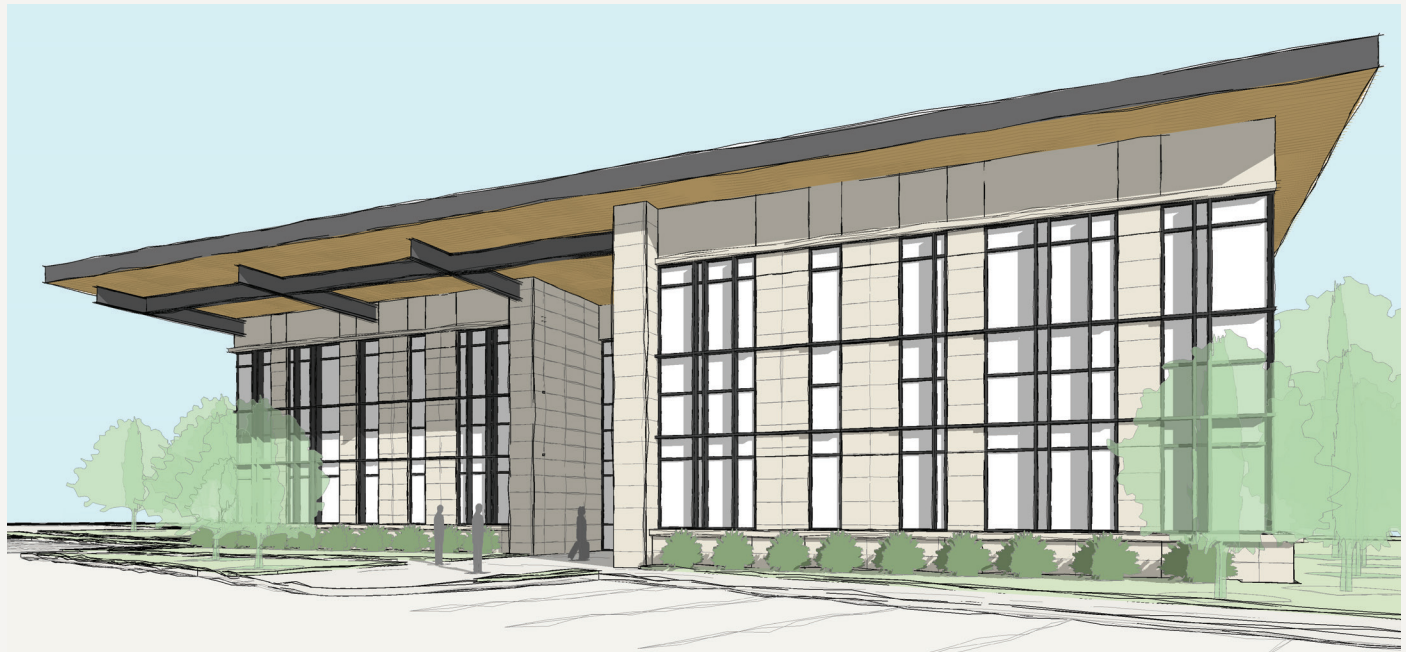


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RENDERINGS



Medical Office

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DEMOGRAPHICS



POPULATION

The last 10 years west Tarrant County and Parker County have seen explosive growth, with more employers moving their businesses west and a hot market for real estate and retail. Weatherford ISD is now a Class 6A district – the largest classification in the state – and Aledo ISD is a 5A district.

15 MIN DRIVE

26K

MEDIAN AGE

39

30 MIN DRIVE

273K

GROWTH RATE

13%

45 MIN DRIVE

733K

INCOME

According to Aledo ISD over the last 5-years the median household income rose from \$107,664 in 2016 to \$131,437 in 2021 and is expected to grow.

AVERAGE HOUSEHOLD INCOME

2 MILES

\$120K

5 MILES

\$106K

10 MILES

\$105K



LANCARTE

COMMERCIAL

BROKERAGE ★ PROPERTY MANAGEMENT

Relentlessly Pursuing What Matters

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