

CLEARVIEW I

1643 Lancaster Dr.
Grapevine, TX 76051

Medical For Lease



Leasing Information:
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Lincoln

Lincoln Property Company
8140 Walnut Hill Lane Suite 700
Dallas, TX 75231

www.lpc.com

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Property Overview

Clearview I and II are medical office buildings with institutional ownership located adjacent to the Baylor Scott & White Medical Center - Grapevine Campus. The buildings are conveniently located on the SEC of State Highway 114 and Clearview Drive with great interstate access and great visibility. The buildings offer ample parking with an on-site garage, providing free parking for patients.

Property Highlights

- Renovations underway
- New Institutional ownership
- Customizable suites
- Rent abatement for New Deals
- No use restrictions

Availabilities

Spec Suite 305

SF

2,250 SF

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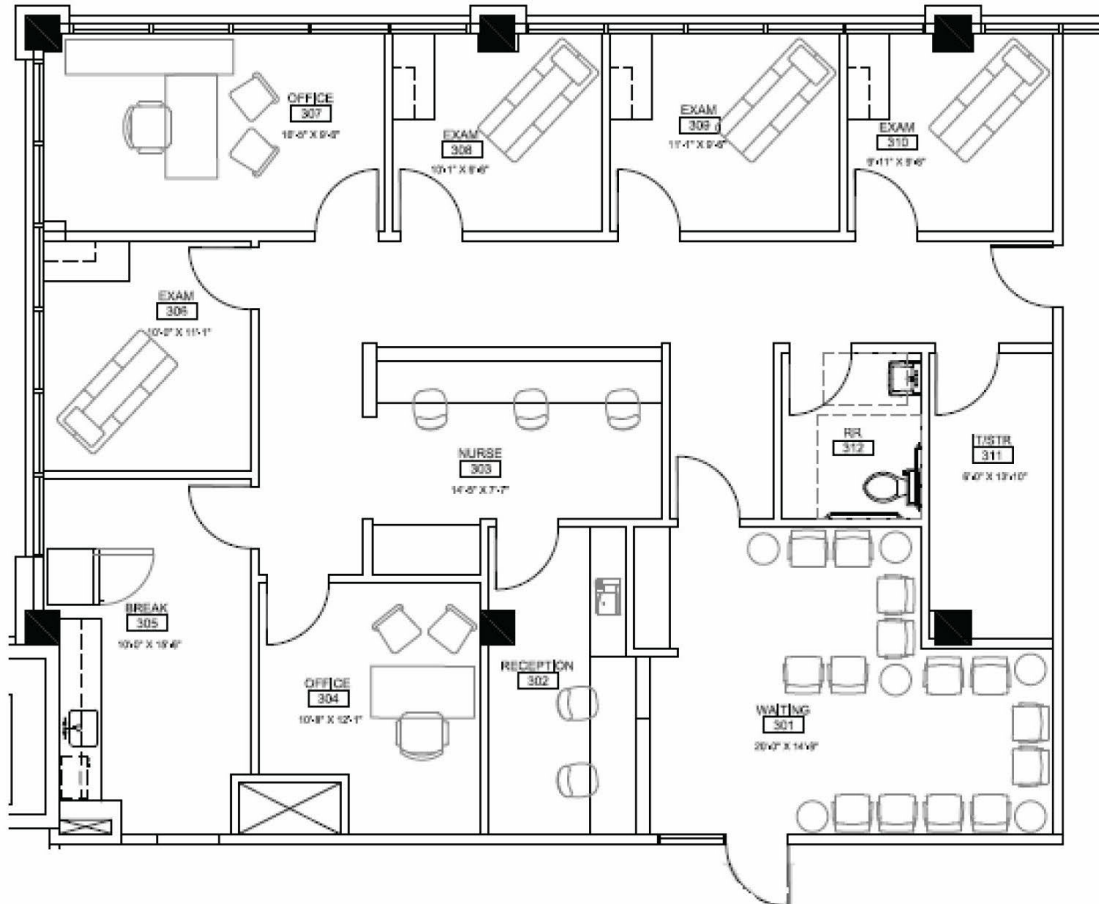
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Suite

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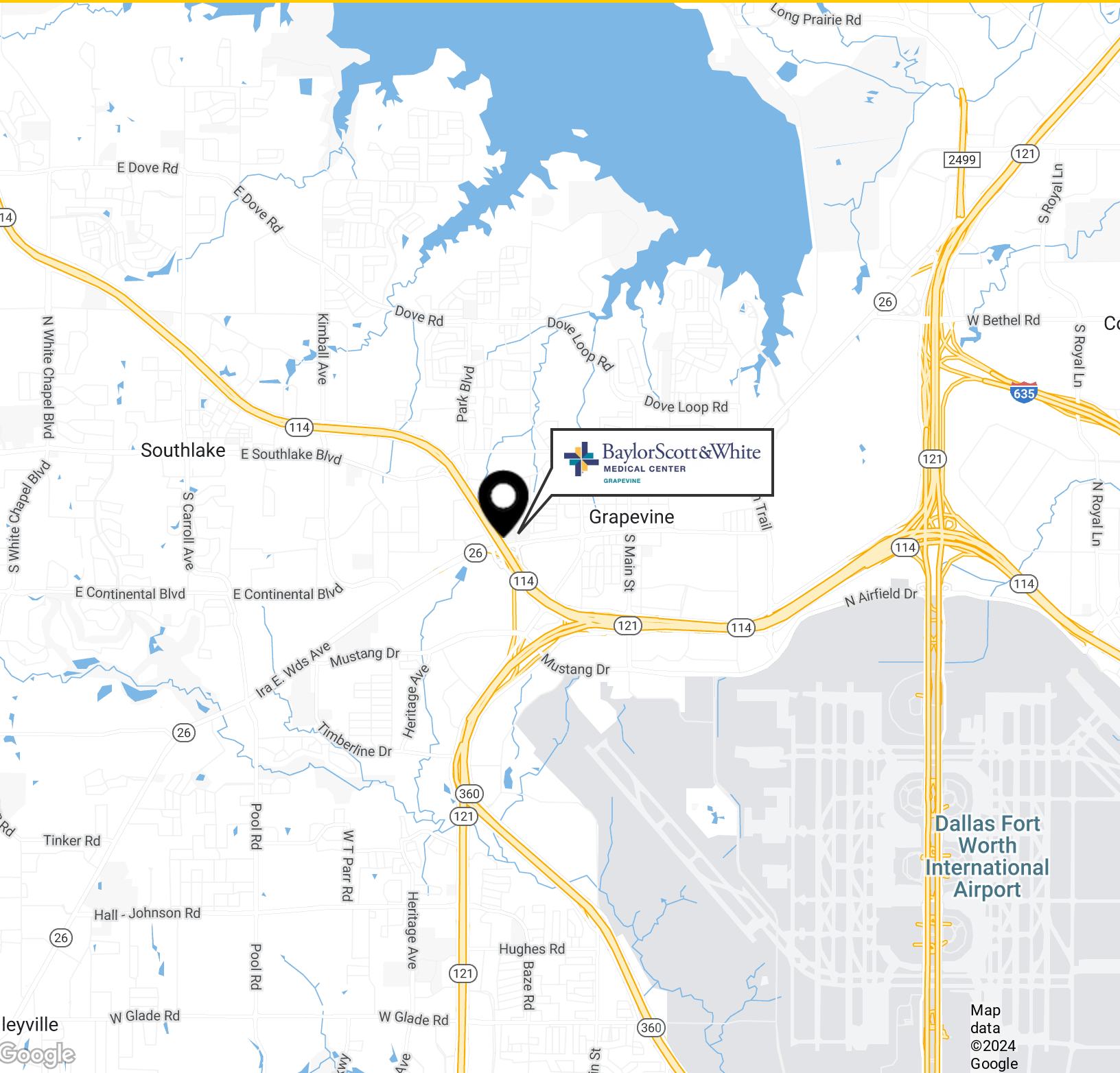
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Location Map

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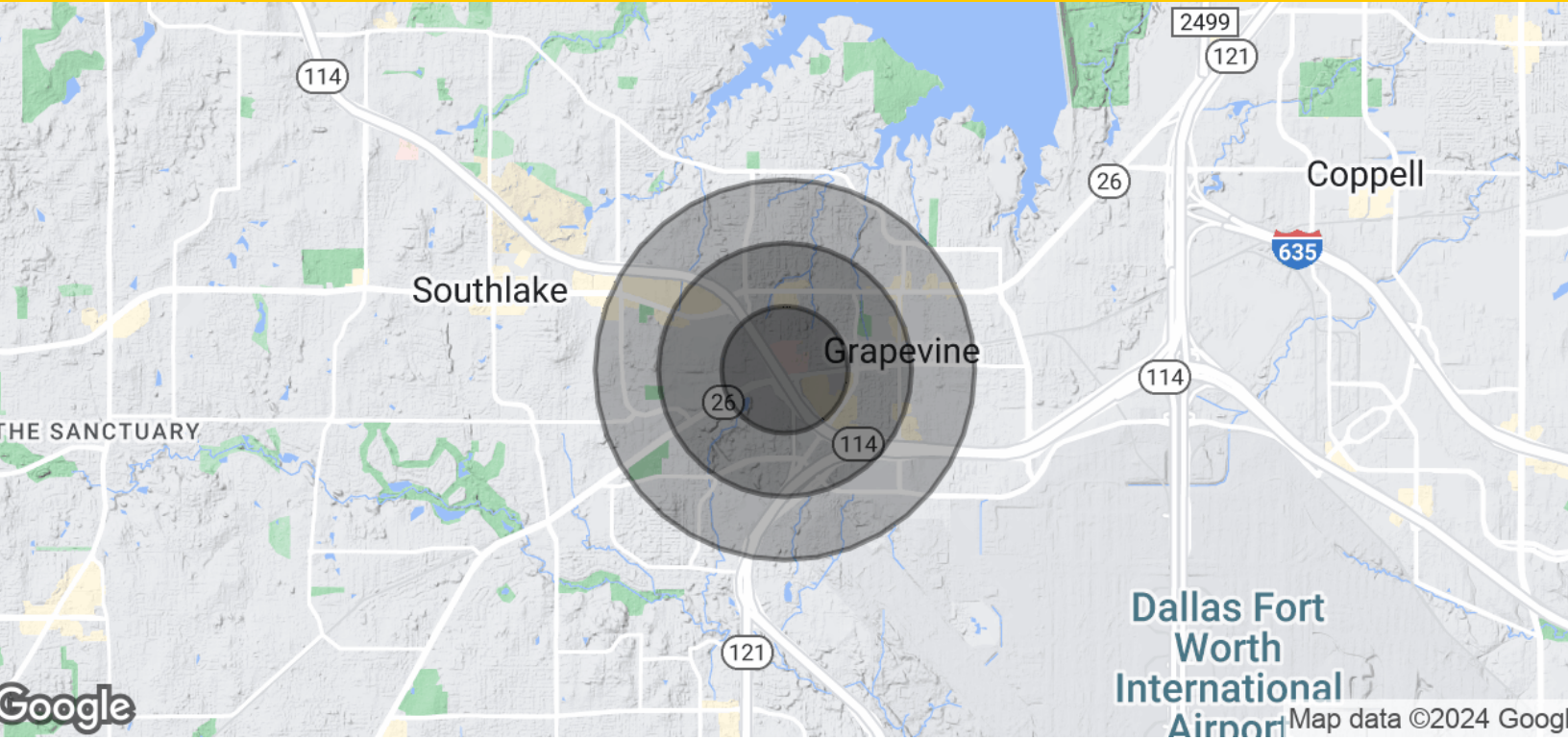
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Population	0.5 Miles	1 Mile	1.5 Miles
Total Population	940	4,809	16,145
Average Age	40.2	40.1	38.2
Average Age (Male)	34.0	37.3	37.0
Average Age (Female)	41.2	40.9	38.9
Households & Income	0.5 Miles	1 Mile	1.5 Miles
Total Households	444	2,169	6,818
# of Persons per HH	2.1	2.2	2.4
Average HH Income	\$97,994	\$95,819	\$96,254
Average House Value	\$279,473	\$277,506	\$283,934

2020 American Community Survey (ACS)

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