

OFFERING
MEMORANDUM

CLASS A MEDICAL ARTS BUILDING



MEDICAL ARTS SOUTHSIDE

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Champions DFW Commercial Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



PROJECT BUILDING SUMMARY

Champions DFW Commercial Realty and Development Capital are pleased to present Fort Worth's newest [state-of-the-art medical office and surgical center](#), offering both sale/lease options within the heart of the Fort Worth Medical District. Located at 429 Ballinger St., this beautiful facility was designed by Corgan Architects to provide an outstanding medical experience for doctors and patients. The brand-new development will enable medical and healthcare providers to provide the highest level of care for years to come.



HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 18,000 SF
- Class A Medical Office
- Lot Size 19,458 SF
- Sale/Lease Options
- Shell/turn-key finish-out options
- Post-surgery recovery suites
- Valet Parking
- Building signage available
- Blocks from six (6) hospitals



LOCATION OVERVIEW

- 1.5 Miles to Fort Worth T&P Station (Trinity Metro Park & Ride)
- Minutes to major mixmaster connecting highways I-30 & I-35
- 15 Minutes to Ft. Worth Meacham Int'l Airport
- Located in the heart of the medical district
- Located off IH 30 & Summit Drive
- Located 20-25 mins to DFW

±18,000
FLOOR PLATE

2
STORIES

±19,458 SF
LOT SIZE

24/7
ON SITE SECURITY

±18,000
TOTAL BUILDING SF

Medical/Surgical
USES

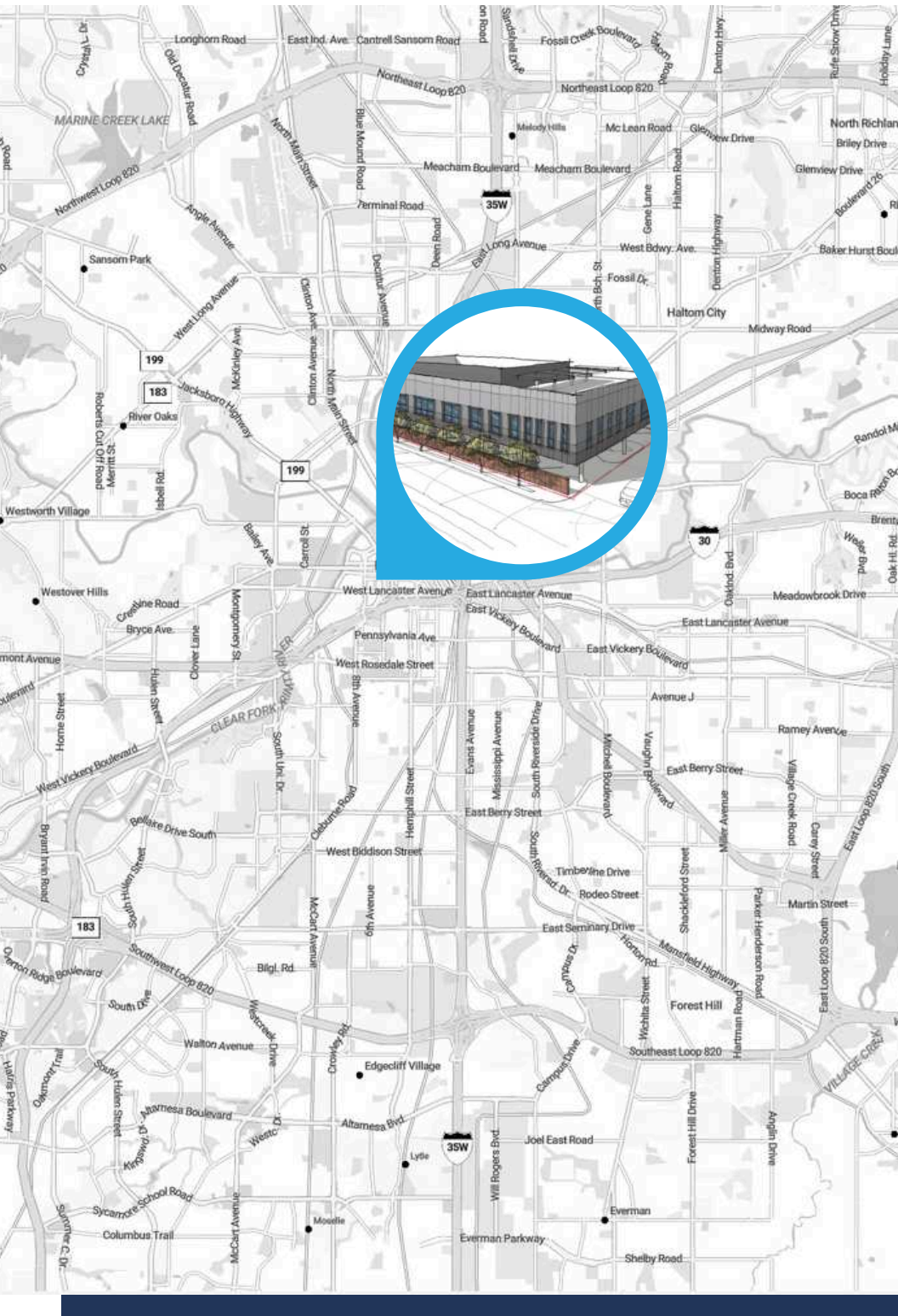
2024
YEAR BUILT

Contact Broker
SALE/LEASE PRICE

HEALTHCARE MAP CENTRAL HOSPITAL DISTRICT



FORT WORTH AREA OVERVIEW



3.67 %

Fort Worth employment growth rate from 418k employees to 434k employees.



#1 Fastest Growing City in US

Fort Worth continues its march toward one million residents by leading the entire U.S. in raw population growth.



16,900

Available jobs as of January. Highest since October of 2022.



\$64,567

Median Household Income.



935,508

Fort Worth current population according to U.S. Census Bureau.



Fortune 500 Companies

Out of 14 metros across the US, Fort Worth is home to 23 Fortune 500 companies ranking as 3rd, because of lower costs of living, lower taxes and healthcare costs.

DFW OVERVIEW



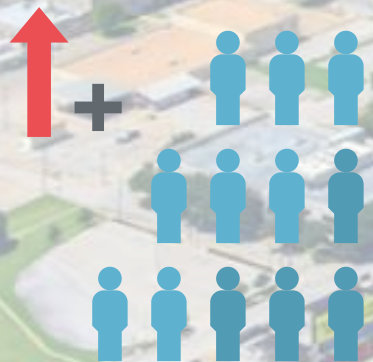
3 Commercial Airports

- DFW Int'l Airport
- Dallas-Love Field
- Alliance



7,694,138

TOTAL POPULATION



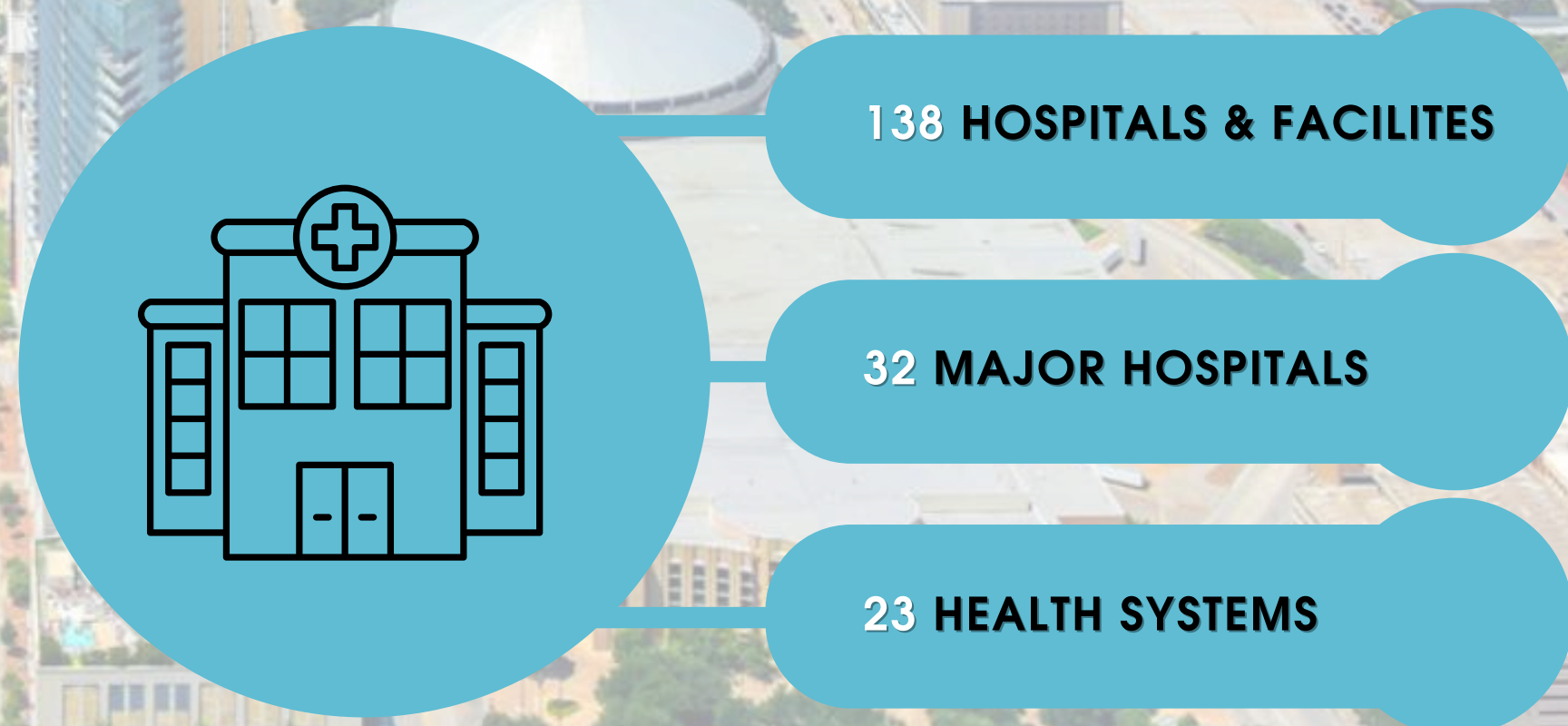
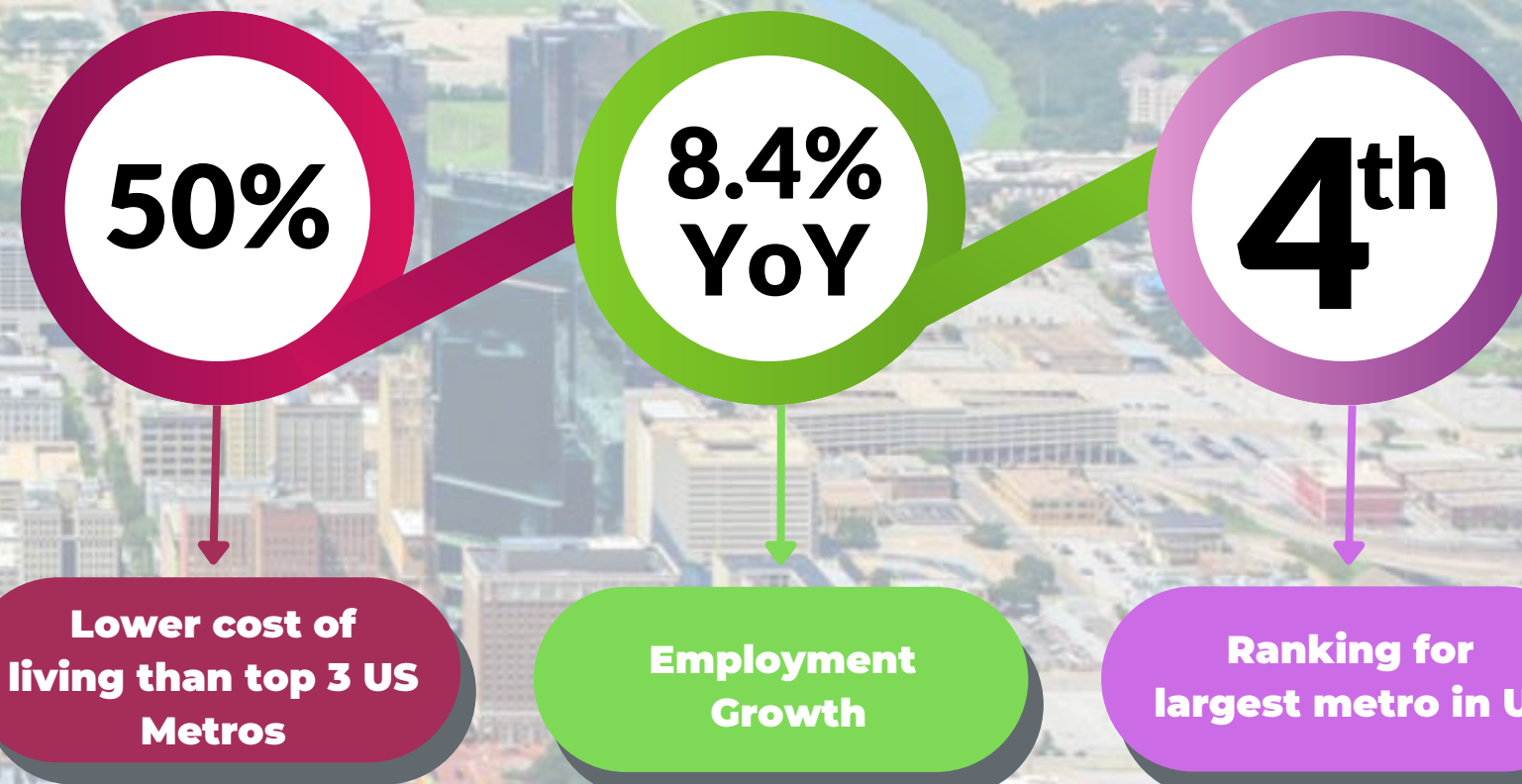
11,200,000

POPULATION GROWTH BY 2045



Trinity Metro

10 STATIONS CONNECTING
DALLAS & FORT WORTH



FORT WORTH MARKET OVERVIEW

SUMMARY

POPULATION

51,646

306,216

952,785

HOUSEHOLDS

22,114

106,039

344,061

AVG HH INCOME

\$93,401

\$76,506

\$59,935

MEDIAN AGE

37.8

34.5

35.1

CONNECTION STREET

S. Summit Ave

CROSS STREET

Summit Ave. NE

TRAFFIC VOLUME

21,618 VPD

Pennsylvania Ave

S. Ballinger St E

12,425 VPD

I-30

Summit Ave NE

5,526 VPD

S. Henderson

South Henderson St. W

21,321 VPD

INVESTMENT OWNERSHIP OPPORTUNITY



OWNER/OCCUPANT
INVESTMENT OPTIONS



MARKET
CAP RATE RETURNS



RENTAL INCOME STREAM
REDUCES OPERATING COST OF
OCCUPANCY



HIGH UPSIDE
EQUITY INVESTMENT

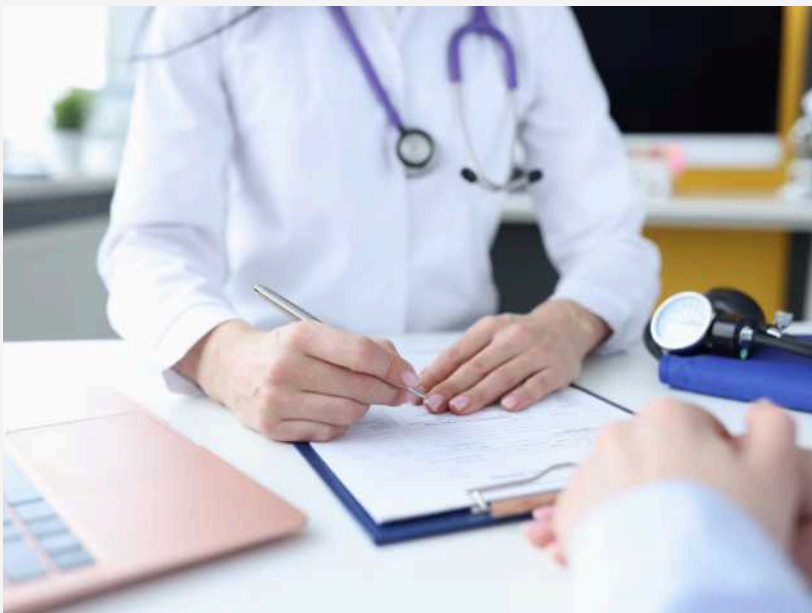


CLASS A HEALTHCARE
DEVELOPMENT



FORT WORTH
MEDICAL DISTRICT LOCATION

CLASS A MEDICAL





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