

Medical Office ★ LEASE

LanCarteCRE.com

940 HILLTOP DR WEATHERFORD, TX 76086



 **LANCARTE**
COMMERCIAL
BROKERAGE ★ PROPERTY MANAGEMENT

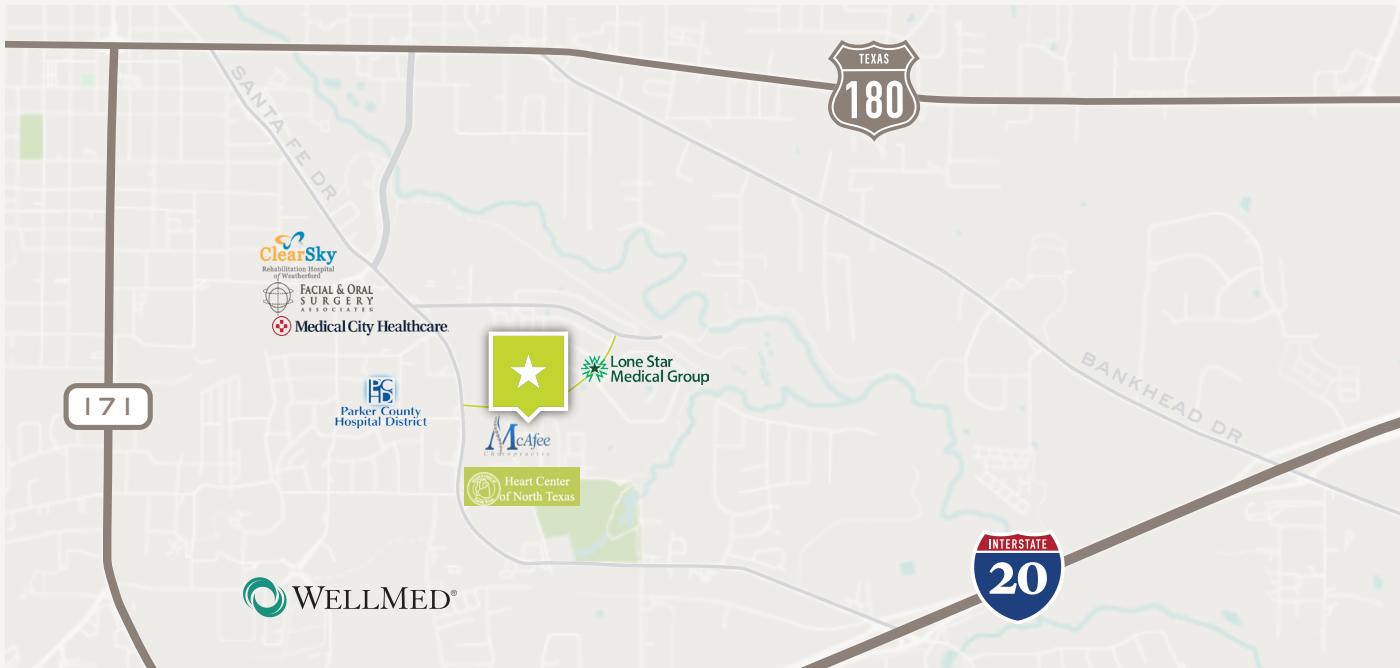
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PROPERTY FEATURES

- Medical Office Building
- White Box Condition
- 2,200-4,335 SF Available
- Heavy Parking
- TI Package Available
- 0.50 Miles from Medical District
- On Site Ownership

LEASING STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

Located within a medical campus and proximity to I 20, this property is a prime location for medical and professional tenants. The site provides excellent visibility and parking for both patients and staff, with proximity to major regional routes including Santa Fe Drive, 171, Hwy 180 and I 20. Located within an established healthcare corridor, the building is surrounded by complementary medical practices and is less than 10 minutes from Weatherford Regional Medical Center.

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EXTERIOR



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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



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Relentlessly Pursuing What Matters

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