



FOR SALE OR LEASE

FORMER LIFECARE HOSPITAL OF FORT WORTH

6201 Overton Ridge Blvd, Fort Worth, TX 76132



MedCorePartners.com

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PROPERTY INFORMATION



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PROPERTY SUMMARY



PROPERTY OVERVIEW

6201 Overton Ridge is a ±63,000 SF former LifeCare Hospital situated on 6.97 acres in the highly sought-after South Fort Worth medical market. This second-generation LTAC facility is available for sale or lease and is fully positioned for a new long-term acute care operator, outpatient rehabilitation provider, or other specialty hospital uses.

The facility is designed to accommodate up to 80 patient beds, including 10 ICU beds, and is equipped for advanced inpatient care. Existing infrastructure supports wound care, dialysis, and nutrient management, along with on-site laboratory and diagnostic areas. Additional service capabilities include neurological and trauma care, cardiac support, and other advanced inpatient treatment areas, as well as a dedicated physical therapy (PT) area.

The property offers a 2.6 per 1,000 parking ratio, a separate ambulance drive-up entrance, and a backup generator, ensuring operational continuity and efficient emergency access. Strategically located in South Fort Worth, the facility provides excellent regional access, just minutes from major thoroughfares I-20 and Highway 183. It is also in close proximity to key medical institutions, including Texas Health Harris Methodist Hospital and Kindred Hospital Tarrant County, Fort Worth, further enhancing its appeal for healthcare operators.

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PROPERTY DETAILS



KEY FEATURES

- 2nd Generation – 63,000 SF LTAC
- 6.97 Acres
- Quick access to I20 and Hwy 183
- Priced well below replacement value



PROPERTY DETAILS



TOTAL AVAILABLE SF

63,300 RSF
6.97 Acres



YEAR BUILT

1989



PARKING

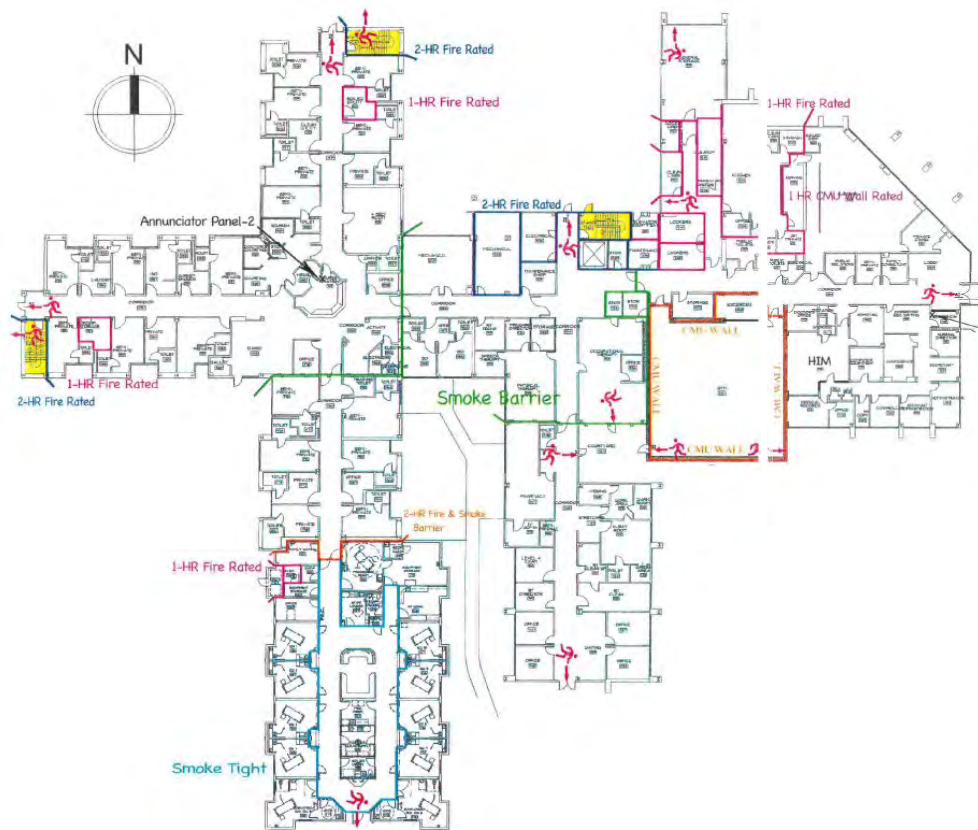
2.6/1000 parking (169 spaces)

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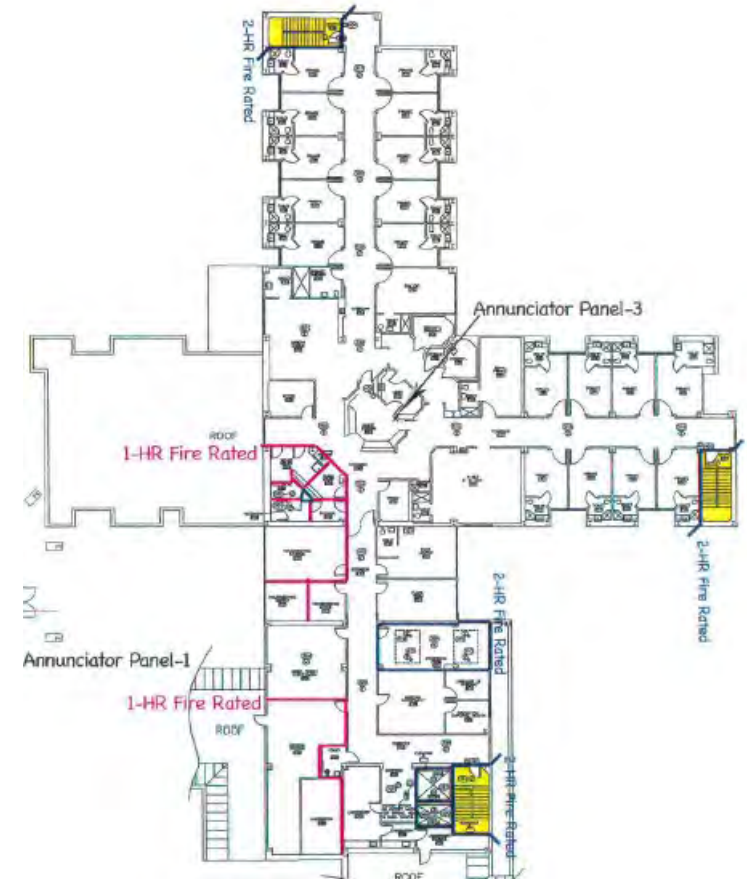
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FLOOR PLANS

First Floor



Second Floor



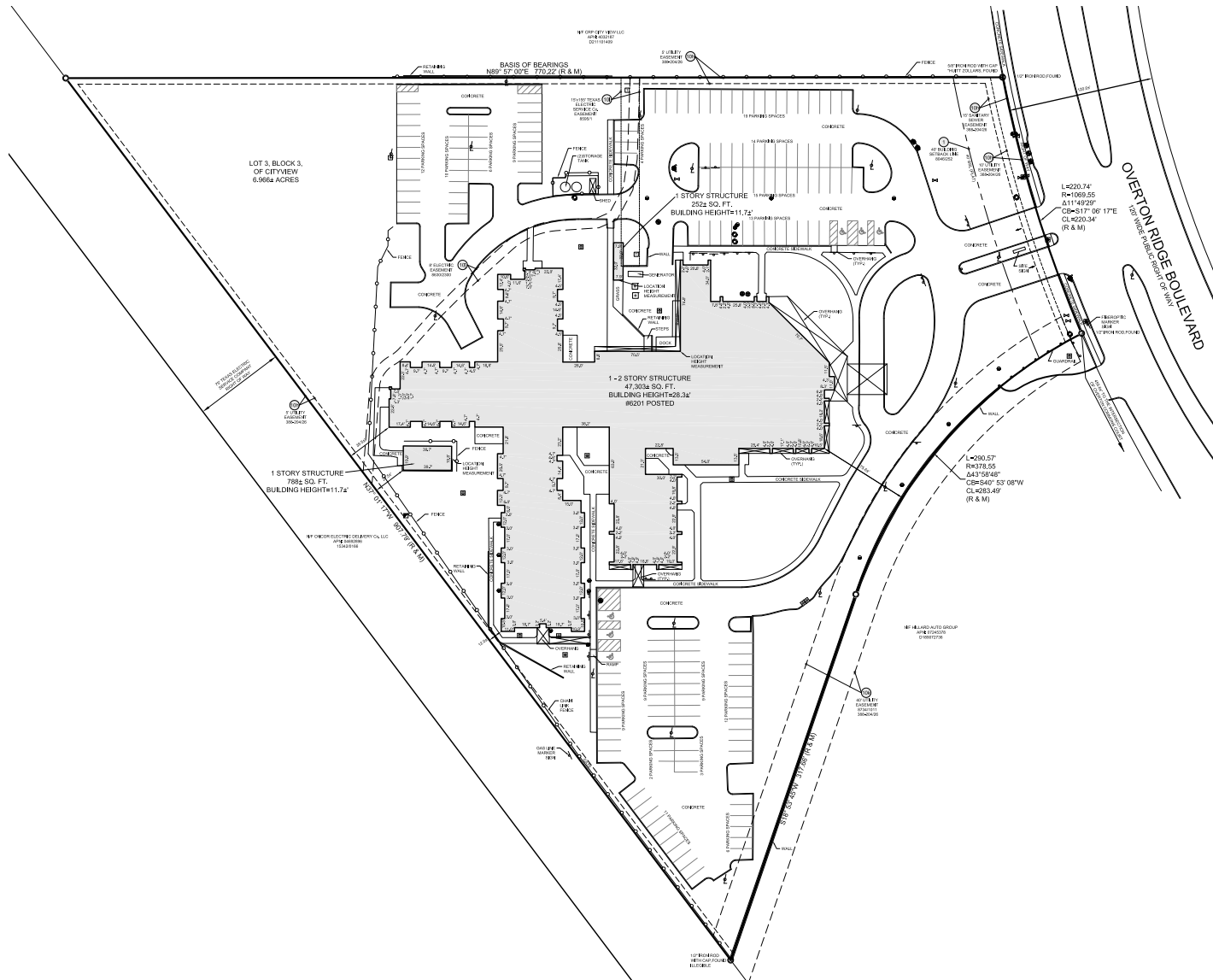
LOCATION INFORMATION



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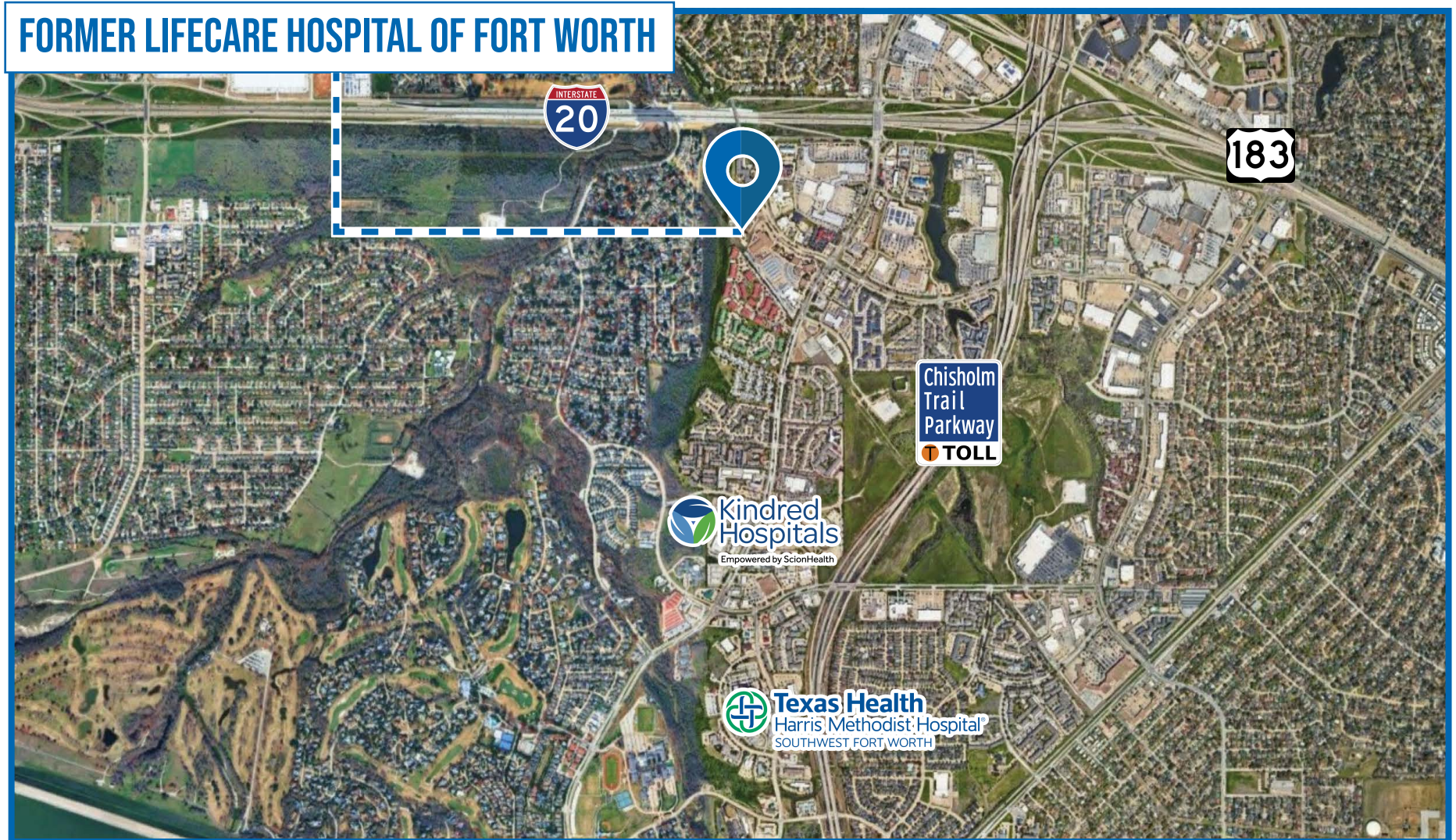
SITE PLAN



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AERIAL VIEW



DEMOGRAPHICS

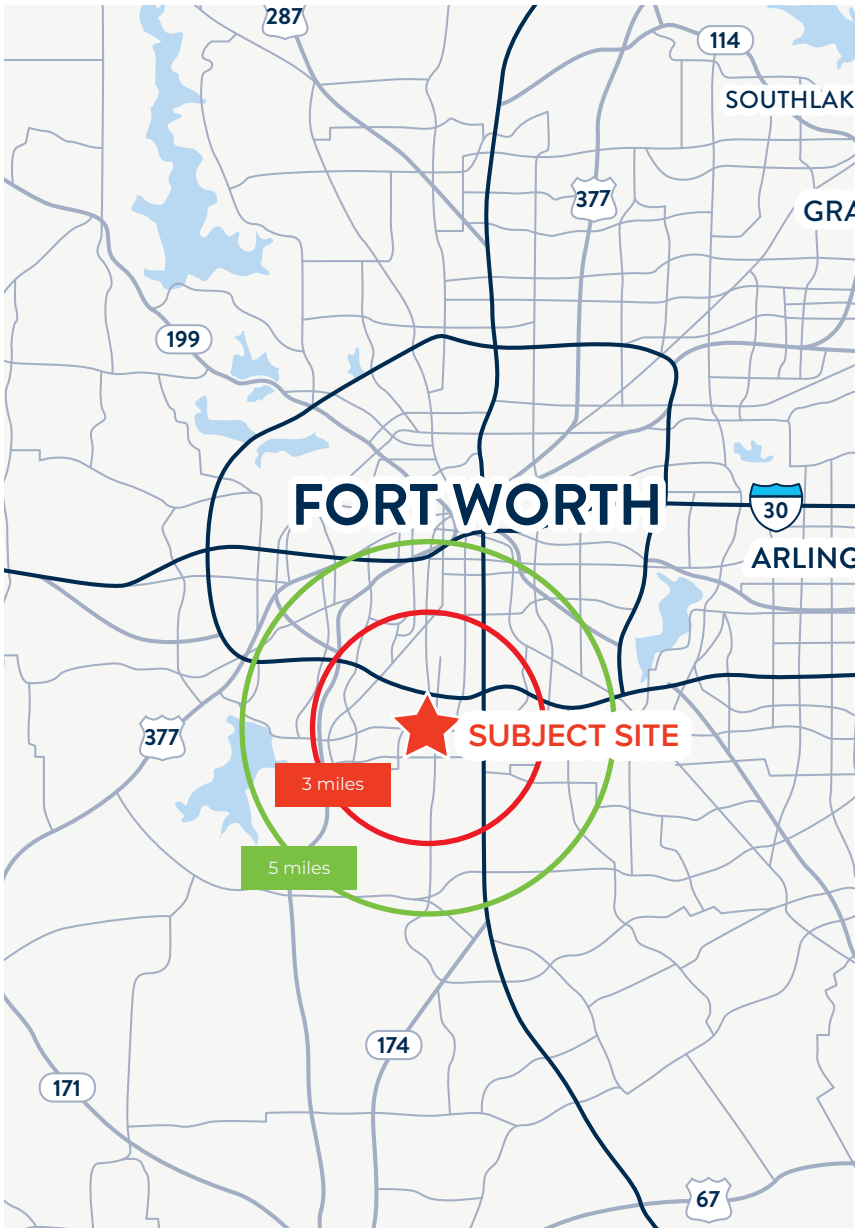


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DEMOGRAPHICS - MAP

	3 MI	5 MI
Population	87,313	256,102
Households	40,122	104,079
Average Age	38.7	36.0
Median HH Income	\$77,514	\$74,582
Population Growth 2025-2030	0.92%	3.07%
Household Growth 2025-2030	2.49%	4.22%





For More Information!



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Information About Brokerage Services

Texas law requires all real estate license holders 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential 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.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

2-10-2025



Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS 1-1

