

# INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING



4061 W INTERSTATE 20, ARLINGTON, TX 76017



## PROPERTY HIGHLIGHTS

- ±10,550 SF Medical Office Building
- New Construction - 2020
- Multi-Tenant
- 100% Occupied
- Investment Opportunity
- Medical and Title Company Tenancy
- Interstate I-20 Frontage

SALE PRICE CALL FOR PRICING



## CONTACT INFORMATION

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**Champions DFW Commercial Realty**

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	Call for Pricing
Building Size:	10,550 SF
Lot Size:	43,091 SF
Year Built:	2020
Zoning:	OC

## PROPERTY OVERVIEW

Presenting 4061 W Interstate 20, a 100% leased medical/office building in Arlington TX. Located SE of Fort Worth directly off of high traveled I-20, this space features a generous  $\pm 10,500$  SF of space.

## LOCATION OVERVIEW

Located on a hard corner with excellent visibility. Interstate 20 address and frontage. Located at I-20 and Elliot Road

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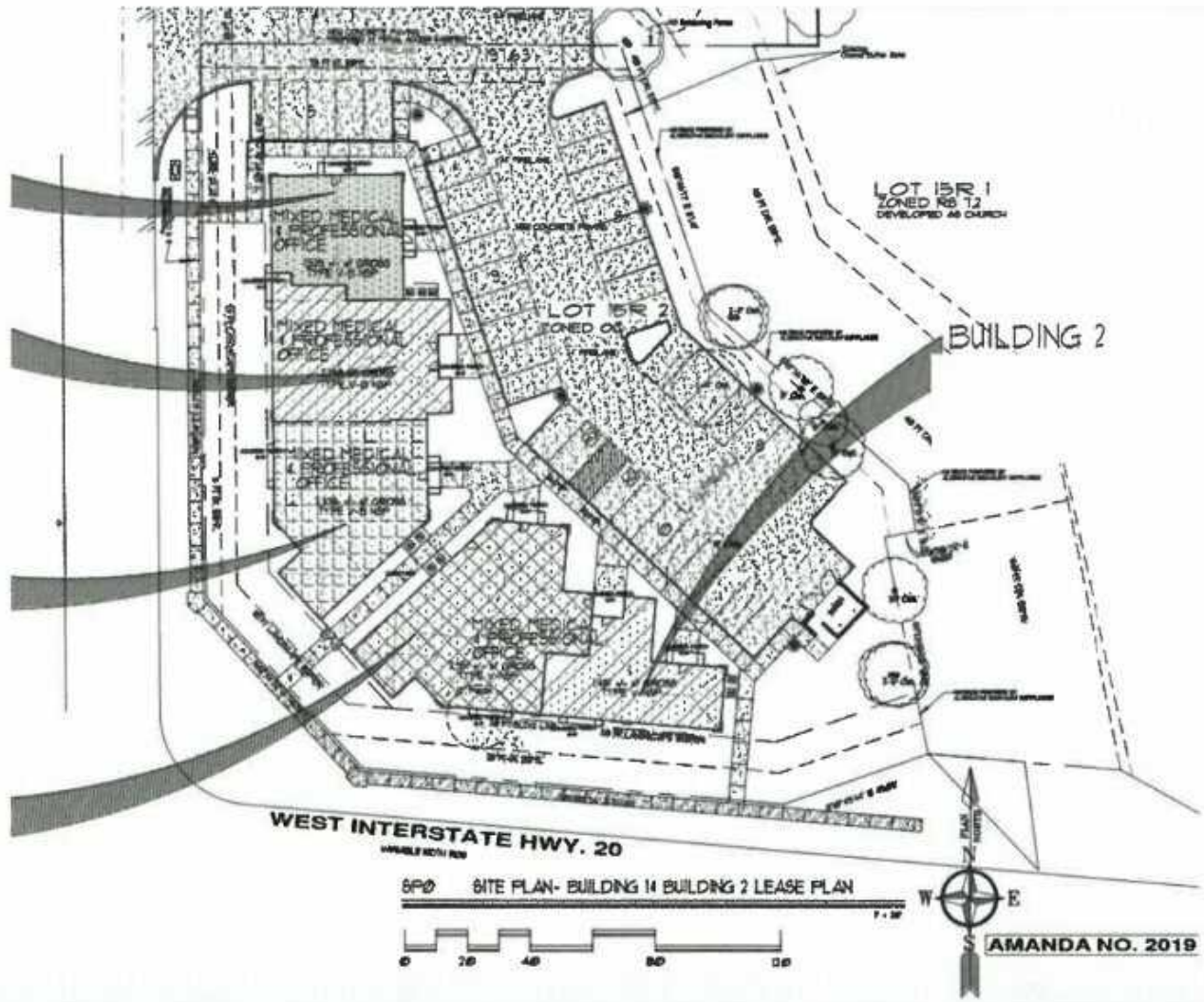
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## SITE PLAN



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## PROPERTY PHOTOS



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## FORT WORTH AREA OVERVIEW



Fort Worth is the 12th largest city in the US. It is estimated that Fort Worth, TX employs 444k people. The largest industries in Fort Worth, TX are Health Care & Social Assistance (51,895 people), Retail Trade (50,189 people), and Manufacturing (46,446 people), and the highest paying industries are Management of Companies & Enterprises (\$83,048), Mining, Quarrying, & Oil & Gas Extraction (\$75,310), and Utilities (\$74,511).



### #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.



### \$67,927

Median Household Income.



### 3.67 %

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



### 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.

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,788	254,063	879,078
Average Age	39.5	36.7	34.4
Average Age (Male)	37.2	34.9	33.3
Average Age (Female)	39.9	37.9	35.3

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,714	92,536	318,648
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$102,565	\$81,199	\$72,729
Average House Value	\$211,532	\$177,181	\$163,863

\* Demographic data derived from 2020 ACS - US Census

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## BROKER CONTACTS



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