

FORT WORTH MEDICAL OFFICE BUILDING



CAMPUS ADJACENT MEDICAL OFFICE INVESTMENT WITH RARE ADDITIONAL
PARKING IN THE HEART OF FORT WORTH'S HEALTHCARE CORRIDOR



1425

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CONFIDENTIAL INVESTMENT MEMORANDUM



Important Information Concerning this Memorandum

This Confidential Investment Memorandum (the “Memorandum”) has been prepared by Zeustra, LLC (“Zeustra”) on behalf of the ownership and is being provided to a select group of potential investors who may be interested in evaluating a possible transaction involving the property contained in this memorandum.

The Memorandum is intended solely for informational purposes to assist recipients in determining whether they wish to proceed with further investigation of the opportunity. It is provided subject to the execution of a Confidentiality Agreement, and the information contained herein is based on data obtained from sources believed to be reliable. However, neither the Company nor Zeustra makes any representations or warranties, express or implied, as to the accuracy or completeness of the information provided.

This Memorandum contains certain statements, estimates, and projections regarding the anticipated performance of the Property. These forward-looking statements reflect various assumptions that may or may not prove to be accurate. Recipients should conduct their own independent investigations and analysis. Nothing contained herein should be considered a guarantee or representation of future results.

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I. EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

OVERVIEW

Zeustra, LLC (“Zeustra”) is pleased to present this exclusive investment opportunity: **1425 8th Ave, Fort Worth, TX**, a ±14,212-square-foot, multi-tenant medical office building located directly adjacent to **Baylor Scott & White All Saints Medical Center – Fort Worth**, one of the city’s leading healthcare institutions. Zeustra has been retained as the exclusive advisor to pursue a sale on behalf of ownership.

This high-demand asset is currently occupied by **Eighth Avenue Obstetrics and Gynecology**, a trusted women’s health group serving the Fort Worth community for over 30 years, along with each OBGYN physician individually on their own month-to-month leases. The building has remained fully occupied for years, a reflection of its irreplaceable location and embedded role within Fort Worth’s vibrant healthcare ecosystem.

What truly distinguishes this offering is its **rare campus-adjacent location paired with an included adjacent parking lot**—an exceptional advantage in the Fort Worth Medical District, **where land and parking are scarce**. This additional land component not only adds intrinsic value, but also opens the door for future development, expansion, or improved tenant functionality.

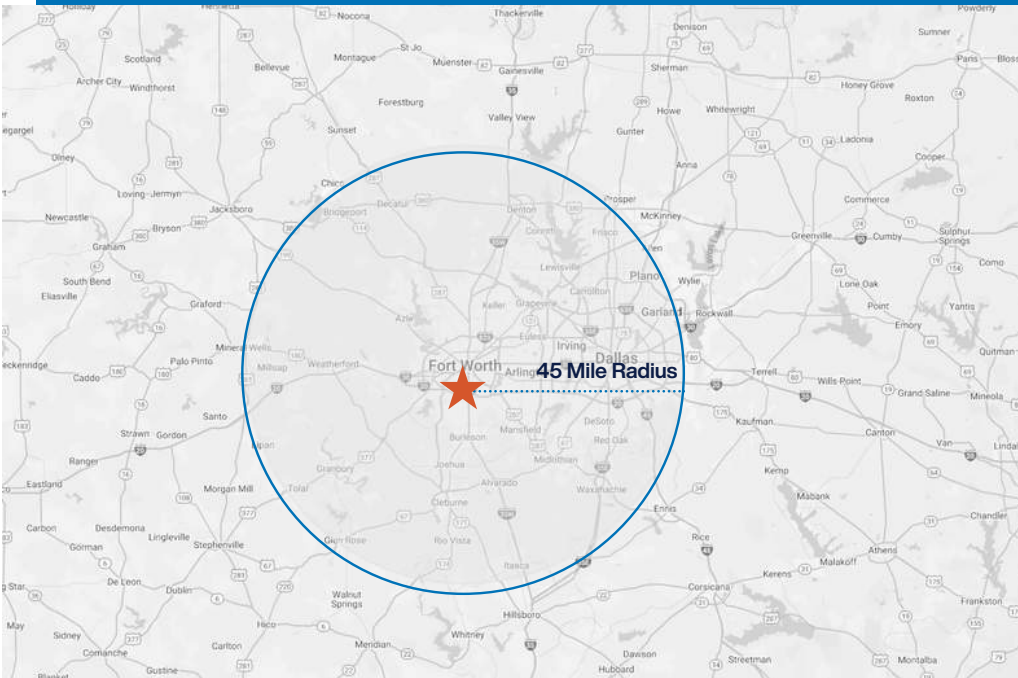
Investors are presented with a **secure income-producing asset generating approx. \$233,940 in Net Operating Income**, with a clear path to upside through lease restructuring. Current rents are meaningfully below market, creating the opportunity to re-tenant or renew leases at **\$25+ NNN**, unlocking significant value without having to reposition the asset. The existing tenancy and continued occupancy from long-term providers ensure cash flow continuity while providing ample room for future appreciation.

Fort Worth stands among the fastest-growing metropolitan areas in Texas, supported by a dynamic economy, a strong medical infrastructure, and a growing population base. The Fort Worth Medical District is a key healthcare hub in the region, anchored by more than 40 institutions including major hospital systems, specialty clinics, and medical universities. With continued expansion from Baylor Scott & White and persistent demand for outpatient services, **1425 8th Ave** is ideally positioned to benefit from long-term demographic and healthcare trends.

This offering is ideal for investors and potential owner-users seeking a **rare campus-adjacent medical office investment with embedded value**, long-term stability, and a location that simply cannot be replicated.

Property Information

Total SF	14,212 sf +/-
Property Occupancy	100%
Total Net Operating Income	\$233,940 +/-
Lot Size	.71 AC
Parking Spaces	70
Lease Term	M2M





Baylor Scott & White All Saints Medical Center



50 +

Hospitals

30,000

Patient Visits per Year

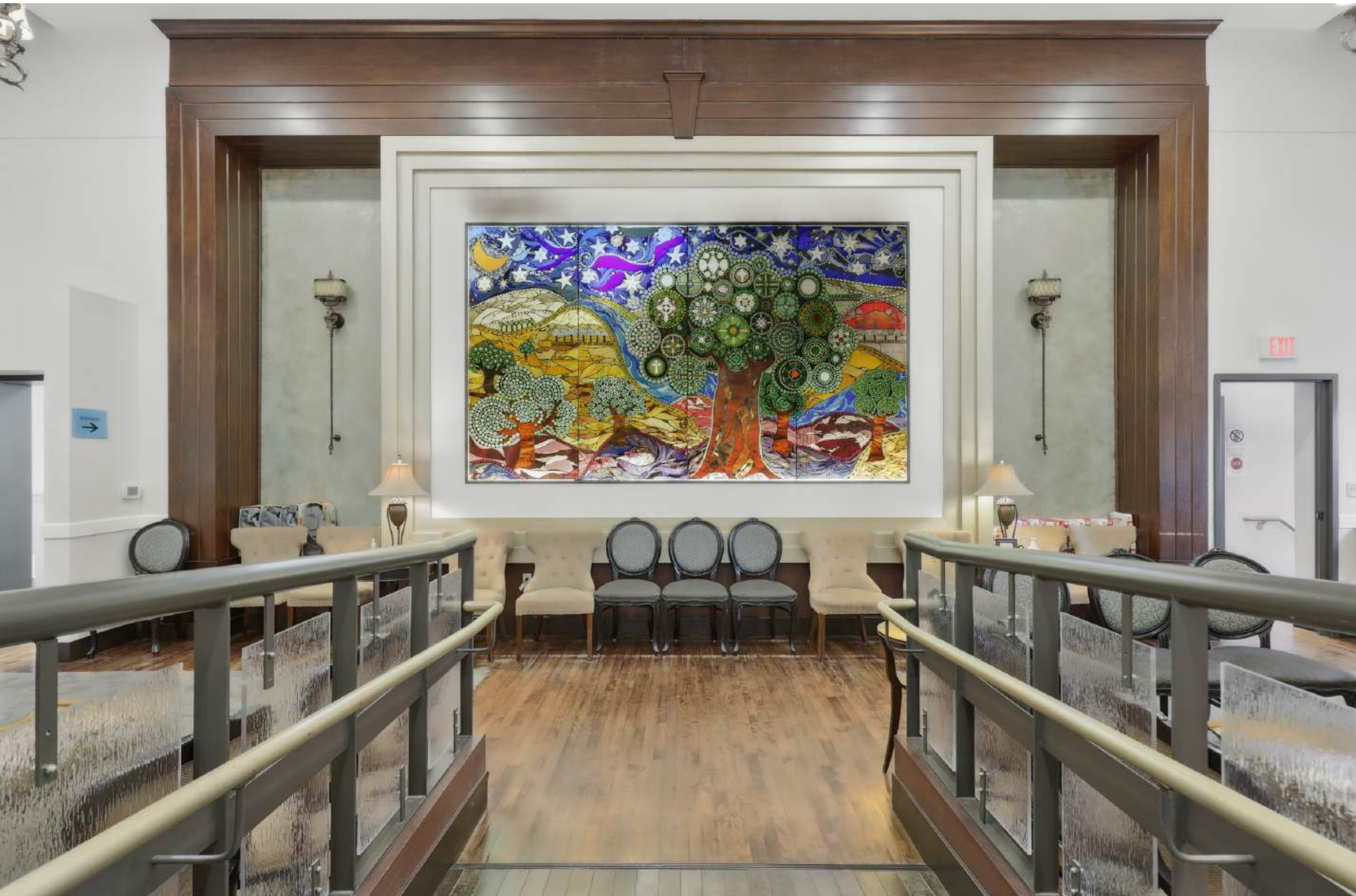
\$14.5 B

Total Revenue



Photos











Photos





EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS



Versatile Investment or Owner-User Opportunity with Built-In Value-Add

- ±14,212 -square-foot medical office building currently 100% occupied by long-standing OBGYN tenants, including Eighth Avenue Obstetrics and Gynecology.
- All tenants are on month-to-month leases, providing flexibility for re-tenanting or owner-user occupancy.
- Generates \$233,940 in Net Operating Income, offering immediate in-place cash flow.
- Below-market rents present a clear value-add opportunity, with area comps supporting \$25+ NNN.



Rare On-Campus Offering with Land and Parking

- Located directly adjacent to Baylor Scott & White All Saints Medical Center – Fort Worth.
- Practically on-campus asset in a land- and parking-constrained medical district.
- Includes an adjacent private parking lot—an extremely rare feature in this location.
- Long history of full occupancy and medical use, with future potential for expansion, redevelopment, or continued operation.



Strong Fundamentals in Fort Worth's Healthcare Corridor

- Situated in the Fort Worth Medical District, home to 40+ healthcare institutions including Cook Children's and Texas Health.
- Region experiencing strong growth in outpatient care demand and healthcare system expansion.
- Tight supply of medical office space supports long-term tenant demand.
- Ideal positioning for investors seeking durable income and healthcare-aligned real estate strategies.



KEY CONSIDERATIONS

LOCATION AND MARKET HIGHLIGHTS

1425 8th Ave is strategically located in the heart of Fort Worth's Medical District, directly adjacent to Baylor Scott & White All Saints Medical Center – Fort Worth. The property is situated within Tarrant County, one of Texas' most populous and economically diverse counties, and a central node in the rapidly growing Dallas–Fort Worth (DFW) metroplex—the fourth-largest MSA in the U.S., with a GDP exceeding \$600 billion.

Fort Worth has seen steady population growth, with Tarrant County now home to more than 2.1 million residents, driven by affordable living, job creation, and significant infrastructure investment. The DFW region continues to lead Texas in net migration, healthcare employment, and outpatient medical demand, further bolstering the need for strategically located medical office space.

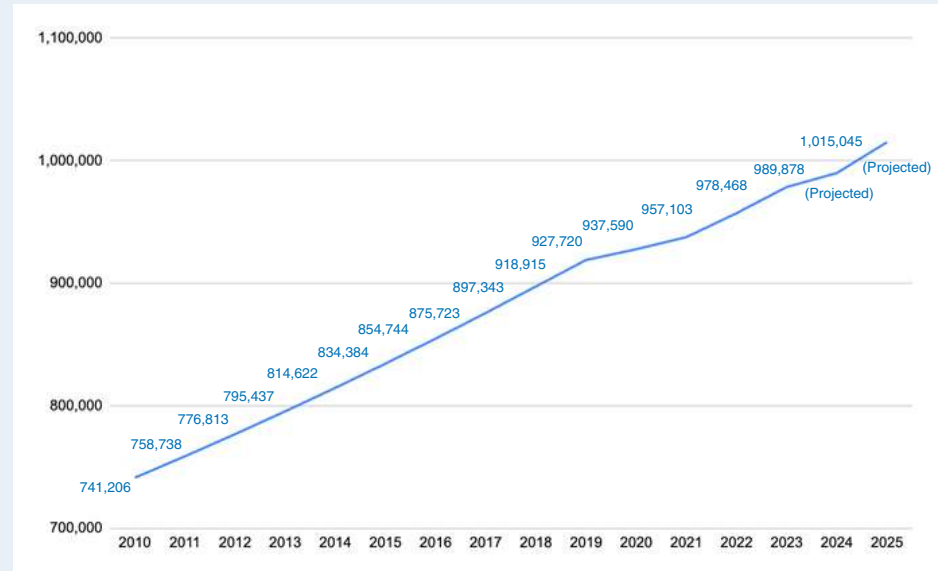
The property benefits from immediate access to over 40 healthcare institutions in the Medical District, including Cook Children's Medical Center, Texas Health Harris Methodist, and John Peter Smith Hospital, making the area one of the densest healthcare ecosystems in the region. The adjacent Baylor Scott & White campus continues to expand its services, attracting a steady flow of patients and supporting healthcare-related real estate demand.

Medical office vacancy in the Fort Worth area remains consistently low, often in the 6–7% range, while rental rates have increased steadily in response to demand. The combination of tight supply, strong demographics, and a growing medical labor force makes Fort Worth one of Texas' most desirable locations for medical investment.

With close proximity to Interstate 30, Chisholm Trail Parkway, and other major roadways, 1425 8th Ave offers excellent regional accessibility. Its campus adjacent location, rare dedicated parking, and embedded role in the city's premier medical corridor position it as a prime value-add medical office opportunity in one of the most healthcare-centric markets in the state.

Fort Worth, TX – Population Numbers (2010–2025)

Compound Annual Growth Rate (CAGR) of approximately 2.09% from 2010 to 2025.



TENANT OVERVIEW

EIGHTH AVENUE OB/GYN

Eighth Avenue OB/GYN is a trusted provider of comprehensive women's healthcare services in the Fort Worth region, offering care from adolescence through menopause and beyond. With a patient-first philosophy and deep roots in the community, the practice is led by a seasoned team of board-certified physicians who deliver compassionate, high-quality care across the full spectrum of obstetrics and gynecology. For over 30 years, the group has proudly served generations of families, becoming a staple in the Fort Worth Medical District.

Strategically located adjacent to Baylor Scott & White All Saints Medical Center, Eighth Avenue OB/GYN benefits from direct access to hospital facilities and referrals, drawing patients from across the region seeking specialized women's healthcare. Its long-standing reputation and embedded presence contribute to high patient loyalty and consistent traffic volume. Each physician within the group maintains an individual month-to-month lease and its long term tenancy reflects its operational stability and long-term commitment to the location, while also providing flexible value-add potential for investors.

Eighth Avenue OB/GYN offers a comprehensive range of services, including prenatal care, ultrasound and imaging, gynecologic exams, hormone therapy, fertility consultations, and minimally invasive procedures. The practice emphasizes patient education, continuity of care, and accessibility, making it a preferred provider among women in the Fort Worth area. Its presence at this property enhances the long-term viability of the asset and reinforces its standing within one of Texas' most prominent healthcare corridors.

EIGHTH AVENUE
OBSTETRICS
&
GYNECOLOGY





II. DEMOGRAPHIC & MARKET OVERVIEW

LOCATION & ECONOMIC OVERVIEW

Fort Worth, Texas – A Healthcare-Focused Growth Market

Fort Worth, Texas, located in the heart of Tarrant County, is one of the fastest-growing and most economically diverse communities in the Dallas–Fort Worth metroplex. As the 13th-largest city in the U.S., Fort Worth continues to expand rapidly, driven by its robust employment base, healthcare infrastructure, and attractive business environment. The city benefits from a highly skilled labor force, affordable cost of living, and a dynamic mix of industries including healthcare, aerospace, logistics, and education.

The region's growth is fueled by strong population expansion, ongoing commercial development, and significant investment from healthcare providers and hospital systems. Fort Worth's Medical District has emerged as a premier destination for outpatient medical care, offering a dense concentration of top-tier institutions and medical specialists. With over 40 healthcare facilities in the district alone, the area has become a cornerstone of care delivery for North Texas, attracting both patients and providers from across the state.

Fort Worth is consistently ranked among the best cities to live and work in Texas, thanks to its central location, vibrant cultural scene, and nationally recognized healthcare services. The city's strategic connectivity via Chisholm Trail Parkway, I-30, and I-35W ensures seamless access to surrounding employment hubs and suburban communities, supporting sustained demand for healthcare and medical office space in the core.

The area's healthcare strength is anchored by major institutions such as Baylor Scott & White, Cook Children's Health System, Texas Health Resources, and JPS Health Network. These systems continue to expand their presence in Fort Worth, reinforcing the Medical District's position as a critical hub for care in the region.

With strong demographics, rising household incomes, and growing demand for accessible outpatient services, Fort Worth presents an exceptional opportunity for long-term medical office investment. The property at 1425 8th Ave, situated directly adjacent to Baylor Scott & White All Saints Medical Center, stands as a mission-critical asset in one of Texas' most resilient and healthcare-driven markets.





Combined Regional Population:

- Dallas–Fort Worth Metroplex: 8,000,000+
- Tarrant County: 2,100,000+
- Fort Worth: 975,000+
- Medical District Area: 50,000+ daily workforce and patient flow

Median Household Incomes:

- Dallas–Fort Worth Metroplex: \$82,000
- Tarrant County: \$76,100
- Fort Worth: \$72,700
- 76104 Zip Code: \$58,800

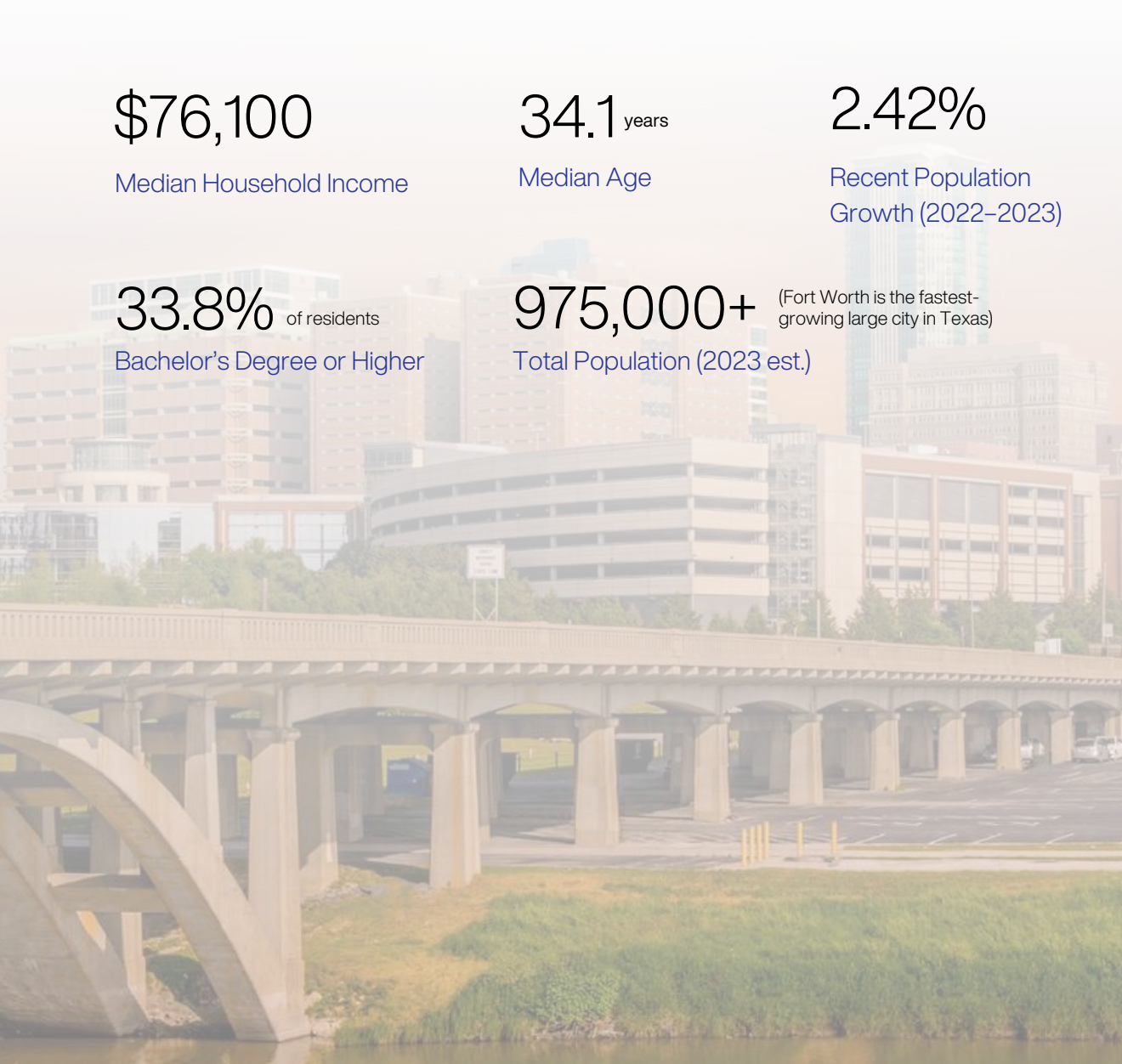
Key Regional Drivers – Richmond, TX:

- Major healthcare hub anchored by Baylor Scott & White, Texas Health, Cook Children’s, and JPS
- Dense concentration of 40+ medical institutions within the Fort Worth Medical District
- Sustained population growth fueling long-term demand for outpatient care
- Significant medical employment and education pipeline via TCU and UNTHSC
- Central access via I-30, Chisholm Trail Parkway, and proximity to Downtown Fort Worth

Why It Matters:

Fort Worth sits at the intersection of explosive metro growth and entrenched healthcare infrastructure. The city continues to attract patients, providers, and investment due to its strong medical ecosystem and increasing demand for outpatient services. Located campus-adjacent to Baylor Scott & White All Saints Medical Center, 1425 8th Ave benefits from direct proximity to hospital traffic, limited competition, and long-term stability. This positioning supports high retention and consistent medical use—making the asset a prime candidate for both income generation and future value creation in one of North Texas’s most resilient healthcare corridors.

ECONOMICS & DEMOGRAPHICS



Fort Worth is One of the Fastest-Growing Cities in America—Fueling Demand Across Healthcare, Housing, and Investment.

\$76,100
Median Household Income

34.1^{years}
Median Age

2.42%
Recent Population
Growth (2022–2023)

33.8%^{of residents}
Bachelor's Degree or Higher

975,000+
Total Population (2023 est.)
(Fort Worth is the fastest-growing large city in Texas)

Healthcare, logistics, aerospace & defense, education, energy, and corporate relocations
Primary Economic Drivers

Fort Worth is known for its affordability, strong healthcare infrastructure, population growth, and strategic location within the Dallas–Fort Worth metroplex—one of the most resilient and business-friendly markets in the country.
Known For

UNITED STATES

\$74,580

Median Net Worth

0.8%

2025-2030 CAGR for Population

2.7%

2025-2030 CAGR for Average Household Income

38.5

2024 Median Age

2.6%

2025-2030 CAGR for Per Capita Income

Source: ESRI



LARGEST LOCAL EMPLOYERS



COMPANY

INDUSTRY

Lockheed Martin Aeronautics

Aerospace & Defense

American Airlines

Commercial Aviation

Naval Air Station Joint Reserve Base

Military Installation

Fort Worth Independent School District

Education

Texas Health Resources

Healthcare

John Peter Smith (JPS) Health Network

Public Healthcare

Alcon Laboratories

Medical Device Manufacturing

University of Texas at Arlington

Higher Education

BNSF Railway

Freight Transportation & Logistics

GM Financial

Financial Services



1425 8TH AVE FORT WORTH, TX

CAMPUS-ADJACENT MEDICAL OFFICE ASSET IN
FORT WORTH'S PREMIER HEALTHCARE CORRIDOR



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