

METHODIST SURGERY CENTER SALES FLYER



DEVELOPMENT SUMMARY

Methodist Surgery Center

10,260 SF Ambulatory Surgery Center

1220 Keller Parkway

Keller, TX 76248

For Sale

DEVELOPMENT HIGHLIGHTS

- 10,260 SF ambulatory surgery center with an emphasis on podiatry procedures
- On approximately 1.73 acres (75,359 SF)
- 2 OR's (440+ SF each) with prefinished space for an additional OR, 6 Preop Stations / 6 PACU Stations, Sterile Processing / Clean Workroom, Nurse's Station, Check-in and lobby, Lab Area, Men's and women's locker rooms, Backup generator
- Medical tenant stability – Methodist Health System, 10 year triple net leases with bumps, management fees included in NNN
- Great Visibility – Frontage on Keller Parkway(FM 1709) which is a busy East/West thoroughfare in the North Fort Worth market and has over 39,000+CPD
- Great Accessibility with access off Keller Pkwy(median cut adjacent) and within a mile of Hwy 377
- Adjacent to Keller Town Center – High Traffic Generator, Tom Thumb anchor
- Medical synergy located within the Alliance Corridor (Close to Baylor Emergency Medical Center, Baylor Health Plaza, Texas Health Harris Methodist Hospital Alliance and HCA Alliance Hospital)
- Strong demographics - In the heart of the highly desirable Alliance Texas market consisting of North Fort Worth, Keller, Saginaw, Haslet and more. One of the fastest growing suburban areas in DFW and home to 240 companies, 28,000+ employees and 7300+ single family homes

MEDICAL OFFERING – 100% LEASED



OFFERING SUMMARY

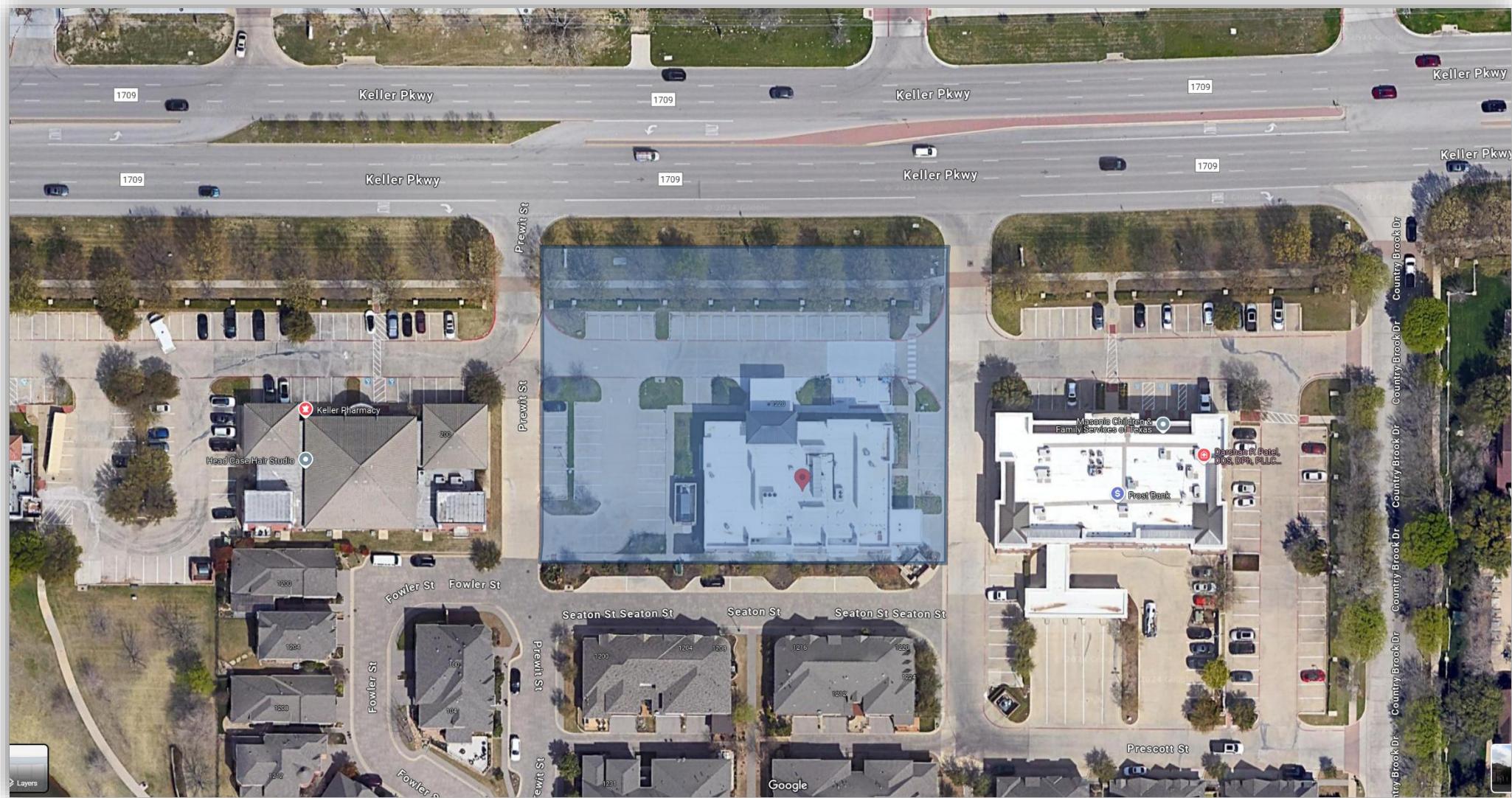
Price	\$12,044,348
Gross Leasable Area (GLA)	10,260 SF
Price per Square Foot (GLA)	\$1,174
NOI	\$692,550
Year Built	Shell 2017, Finish out 2025
Lot Size(Approx.)	1.73 Acres
Cap Rate	5.75%

AERIAL



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AERIAL



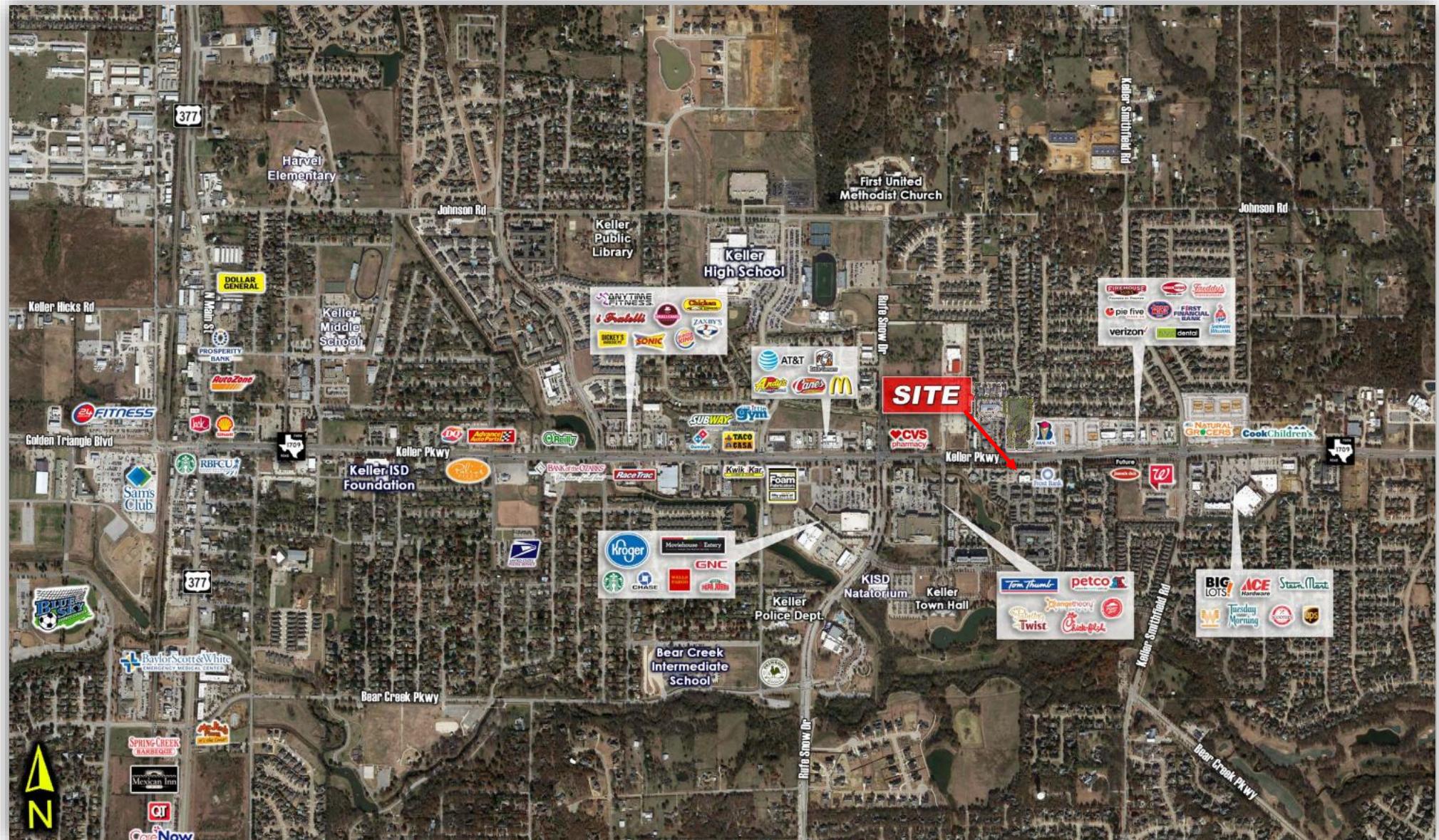
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GOOGLE EARTH PERSPECTIVE



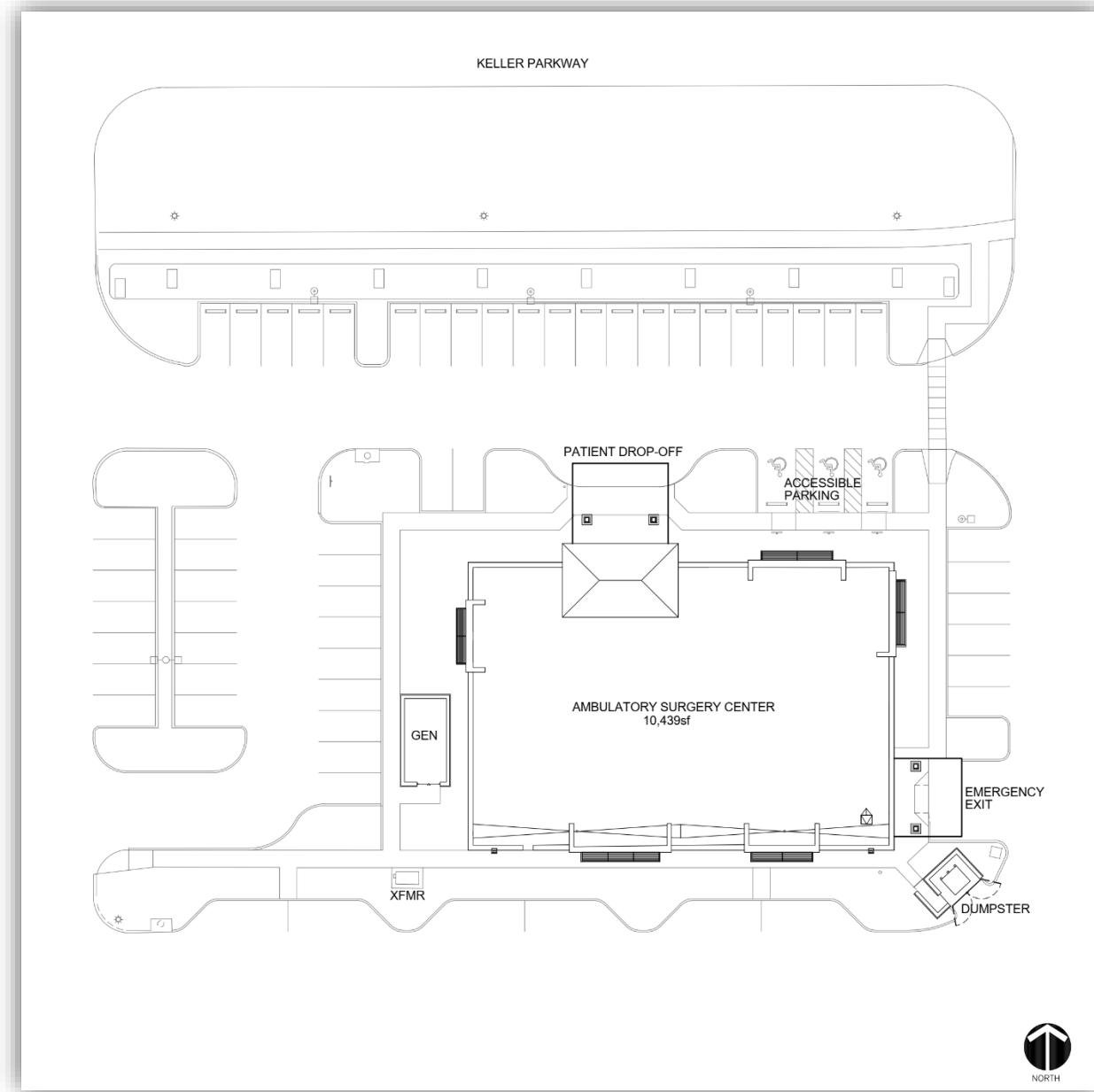
AREA MAP



AREA MAP



SITE PLAN



FLOOR PLAN

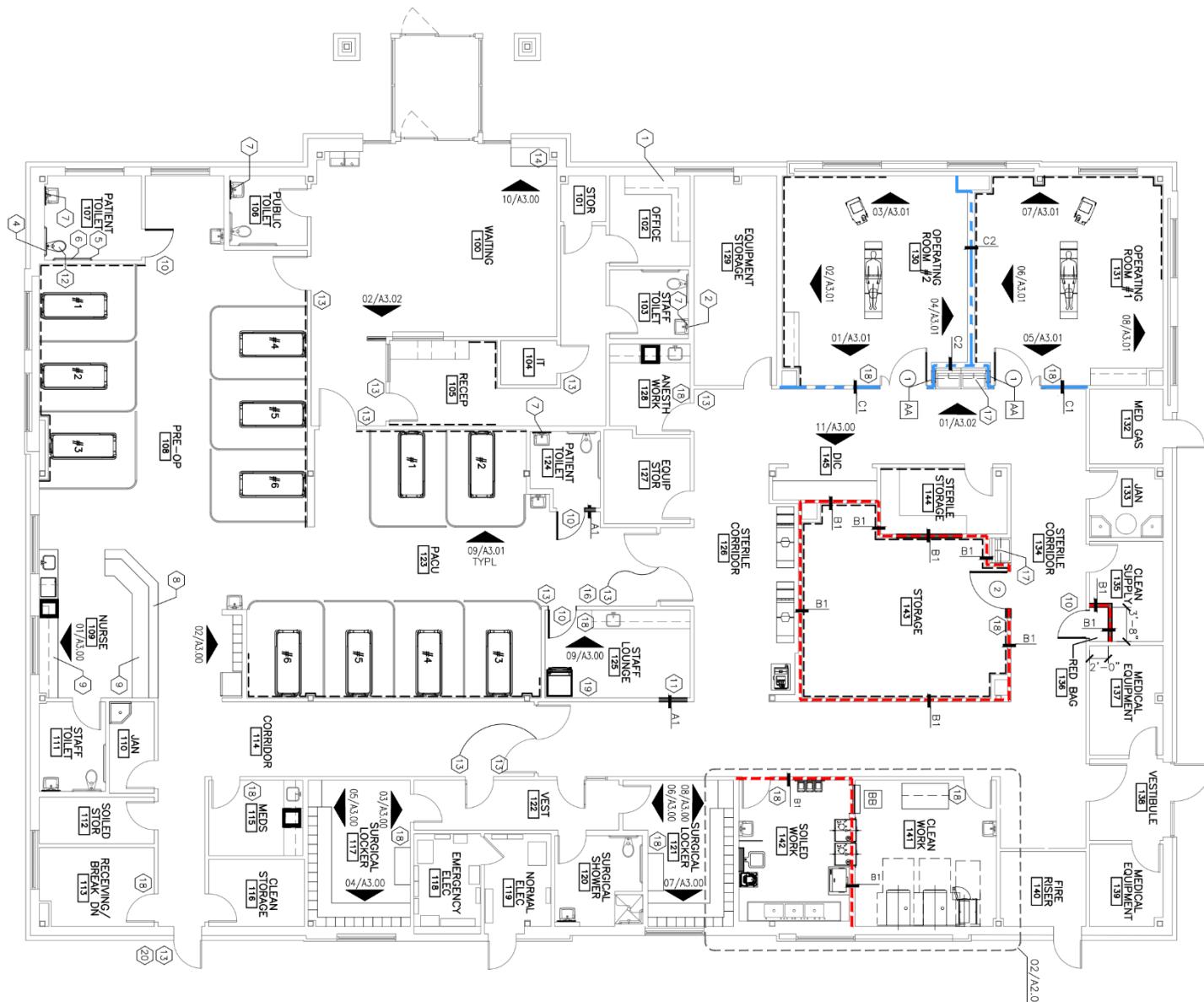


01 FLOOR PLAN

NORTH

NOTE: FIRE TAPE AND FIRE SEAL ALL EXISTING 1 HOUR
ROTATED WALLS AS REQUIRED. REFER TO 01/4200
FOR RATED WALL LOCATIONS, STENSILE "ONE-HOUR RATED
WALL" IN RED 4" LETTERING AT MAX 25' O.C. PAINT LETTERING
ABOVE LAY-IN CEILING.

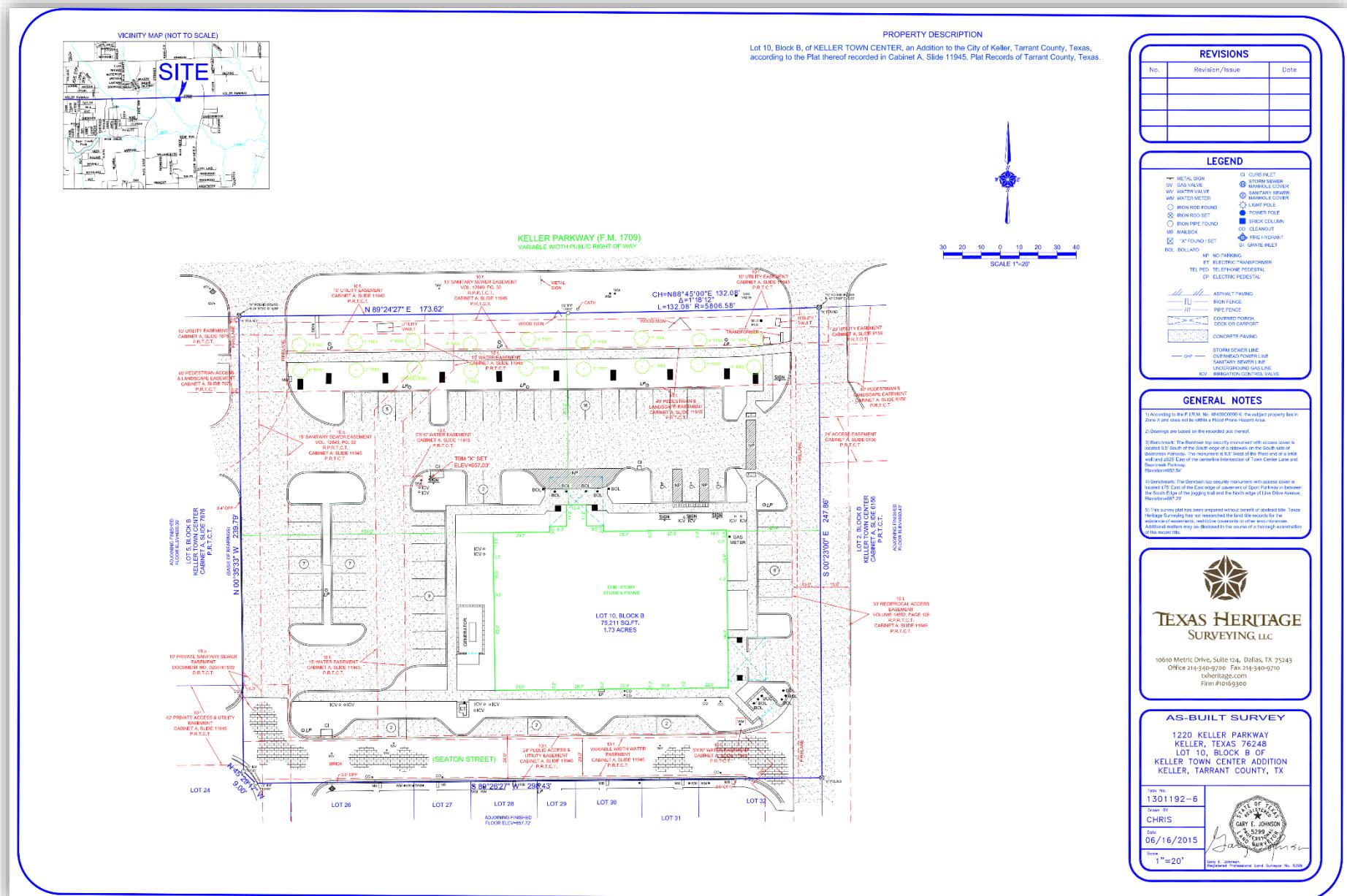
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SURVEY



PROPERTY PHOTOS



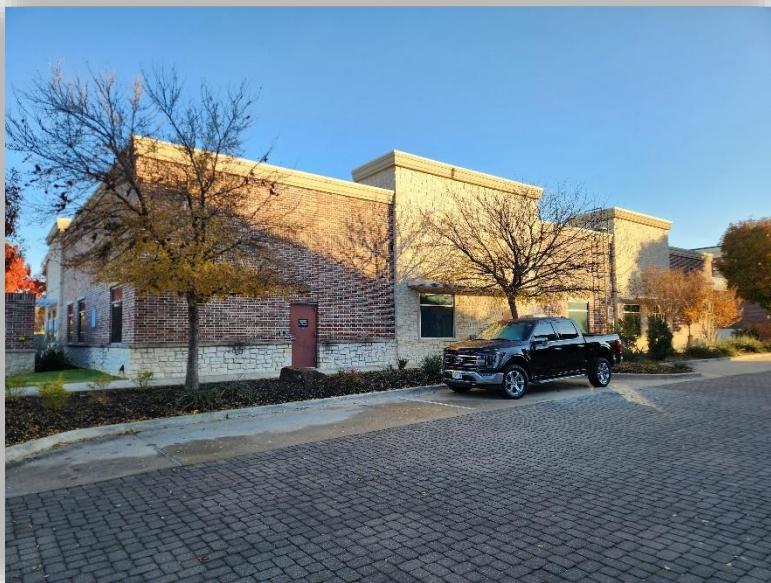
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOCRAPHICS – SUMMARY REPORT

Demographic Summary Report

1220 Keller Pky, Keller, TX 76248				
Radius	2 Mile	3 Mile	5 Mile	
Population				
2029 Projection	31,512	77,330	239,035	
2024 Estimate	29,979	73,204	226,370	
2020 Census	29,810	70,772	224,851	
Growth 2024 - 2029	5.11%	5.64%	5.59%	
Growth 2020 - 2024	0.57%	3.44%	0.68%	
2024 Population by Hispanic Origin	3,151	9,655	35,742	
2024 Population	29,979	73,204	226,370	
White	23,396 78.04%	53,206 72.68%	154,979 68.46%	
Black	912 3.04%	3,284 4.49%	13,787 6.09%	
Am. Indian & Alaskan	89 0.30%	238 0.33%	904 0.40%	
Asian	1,795 5.99%	5,412 7.39%	17,916 7.91%	
Hawaiian & Pacific Island	22 0.07%	78 0.11%	348 0.15%	
Other	3,766 12.56%	10,986 15.01%	38,435 16.98%	
U.S. Armed Forces	45	93	125	
Households				
2029 Projection	11,171	25,842	80,130	
2024 Estimate	10,622	24,450	75,784	
2020 Census	10,594	23,708	75,450	
Growth 2024 - 2029	5.17%	5.69%	5.73%	
Growth 2020 - 2024	0.26%	3.13%	0.44%	
Owner Occupied	8,301 78.15%	19,997 81.79%	59,532 78.55%	
Renter Occupied	2,321 21.85%	4,453 18.21%	16,251 21.44%	
2024 Households by HH Income	10,622	24,451	75,784	
Income: <\$25,000	686 6.46%	1,138 4.65%	4,239 5.59%	
Income: \$25,000 - \$50,000	933 8.78%	1,789 7.32%	6,903 9.11%	
Income: \$50,000 - \$75,000	1,152 10.85%	2,767 11.32%	9,436 12.45%	
Income: \$75,000 - \$100,000	990 9.32%	2,246 9.19%	10,557 13.93%	
Income: \$100,000 - \$125,000	907 8.54%	2,509 10.26%	8,705 11.49%	
Income: \$125,000 - \$150,000	891 8.39%	2,269 9.28%	7,726 10.19%	
Income: \$150,000 - \$200,000	1,473 13.87%	3,805 15.56%	9,935 13.11%	
Income: \$200,000+	3,590 33.80%	7,928 32.42%	18,283 24.13%	
2024 Avg Household Income	\$169,005	\$170,606	\$148,967	
2024 Med Household Income	\$143,041	\$144,573	\$119,405	



DEMOCRAPHICS

Demographic Detail Report

1220 Keller Pky, Keller, TX 76248

Building Type: **Health Care**
 Class: -
 RBA: **10,260 SF**
 Typical Floor: **10,260 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	31,512	77,330	239,035
2024 Estimate	29,979	73,204	226,370
2020 Census	29,810	70,772	224,851
Growth 2024 - 2029	5.11%	5.64%	5.59%
Growth 2020 - 2024	0.57%	3.44%	0.68%
2024 Population by Age			
	29,979	73,204	226,370
Age 0 - 4	1,262 4.21%	3,426 4.68%	11,988 5.30%
Age 5 - 9	1,571 5.24%	4,333 5.92%	14,355 6.34%
Age 10 - 14	2,200 7.34%	5,795 7.92%	18,095 7.99%
Age 15 - 19	2,498 8.33%	6,360 8.69%	18,901 8.35%
Age 20 - 24	2,067 6.89%	5,102 6.97%	15,330 6.77%
Age 25 - 29	1,385 4.62%	3,417 4.67%	11,828 5.23%
Age 30 - 34	1,104 3.68%	2,944 4.02%	11,630 5.14%
Age 35 - 39	1,339 4.47%	3,693 5.04%	13,591 6.00%
Age 40 - 44	1,764 5.88%	4,777 6.53%	16,048 7.09%
Age 45 - 49	2,114 7.05%	5,434 7.42%	16,874 7.45%
Age 50 - 54	2,408 8.03%	5,800 7.92%	16,830 7.43%
Age 55 - 59	2,452 8.18%	5,572 7.61%	15,573 6.88%
Age 60 - 64	2,231 7.44%	4,954 6.77%	13,869 6.13%
Age 65 - 69	1,758 5.86%	3,918 5.35%	11,104 4.91%
Age 70 - 74	1,383 4.61%	2,960 4.04%	8,308 3.67%
Age 75 - 79	1,083 3.61%	2,189 2.99%	5,923 2.62%
Age 80 - 84	699 2.33%	1,344 1.84%	3,486 1.54%
Age 85+	663 2.21%	1,187 1.62%	2,640 1.17%
Age 65+	5,586 18.63%	11,598 15.84%	31,461 13.90%
Median Age	44.40	41.60	39.10
Average Age	41.50	39.50	38.00

DEMOCRAPHICS

Demographic Detail Report

1220 Keller Pky, Keller, TX 76248					
Radius	2 Mile		3 Mile		5 Mile
2024 Population By Race	29,979	73,204	226,370		
White	23,396	78.04%	53,206	72.68%	154,979 68.46%
Black	912	3.04%	3,284	4.49%	13,787 6.09%
Am. Indian & Alaskan	89	0.30%	238	0.33%	904 0.40%
Asian	1,795	5.99%	5,412	7.39%	17,916 7.91%
Hawaiian & Pacific Island	22	0.07%	78	0.11%	348 0.15%
Other	3,766	12.56%	10,986	15.01%	38,435 16.98%
Population by Hispanic Origin	29,979	73,204	226,370		
Non-Hispanic Origin	26,828	89.49%	63,550	86.81%	190,627 84.21%
Hispanic Origin	3,151	10.51%	9,654	13.19%	35,743 15.79%
2024 Median Age, Male	43.30	40.70	38.10		
2024 Average Age, Male	40.50	38.80	37.30		
2024 Median Age, Female	45.30	42.40	40.00		
2024 Average Age, Female	42.40	40.30	38.70		
2024 Population by Occupation Classification	24,446	58,375	178,151		
Civilian Employed	15,224	62.28%	38,980	66.78%	121,327 68.10%
Civilian Unemployed	346	1.42%	1,013	1.74%	3,705 2.08%
Civilian Non-Labor Force	8,834	36.14%	18,296	31.34%	53,002 29.75%
Armed Forces	42	0.17%	86	0.15%	117 0.07%
Households by Marital Status					
Married	7,237		17,234		50,453
Married No Children	4,141		9,134		26,028
Married w/Children	3,096		8,101		24,425
2024 Population by Education	21,357	51,052	156,936		
Some High School, No Diploma	602	2.82%	1,469	2.88%	5,770 3.68%
High School Grad (Incl Equivalency)	2,371	11.10%	5,917	11.59%	23,747 15.13%
Some College, No Degree	4,816	22.55%	13,137	25.73%	43,500 27.72%
Associate Degree	974	4.56%	2,866	5.61%	9,234 5.88%
Bachelor Degree	8,295	38.84%	18,210	35.67%	50,740 32.33%
Advanced Degree	4,299	20.13%	9,453	18.52%	23,945 15.26%

DEMOCRAPHICS

Demographic Detail Report

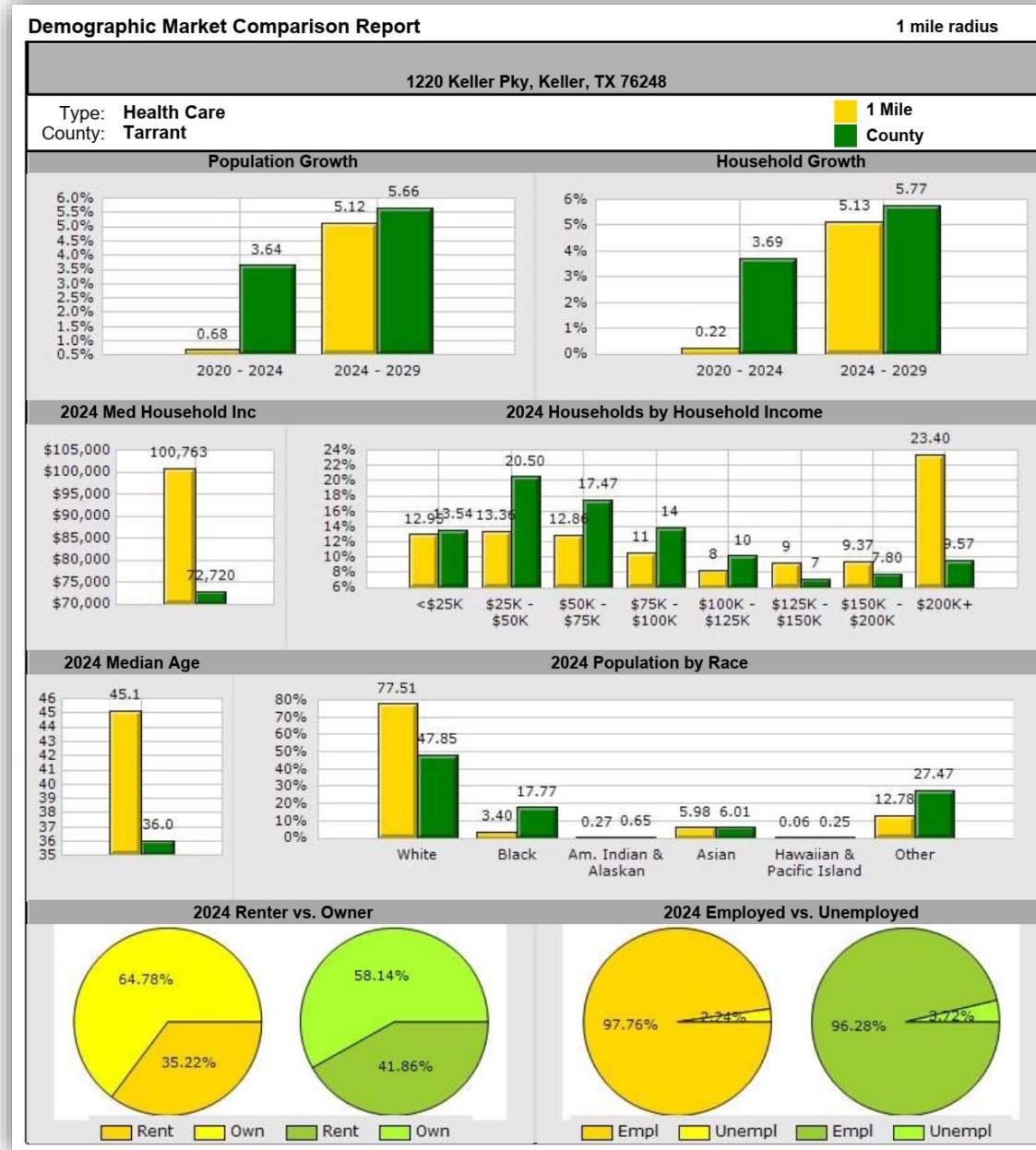
1220 Keller Pky, Keller, TX 76248					
Radius	2 Mile		3 Mile		5 Mile
2024 Population by Occupation	28,883		73,678		228,090
Real Estate & Finance	1,581	5.47%	4,382	5.95%	13,562 5.95%
Professional & Management	10,185	35.26%	26,098	35.42%	76,416 33.50%
Public Administration	339	1.17%	1,021	1.39%	4,341 1.90%
Education & Health	2,559	8.86%	6,941	9.42%	22,199 9.73%
Services	1,308	4.53%	3,169	4.30%	11,792 5.17%
Information	403	1.40%	1,172	1.59%	3,044 1.33%
Sales	4,077	14.12%	9,519	12.92%	28,355 12.43%
Transportation	49	0.17%	73	0.10%	345 0.15%
Retail	1,558	5.39%	4,799	6.51%	13,376 5.86%
Wholesale	905	3.13%	1,687	2.29%	4,445 1.95%
Manufacturing	2,054	7.11%	4,555	6.18%	12,183 5.34%
Production	1,208	4.18%	3,328	4.52%	11,883 5.21%
Construction	437	1.51%	1,555	2.11%	6,714 2.94%
Utilities	1,493	5.17%	3,525	4.78%	12,638 5.54%
Agriculture & Mining	85	0.29%	250	0.34%	1,285 0.56%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	105 0.05%
Other Services	642	2.22%	1,604	2.18%	5,407 2.37%
2024 Worker Travel Time to Job	12,317		31,952		102,884
<30 Minutes	6,321	51.32%	15,631	48.92%	51,844 50.39%
30-60 Minutes	5,363	43.54%	14,143	44.26%	44,239 43.00%
60+ Minutes	633	5.14%	2,178	6.82%	6,801 6.61%
2020 Households by HH Size	10,595		23,708		75,451
1-Person Households	1,972	18.61%	3,472	14.64%	11,284 14.96%
2-Person Households	3,454	32.60%	7,367	31.07%	23,156 30.69%
3-Person Households	1,842	17.39%	4,347	18.34%	13,935 18.47%
4-Person Households	2,012	18.99%	5,019	21.17%	15,626 20.71%
5-Person Households	841	7.94%	2,237	9.44%	7,275 9.64%
6-Person Households	334	3.15%	875	3.69%	2,753 3.65%
7 or more Person Households	140	1.32%	391	1.65%	1,422 1.88%
2024 Average Household Size	2.80		2.90		2.90
Households					
2029 Projection	11,171		25,842		80,130
2024 Estimate	10,622		24,450		75,784
2020 Census	10,594		23,708		75,450
Growth 2024 - 2029	5.17%		5.69%		5.73%
Growth 2020 - 2024	0.26%		3.13%		0.44%

DEMOCRAPHICS

Demographic Detail Report

1220 Keller Pky, Keller, TX 76248						
Radius	2 Mile		3 Mile		5 Mile	
2024 Households by HH Income	10,622		24,451		75,784	
<\$25,000	686	6.46%	1,138	4.65%	4,239	5.59%
\$25,000 - \$50,000	933	8.78%	1,789	7.32%	6,903	9.11%
\$50,000 - \$75,000	1,152	10.85%	2,767	11.32%	9,436	12.45%
\$75,000 - \$100,000	990	9.32%	2,246	9.19%	10,557	13.93%
\$100,000 - \$125,000	907	8.54%	2,509	10.26%	8,705	11.49%
\$125,000 - \$150,000	891	8.39%	2,269	9.28%	7,726	10.19%
\$150,000 - \$200,000	1,473	13.87%	3,805	15.56%	9,935	13.11%
\$200,000+	3,590	33.80%	7,928	32.42%	18,283	24.13%
2024 Avg Household Income	\$169,005		\$170,606		\$148,967	
2024 Med Household Income	\$143,041		\$144,573		\$119,405	
2024 Occupied Housing	10,622		24,450		75,783	
Owner Occupied	8,301	78.15%	19,997	81.79%	59,532	78.56%
Renter Occupied	2,321	21.85%	4,453	18.21%	16,251	21.44%
2020 Housing Units	11,269		25,922		79,852	
1 Unit	9,554	84.78%	23,092	89.08%	71,172	89.13%
2 - 4 Units	340	3.02%	535	2.06%	1,572	1.97%
5 - 19 Units	544	4.83%	845	3.26%	2,754	3.45%
20+ Units	831	7.37%	1,450	5.59%	4,354	5.45%
2024 Housing Value	8,301		19,997		59,533	
<\$100,000	32	0.39%	68	0.34%	749	1.26%
\$100,000 - \$200,000	167	2.01%	691	3.46%	3,934	6.61%
\$200,000 - \$300,000	616	7.42%	2,108	10.54%	15,837	26.60%
\$300,000 - \$400,000	1,810	21.80%	4,739	23.70%	12,568	21.11%
\$400,000 - \$500,000	2,375	28.61%	4,944	24.72%	9,467	15.90%
\$500,000 - \$1,000,000	2,987	35.98%	6,340	31.70%	13,821	23.22%
\$1,000,000+	314	3.78%	1,107	5.54%	3,157	5.30%
2024 Median Home Value	\$464,231		\$448,392		\$373,571	
2024 Housing Units by Yr Built	11,388		26,187		81,368	
Built 2010+	2,073	18.20%	5,792	22.12%	16,311	20.05%
Built 2000 - 2010	3,353	29.44%	8,532	32.58%	27,158	33.38%
Built 1990 - 1999	2,722	23.90%	5,971	22.80%	17,633	21.67%
Built 1980 - 1989	1,729	15.18%	3,300	12.60%	10,868	13.36%
Built 1970 - 1979	1,241	10.90%	1,880	7.18%	7,370	9.06%
Built 1960 - 1969	183	1.61%	435	1.66%	1,035	1.27%
Built 1950 - 1959	32	0.28%	51	0.19%	521	0.64%
Built <1949	55	0.48%	226	0.86%	472	0.58%
2024 Median Year Built	1998		2001		2000	

DEMOGRAPHIC MARKET COMPARISON



DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

1220 Keller Pky, Keller, TX 76248								
Type: Health Care County: Tarrant	1 Mile		County					
Population Growth								
Growth 2020 - 2024								
	0.68%		3.64%					
Growth 2024 - 2029								
	5.12%		5.66%					
Empl	4,104	97.76%	1,134,600	96.28%				
Unempl	94	2.24%	43,839	3.72%				
2024 Population by Race								
White	6,276	77.51%	1,046,568	47.85%				
Black	275	3.40%	388,729	17.77%				
Am. Indian & Alaskan	22	0.27%	14,206	0.65%				
Asian	484	5.98%	131,438	6.01%				
Hawaiian & Pacific Island	5	0.06%	5,540	0.25%				
Other	1,035	12.78%	600,893	27.47%				
Household Growth								
Growth 2020 - 2024								
	0.22%		3.69%					
Growth 2024 - 2029								
	5.13%		5.77%					
Renter Occupied	1,112	35.22%	330,195	41.86%				
Owner Occupied	2,045	64.78%	458,629	58.14%				
2024 Households by Household Income								
	3,158		788,824					
Income <\$25K	409	12.95%	106,785	13.54%				
Income \$25K - \$50K	422	13.36%	161,711	20.50%				
Income \$50K - \$75K	406	12.86%	137,775	17.47%				
Income \$75K - \$100K	334	10.58%	109,266	13.85%				
Income \$100K - \$125K	262	8.30%	80,126	10.16%				
Income \$125K - \$150K	290	9.18%	56,213	7.13%				
Income \$150K - \$200K	296	9.37%	61,495	7.80%				
Income \$200K+	739	23.40%	75,453	9.57%				
2024 Med Household Inc		\$100,763		\$72,720				
2024 Median Age		45.10		36.00				

DEMOGRAPHIC TREND REPORT

Demographic Trend Report				1 Mile Radius
1220 Keller Pky, Keller, TX 76248				
Building Type: Health Care	Total Available: 0 SF	% Leased: 100%	Rent/SF/Yr: -	
Class: -				
RBA: 10,260 SF				
Typical Floor: 10,260 SF				
				
Description	2020	2024	2029	
Population	8,043	8,098	8,513	
Age 0 - 4	304 3.78%	335 4.14%	410 4.82%	
Age 5 - 9	458 5.69%	390 4.82%	392 4.60%	
Age 10 - 14	651 8.09%	560 6.92%	461 5.42%	
Age 15 - 19	685 8.52%	661 8.16%	578 6.79%	
Age 20 - 24	410 5.10%	552 6.82%	621 7.29%	
Age 25 - 29	284 3.53%	390 4.82%	551 6.47%	
Age 30 - 34	276 3.43%	314 3.88%	439 5.16%	
Age 35 - 39	418 5.20%	364 4.49%	383 4.50%	
Age 40 - 44	507 6.30%	475 5.87%	415 4.87%	
Age 45 - 49	625 7.77%	562 6.94%	495 5.81%	
Age 50 - 54	649 8.07%	628 7.76%	577 6.78%	
Age 55 - 59	666 8.28%	632 7.80%	623 7.32%	
Age 60 - 64	524 6.51%	571 7.05%	612 7.19%	
Age 65 - 69	409 5.09%	462 5.71%	546 6.41%	
Age 70 - 74	398 4.95%	388 4.79%	453 5.32%	
Age 75 - 79	325 4.04%	336 4.15%	367 4.31%	
Age 80 - 84	185 2.30%	228 2.82%	272 3.20%	
Age 85+	268 3.33%	250 3.09%	318 3.74%	
Age 15+	6,629 82.42%	6,813 84.13%	7,250 85.16%	
Age 20+	5,944 73.90%	6,152 75.97%	6,672 78.37%	
Age 65+	1,585 19.71%	1,664 20.55%	1,956 22.98%	
Median Age	45	45	45	
Average Age	42.20	42.40	43.20	
Population By Race	2020	2024	2029	
Population By Race	8,043	8,098	8,513	
White	6,292 78.23%	6,276 77.50%	6,598 77.50%	
Black	258 3.21%	275 3.40%	290 3.41%	
Am. Indian & Alaskan	42 0.52%	23 0.28%	23 0.27%	
Asian	469 5.83%	484 5.98%	510 5.99%	
Hawaiian & Pacific Islander	5 0.06%	5 0.06%	5 0.06%	
Other	972 12.09%	1,035 12.78%	1,086 12.76%	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

1220 Keller Pky, Keller, TX 76248			
Description	2020	2024	2029
Population by Race (Hispanic)	830	883	928
White	220 26.51%	202 22.88%	214 23.06%
Black	8 0.96%	8 0.91%	8 0.86%
Am. Indian & Alaskan	9 1.08%	8 0.91%	9 0.97%
Asian	5 0.60%	5 0.57%	5 0.54%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	588 70.84%	659 74.63%	693 74.68%
Household by Household Income	3,152	3,158	3,322
<\$25,000	311 9.87%	409 12.95%	462 13.91%
\$25,000 - \$50,000	474 15.04%	422 13.36%	425 12.79%
\$50,000 - \$75,000	432 13.71%	406 12.86%	405 12.19%
\$75,000 - \$100,000	341 10.82%	334 10.58%	349 10.51%
\$100,000 - \$125,000	246 7.80%	262 8.30%	273 8.22%
\$125,000 - \$150,000	214 6.79%	290 9.18%	319 9.60%
\$150,000 - \$200,000	339 10.76%	296 9.37%	322 9.69%
\$200,000+	795 25.22%	739 23.40%	767 23.09%
Average Household Income	\$140,001	\$134,116	\$133,453
Median Household Income	\$101,829	\$100,763	\$101,831

TRAFFIC COUNTS

Traffic Count Report

