

FOR SUBLEASE | MEDICAL OFFICE USE

4364 HERITAGE TRACE PARKWAY - FORT WORTH, TX 76244



4364 HERITAGE
TRACE PARKWAY

2,461 SF | FORMER MEDICAL USE | AVAILABLE: Q1 2025



WAYPOINT
REAL ESTATE DEVELOPMENT & ADVISORS

DEREK ANTHONY

2920 ALTA MERE DR
FORT WORTH, TX 76116

(817)991-5072
DEREK@WAYPOINT-RED.COM

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Texas Health
Harris Methodist Hospital
SOUTHWEST FORT WORTH

Texas Health
Orthopedic Surgery Center
HERITAGE



YOSH DENTAL **Orthodontics**
BIRTH & FLETCHER

USMD
Health System

SITE

CookChildren's

Alliance Pediatrics

ALLIANCE
FINE & RECONSTRUCTIVE
SURGERY

DERMATOLOGY
SANTOLO
TEXAS DENTAL ARTS
HERITAGE
NORTH TEXAS
ORTHOPEDICS
& SPIKE CENTER

Medical City
Alliance

NORTH TARRANT
SURGICAL

Wise Health System

HERITAGE TRACE PKWY - 22,723 VPD

HWY 35-E - 106,692 VPD

N BEACH ST - 21,918 VPD

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PROPERTY OVERVIEW

- » Located just off the hard corner of Beach St & Heritage Trace Pkwy (North Fort Worth)
- » Former Physical Therapy Use (open concept/plan)
- » Inline Space
- » Tenant doing so well, they had to get a bigger space and moved!

DEAL POINTS INCLUDE:

Lease Term through Jan 31, 2027

Asking \$31.00 SF (Base Rent)

\$11.25 SF (NNN)

2,461 SF (2nd gen Medical/office)

Monthly Utilities Avg \$230.00

POINTS OF INTEREST

- » Medical City Alliance - 2.6 miles
- » Texas Health Harris Medical Alliance - 2.3 miles
- » Baylor Scott and White Emergency Hospital - 3.4 miles
- » Lab Corp - 2.7 miles
- » Fort Worth Fire Station - 1 mile
- » HOA of Heritage (over 3200 homes) - 1 mile

DAILY TRAFFIC COUNT

Interstate 35W	106,692 VPD
Heritage Trace Pkwy	22,723 VPD
N Beach St	21,918 VPD



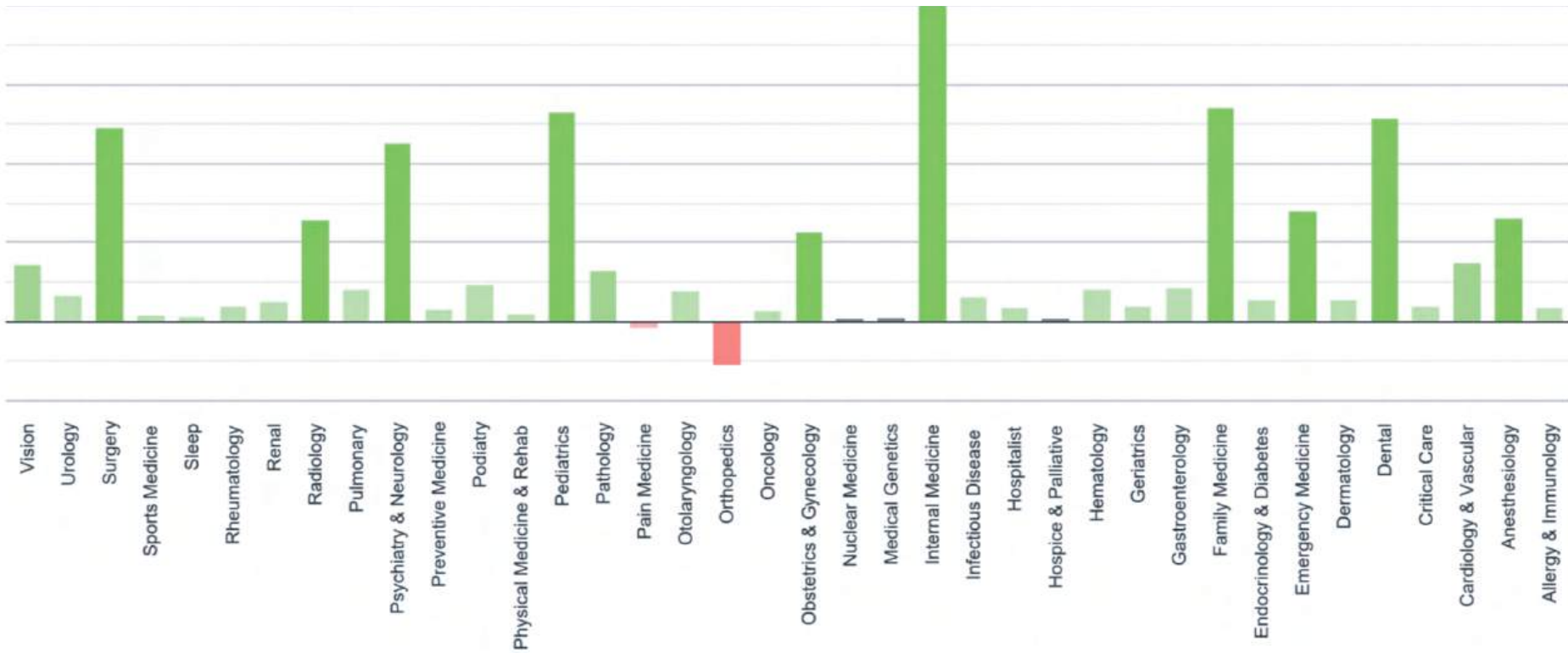
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DEMAND REPORT (MEDICAL) - 3 MILE RADIUS



The implied doc gap is calculated by subtracting the number of providers from the implied demand of providers. The implied demand calculated by dividing the local population by the ratio of the selected benchmark population to providers for each specialty. The 3 miles population for this location is 130,772.



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Daytime Employment

Radius	1 mile			3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	2,869	516	6	24,911	3,560	7	53,432	7,210	7
Trade Transportation & Utilit...	319	34	9	4,326	517	8	7,869	1,034	8
Information	42	5	8	331	40	8	831	96	9
Financial Activities	115	36	3	1,671	421	4	3,898	932	4
Professional & Business Se...	399	60	7	2,347	415	6	8,002	946	8
Education & Health Services	1,525	323	5	8,472	1,354	6	15,141	2,341	6
Leisure & Hospitality	304	26	12	5,488	377	15	11,023	786	14
Other Services	148	31	5	2,016	417	5	4,625	1,003	5
Public Administration	17	1	17	260	19	14	2,043	72	28
Goods-Producing Industries	65	16	4	3,091	313	10	6,229	744	8
Natural Resources & Mining	3	1	3	16	5	3	52	18	3
Construction	54	13	4	1,937	228	8	3,748	574	7
Manufacturing	8	2	4	1,138	80	14	2,429	152	16
Total	2,934	532	6	28,002	3,873	7	59,661	7,954	8



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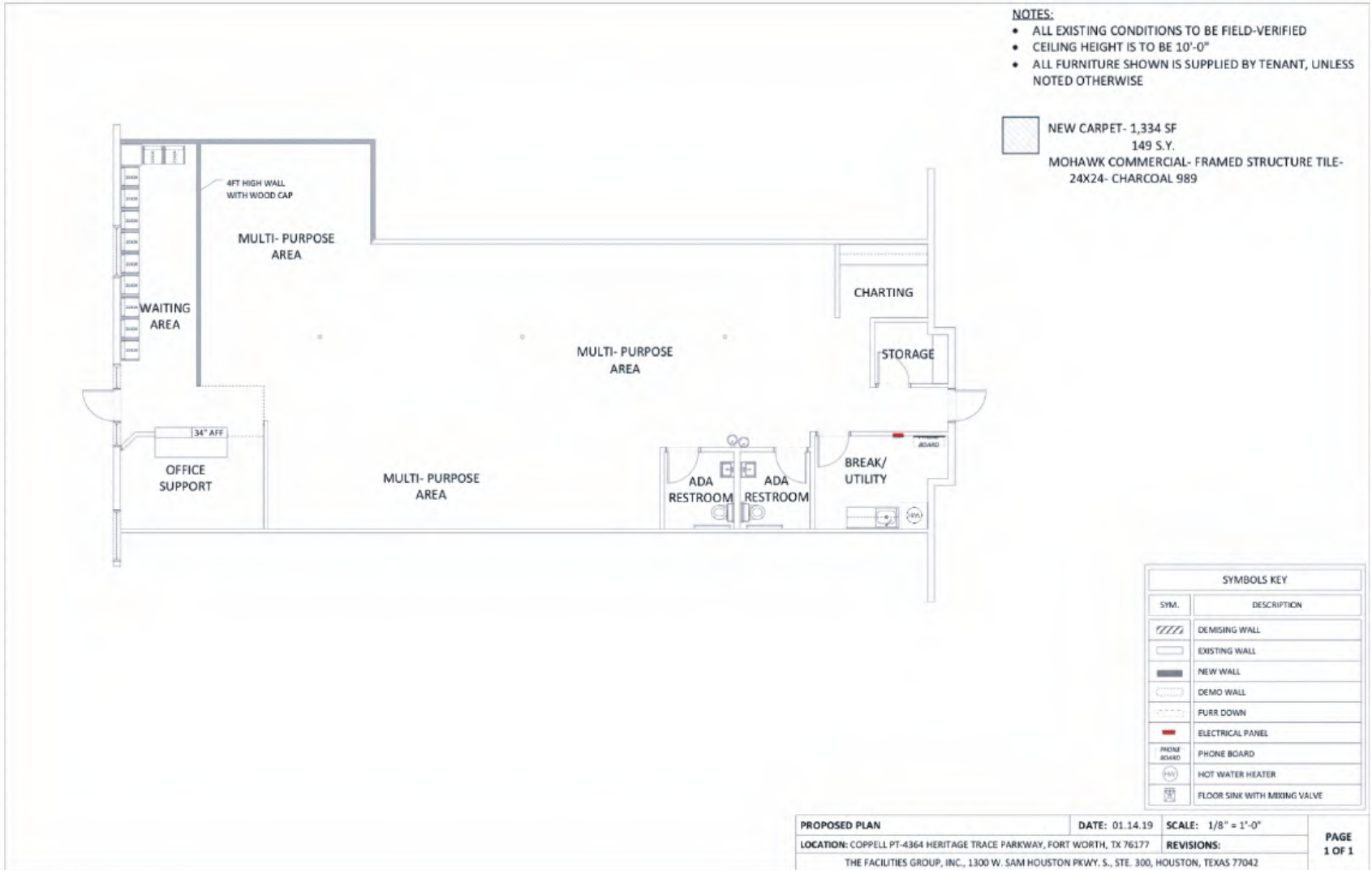
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2023 EST. AVG
HOME VALUE

1-Mile Radius	3-Mile Radius	5-Mile Radius
\$427,831	\$388,066	\$395,959



HOUSEHOLD INCOME

1-Mile Radius	5-Mile Radius
\$129,669	\$120,550



POPULATION

3-Mile Radius	5-Mile Radius
127,934	316,600



OWNER OCCUPIED HOUSING

3-Mile Radius	5-Mile Radius
27,662 - 65%	69,664 - 67.1%



DAYTIME EMPLOYEES

3-Mile Radius	5-Mile Radius
40,289	100,016



HOUSEHOLDS

3-Mile Radius	5-Mile Radius
40,289	100,016



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INTERIOR PHOTOS



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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.

11-2-2015



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.

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.

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.

Waypoint Real Estate Advisors, LLC.	702535	jake@waypoint-red.com	817-505-589
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jake McCoy	702535	jake@waypoint-red.com	
Designated Broker of Firm	License No.	Email	Phone
Derek Anthony	0677154	derek@waypoint-red.com	8179915072
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 _____