

HERITAGE GLEN MEDICAL CENTER MOB PACKAGE



DEVELOPMENT SUMMARY

Heritage Glen Medical Center MOB

8,097 SF Medical Office Building

9453 N Beach Street

Fort Worth, TX 76244

DEVELOPMENT HIGHLIGHTS

- 3,396 SF of lease space available in an 8,000 SF Medical & Professional Office Building
- Second generation chiropractic office, 4 exam rooms, x -ray, providers office, 3 restrooms, waiting, reception, breakroom
- Part of a planned 23+ acre Medical office development with Skilled Nursing Facility, Assisted Living & Memory Care facility, Texas Digestive Associates, Family Practice, Imaging, Pediatric Orthopedics, Dentist, Physical Therapy, Allergist and more
- Tenant mix includes Alliance Pediatrics
- Great Visibility – Frontage on North Beach Street which is a busy North/South thoroughfare in the North Fort Worth market and has over 30,000+CPD
- Great Accessibility with access off North Beach Street(4 median cuts) and just South of Heritage Trace Parkway, within 1 mile of Hwy I-35W and Hwy 377
- Across the street from a Neighborhood Wal-Mart development – High Traffic Generator
- Medical synergy located within the Alliance Corridor (Close to Baylor Emergency Medical Center, Baylor Health Plaza, Texas Health Harris Methodist Hospital Alliance and the new HCA Alliance Hospital site)
- Adjacent to 100,000 SF of medical office development on Heritage Trace Parkway
- 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 DEVELOPMENT SUMMARY

Use:	Medical, Professional Office, Retail
Lease Space:	3,396 SF second gen medical
Building Size:	8,000 SF
Lot Size:	.84 acres
Offering Structure:	Building For Lease
Frontage	North Beach Street



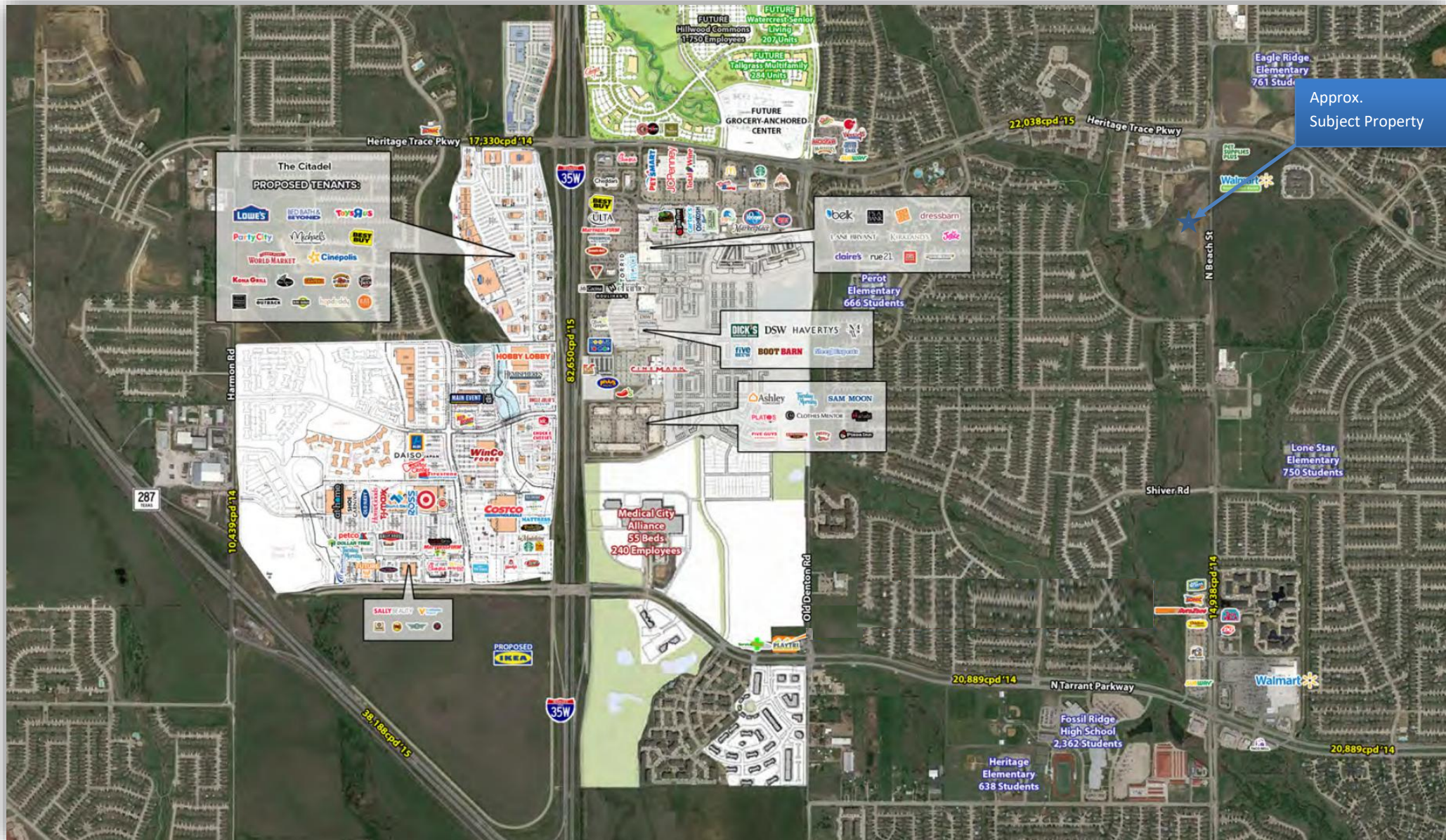
Approx.
Subject Property

Catholic Diocese School

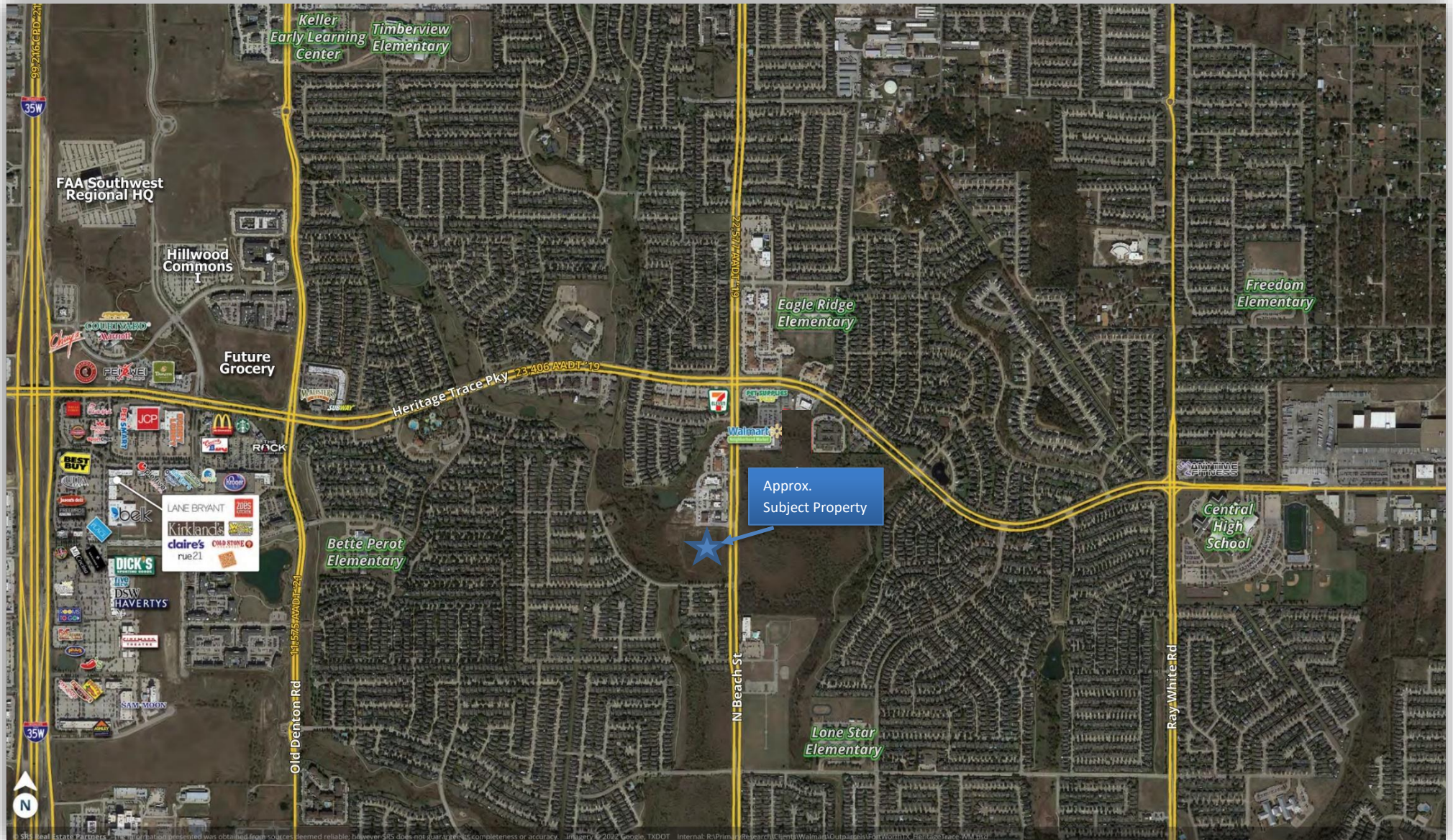
GOOGLE EARTH PERSPECTIVE



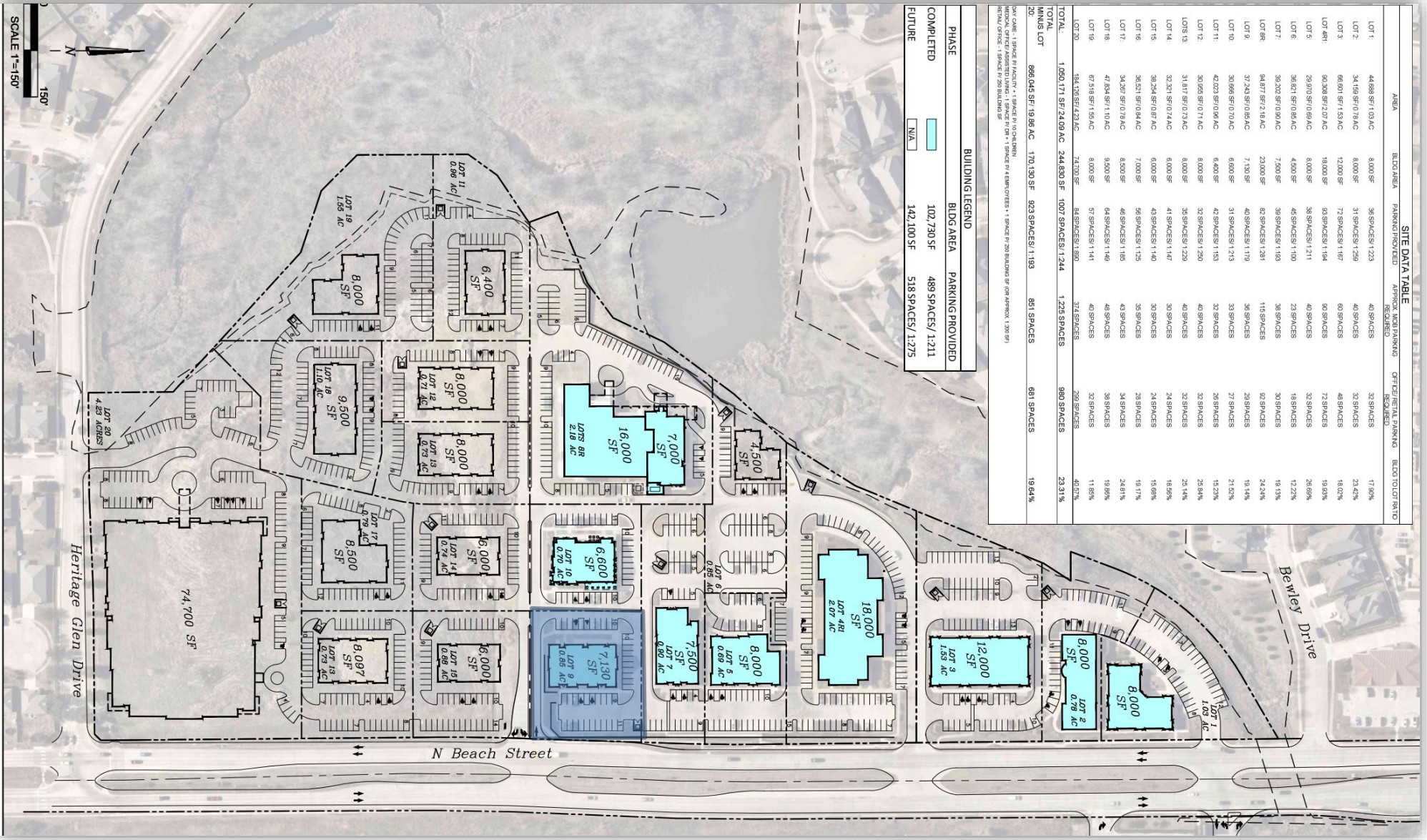
AREA MAP



AREA MAP



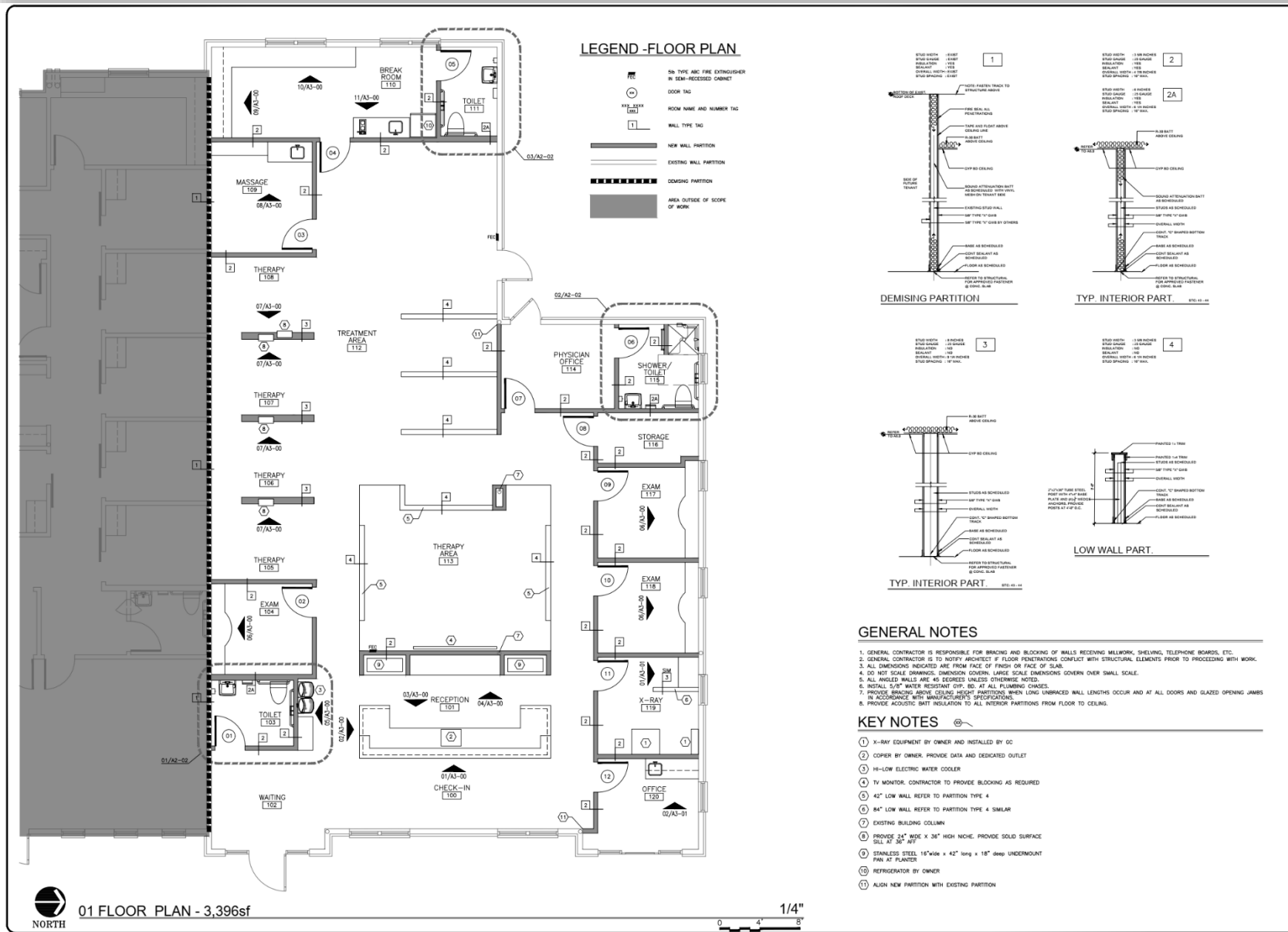
PRELIMINARY SITE PLAN



AREA	BUILD AREA	PARKING PROVIDED	APPROX. TOTAL PARKING SPACES	OFFICIAL PLANNING BOARD	BUILD TO LOT RATIO	
LOT 1:	4488 SF/1.03 AC	8,000 SF	36 SPACES/1,223	40 SPACES	32 SPACES	17.9%
LOT 2:	3419 SF/0.78 AC	8,000 SF	31 SPACES/1,259	40 SPACES	32 SPACES	23.42%
LOT 3:	6691 SF/1.53 AC	12,000 SF	72 SPACES/1,167	60 SPACES	48 SPACES	18.0%
LOT 4:	9038 SF/2.07 AC	18,000 SF	90 SPACES/1,194	90 SPACES	72 SPACES	18.93%
LOT 5:	2970 SF/0.68 AC	8,000 SF	38 SPACES/1,211	40 SPACES	32 SPACES	26.69%
LOT 6:	3621 SF/0.83 AC	4,500 SF	45 SPACES/1,100	23 SPACES	18 SPACES	12.2%
LOT 7:	3820 SF/0.88 AC	7,500 SF	38 SPACES/1,163	38 SPACES	30 SPACES	19.13%
LOT 8:	8487 SF/1.92 AC	23,000 SF	82 SPACES/1,281	115 SPACES	82 SPACES	24.2%
LOT 9:	3729 SF/0.85 AC	7,100 SF	40 SPACES/1,119	36 SPACES	29 SPACES	19.14%
LOT 10:	3099 SF/0.70 AC	6,600 SF	31 SPACES/1,213	33 SPACES	27 SPACES	21.53%
LOT 11:	4203 SF/0.96 AC	6,400 SF	42 SPACES/1,153	32 SPACES	26 SPACES	15.23%
LOT 12:	3095 SF/0.71 AC	8,000 SF	32 SPACES/1,250	40 SPACES	32 SPACES	25.84%
LOT 13:	3187 SF/0.73 AC	8,000 SF	35 SPACES/1,230	40 SPACES	32 SPACES	25.14%
LOT 14:	3231 SF/0.74 AC	6,000 SF	41 SPACES/1,147	30 SPACES	24 SPACES	15.96%
LOT 15:	3824 SF/0.87 AC	6,000 SF	43 SPACES/1,140	30 SPACES	24 SPACES	15.69%
LOT 16:	3621 SF/0.84 AC	7,000 SF	36 SPACES/1,125	35 SPACES	28 SPACES	19.17%
LOT 17:	3427 SF/0.79 AC	8,000 SF	46 SPACES/1,185	43 SPACES	34 SPACES	24.81%
LOT 18:	4784 SF/1.09 AC	9,500 SF	64 SPACES/1,149	48 SPACES	38 SPACES	19.69%
LOT 19:	6758 SF/1.53 AC	8,000 SF	57 SPACES/1,141	40 SPACES	32 SPACES	11.65%
LOT 20:	1942 SF/0.42 AC	74,000 SF	84 SPACES/1,820	374 SPACES	299 SPACES	45.57%
TOTAL:	1,050,171 SF/24.09 AC	244,830 SF/1007 SPACES/1,234	1,225 SPACES	980 SPACES	29.31%	
MINUS LOT 20:	866,045 SF/19.98 AC	170,130 SF/ 923 SPACES/1,183	851 SPACES	661 SPACES	19.64%	

PHASE	BUILDING LEGEND	BLDG AREA	PARKING PROVIDED
COMPLETED		102,730 SF	489 SPACES/1,211
FUTURE		142,100 SF	518 SPACES/1,275

FLOOR PLAN





Covenant Architecture

106 E Church St
Weatherford, TX 76086
(817) 565-9826
matt@covenantarch.com

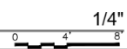
Freeform Chiropractic

HERITAGE GLEN, LOT 5
Fort Worth, TEXAS 76244

DATE
02-22-2019

A2-00

01 FLOOR PLAN - 3,396sf



PHOTOS



PHOTOS



CAMPUS PHOTOS



DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **8,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **8,000 SF**



Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	59,590	127,959	304,493
2024 Estimate	57,046	121,730	289,073
2020 Census	58,730	121,041	284,199
Growth 2024 - 2029	4.46%	5.12%	5.33%
Growth 2020 - 2024	-2.87%	0.57%	1.71%
2024 Population by Hispanic Origin	11,514	26,505	65,334
2024 Population	57,046	121,730	289,073
White	33,135 58.08%	70,442 57.87%	169,193 58.53%
Black	6,266 10.98%	12,597 10.35%	28,708 9.93%
Am. Indian & Alaskan	246 0.43%	572 0.47%	1,497 0.52%
Asian	5,843 10.24%	11,981 9.84%	25,574 8.85%
Hawaiian & Pacific Island	121 0.21%	220 0.18%	631 0.22%
Other	11,435 20.05%	25,918 21.29%	63,470 21.96%
U.S. Armed Forces	0	36	441
Households			
2029 Projection	19,675	41,897	102,760
2024 Estimate	18,822	39,851	97,504
2020 Census	19,420	39,819	96,104
Growth 2024 - 2029	4.53%	5.13%	5.39%
Growth 2020 - 2024	-3.08%	0.08%	1.46%
Owner Occupied	12,433 66.06%	27,581 69.21%	68,126 69.87%
Renter Occupied	6,389 33.94%	12,270 30.79%	29,378 30.13%
2024 Households by HH Income			
Income: <\$25,000	1,183 6.28%	2,080 5.22%	6,232 6.39%
Income: \$25,000 - \$50,000	1,979 10.51%	4,368 10.96%	11,783 12.08%
Income: \$50,000 - \$75,000	2,533 13.46%	6,045 15.17%	15,871 16.28%
Income: \$75,000 - \$100,000	3,384 17.98%	7,106 17.83%	17,712 18.17%
Income: \$100,000 - \$125,000	2,320 12.33%	5,145 12.91%	12,715 13.04%
Income: \$125,000 - \$150,000	2,388 12.69%	4,747 11.91%	9,724 9.97%
Income: \$150,000 - \$200,000	2,569 13.65%	5,451 13.68%	11,398 11.69%
Income: \$200,000+	2,467 13.11%	4,909 12.32%	12,070 12.38%
2024 Avg Household Income	\$124,752	\$123,079	\$118,741
2024 Med Household Income	\$103,583	\$101,586	\$95,983

Demographic Detail Report

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **8,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **8,000 SF**



Radius	2 Mile		3 Mile		5 Mile	
Population						
2029 Projection	59,590		127,959		304,493	
2024 Estimate	57,046		121,730		289,073	
2020 Census	58,730		121,041		284,199	
Growth 2024 - 2029	4.46%		5.12%		5.33%	
Growth 2020 - 2024	-2.87%		0.57%		1.71%	
2024 Population by Age						
	57,046		121,730		289,073	
Age 0 - 4	3,510	6.15%	7,764	6.38%	18,211	6.30%
Age 5 - 9	3,975	6.97%	8,767	7.20%	19,939	6.90%
Age 10 - 14	4,817	8.44%	10,205	8.38%	22,995	7.95%
Age 15 - 19	4,904	8.60%	10,078	8.28%	22,836	7.90%
Age 20 - 24	4,113	7.21%	8,491	6.98%	19,677	6.81%
Age 25 - 29	3,575	6.27%	7,622	6.26%	18,210	6.30%
Age 30 - 34	3,710	6.50%	8,190	6.73%	19,716	6.82%
Age 35 - 39	4,093	7.17%	9,033	7.42%	21,369	7.39%
Age 40 - 44	4,592	8.05%	9,688	7.96%	22,177	7.67%
Age 45 - 49	4,515	7.91%	9,163	7.53%	20,863	7.22%
Age 50 - 54	4,067	7.13%	8,247	6.77%	19,351	6.69%
Age 55 - 59	3,271	5.73%	6,899	5.67%	16,937	5.86%
Age 60 - 64	2,580	4.52%	5,683	4.67%	14,676	5.08%
Age 65 - 69	1,925	3.37%	4,341	3.57%	11,607	4.02%
Age 70 - 74	1,426	2.50%	3,192	2.62%	8,671	3.00%
Age 75 - 79	998	1.75%	2,215	1.82%	6,042	2.09%
Age 80 - 84	569	1.00%	1,251	1.03%	3,393	1.17%
Age 85+	407	0.71%	899	0.74%	2,404	0.83%
Age 65+	5,325	9.33%	11,898	9.77%	32,117	11.11%
Median Age	34.90		34.80		35.70	
Average Age	34.90		34.90		35.80	

Demographic Detail Report

Alliance Pediatrics						
9445 N Beach St, Keller, TX 76244						
Radius	2 Mile		3 Mile		5 Mile	
2024 Population By Race	57,046		121,730		289,073	
White	33,135	58.08%	70,442	57.87%	169,193	58.53%
Black	6,266	10.98%	12,597	10.35%	28,708	9.93%
Am. Indian & Alaskan	246	0.43%	572	0.47%	1,497	0.52%
Asian	5,843	10.24%	11,981	9.84%	25,574	8.85%
Hawaiian & Pacific Island	121	0.21%	220	0.18%	631	0.22%
Other	11,435	20.05%	25,918	21.29%	63,470	21.96%
Population by Hispanic Origin	57,046		121,730		289,073	
Non-Hispanic Origin	45,533	79.82%	95,226	78.23%	223,738	77.40%
Hispanic Origin	11,514	20.18%	26,504	21.77%	65,335	22.60%
2024 Median Age, Male	33.90		34.10		35.00	
2024 Average Age, Male	34.20		34.30		35.10	
2024 Median Age, Female	35.70		35.50		36.40	
2024 Average Age, Female	35.60		35.50		36.50	
2024 Population by Occupation Classification	43,766		92,981		223,371	
Civilian Employed	31,311	71.54%	66,823	71.87%	158,126	70.79%
Civilian Unemployed	1,161	2.65%	2,379	2.56%	4,974	2.23%
Civilian Non-Labor Force	11,294	25.81%	23,745	25.54%	59,858	26.80%
Armed Forces	0	0.00%	34	0.04%	413	0.18%
Households by Marital Status						
Married	11,184		23,868		57,384	
Married No Children	4,938		10,884		28,194	
Married w/Children	6,246		12,985		29,190	
2024 Population by Education	38,528		82,239		198,127	
Some High School, No Diploma	1,796	4.66%	3,786	4.60%	11,711	5.91%
High School Grad (Incl Equivalency)	7,056	18.31%	14,532	17.67%	37,347	18.85%
Some College, No Degree	10,748	27.90%	25,698	31.25%	60,720	30.65%
Associate Degree	2,800	7.27%	5,815	7.07%	12,713	6.42%
Bachelor Degree	11,617	30.15%	23,525	28.61%	53,820	27.16%
Advanced Degree	4,511	11.71%	8,883	10.80%	21,816	11.01%

DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

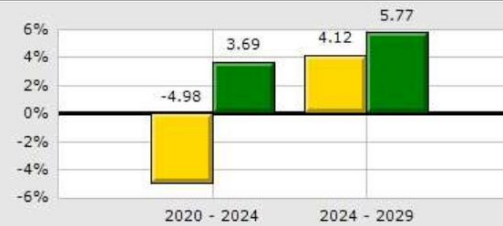
Type: **Class B Office/Medical**
County: **Tarrant**

■ 1 Mile
■ County

Population Growth



Household Growth



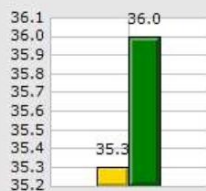
2024 Med Household Inc



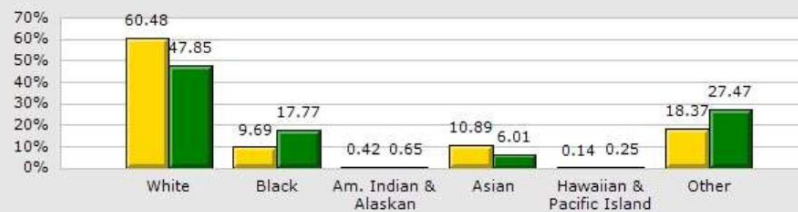
2024 Households by Household Income



2024 Median Age



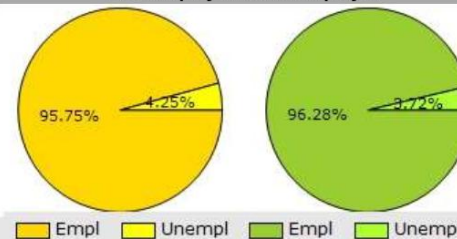
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



DEMOGRAPHICS – MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius		
Alliance Pediatrics 9445 N Beach St, Keller, TX 76244				
Type:	Class B Office/Medical			
County:	Tarrant			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-4.58%		3.64%	
Growth 2024 - 2029	4.09%		5.66%	
Empl	9,712	95.75%	1,134,600	96.28%
Unempl	431	4.25%	43,839	3.72%
2024 Population by Race				
	18,836		2,187,374	
White	11,392	60.48%	1,046,568	47.85%
Black	1,825	9.69%	388,729	17.77%
Am. Indian & Alaskan	80	0.42%	14,206	0.65%
Asian	2,052	10.89%	131,438	6.01%
Hawaiian & Pacific Island	26	0.14%	5,540	0.25%
Other	3,461	18.37%	600,893	27.47%
Household Growth				
Growth 2020 - 2024	-4.98%		3.69%	
Growth 2024 - 2029	4.12%		5.77%	
Renter Occupied	1,266	22.09%	330,195	41.86%
Owner Occupied	4,464	77.91%	458,629	58.14%
2024 Households by Household Income				
	5,729		788,824	
Income <\$25K	240	4.19%	106,785	13.54%
Income \$25K - \$50K	433	7.56%	161,711	20.50%
Income \$50K - \$75K	381	6.65%	137,775	17.47%
Income \$75K - \$100K	1,358	23.70%	109,266	13.85%
Income \$100K - \$125K	468	8.17%	80,126	10.16%
Income \$125K - \$150K	807	14.09%	56,213	7.13%
Income \$150K - \$200K	871	15.20%	61,495	7.80%
Income \$200K+	1,171	20.44%	75,453	9.57%
2024 Med Household Inc	\$124,171		\$72,720	
2024 Median Age	35.30		36.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

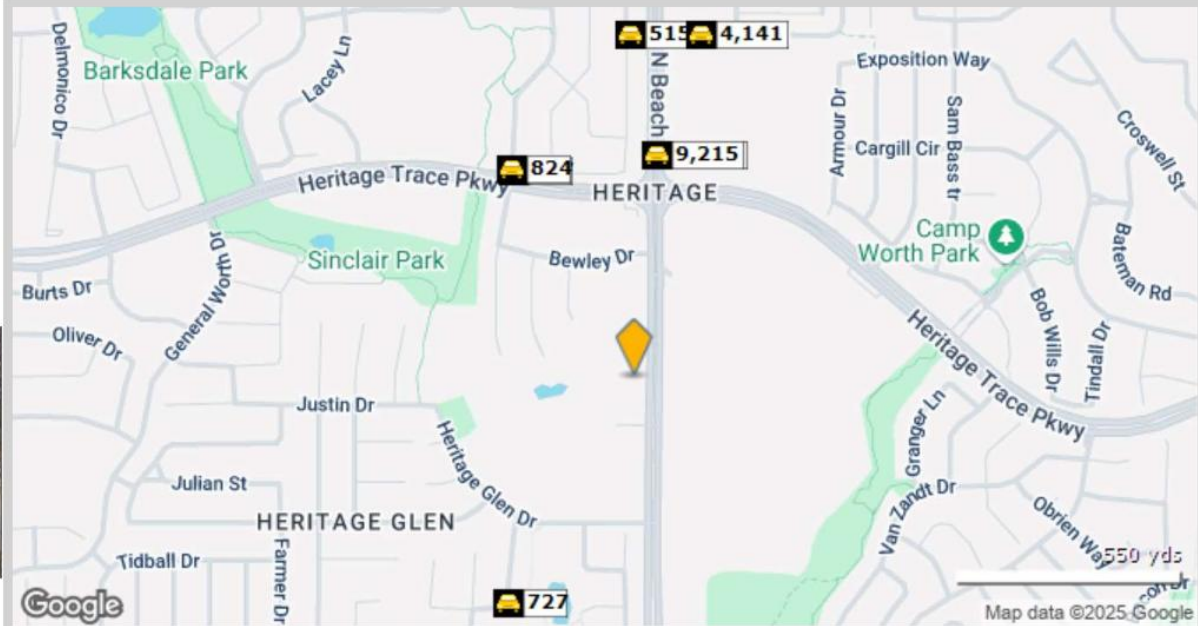
Description	2020	2024	2029
Population by Race (Hispanic)	3,415	3,429	3,565
White	924 27.06%	810 23.62%	842 23.62%
Black	70 2.05%	72 2.10%	73 2.05%
Am. Indian & Alaskan	54 1.58%	51 1.49%	52 1.46%
Asian	19 0.56%	23 0.67%	24 0.67%
Hawaiian & Pacific Islander	1 0.03%	2 0.06%	2 0.06%
Other	2,346 68.70%	2,471 72.06%	2,571 72.12%
Household by Household Income	6,031	5,729	5,966
<\$25,000	530 8.79%	240 4.19%	250 4.19%
\$25,000 - \$50,000	475 7.88%	433 7.56%	479 8.03%
\$50,000 - \$75,000	479 7.94%	381 6.65%	438 7.34%
\$75,000 - \$100,000	1,426 23.64%	1,358 23.70%	1,379 23.11%
\$100,000 - \$125,000	512 8.49%	468 8.17%	507 8.50%
\$125,000 - \$150,000	776 12.87%	807 14.09%	833 13.96%
\$150,000 - \$200,000	828 13.73%	871 15.20%	887 14.87%
\$200,000+	1,005 16.66%	1,171 20.44%	1,193 20.00%
Average Household Income	\$132,848	\$146,695	\$144,939
Median Household Income	\$105,151	\$124,171	\$121,547

Traffic Count Report

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,000 SF**
 Typical Floor: **8,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Beach St	Heritage TrcePkw	0.05 S	2025	9,280	MPSI	.32
2 N Beach St	Heritage TrcePkw	0.05 S	2024	9,215	MPSI	.32
3 Sinclair St	Heritage TrcePkw	0.00 S	2024	817	MPSI	.34
4 Sinclair St	Heritage TrcePkw	0.00 S	2025	824	MPSI	.34
5 Centennial Dr	Tranquility Dr	0.01 S	2025	733	MPSI	.36
6 Centennial Dr	Tranquility Dr	0.01 S	2024	727	MPSI	.36
7 McFarring Dr	Alta Vista Rd	0.00 W	2024	511	MPSI	.49
8 McFarring Dr	Alta Vista Rd	0.00 W	2025	515	MPSI	.49
9 Alta Vista Rd	Appletree Way	0.05 E	2024	4,109	MPSI	.50
10 Alta Vista Rd	Appletree Way	0.05 E	2025	4,141	MPSI	.50