

Highland Terrace Development

4525 Heritage Trace Parkway, Keller Texas 76244



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

Property Overview

- Building Size 10,500 SF
- Property Type: Office
- Property Sub-Type: Medical Office
- Building Class: A

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- Mixed-use of single or multi-tenant buildings for medical or office use
- Medical Campus Setting
- Located in the heart of Alliance, Texas, one of the fastest growing areas in the country.
- Strategically Located Close to: Texas Health Resources Alliance, HCA's Medical Center Alliance, and Cook Children's.
- Build to Suit; High Finish Out Allowance
- 10,500 SF of Class A Office Space
- Just off I-35W; Ample Parking

Property Highlights

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Demographics	3-Mile
Population	53,181
Avg. Household Income	\$74,141

Traffic Counts	
Beach St.	29,150 VPD
Heritage Trace Pkwy.	50,023 VPD

Location

FOR MORE INFORMATION:

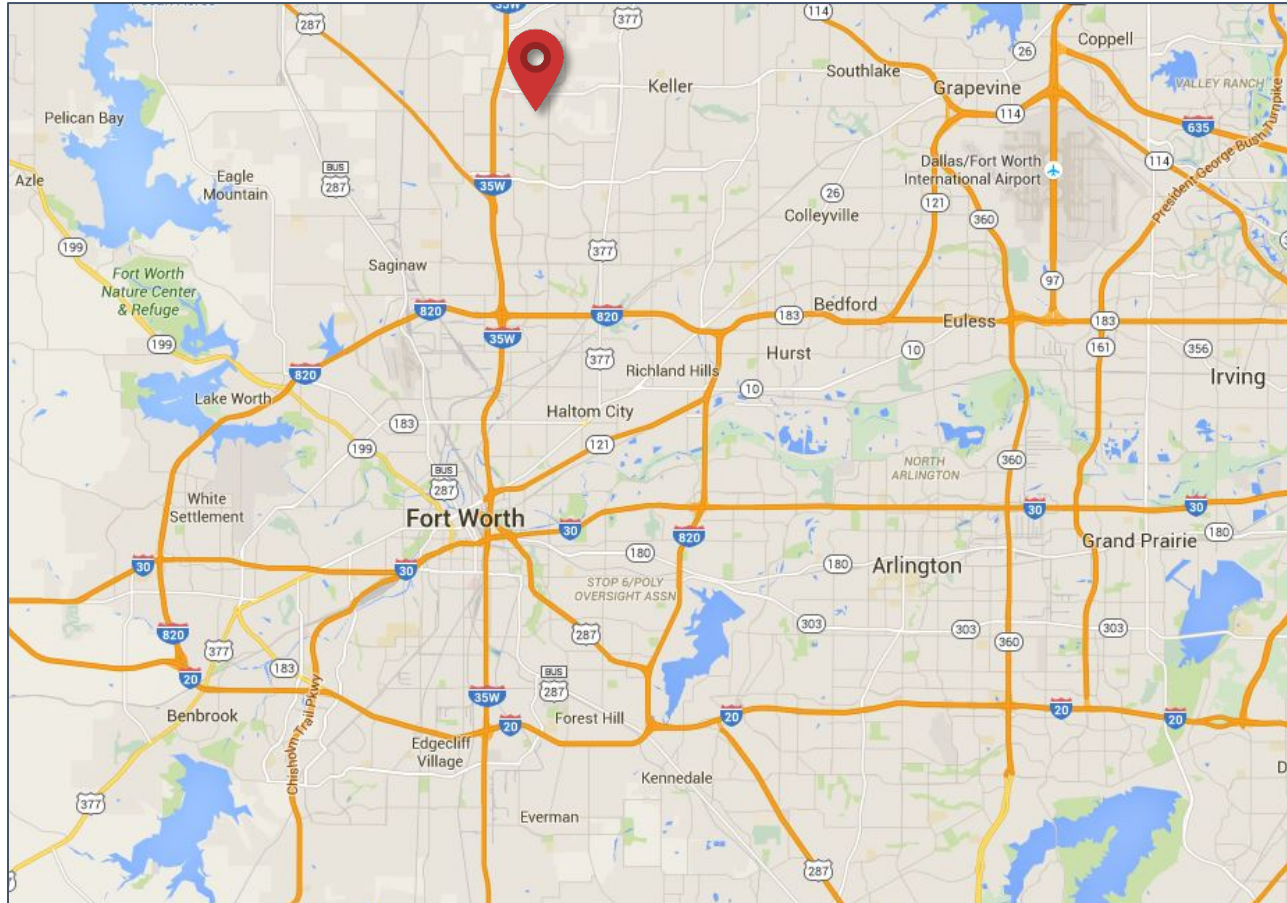
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Map

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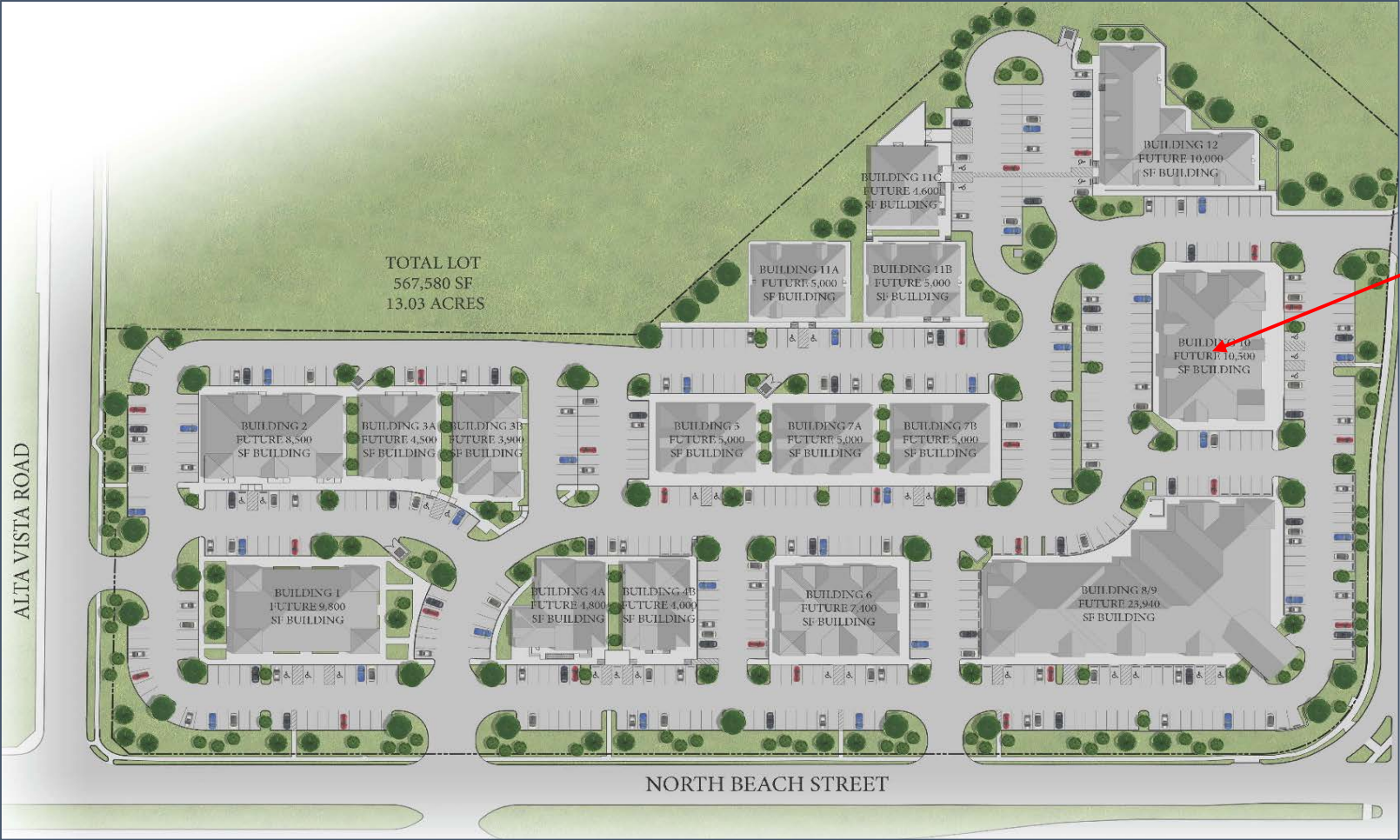
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OFFICE EQUITY SOLUTIONS



FOR MORE INFORMATION:

Site Plan

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