

3100 N. Tarrant Parkway

Fort Worth, TX



Property Overview
4,009 SF For Lease
Building Class: A
Location : Alliance, TX

Property Highlights

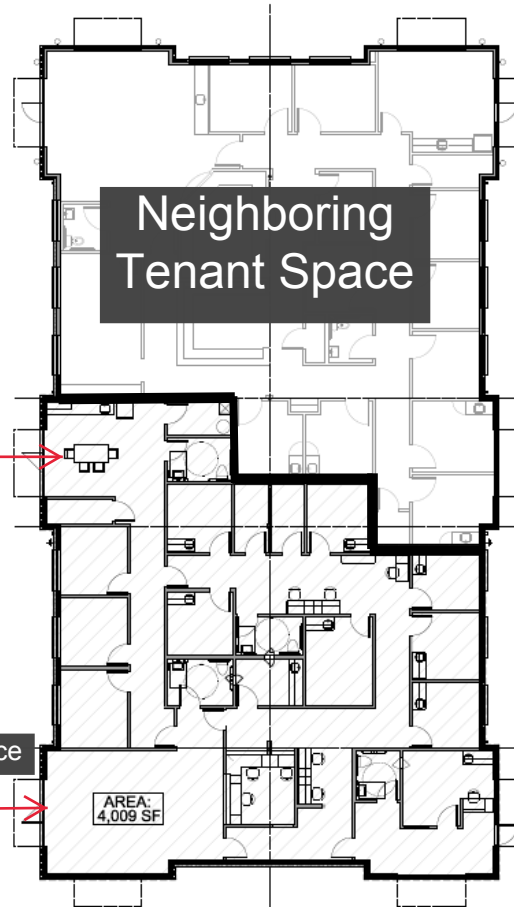
- Second Generation Medical office
- Across from Medical City Alliance Hospital
- Visible from I35 West
- 8 Patient Rooms, 3 Physician Offices

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Fort Worth, TX



Staff Break Room



Front Entrance

Neighboring
Tenant Space

AREA:
4,009 SF

DEMISING EXHIBIT
MONTERRA MEDICAL PARK
3100 N. TARRANT PARKWAY, STE 104



3 Physician Offices



Floor Plan

8 Patient Rooms



FOR MORE INFORMATION:

bcompton@officeequitysolutions.com

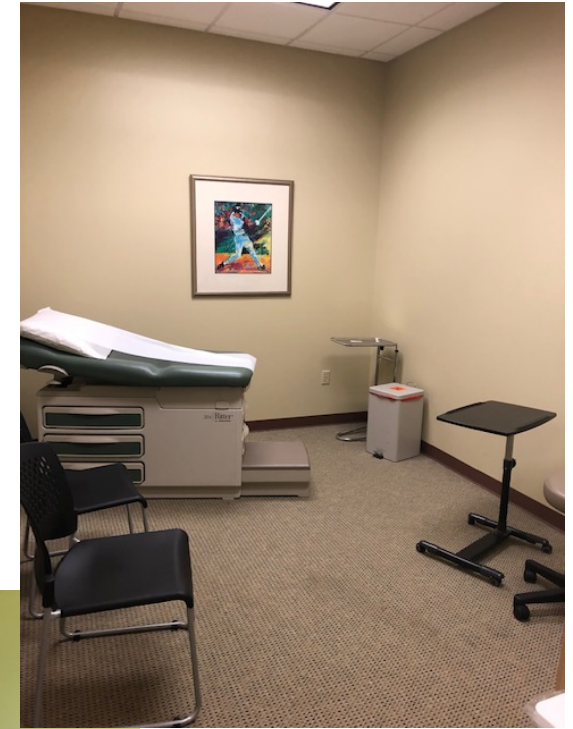
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Photos

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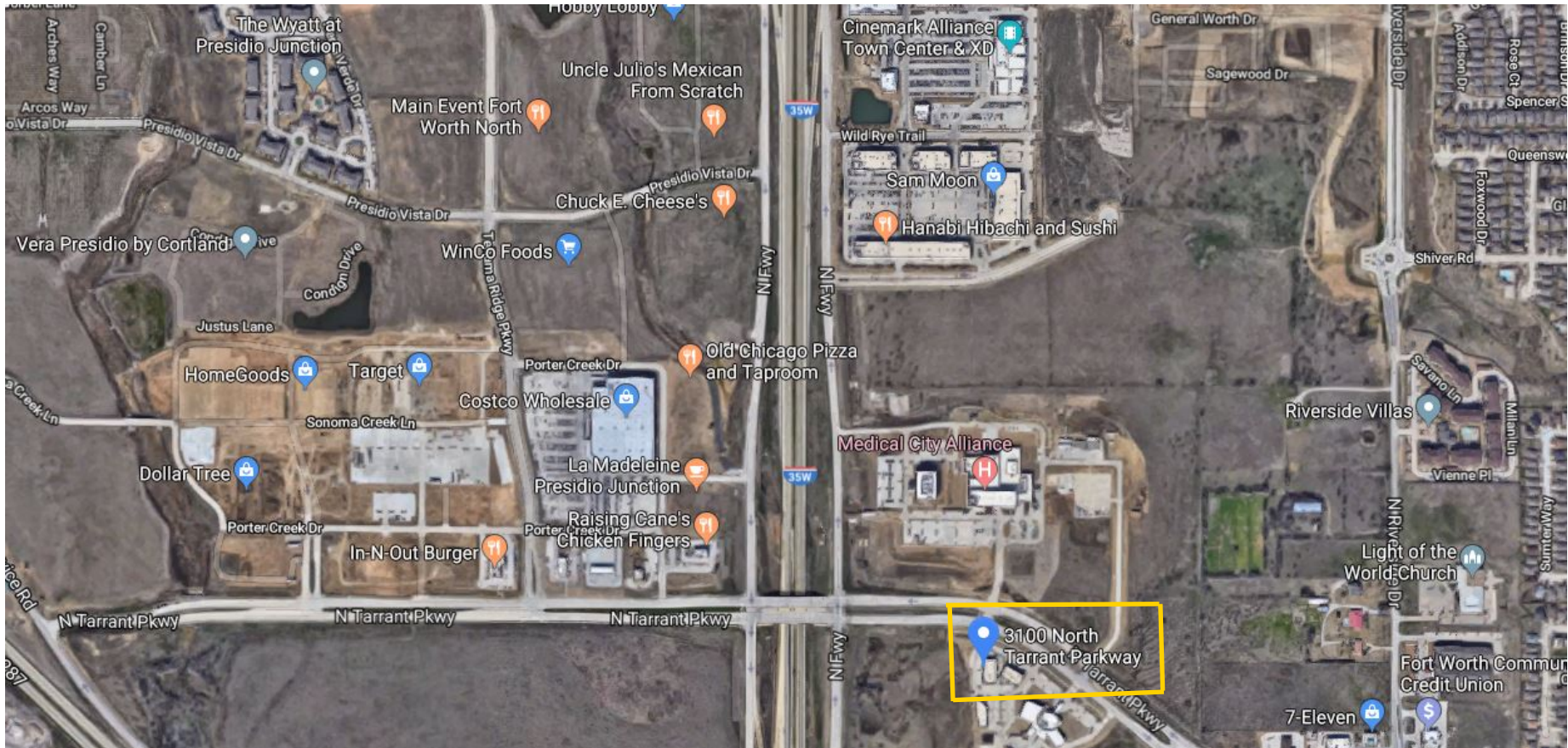
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Demographics »

	1 Mi	3 Mi
Population	5,835	106,882
Households	1,904	35,015
Average Age	31.20	32.50
Median HH Income	\$84,844	\$88,357
Daytime Employees	4,106	21,575
Population Growth '19-'24	↑ 8.9%	↑ 8.2%
Household Growth '19-'24	↑ 9.0%	↑ 7.9%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
I- 35	N Tarrant Pkwy S	106,247	2012	0.28 mi
I- 35 W	N Tarrant Pkwy S	117,082	2018	0.28 mi
I- 35 W	US Hwy 81 S	48,867	2018	0.44 mi
I- 35	US Hwy 81 S	48,103	2012	0.44 mi
US Hwy 81	I- 35 SE	33,000	2017	0.68 mi

Made with TrafficMetrix® Products



FOR MORE INFORMATION:

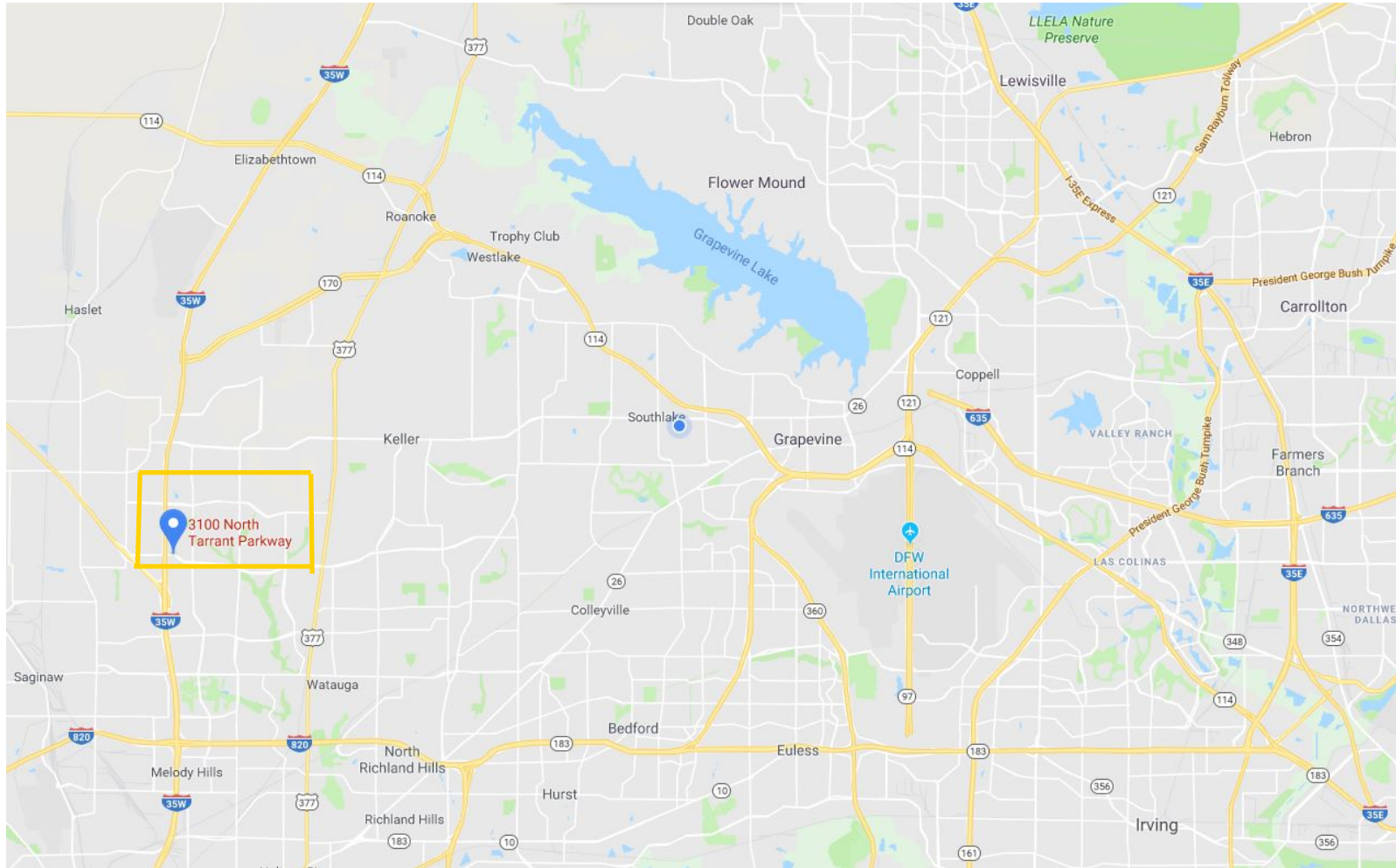
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Map

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