



Weatherford Medical Portfolio

706, 710, 730 East Eureka Street, Weatherford, Texas 76086



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EXECUTIVE SUMMARY

Weatherford Medical Portfolio

EXECUTIVE SUMMARY

THE OFFERING



PROPERTY

Weatherford Medical Portfolio



ADDRESS

706,710,730 East Eureka Street
Weatherford, TX 76086



COMPLETED/RENOVATED

2009, 2017, 2010



SIZE

11,730 RSF



OCCUPANCY

100% Leased



MedCore Partners is pleased to exclusively offer the Weatherford Medical Portfolio, three medical office buildings totaling 11,730 square feet in Weatherford, Texas. The property is 100% leased and 30 miles west of Downtown Fort Worth. The property is located east of Main Street just North of Interstate 20. The occupants include a full-service medical clinic specializing in obstetrics and gynecology and a wound care and hyperbaric center specializing in various types of wound care treatment.

EXECUTIVE SUMMARY

TENANT OVERVIEW

The Weatherford Medical Portfolio office suites are located at 706, 710, and 730 East Eureka Street in Weatherford, Texas. 706 East Eureka Street was built in 2009, 710 East Eureka Street was built in 2017 and 730 East Eureka Street was renovated in 2010. All three medical office buildings offer a total of 11,730 rentable square feet, Class A, medical office space located within Parker County. The Property is 100% leased and is occupied by two tenants, Weatherford OB/GYN Associates and the Medical City Weatherford Wound Care and Hyperbaric Center.

Weatherford OB/GYN Associates is a full-service medical clinic specializing in obstetrics and gynecology. They were established in 2007 and offer high-quality care for women at every stage of their lives including teen and adult health and wellness, pregnancy care, fertility concerns, menopausal support, and surgical system intervention for reproductive system disorders. The practice houses four Board Certified physicians and professional office staff that works to provide patients the highest level of service.

The Medical City Weatherford Wound Care and Hyperbaric Center specializes in various types of wound care treatment. They offer various treatment methods including hyperbaric oxygen therapy, biological skin substitutes, and many more. They help patients manage their wound healing process from start to finish, ensuring they have a consistent plan of care.



EXECUTIVE SUMMARY

PROPERTY PHOTOS

706 EAST EUREKA STREET EXTERIOR



EXECUTIVE SUMMARY

PROPERTY PHOTOS

706 EAST EUREKA STREET INTERIOR



EXECUTIVE SUMMARY

PROPERTY PHOTOS

710 EAST EUREKA STREET EXTERIOR



EXECUTIVE SUMMARY

PROPERTY PHOTOS

710 EAST EUREKA STREET INTERIOR



EXECUTIVE SUMMARY

PROPERTY PHOTOS

730 EAST EUREKA STREET EXTERIOR



EXECUTIVE SUMMARY

PROPERTY PHOTOS

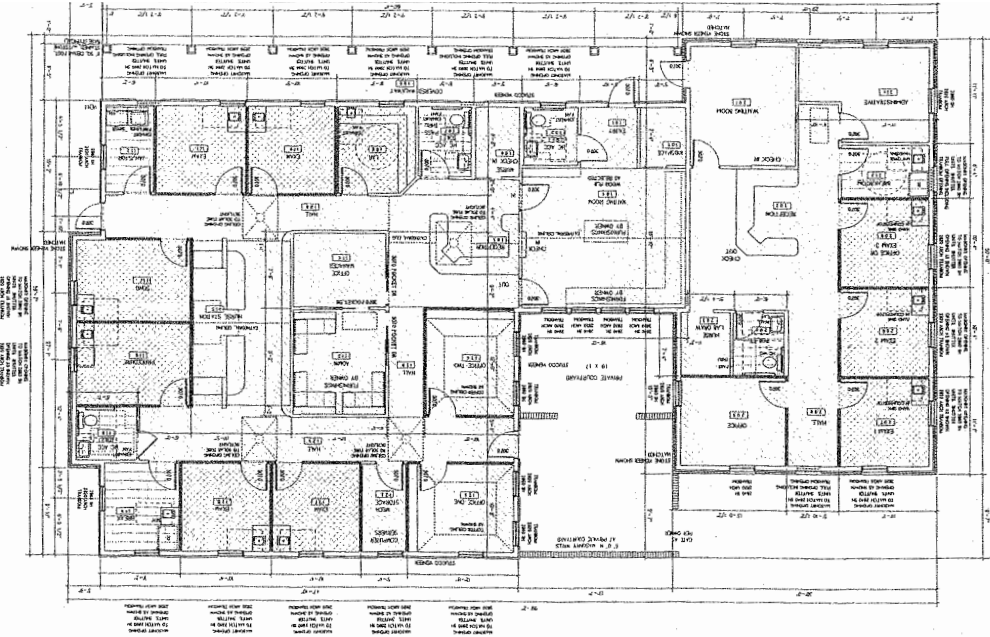
730 EAST EUREKA STREET INTERIOR



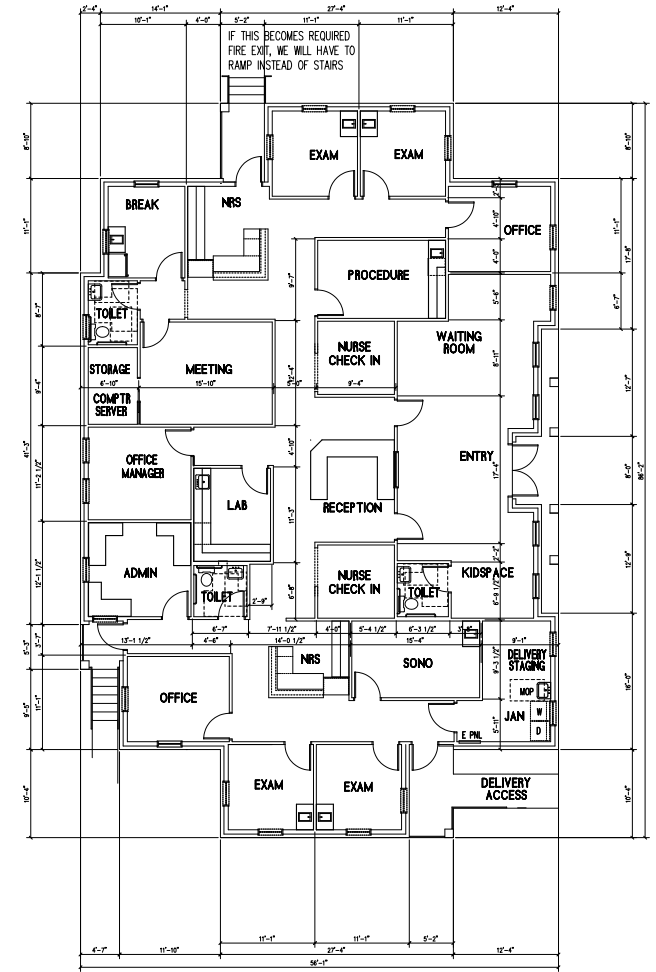
EXECUTIVE SUMMARY

FLOOR PLANS

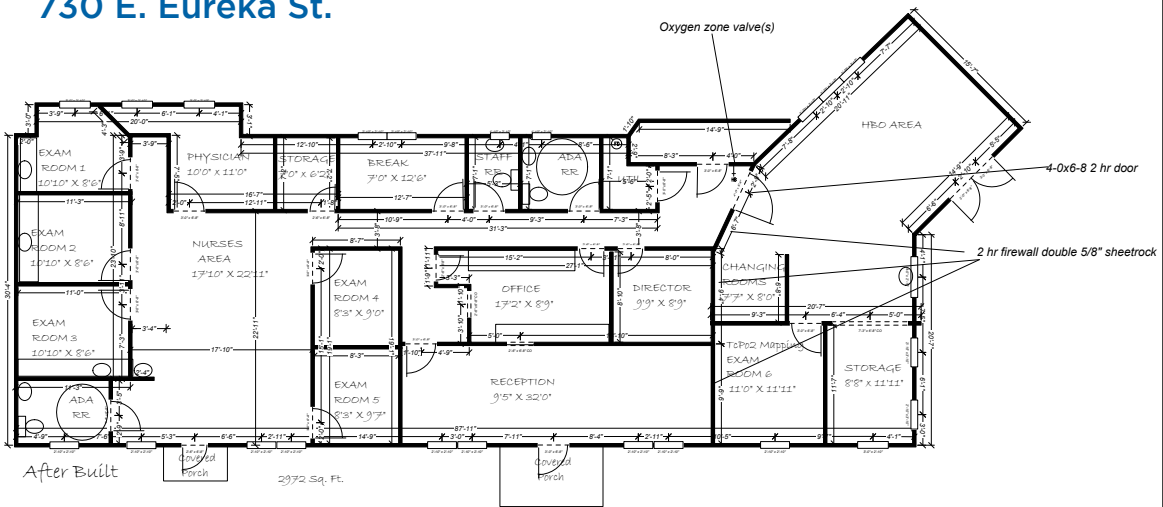
706 E. Eureka St.



710 E. Eureka St.



730 E. Eureka St.





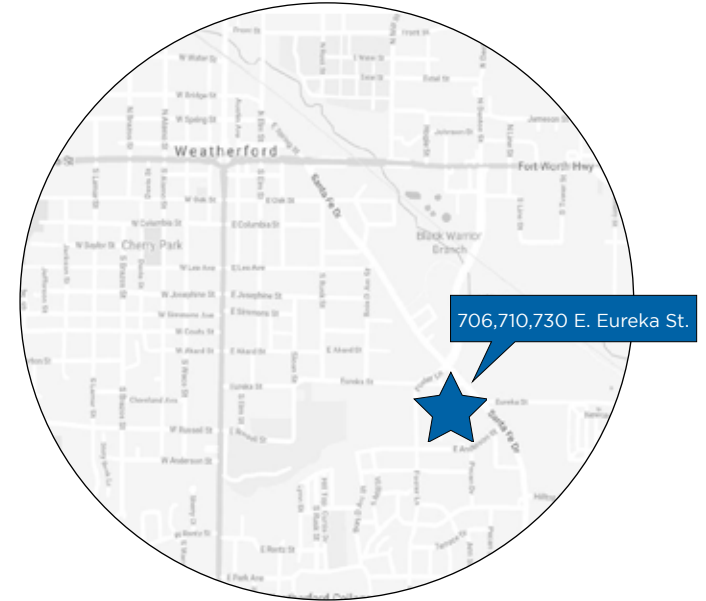
MARKET OVERVIEW

Weatherford Medical Portfolio



MARKET OVERVIEW

WEATHERFORD, TEXAS



LOCATION

The City of Weatherford occupies a territory of approximately 27.04 square miles. Weatherford is located approximately 30 miles west of the City of Fort Worth and approximately 60 miles west of the City of Dallas. Interstate 20 runs along the City's southern boundary and provides for major access to Fort Worth and Dallas.

Weatherford is situated such that it has maintained an independent identity from the Dallas Fort Worth Metroplex yet its close proximity to this major urban area has had a direct effect. Residents find themselves able to achieve a rural lifestyle without sacrificing the conveniences and labor market of a major metropolitan area. Many Weatherford residents commute into the Metroplex to work.

ECONOMY

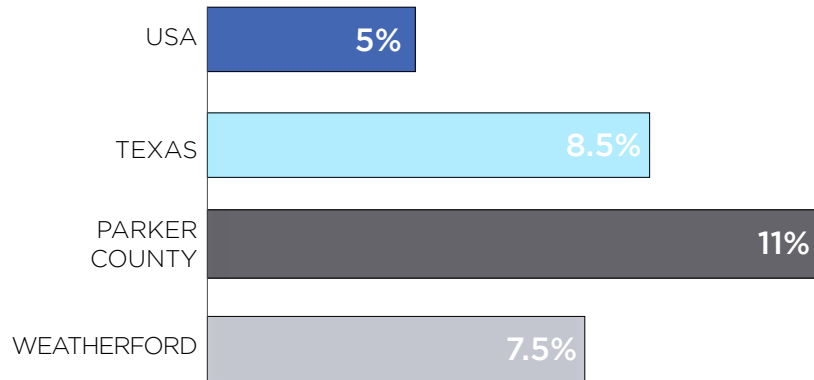
Much of the City's commercial and industrial growth is directly attributable to its relative location to the Metroplex. The City's major commercial and industrial employers find Weatherford attractive since it offers the advantages of convenient access to the region's major transportation and shipping infrastructure without the disadvantages related to physically locating within a major urban area.

Historically, the Dallas/Fort Worth Metroplex has enjoyed an extremely low unemployment rate. It has also enjoyed the growth of a diverse economic base. The outward growth of Dallas/Fort Worth will impact the transition of Weatherford from its farming and ranching roots to increased urban residential, commercial, and industrial development.

DEMOGRAPHIC OVERVIEW

WEATHERFORD, TEXAS

POPULATION GROWTH

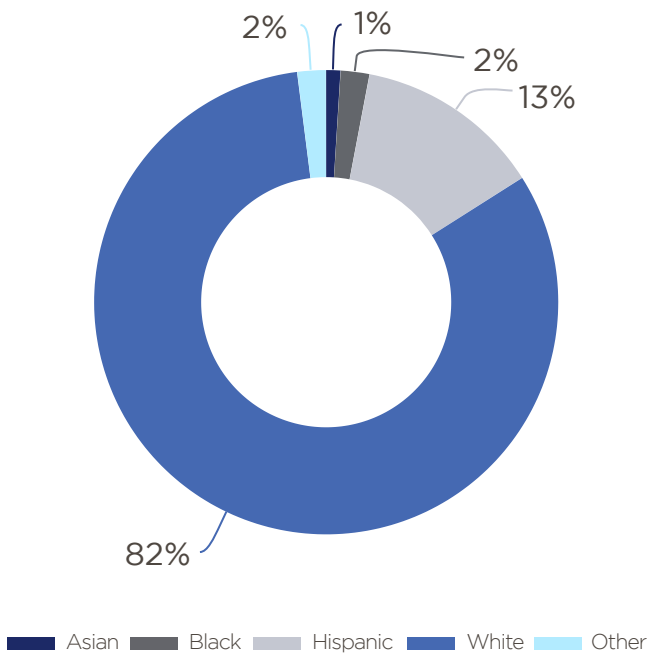


37,279

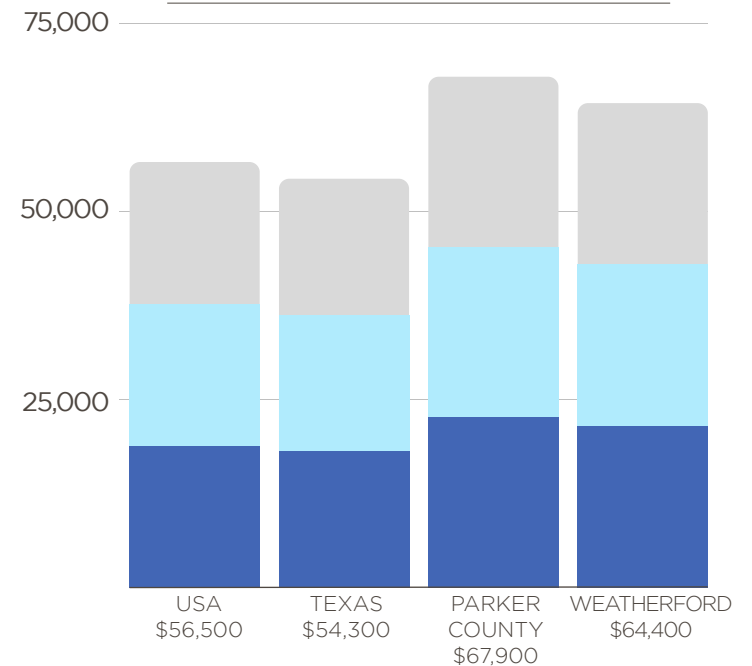


Weatherford's expected population by 2024

ETHNICITY DISTRIBUTION

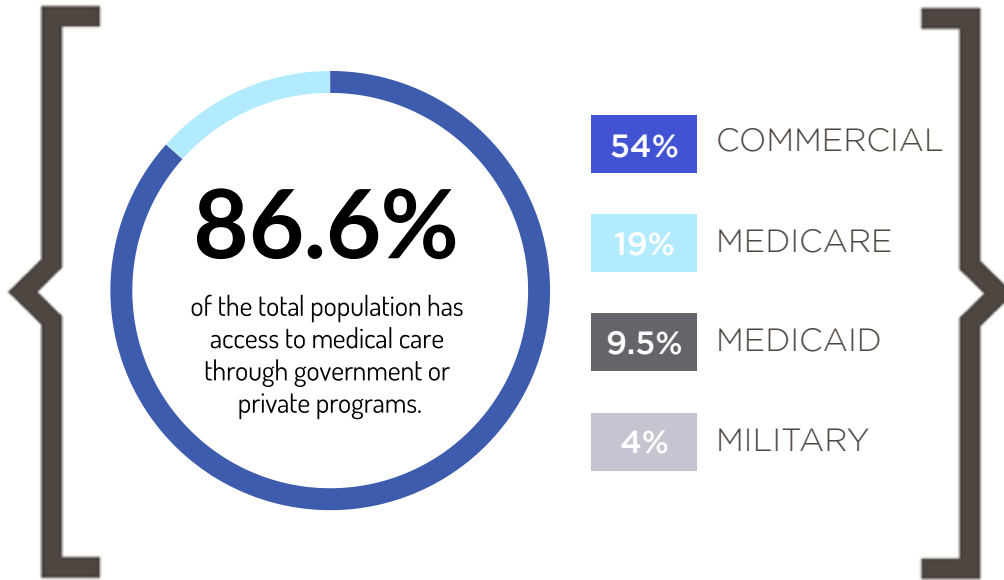


MEDIAN HOUSEHOLD INCOME

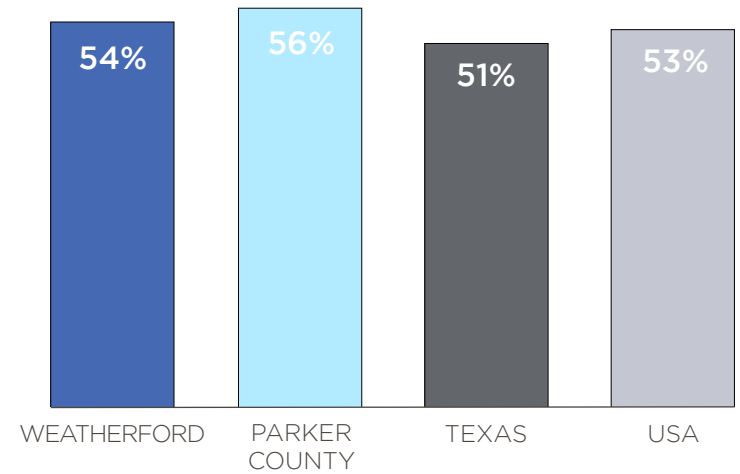


HEALTHCARE INSURANCE COVERAGE OVERVIEW

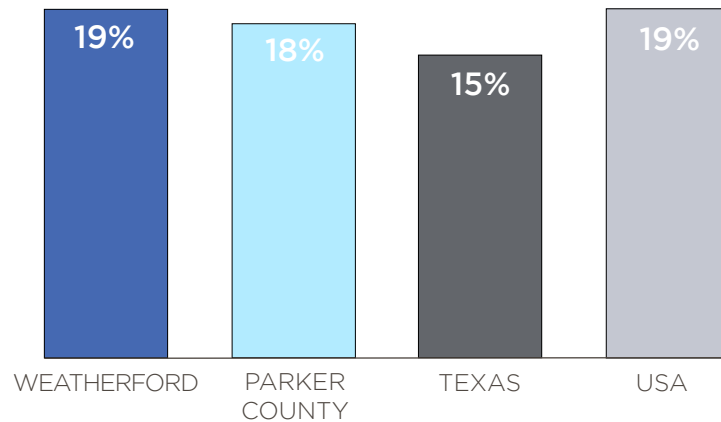
WEATHERFORD, TEXAS



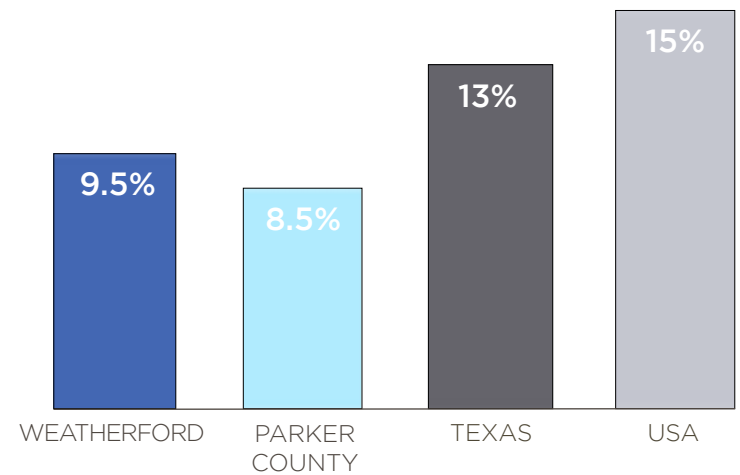
COMMERCIAL INSURANCE COVERAGE



MEDICARE COVERAGE



MEDICAID COVERAGE





OFFER INSTRUCTIONS

Weatherford Medical Portfolio



WEATHERFORD MEDICAL PORTFOLIO

OFFERING INSTRUCTIONS

OFFER INSTRUCTIONS

The purchaser will be selected by the sellers in their sole and absolute discretion based on the information outlined below.

Offers are due in writing through MedCore Partners and should include the following:

- Purchase price
- The amount of proposed earnest money deposit
- Proposed inspection period and closing period
- Description of any contingencies and approved committees required to close the transaction

MedCore will assist prospective purchaser in arranging property tours and will respond to questions related to this OM.



Interested parties are requested to direct all communications regarding the property to:

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