

4324 Heritage Trace Parkway # 810

Fort Worth, Texas 76244



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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Property Overview

- 2,424 SF Available
 - Rate: \$25 PSF/NNN
 - Property Type: Office
 - Former Title Company
- Property Sub-Type: Medical Office
- Building Class: B

Property Highlights

- Strategically located close to Texas Health Resources and the new HCA hospital.
- Draws from the fast growing cities of North Fort Worth, Keller, North Richland Hills, Southlake, and Watauga
- Fastest growing area in Alliance

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Exterior Photos

FOR MORE INFORMATION:

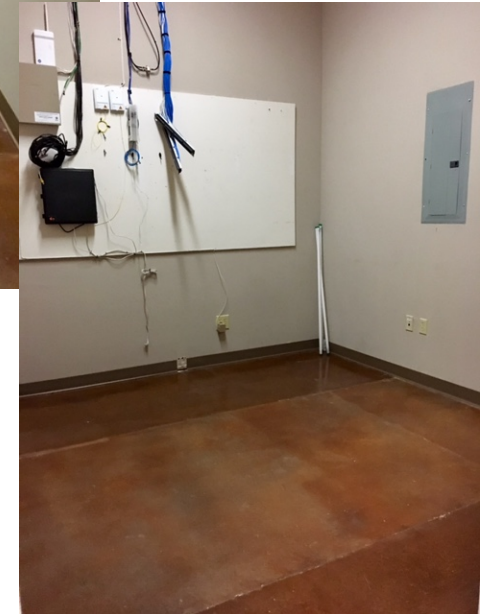
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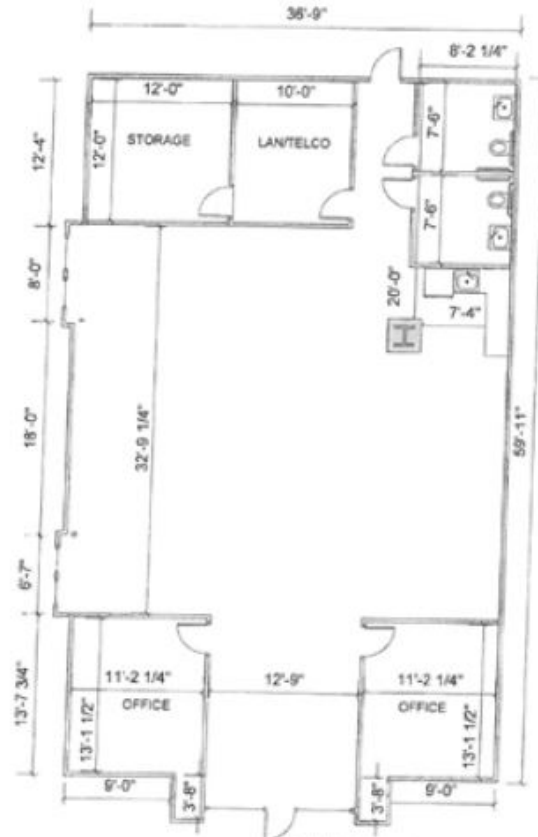
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Interior Photos

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Scale 1/8" = 1' 0"

Exhibit is for planning purposes only of which architectural drawings will be furnished by the lessor depicting all necessities required by the Line-of-Business for submission of permits.
Exhibit "A"

Floor Plan

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Location

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Demographics / Traffic

Demographics »

	1 Mi	3 Mi
Population	16,216	100,657
Households	5,002	32,249
Average Age	31.70	32.60
Median HH Income	\$117,321	\$92,829
Daytime Employees	3,200	25,408
Population Growth '19-'24	▲ 5.1%	▲ 8.0%
Household Growth '19-'24	▲ 4.8%	▲ 7.8%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Sinclair St	Heritage Trace Pkwy S	1,123	2018	0.13 mi
Heritage Trace Pkwy	General Worth Dr SW	16,091	2018	0.31 mi
Barksdale Dr	Meribee Dr SW	1,194	2018	0.35 mi
McFarring Dr	Alta Vista Rd W	847	2018	0.38 mi
Drexmore Rd	Cade Trl W	1,382	2018	0.45 mi

Made with TrafficMetrix® Products

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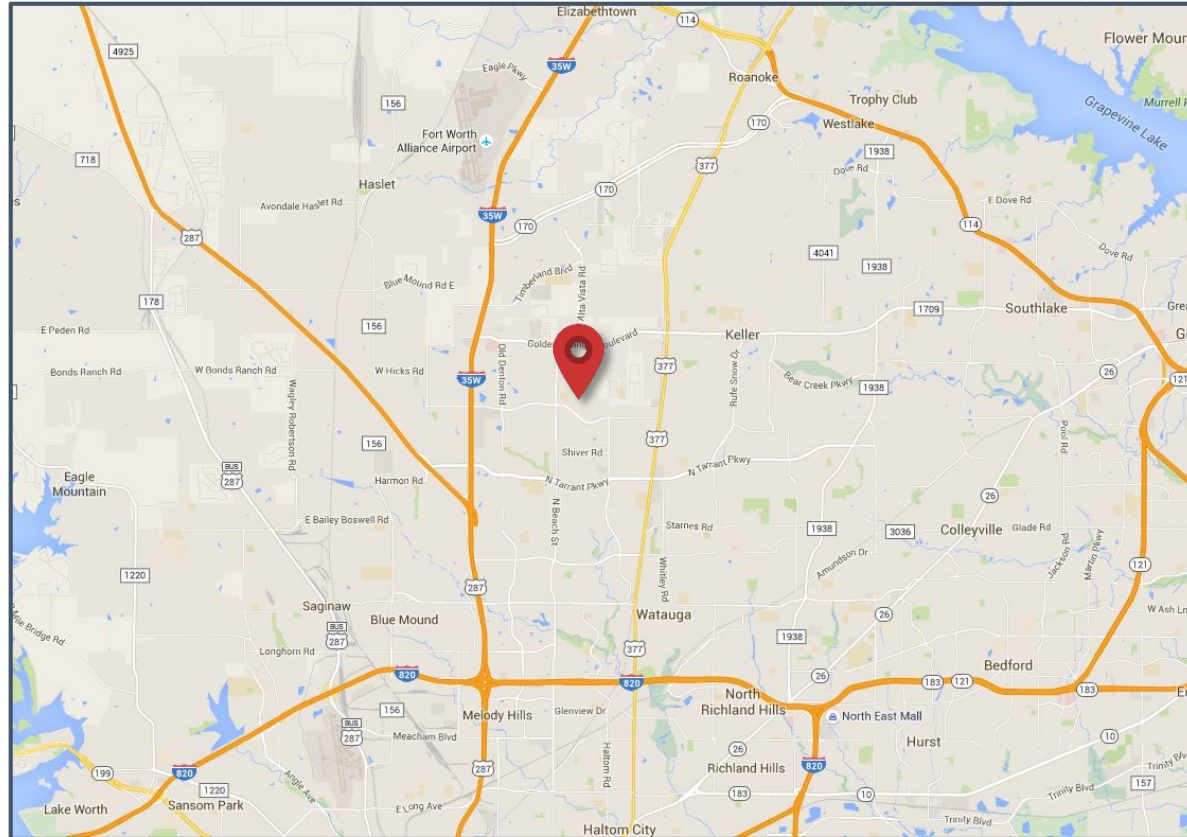
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Map

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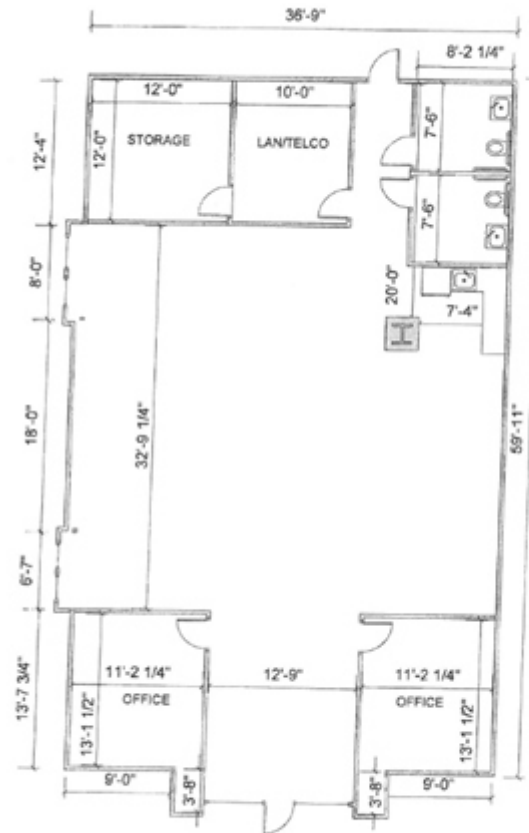
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