

# 4224 Heritage Trace Parkway #304

Fort Worth, Texas 76244



Suite #304



## FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

[WWW.OFFICEEQUITYSOLUTIONS.COM](http://WWW.OFFICEEQUITYSOLUTIONS.COM)

### Property Overview

- 2,778 SF Available
- Rate: \$20.50 + NNN

-Property Type: Dental / Medical Office

-Property Sub-Type: Medical Office

-Building Class: A

### Property Highlights

- Located along the Heart of the Alliance Corridor
- 1.3 Miles from IH35W
- 2 miles from Texas Health Resources Alliance Hospital
- 2.5 miles from Medical City Alliance Hospital

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Pre-Leasing BEAUTIFUL Dental / Oral Surgery office located along the BOOMING Alliance Corridor near I35w and 2 hospitals.

\*Serving Keller / N. Fort Worth

\*Avg HH Income: \$112,068, Median Home Value: \$444,287

\*Dental office move-in ready

\*2 miles to Texas Health Harris Methodist Hospital Alliance

\*2.5 miles to Medical City Alliance Hospital

\*Available 6.30.2020

\*Ample parking

Exterior Photos / Property Highlights

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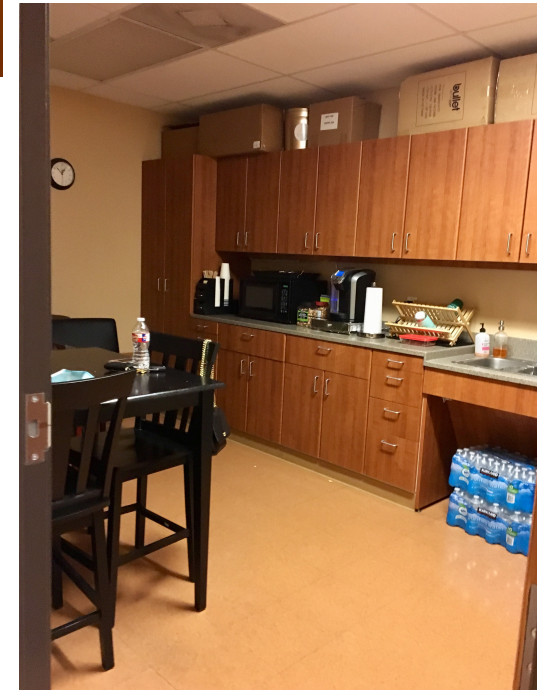
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Unit Photos

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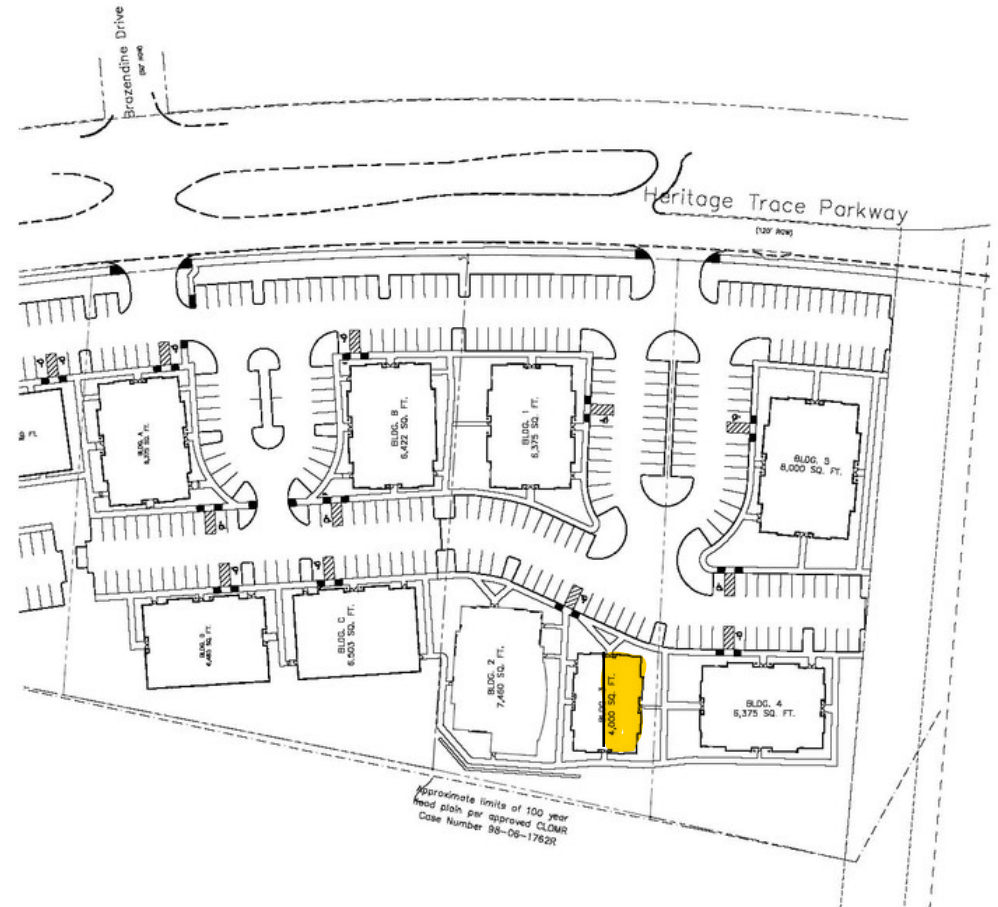
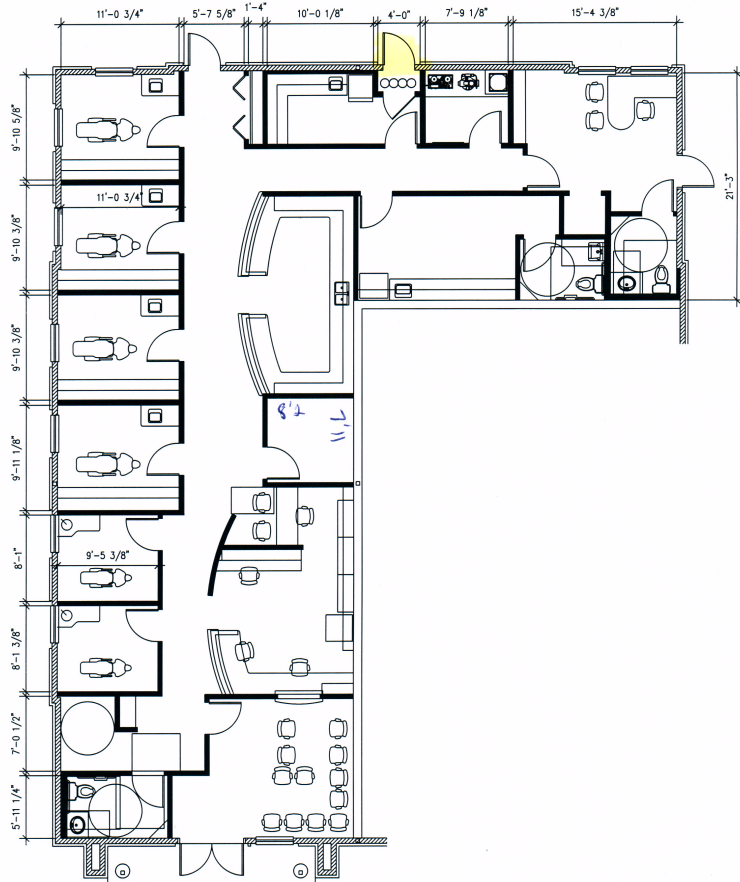
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## Floor Plan / Site Plan

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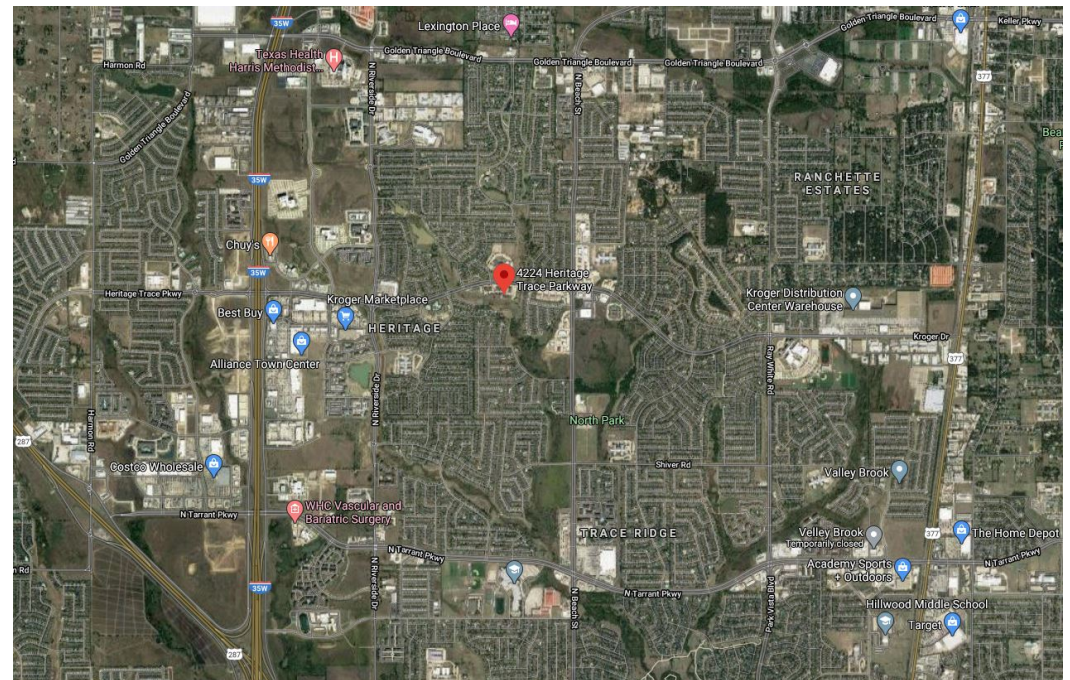
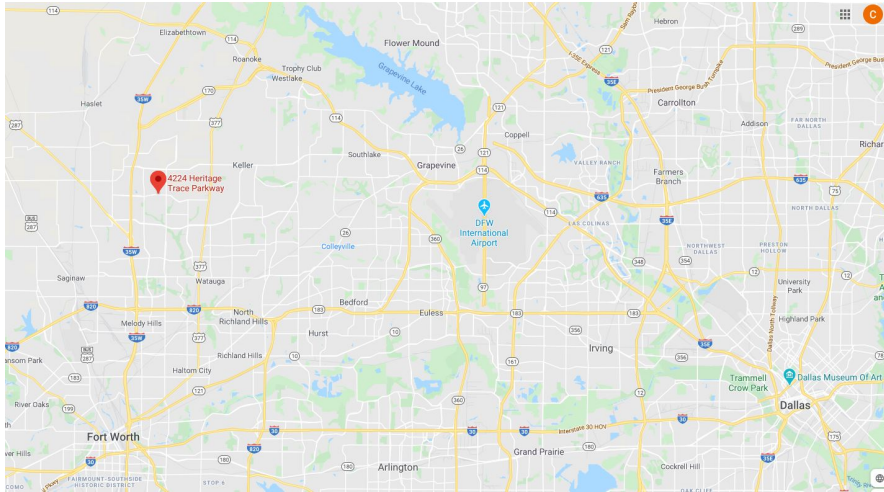
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## Location / Map

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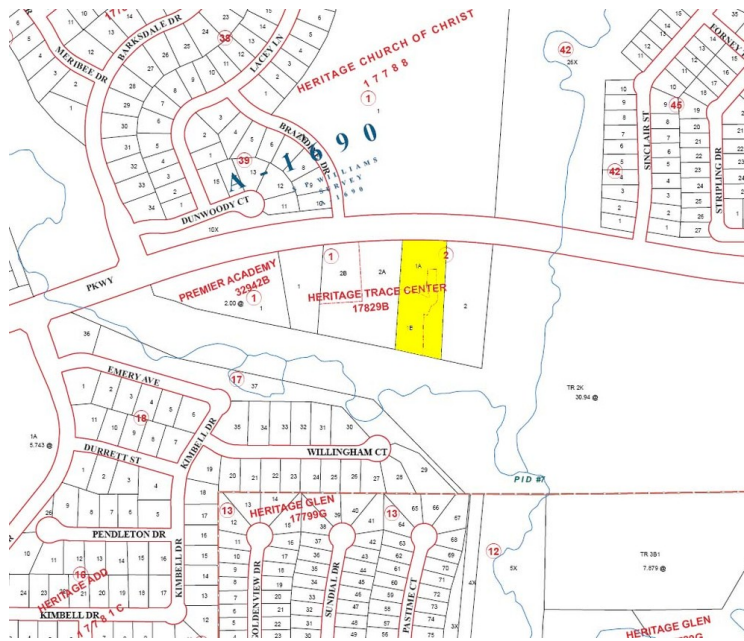
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## Demographics »

	1 Mi	3 Mi
Population	18,532	109,337
Households	5,760	35,061
Average Age	31.90	32.50
Median HH Income	\$114,223	\$98,750
Daytime Employees	3,453	26,377
Population Growth '20-'25	↑ 6.7%	↑ 8.0%
Household Growth '20-'25	↑ 6.5%	↑ 7.8%

## Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Sinclair St	Heritage Trace Pkwy S	1,123	2018	0.16 mi
Heritage Trace Pkwy	General Worth Dr SW	16,091	2018	0.26 mi
Barksdale Dr	Meribee Dr SW	1,194	2018	0.30 mi
McFarring Dr	Alta Vista Rd W	847	2018	0.41 mi
Drexmore Rd	Cade Trl W	1,382	2018	0.43 mi
Drexmore Rd	Chadbourne Ln W	1,481	2018	0.46 mi
Gladney Ln	Vernon Way W	1,078	2018	0.52 mi
Centennial Dr	Tranquility Dr S	2,022	2018	0.55 mi
Chardin Park Dr	Spencer St N	1,210	2018	0.66 mi
Shiver Rd	Plantation Hill Ln NW	1,366	2018	0.88 mi

Made with TrafficMetrix® Products

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Demographics / Traffic





## Information About Brokerage Services

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>ULTIMA REAL ESTATE</b>	<b>0377623</b>	<b>Ultimaceo@gmail.com</b>	<b>(972)980-9393</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>PAUL OBED BERMUDEZ</b>	<b>0377623</b>	<b>ultimaceo@gmail.com</b>	<b>(972)980-9393</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Paul Bermudez</b>	<b>0377623</b>	<b>ultimaceo@gmail.com</b>	<b>(972)980-9393</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Daniel Molina</b>	<b>0525467</b>	<b>d Molina@officeequitysolutions.com</b>	<b>(817)416-3981</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TXR-2501

IABS 1-0 Date

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Jake David Frith