

Heritage Trace Center-Building 4A

9816 North Beach Street, Keller Texas 76244



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

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9816 North Beach Street, Keller Texas 76244



Property Overview

- Rate : Call for Rates / NNN
- Available 2,000 – 8,000 SF of Class A Office Space
- 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,

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Property Highlights

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Location

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Keller, TX 76244
Property Type: Office
Specific Use: Medical
Building Size: 4,350 SF
Year Built:

| Population | 2015 | | | 2016 Projection | | |
|-------------------------------------|----------|-----------|-----------|-----------------|-----------|-----------|
| | < 1 Mile | < 3 Miles | < 5 Miles | < 1 Mile | < 3 Miles | < 5 Miles |
| Total Estimated Population | N/A | 53,181 | 128,246 | N/A | 59,639 | 142,360 |
| Total Census 2010 Population | N/A | 37,859 | 101,053 | N/A | 37,859 | 101,053 |
| Population Change % | N/A | 39.7% | 23.8% | N/A | 54.7% | 36% |
| Population Density (People/SQ Mile) | N/A | 3,958 | 4,387 | N/A | 4,370 | 4,767 |
| Median Age | N/A | 40 | 40 | N/A | 40 | 40 |
| Total Males | N/A | 26,668 | 63,980 | N/A | 29,940 | 71,106 |
| Total Females | N/A | 26,513 | 64,266 | N/A | 29,699 | 71,254 |

FOR MORE INFORMATION:

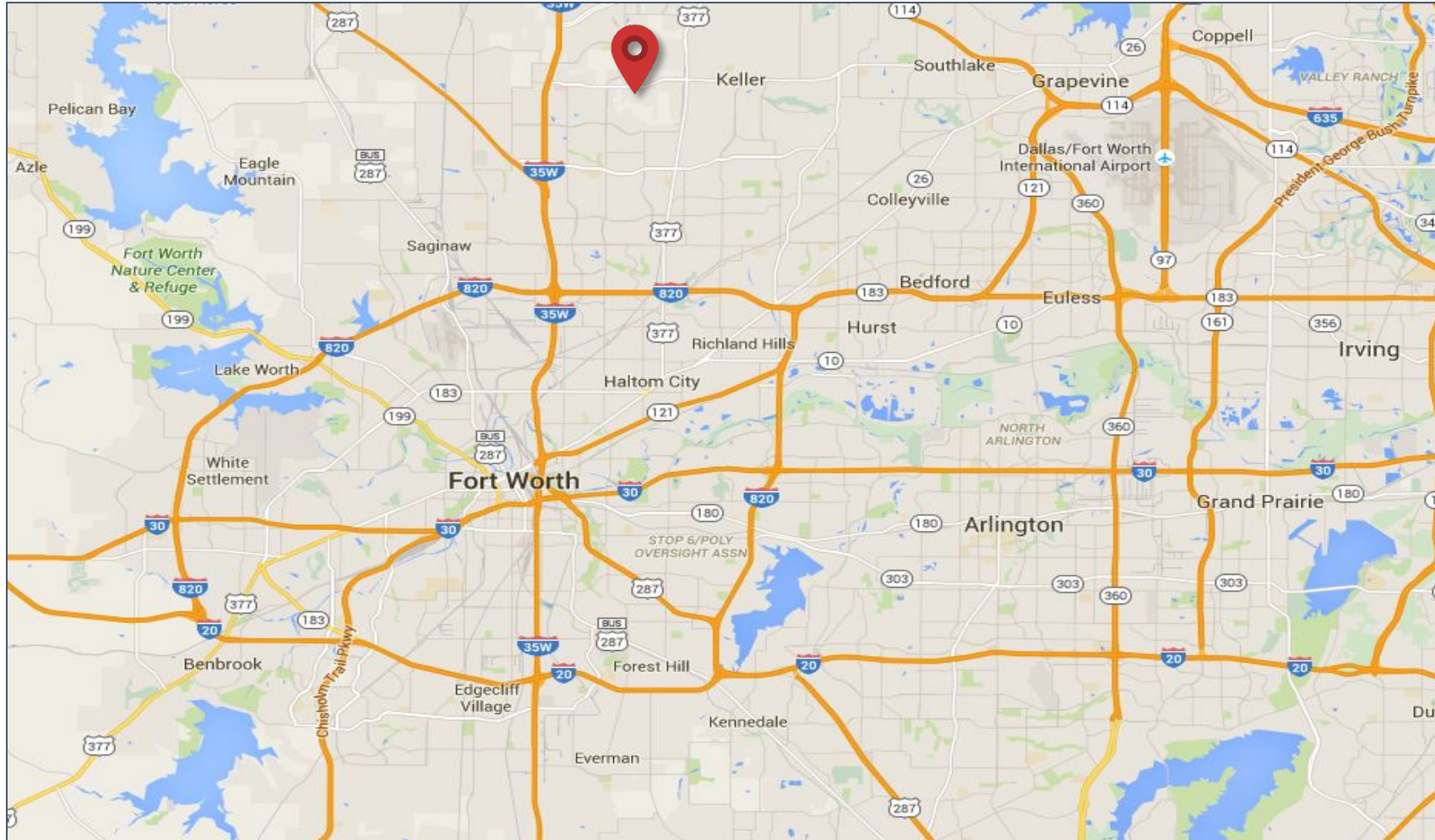
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Map

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Site Plan

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