



HOSPITAL FOR SALE

FORMER HOSPITAL - FORT WORTH

5900 ALTAMESA BLVD, FORT WORTH, TX

BILL BEHR

817.259.3519

bill.behr@transwestern.com

CONTACT

JIM SAGER

817.259.3542

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5900 ALTAMESA BLVD, FORT WORTH, TX



777 Main Street
Suite 1100
Fort Worth, Texas 76102

T 817.877.4433
F 817.870.2826
transwestern.com

ABOUT THE PROPERTY

PROPERTY SUMMARY

Address:	5900 Altamesa Blvd., Fort Worth, Texas
TAD Address:	7101 Harris Parkway, Fort Worth, Texas
Legal Description:	Southwest Ambulatory Center, Block 1, Lot 1A
Year Built:	2007
Number of Floors:	One (1)
Tarrant Appraisal District Account Number:	41234480
Total Building Area:	+/- 43,397 square feet
Parcel Size:	+/- 9.8960 acres
Capacity:	Eight (8) beds

USMD Hospital - Fort Worth operated for 13 years as a multi-specialty hospital in the USMD System. The hospital was closed in 2020. Built in 2007, the property is in excellent condition and consistently received high patient satisfaction scores. The property is located in a thriving area of Fort Worth with convenient access to the Chisholm Trail Expressway that connects Fort Worth to Cleburne. The area has experienced incredible growth over the past few years and the building now sits directly across from the 468 acre Tavallo Park mixed-use development which will include 1,000 homes and well as apartments, retail, hotels, restaurants, office and parks.



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AMENITIES

- Growing area with residentail and retail
- Ample Parking
- Convenient Access from Chisholm Trail Pkwy
- 8 Private Patient Rooms
- 6 Operating Rooms
- MRI and X-ray Equipment
- Emergency Room
- Two Separate Check-in & Waiting Areas
- Lab
- Back Office Space
- Family Dining Room
- Child's Play Area
- Two Separate PACU and Prep Areas
- Kitchen
- Staff Lounge and Lockers
- Isolation Room
- Back-up Generator
- Excess Land for Expansion



PAST SERVICES

- Urology
- ENT-Otolaryngology
- Orthopedic
- OB/GYN
- General Surgery
- Plastic Surgery
- Emergency Medicine
- Sports Medicine
- OB/GYN
- Oral & Maxillofacial Surgery



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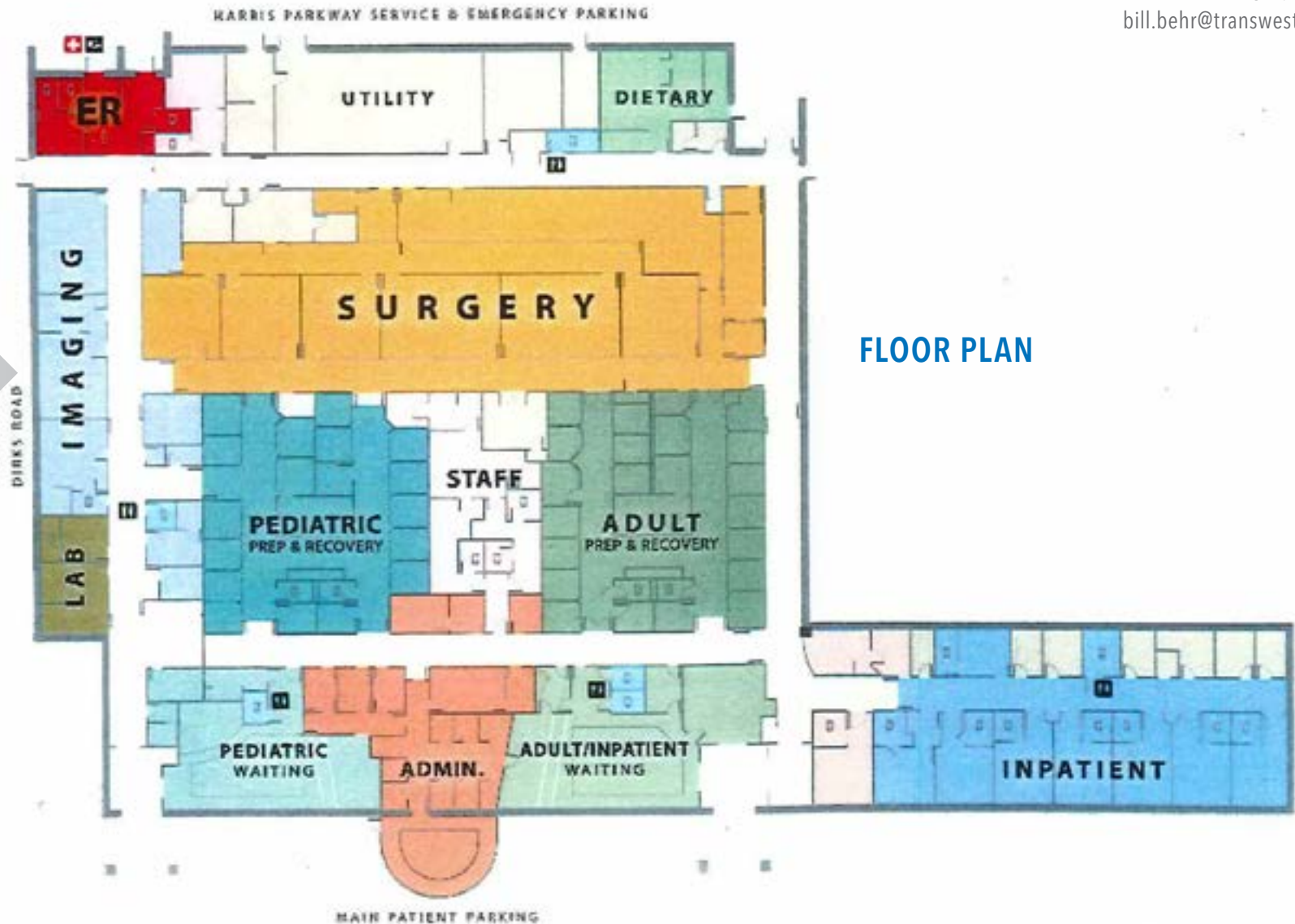
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FLOOR PLAN

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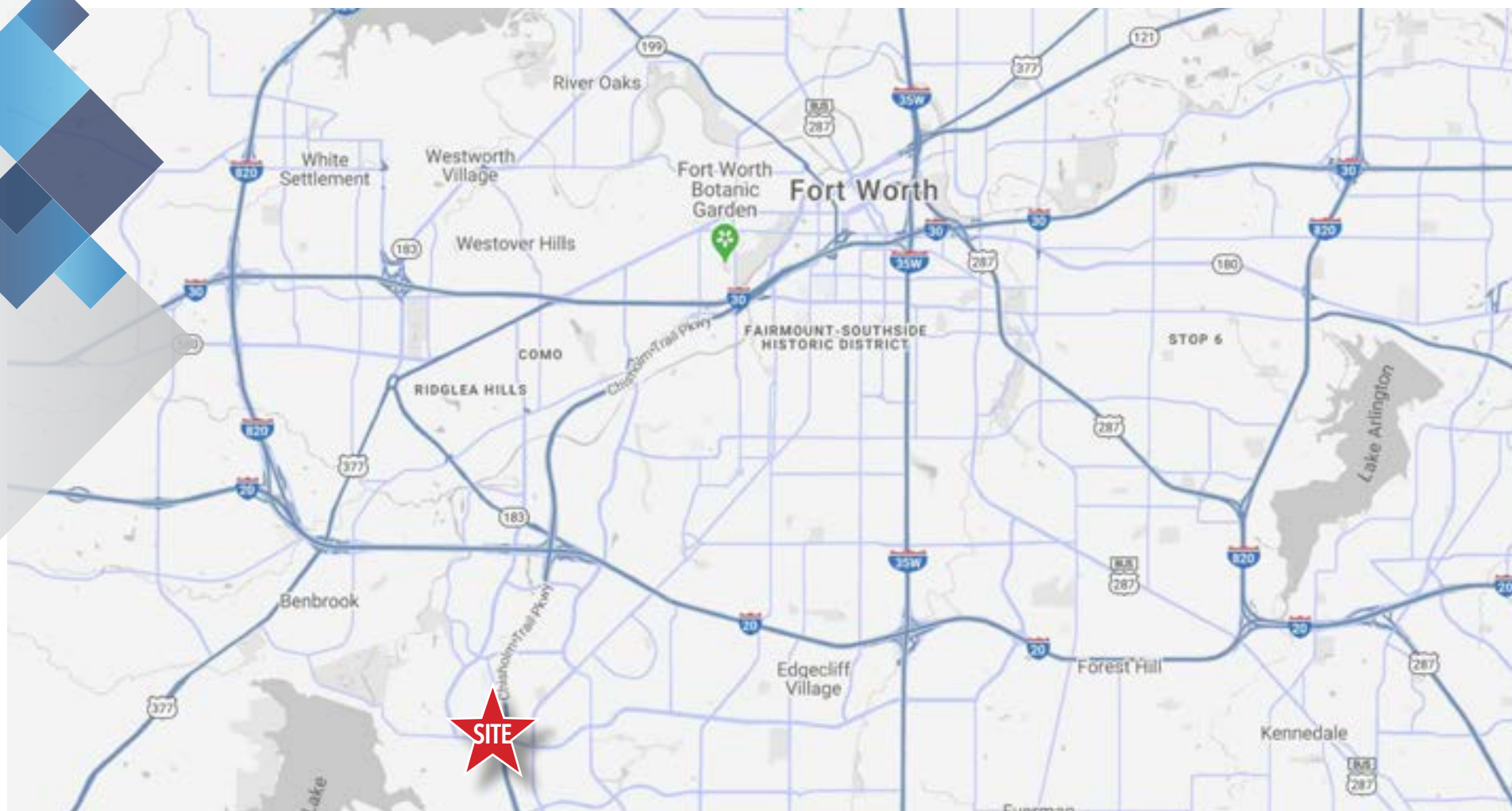


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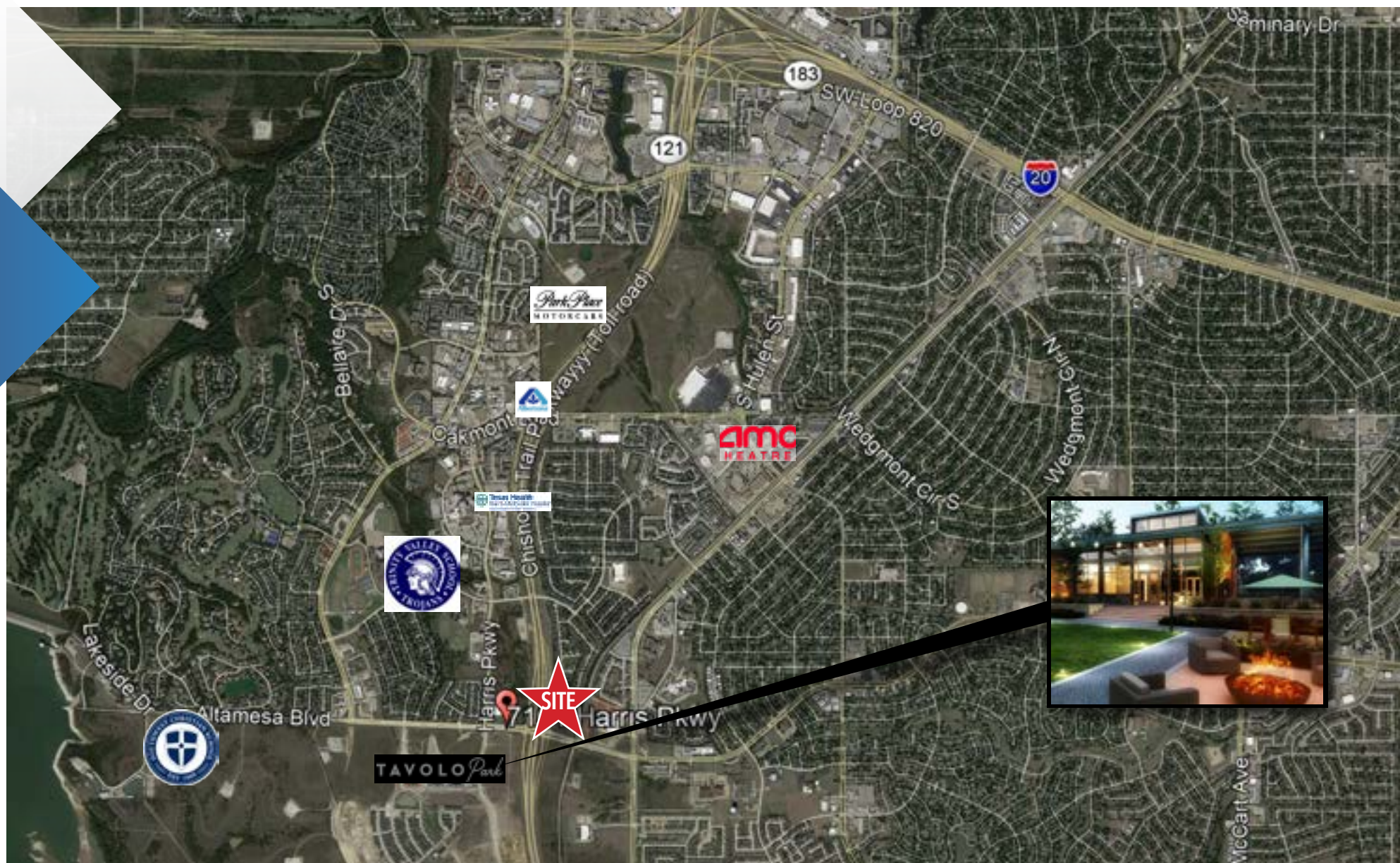
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FURNITURE, FIXTURES AND EQUIPMENT

Upon the completion of a Purchase and Sale Agreement ("PSA"), Seller shall provide an inventory of the furniture, fixtures and equipment which the Seller is prepared to convey to the Purchaser at time of Closing.



Demographic and Income Profile

5900 Altamesa Blvd, Fort Worth, Texas, 76132
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.64575
Longitude: -97.41822

Summary	Census 2010		2019		2024	
Population	6,623		7,130		7,324	
Households	2,773		2,892		2,952	
Families	1,473		1,513		1,537	
Average Household Size	2.29		2.35		2.37	
Owner Occupied Housing Units	1,133		1,076		1,121	
Renter Occupied Housing Units	1,640		1,816		1,831	
Median Age	36.9		38.2		39.4	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	0.54%		1.59%		0.77%	
Households	0.41%		1.55%		0.75%	
Families	0.32%		1.53%		0.68%	
Owner HHs	0.82%		1.63%		0.92%	
Median Household Income	2.39%		2.50%		2.70%	
			2019		2024	
Households by Income			Number	Percent	Number	Percent
<\$15,000			234	8.1%	190	6.4%
\$15,000 - \$24,999			224	7.7%	190	6.4%
\$25,000 - \$34,999			309	10.7%	274	9.3%
\$35,000 - \$49,999			422	14.6%	391	13.2%
\$50,000 - \$74,999			587	20.3%	600	20.3%
\$75,000 - \$99,999			360	12.4%	388	13.1%
\$100,000 - \$149,999			398	13.8%	477	16.2%
\$150,000 - \$199,999			184	6.4%	237	8.0%
\$200,000+			174	6.0%	205	6.9%
Median Household Income			\$58,496		\$65,824	
Average Household Income			\$83,519		\$94,773	
Per Capita Income			\$36,687		\$41,455	
			2019		2024	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	442	6.7%	420	5.9%	431	5.9%
5 - 9	382	5.8%	410	5.8%	408	5.6%
10 - 14	387	5.8%	405	5.7%	405	5.5%
15 - 19	380	5.7%	378	5.3%	399	5.4%
20 - 24	541	8.2%	462	6.5%	470	6.4%
25 - 34	1,015	15.3%	1,150	16.1%	1,076	14.7%
35 - 44	835	12.6%	929	13.0%	1,044	14.3%
45 - 54	911	13.8%	831	11.7%	784	10.7%
55 - 64	638	9.6%	883	12.4%	846	11.5%
65 - 74	411	6.2%	601	8.4%	718	9.8%
75 - 84	418	6.3%	368	5.2%	453	6.2%
85+	262	4.0%	292	4.1%	292	4.0%
			2019		2024	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	4,328	65.3%	4,108	57.6%	3,924	53.6%
Black Alone	1,474	22.3%	1,953	27.4%	2,195	30.0%
American Indian Alone	31	0.5%	31	0.4%	31	0.4%
Asian Alone	321	4.8%	426	6.0%	490	6.7%
Pacific Islander Alone	10	0.2%	13	0.2%	15	0.2%
Some Other Race Alone	275	4.2%	360	5.0%	402	5.5%
Two or More Races	184	2.8%	240	3.4%	268	3.7%
Hispanic Origin (Any Race)	931	14.1%	1,194	16.7%	1,357	18.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

March 06, 2020

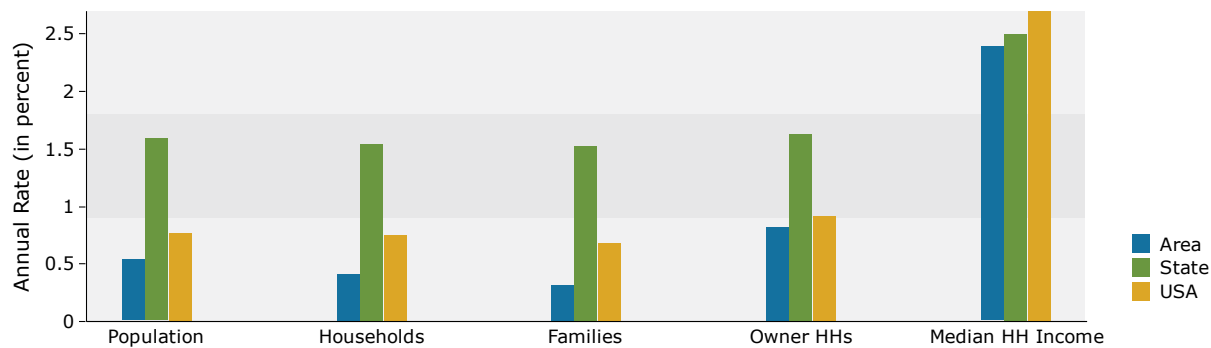


Demographic and Income Profile

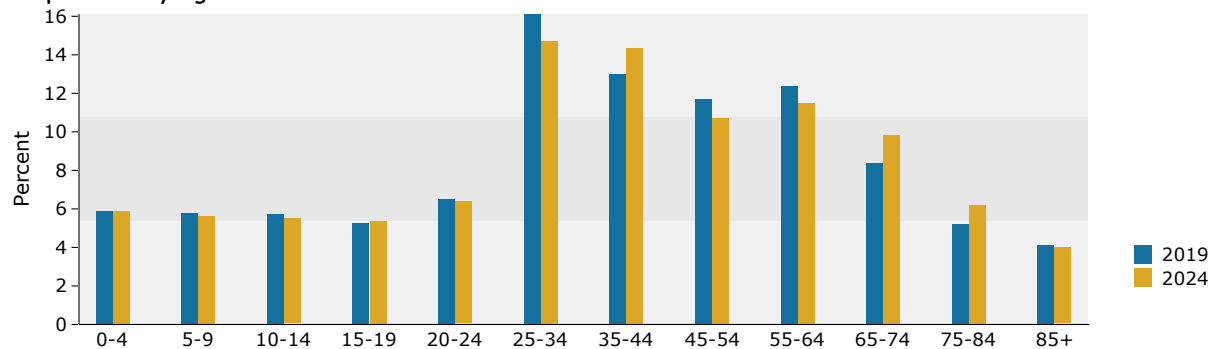
5900 Altamesa Blvd, Fort Worth, Texas, 76132
Ring: 1 mile radius

Prepared by Esri
Latitude: 32.64575
Longitude: -97.41822

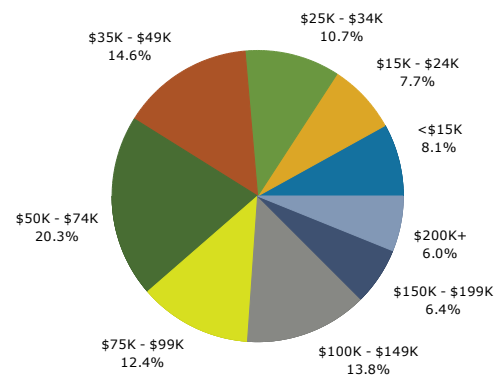
Trends 2019-2024



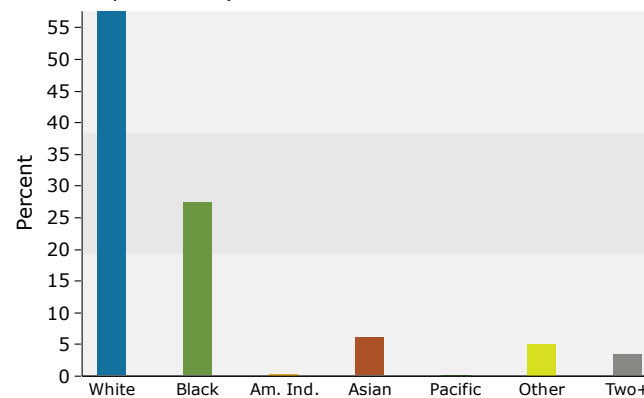
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 16.7%



Demographic and Income Profile

5900 Altamesa Blvd, Fort Worth, Texas, 76132
Ring: 3 mile radius

Prepared by Esri
Latitude: 32.64575
Longitude: -97.41822

Summary	Census 2010		2019		2024	
Population	72,276		81,509		86,942	
Households	30,208		33,165		34,930	
Families	18,905		20,761		21,965	
Average Household Size	2.37		2.43		2.47	
Owner Occupied Housing Units	16,795		18,229		19,589	
Renter Occupied Housing Units	13,413		14,936		15,342	
Median Age	36.8		38.0		38.3	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.30%		1.59%		0.77%	
Households	1.04%		1.55%		0.75%	
Families	1.13%		1.53%		0.68%	
Owner HHs	1.45%		1.63%		0.92%	
Median Household Income	2.52%		2.50%		2.70%	
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	2,466	7.4%	2,080	6.0%		
\$15,000 - \$24,999	2,401	7.2%	2,105	6.0%		
\$25,000 - \$34,999	2,932	8.8%	2,704	7.7%		
\$35,000 - \$49,999	4,193	12.6%	4,012	11.5%		
\$50,000 - \$74,999	6,256	18.9%	6,520	18.7%		
\$75,000 - \$99,999	4,620	13.9%	5,004	14.3%		
\$100,000 - \$149,999	5,555	16.7%	6,657	19.1%		
\$150,000 - \$199,999	2,318	7.0%	3,024	8.7%		
\$200,000+	2,424	7.3%	2,823	8.1%		
Median Household Income		\$66,350		\$75,160		
Average Household Income		\$92,235		\$103,000		
Per Capita Income		\$37,497		\$41,338		
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,030	7.0%	5,187	6.4%	5,634	6.5%
5 - 9	4,795	6.6%	5,167	6.3%	5,513	6.3%
10 - 14	4,747	6.6%	5,236	6.4%	5,543	6.4%
15 - 19	4,700	6.5%	4,848	5.9%	5,155	5.9%
20 - 24	5,084	7.0%	5,065	6.2%	5,130	5.9%
25 - 34	10,052	13.9%	11,977	14.7%	12,484	14.4%
35 - 44	9,308	12.9%	10,305	12.6%	11,782	13.6%
45 - 54	10,334	14.3%	9,884	12.1%	9,949	11.4%
55 - 64	8,313	11.5%	10,161	12.5%	9,851	11.3%
65 - 74	4,772	6.6%	7,439	9.1%	8,494	9.8%
75 - 84	3,431	4.7%	4,059	5.0%	5,116	5.9%
85+	1,709	2.4%	2,179	2.7%	2,290	2.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	47,033	65.1%	47,243	58.0%	47,076	54.1%
Black Alone	15,265	21.1%	20,778	25.5%	24,178	27.8%
American Indian Alone	352	0.5%	380	0.5%	398	0.5%
Asian Alone	3,295	4.6%	4,656	5.7%	5,596	6.4%
Pacific Islander Alone	49	0.1%	65	0.1%	78	0.1%
Some Other Race Alone	4,153	5.7%	5,474	6.7%	6,228	7.2%
Two or More Races	2,129	2.9%	2,913	3.6%	3,387	3.9%

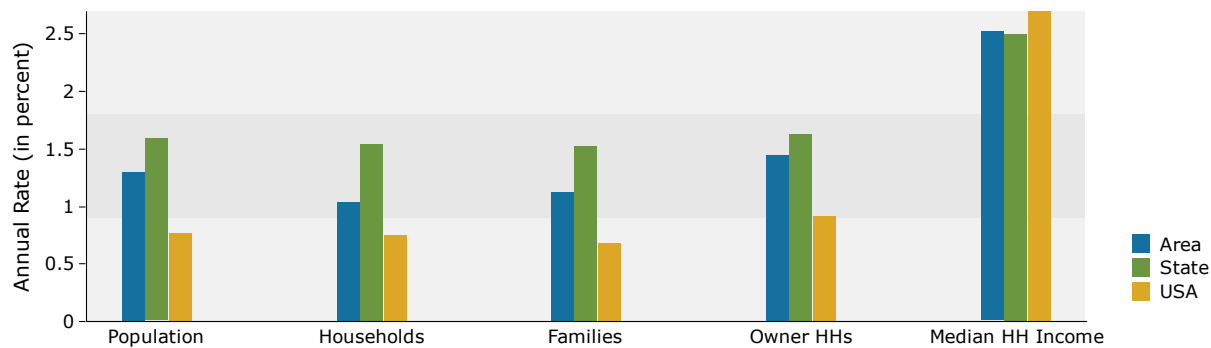


Demographic and Income Profile

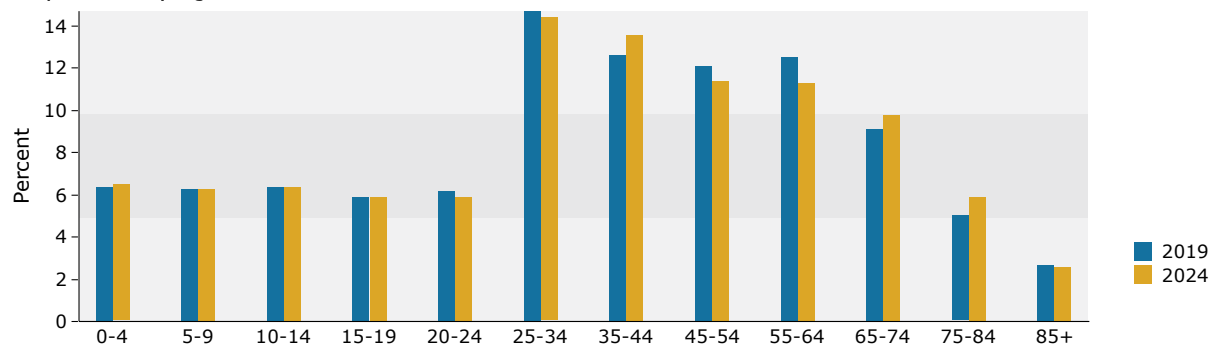
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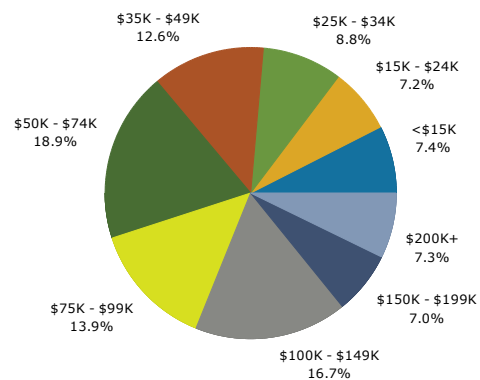
Trends 2019-2024



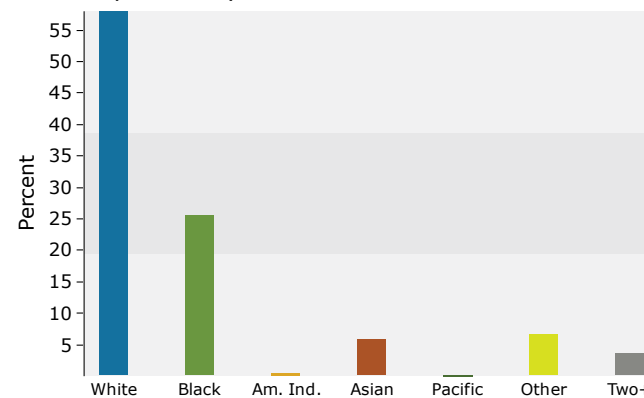
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 19.7%



Demographic and Income Profile

5900 Altamesa Blvd, Fort Worth, Texas, 76132
Ring: 5 mile radius

Prepared by Esri
Latitude: 32.64575
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Summary	Census 2010		2019		2024	
Population	174,732		199,045		213,408	
Households	68,780		76,615		81,226	
Families	44,796		49,721		52,848	
Average Household Size	2.52		2.57		2.61	
Owner Occupied Housing Units	41,202		45,341		48,666	
Renter Occupied Housing Units	27,578		31,275		32,560	
Median Age	34.6		36.2		36.5	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	1.40%		1.59%		0.77%	
Households	1.18%		1.55%		0.75%	
Families	1.23%		1.53%		0.68%	
Owner HHs	1.43%		1.63%		0.92%	
Median Household Income	2.45%		2.50%		2.70%	
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	6,011	7.8%	5,152	6.3%		
\$15,000 - \$24,999	5,276	6.9%	4,640	5.7%		
\$25,000 - \$34,999	6,533	8.5%	6,000	7.4%		
\$35,000 - \$49,999	10,034	13.1%	9,631	11.9%		
\$50,000 - \$74,999	15,163	19.8%	15,908	19.6%		
\$75,000 - \$99,999	11,123	14.5%	12,220	15.0%		
\$100,000 - \$149,999	12,034	15.7%	14,718	18.1%		
\$150,000 - \$199,999	4,939	6.4%	6,497	8.0%		
\$200,000+	5,502	7.2%	6,459	8.0%		
Median Household Income	\$65,019		\$73,400			
Average Household Income	\$90,438		\$101,206			
Per Capita Income	\$34,906		\$38,618			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	13,278	7.6%	13,733	6.9%	14,866	7.0%
5 - 9	12,876	7.4%	13,576	6.8%	14,493	6.8%
10 - 14	12,257	7.0%	13,466	6.8%	14,336	6.7%
15 - 19	11,740	6.7%	12,503	6.3%	13,285	6.2%
20 - 24	12,623	7.2%	13,140	6.6%	13,398	6.3%
25 - 34	25,487	14.6%	29,821	15.0%	31,749	14.9%
35 - 44	22,863	13.1%	25,424	12.8%	28,710	13.5%
45 - 54	23,780	13.6%	23,528	11.8%	23,838	11.2%
55 - 64	18,895	10.8%	23,564	11.8%	23,092	10.8%
65 - 74	10,528	6.0%	17,112	8.6%	19,617	9.2%
75 - 84	7,198	4.1%	8,808	4.4%	11,302	5.3%
85+	3,208	1.8%	4,371	2.2%	4,723	2.2%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	112,955	64.6%	117,303	58.9%	119,061	55.8%
Black Alone	34,082	19.5%	45,352	22.8%	52,629	24.7%
American Indian Alone	1,007	0.6%	1,063	0.5%	1,102	0.5%
Asian Alone	6,291	3.6%	8,730	4.4%	10,456	4.9%
Pacific Islander Alone	113	0.1%	153	0.1%	178	0.1%
Some Other Race Alone	15,368	8.8%	19,844	10.0%	22,343	10.5%
Two or More Races	4,917	2.8%	6,601	3.3%	7,638	3.6%

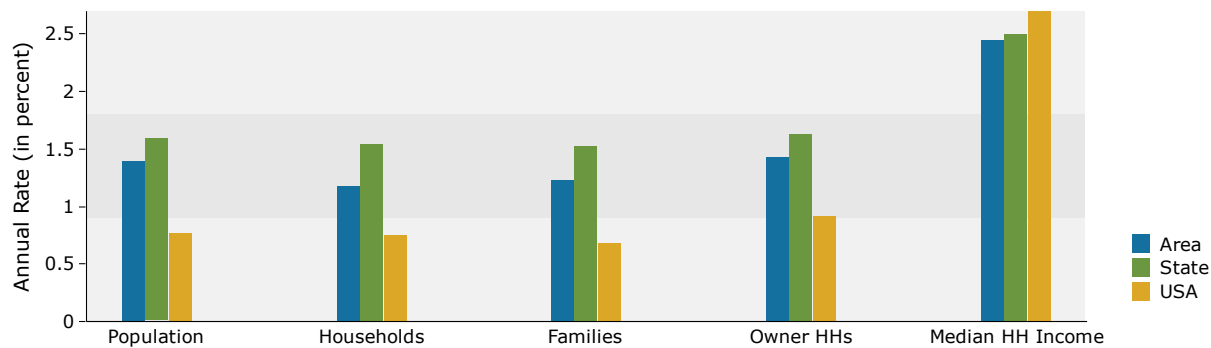


Demographic and Income Profile

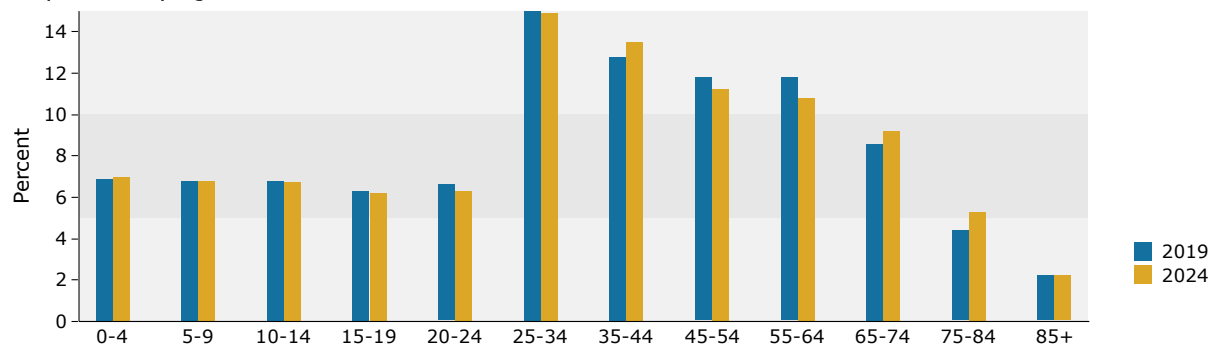
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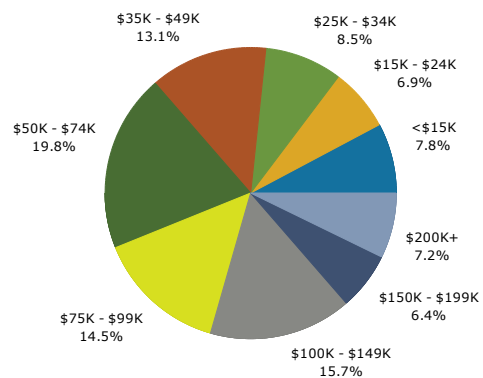
Trends 2019-2024



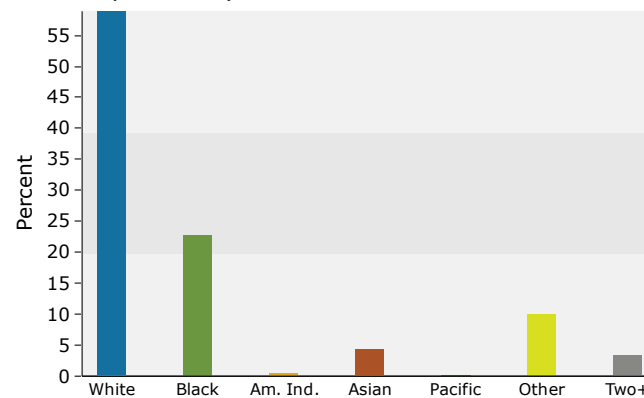
Population by Age



2019 Household Income

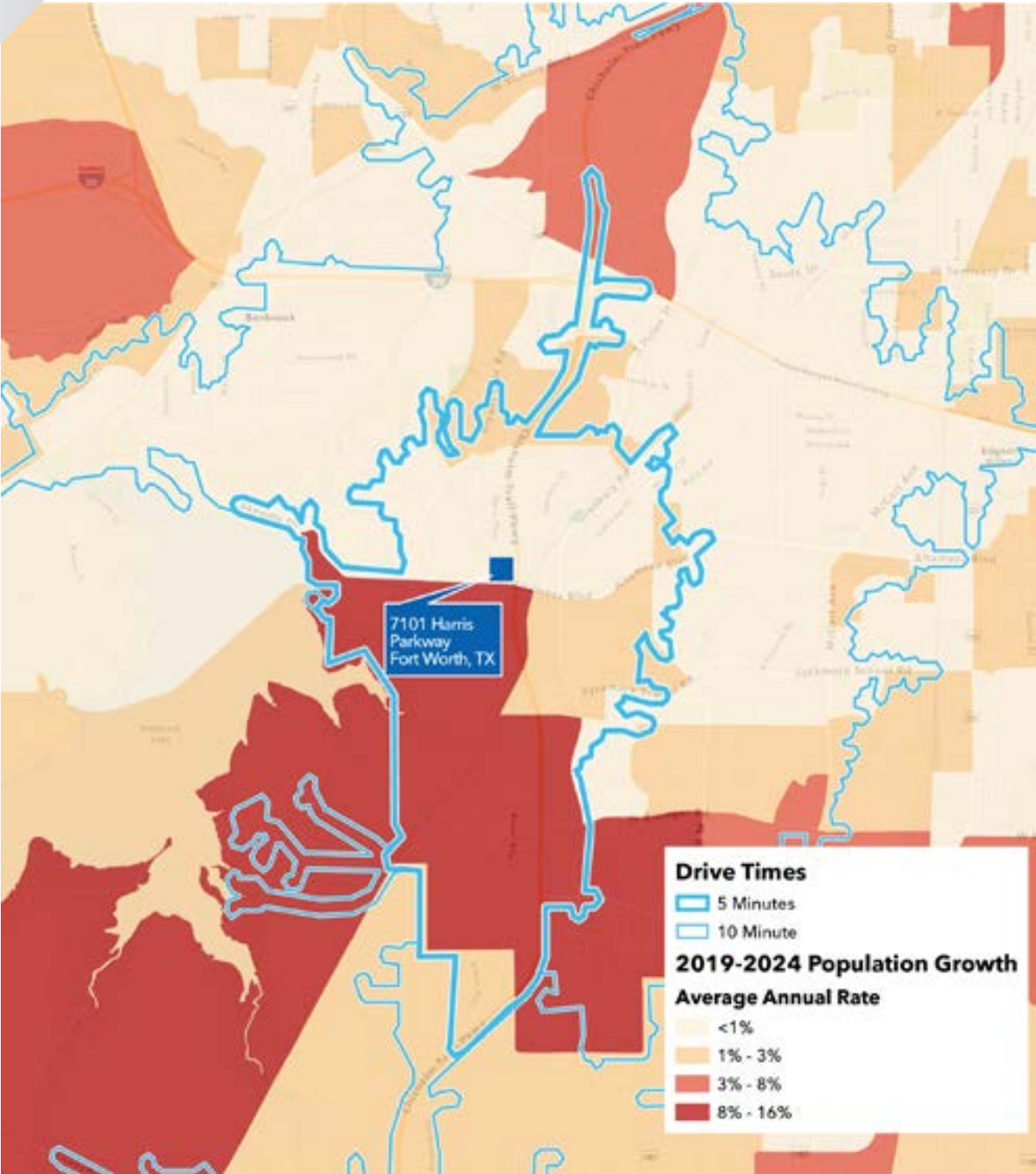


2019 Population by Race

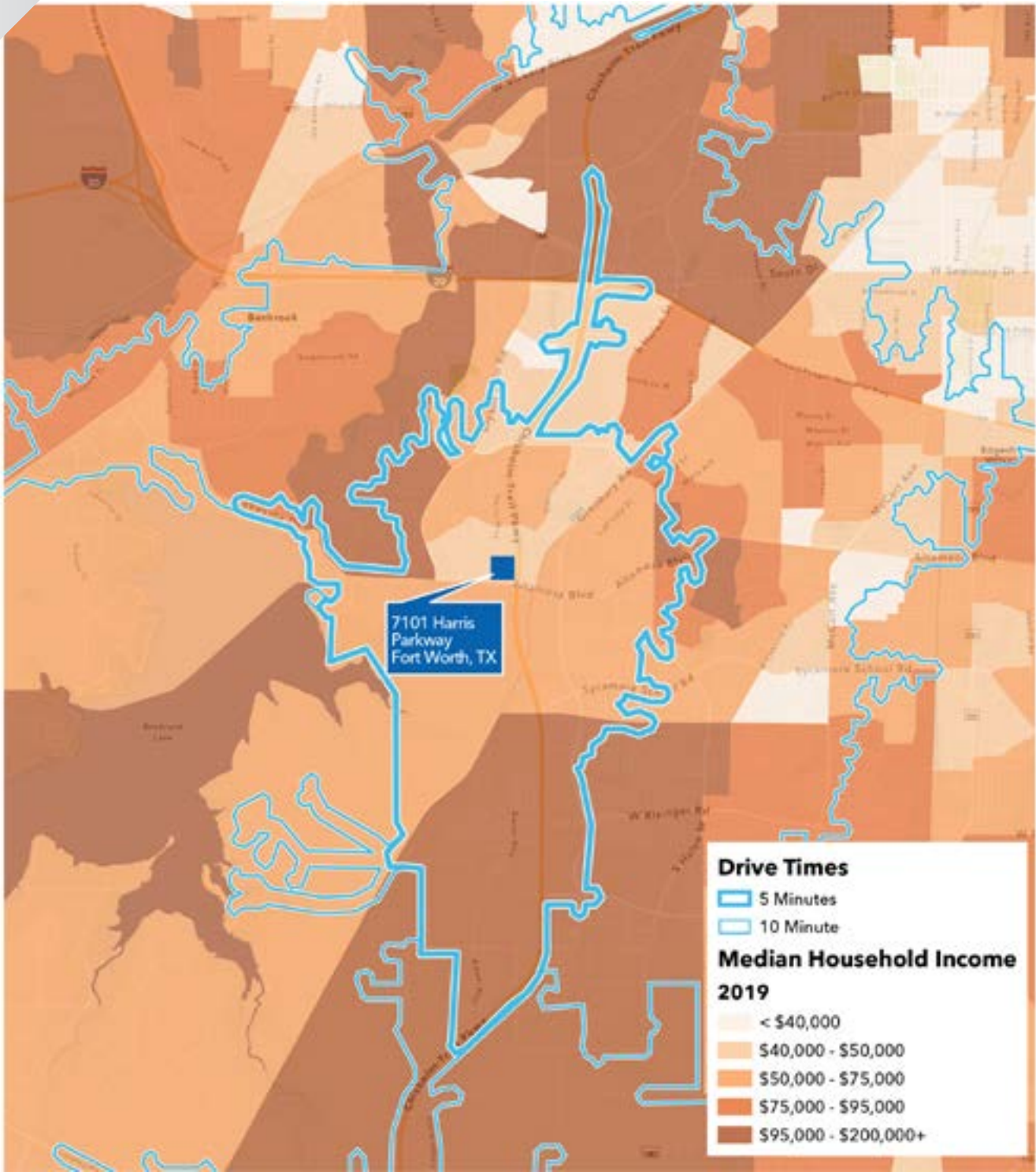


2019 Percent Hispanic Origin: 27.1%

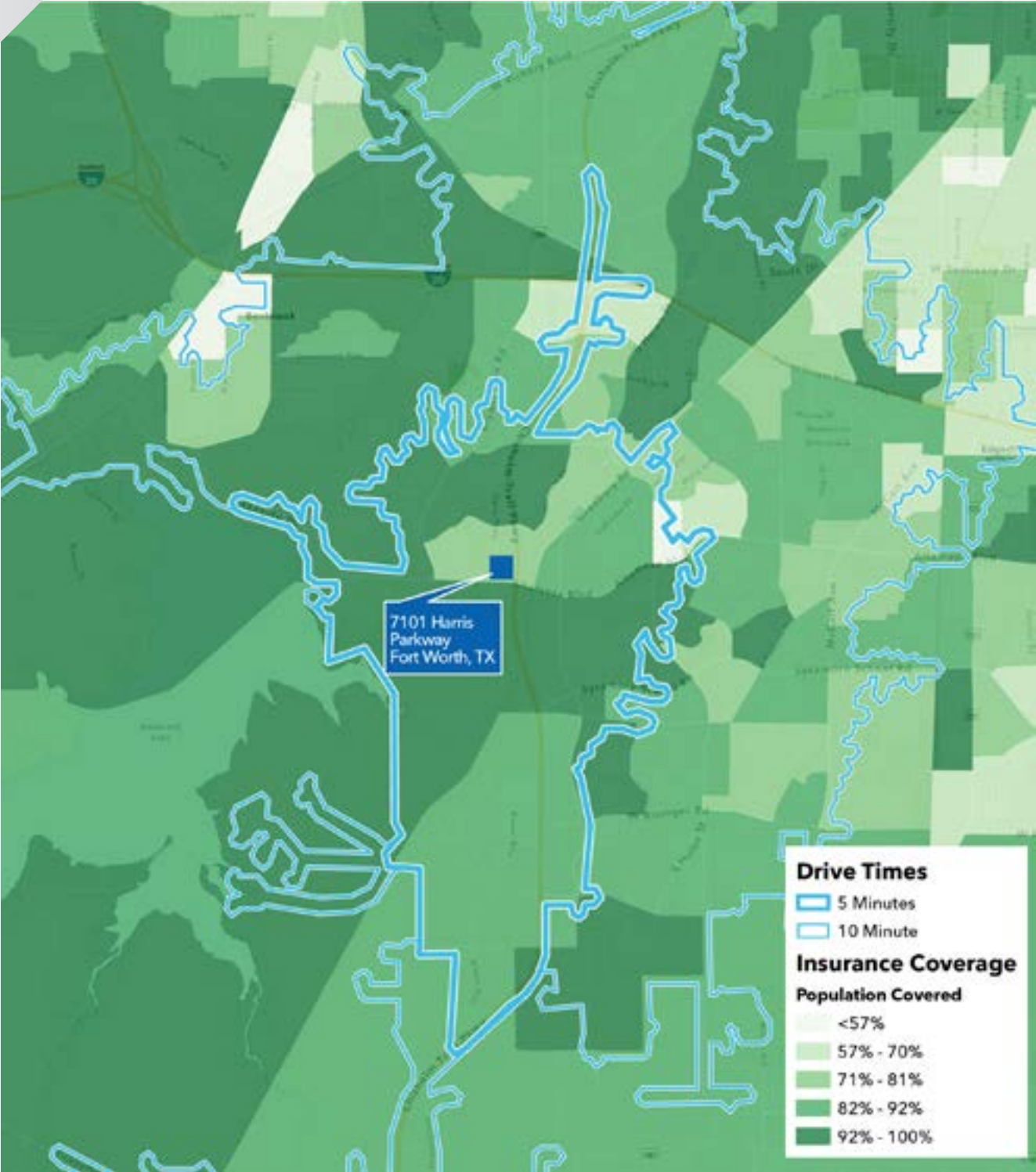
Population
Growth Heat



Income Growth
Heat Map



Managed Care
Coverage Heat
Map





Transwestern

11/2/2015

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 coincidental 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.

Transwestern Commercial Services Fort Worth LLC	9000246			(817)877-4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email		Phone
Paul Wittorf	479373	paul.wittorf@transwestern.com		(214)446-4512
Designated Broker of Firm	License No.	Email		Phone
Leland Alvinus Prowse IV	450719	leland.prowse@transwestern.com		(817)877-4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Email		Phone
William Guy Behr	351049	bill.behr@transwestern.com		(817)877-4433
Sales Agent/Associate's Name	License No.	Email		Phone
Buyer/Tenant/Seller/Landlord Initials		Date		

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