

# 4312 Heritage Trace Parkway #704

Fort Worth, Texas 76244



## FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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

### Property Overview

- 1,345 SF Available
- Rate: \$25.00 PSF+NNN
- Property Type: Office
- Property Sub-Type: Medical Office
- Building Class: B

### Property Highlights

- Located in the heart of Alliance, Texas, one of the fastest growing areas in the country.
- Mixed-use of single and multi-tenant buildings designed for professional/medical office use.
- Positioned to draw from North Fort Worth, Keller, NRH, Southlake, and Watauga

# 4312 Heritage Trace Parkway #704

Fort Worth, Texas 76244



## Exterior Photos

FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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

# 4312 Heritage Trace Parkway #704

Fort Worth, Texas 76244



## Interior Photos

FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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

# 4312 Heritage Trace Parkway #704

Fort Worth, Texas 76244



Suite 704

Site Plan

FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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

# 4312 Heritage Trace Parkway

Fort Worth, Texas 76244



## Location

FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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

# 4312 Heritage Trace Parkway

Fort Worth, Texas 76244

## Demographics »

	1 Mi	3 Mi
Population	16,130	99,433
Households	4,971	31,899
Average Age	31.70	32.60
Median HH Income	\$117,391	\$92,896
Daytime Employees	3,141	25,502
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	0.11 mi
Heritage Trace Pkwy	General Worth Dr SW	16,091	2018	0.31 mi
Barksdale Dr	Meribee Dr SW	1,194	2018	0.33 mi
McFarring Dr	Alta Vista Rd W	847	2018	0.36 mi
Drexmore Rd	Cade Trl W	1,382	2018	0.43 mi

Made with TrafficMetrix® Products



FOR MORE INFORMATION:

T 817-416-3981

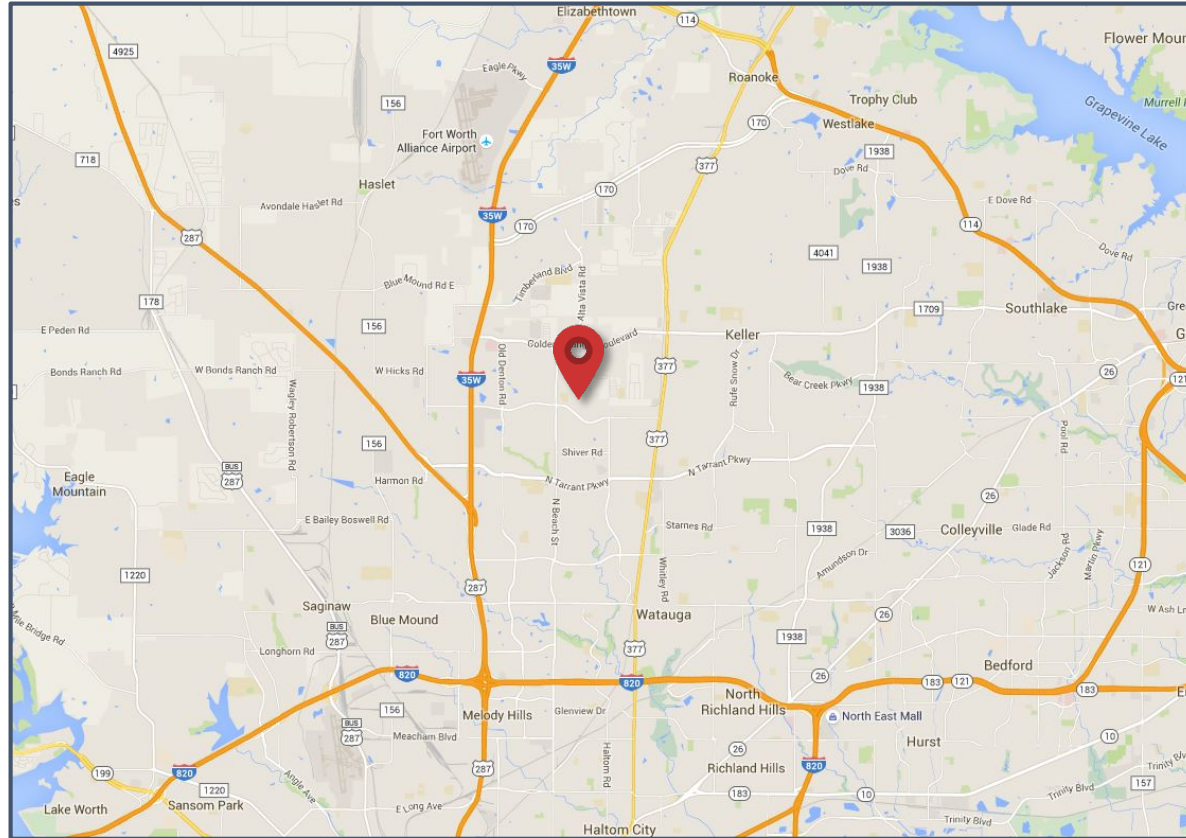
F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

Demographics / Traffic

# 4312 Heritage Trace Parkway

Fort Worth, Texas 76244



Map

FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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