

4400 Heritage Trace Parkway – Suite 208

Keller, Texas 76244



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

WWW.OFFICEEQUITYSOLUTIONS.COM

Property Overview Suite

208 (2,952 sq ft)

9,824 sq ft - Property Details

-Rate: \$25.00 + NNN

-Property Type: Office

-Property Sub-Type: Medical Office

-Building Class: 2nd Generation

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

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Exterior Photos

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Interior Photos

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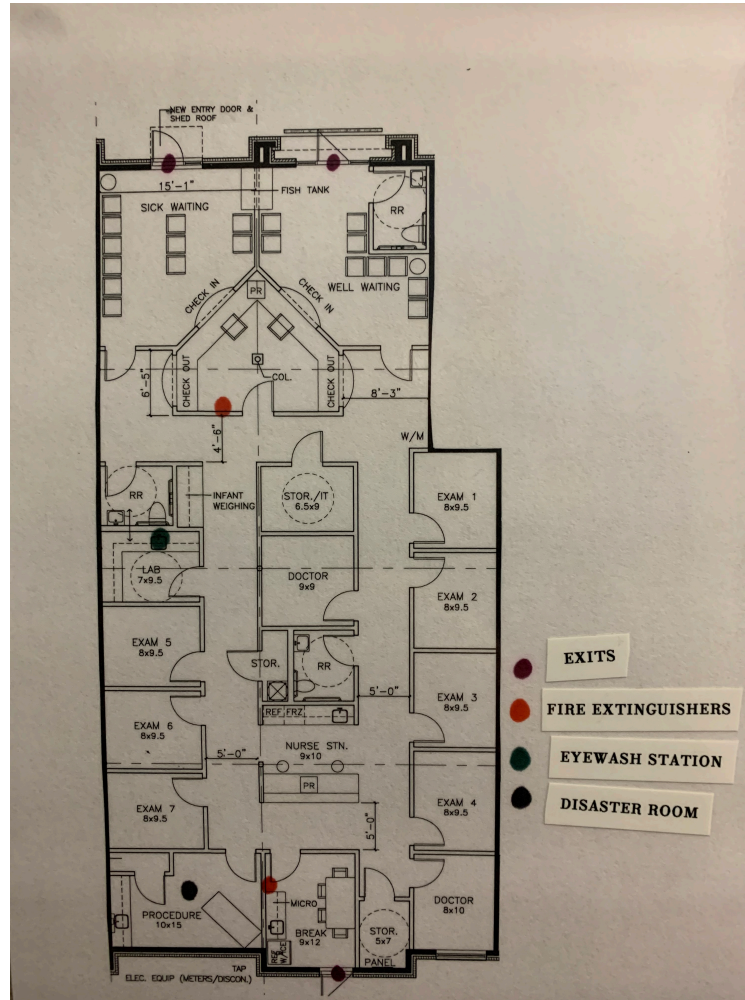
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Floor Plan

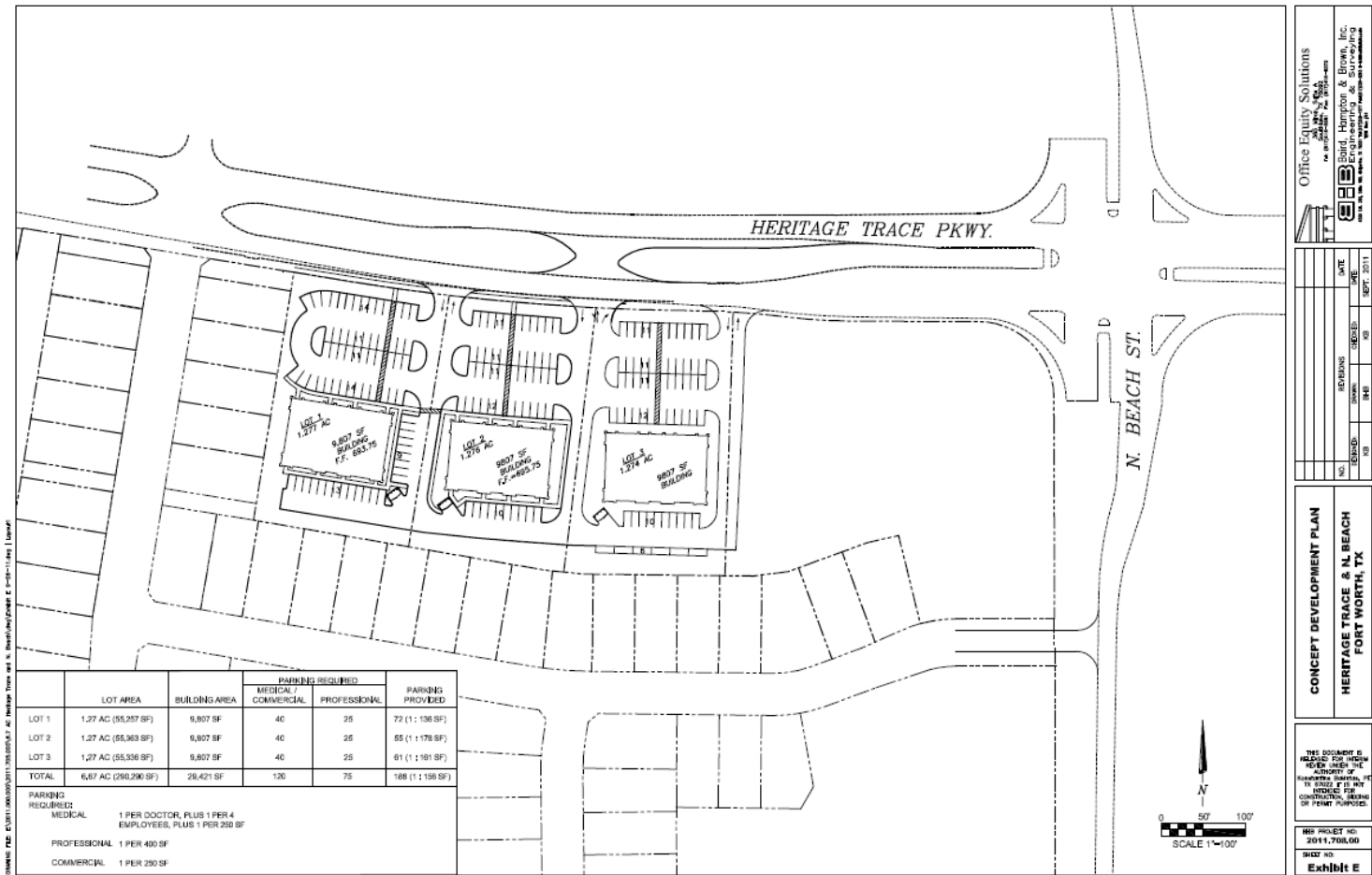
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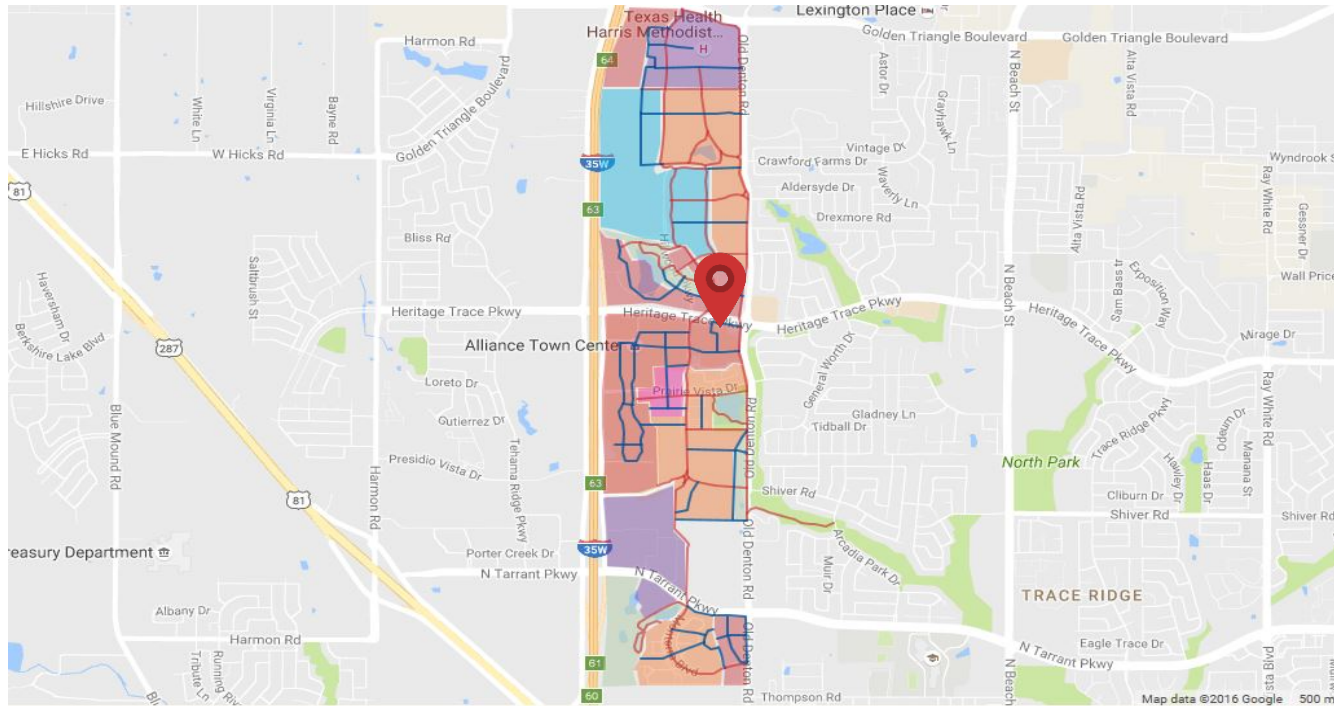
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Site Plan

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Location - Alliance Corridor

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Demographics »

	1 Mi	3 Mi
Population	17,177	102,094
Households	5,310	32,946
Average Age	31.70	32.80
Median HH Income	\$118,607	\$92,711
Daytime Employees	2,354	26,707
Population Growth '19-'24	⬆ 5.1%	⬆ 7.9%
Household Growth '19-'24	⬆ 4.8%	⬆ 7.7%

Traffic »

Collection Street	Cross Street	Traffic Vol	Year	Distance
Sinclair St	Heritage Trace Pkwy S	1,123	2018	0.10 mi
McFarring Dr	Alta Vista Rd W	847	2018	0.29 mi
Heritage Trace Pkwy	General Worth Dr SW	16,091	2018	0.47 mi
Barksdale Dr	Meribee Dr SW	1,194	2018	0.47 mi
Drexmore Rd	Cade Trl W	1,382	2018	0.52 mi

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Traffic / Demographics

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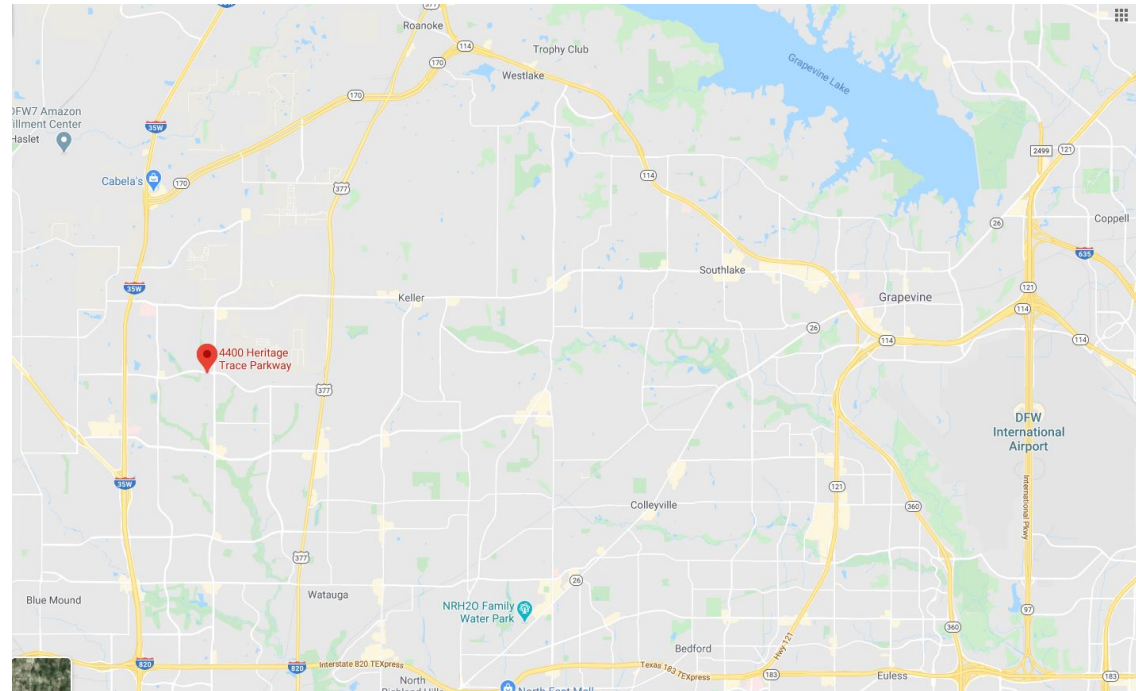
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Map

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