

## Fort Worth Medical Village

NWC Golden Triangle Blvd. & Riverside Dr. | Fort Worth, TX



**MERIDIAN**  
Buildings for Life

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EXCLUSIVELY  
LISTED BY



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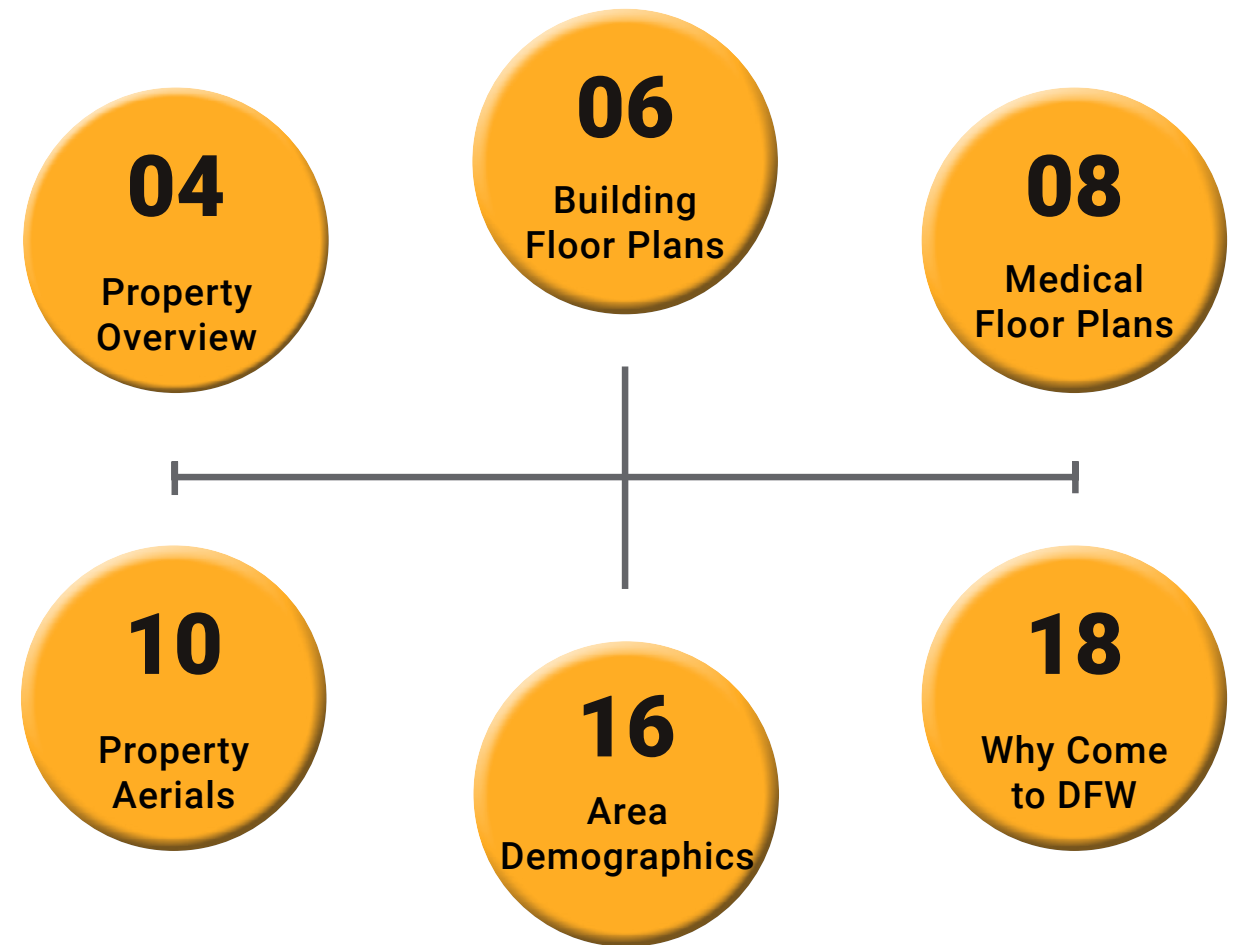
510.332.3888



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## PROPERTY OVERVIEW



### Class A Medical Office Building

Fall 2020 Delivery

±26,500 SF (±13,250 SF max contiguous and ±2,500 SF min divisible)

\$27/SF NNN Base Rent plus \$50/SF tenant improvements "TI"

Pre-leasing Incentives



### Curated Amenities

Great street presence

Ample parking

Turn-key finished medical office suites

Upgraded common areas



### Medical Trade Area

Directly adjacent to Texas Health Resources Alliance Campus

Minutes away from Medical City Alliance Campus

Significant present-day physician deficits across all specialties (IBM/Truven)

Continued future-trend physician deficits across all specialties (IBM/Truven)



### Convenient Location

High visibility from Golden Triangle corridor

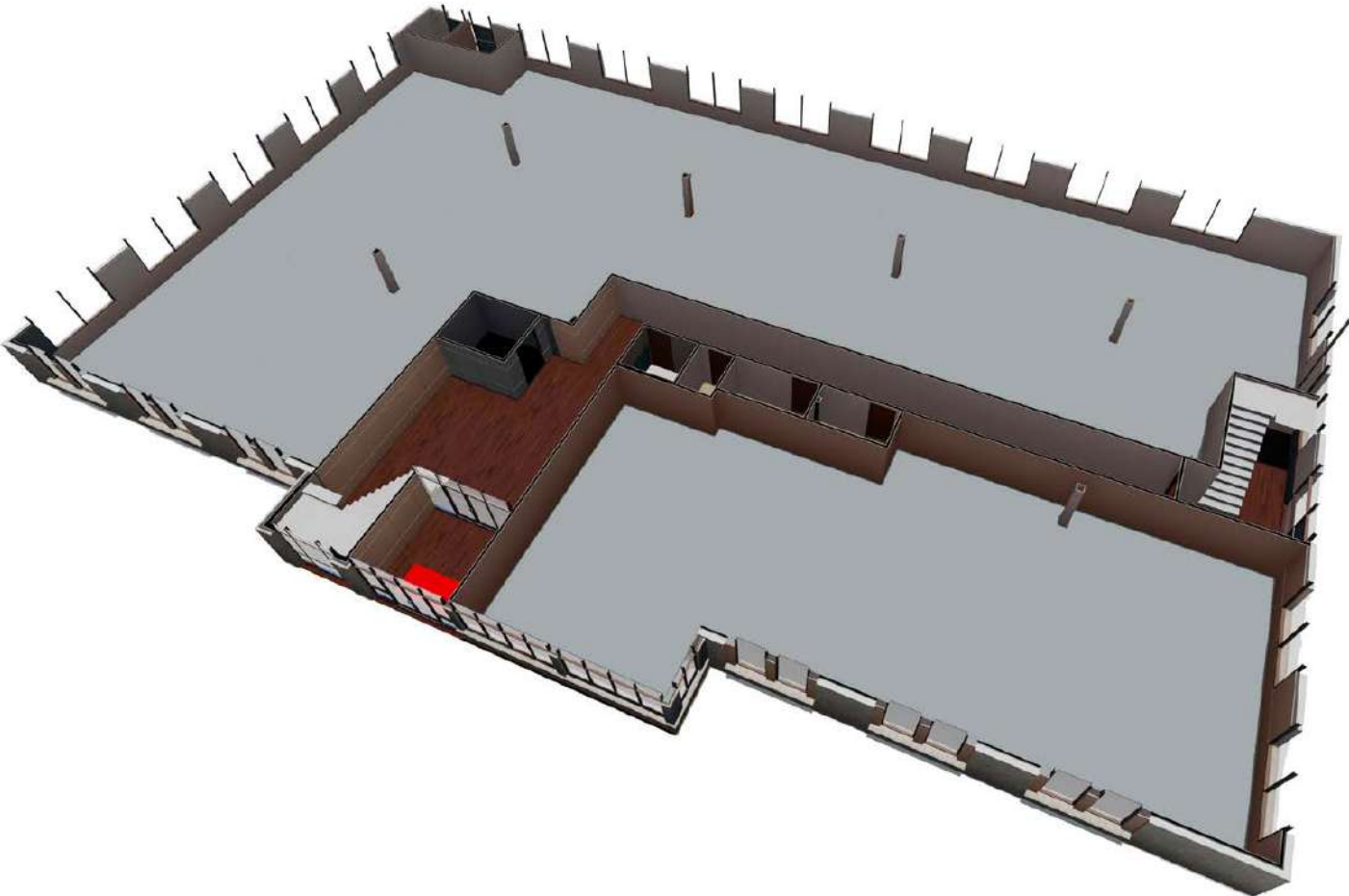
Excellent accessibility from I-35W, Golden Triangle Rd. and Riverside Dr.

In the heart of Alliance Texas

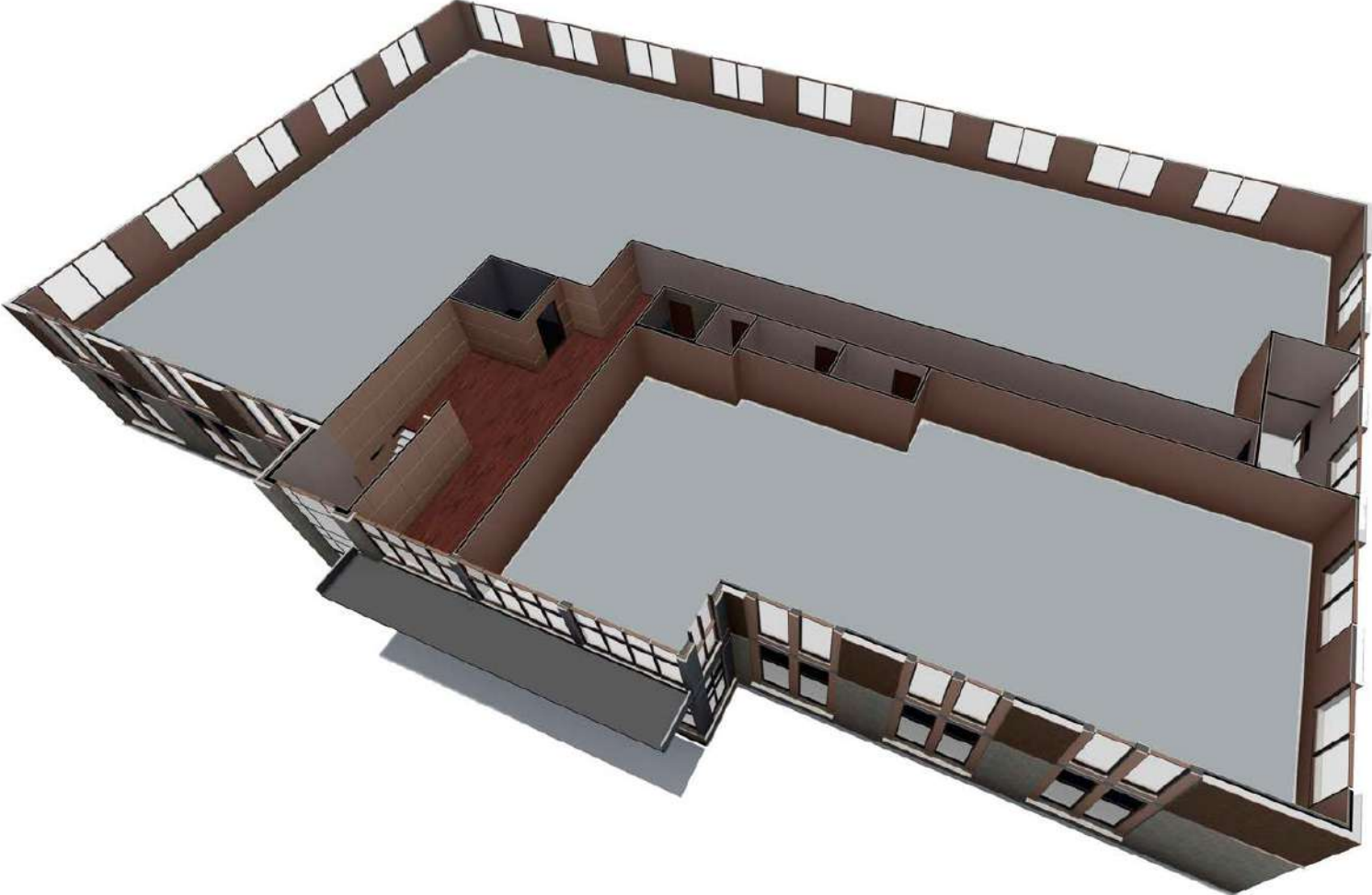
Surrounded by strong residential housing construction



BUILDING  
FLOOR PLANS



1st Floor



2nd Floor

“

Upgraded Base Building Core/Shell Design Standards

# MEDICAL FLOOR PLANS

“ Customized Tenant Space Design Flexibility ”



Physician Office Reference (3D)



Surgical Suite Reference (3D)

\*Proposed Floor Plans

PROPERTY  
LOCATION

Alliance★Texas®

Alliance★Texas®

Mansions at Timerbland  
Apartment Community  
384 Units | Built 2014

MORITZ KIA  
FT. WORTH

AutoNation

Northwest Commerce Park



90,00 VPD

17,000 VPD

Golden Triangle Blvd.

LIFETIME  
FITNESS

Texas Health  
Neighborhood Care & Wellness

ALLIANCE  
TOWN  
CENTER

PROPERTY  
TRADE AREA



Middle School

Learning Center School

**WATERCREST**  
AT ALLIANCE TOWN CENTER

**CookChildren's**  
Health Care System

**Texas Health**  
Neighborhood Care & Wellness

**LIFETIME**  
FITNESS

**ALLIANCE TOWN CENTER**

**Medical City**

Kroger

Cheddar's

ULTA

**COSTCO**  
WHOLESALE

Federal Aviation Administration

**COURTYARD**  
Marriott

Chick-fil-ee

WELLS FARGO

**MAIN EVENT**  
ENTERTAINMENT

**PROVIDENCE BANK**

N. Riverside Dr.

4,000 VPD

17,000 VPD

Golden Triangle Blvd.

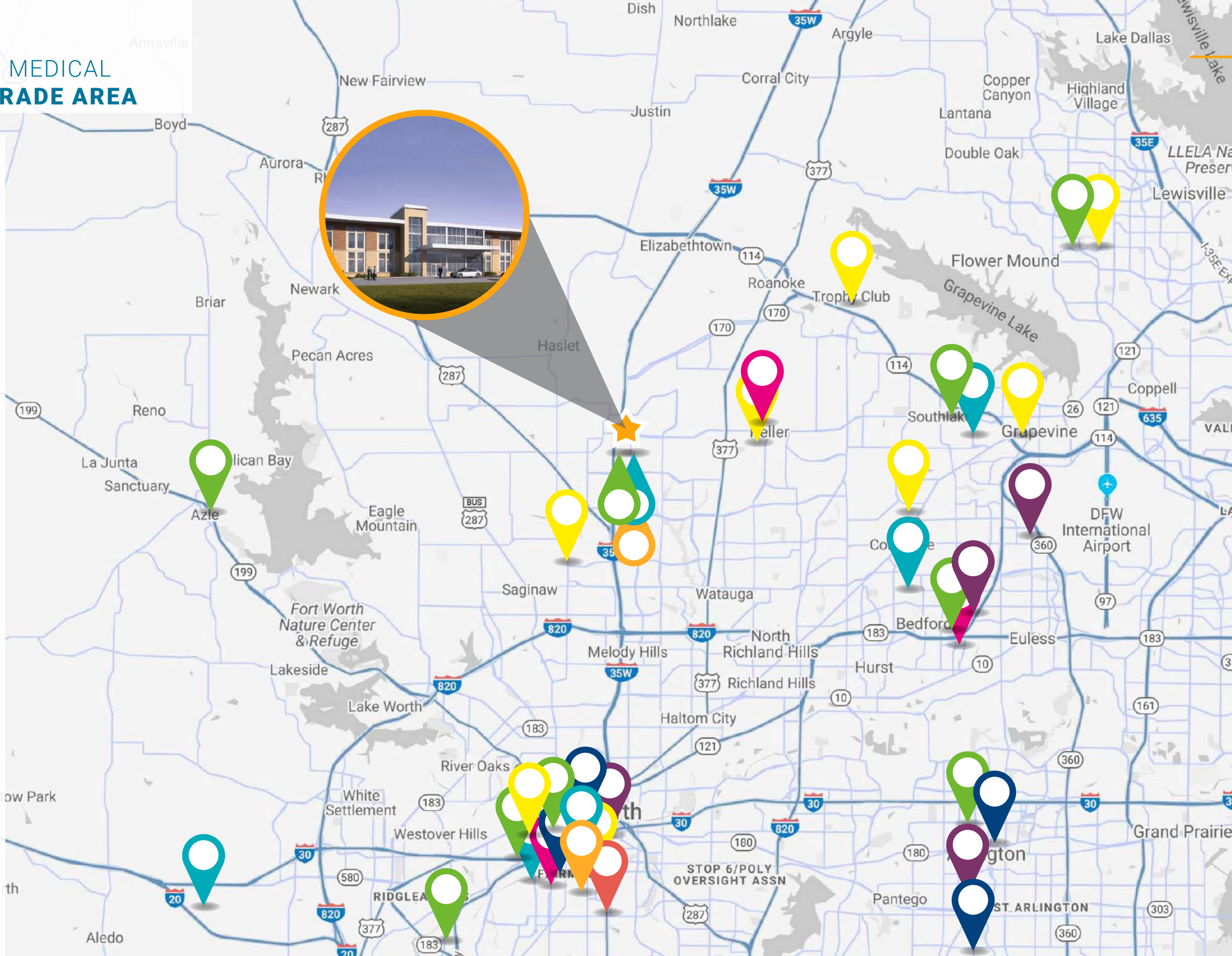
90,00 VPD

7,000 VPD

**Northwest Commerce Park**  
345 Acre Industrial Park

**BRAND FX**  
EVERLAST TRUCK BODIES

# MEDICAL TRADE AREA





## PROPERTY DEMOGRAPHICS

5 Min	10 Min	15 Min		
52,086	237,377	589,074	2018 Estimated Population	Population
55,950	255,839	637,737	2023 Projected Population	
31.2	32.3	33.8	2018 Est. Median Age	
17,286	81,363	200,312	2018 Estimated Households	Households/ Housing
18,268	86,229	213,168	2023 Projected Households	
17,458	82,389	204,467	2018 Est. Total Housing Units	
74.5%	70.6%	67.8%	2018 Est. Owner-Occupied	
24.6%	28.1%	30.2%	2018 Est. Renter-Occupied	
\$202,306	\$186,402	\$180,765	Median Home Value	Households/ Housing
\$1,165	\$1,037	\$918	Median Rent	
1,209	5,847	19,002	2018 Est. Total Businesses	Businesses/ Employees
17,016	83,263	237,749	2018 Est. Total Employees	
\$113,244	\$105,868	\$99,059	2018 Est. Average Household Income	
71.8%	67.5%	61.6%	White Collar Workers	
28.2%	32.5%	38.4%	Blue Collar Workers	
\$1.33 B	\$5.95 B	\$13.9 B	2018 Est. Total Household Expenditure	Consumer Expenditures
\$76.1 M	\$339 M	\$789 M	2018 Est. Entertainment	
\$195 M	\$884 M	\$2.08 B	2018 Est. Food, Beverages, Tobacco	
\$109 M	\$495 M	\$1.17 B	2018 Est. Health Care, Insurance	
\$17.1 M	\$77.0 M	\$180 M	2018 Est. Personal Care	

**#1**  
Top Real Estate Markets to Watch in 2019  
-JD Power, 2018

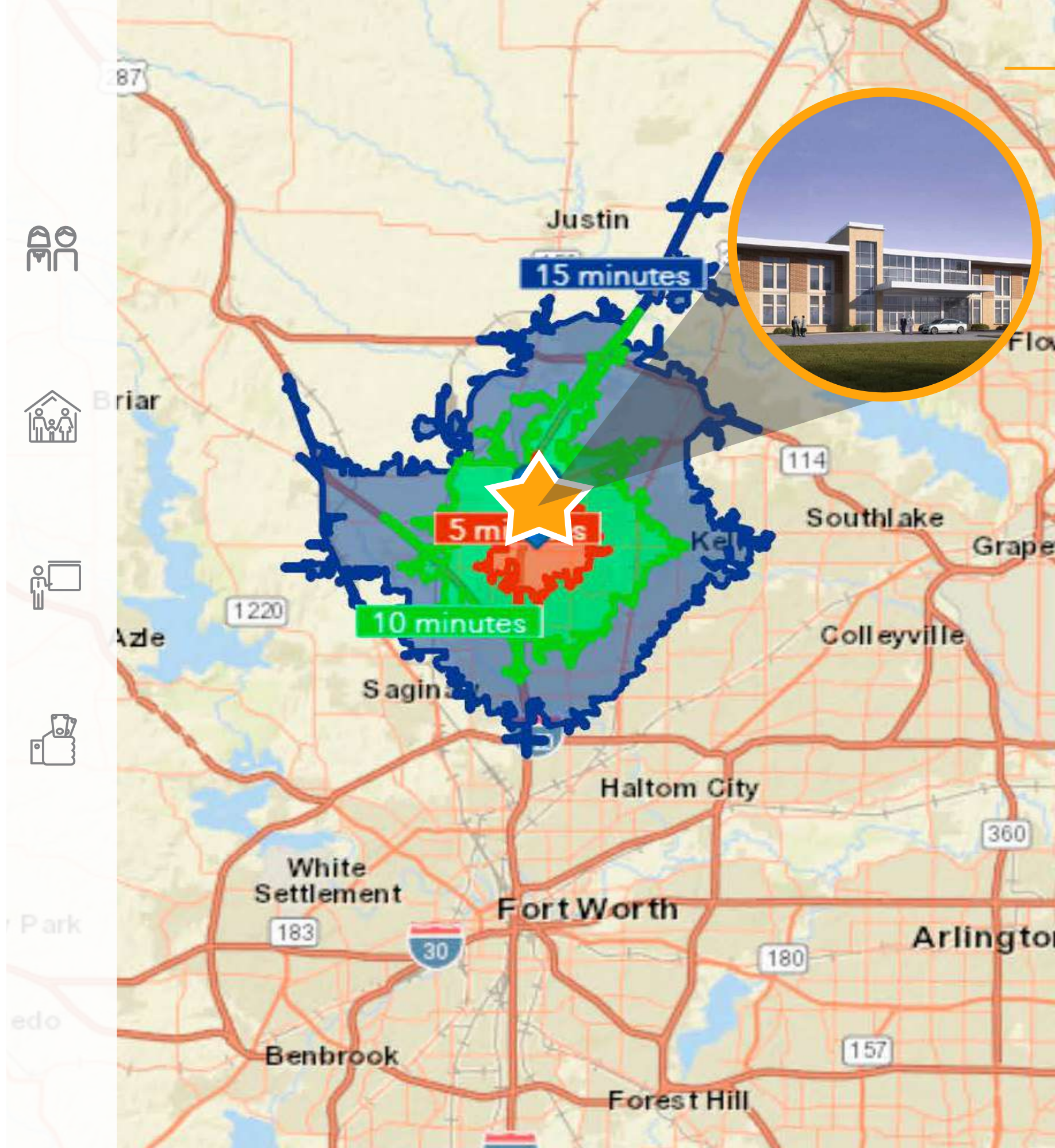
**#2**  
Metro Area for Economic Growth in the U.S.  
-Site Selection Magazine, 2017

**#3**  
Moving Destination in the U.S.  
-Penske Rentals, 2018

**#4**  
Top City for Businesses  
-Business Insider, 2018

**#6**  
Best Places for Business/Career  
-Forbes, 2018

**#7**  
Top U.S. Economies  
-Business Insider, 2018



# WHY CHOOSE FORT WORTH?



**±146,238**  
Residents Added  
in 1 Year  
(July '16-July '17)



**±29.6%**  
Below Large U.S.  
Metro Cost of  
Living Index



**#5**  
Busiest Airports  
in the U.S.



**#1**  
Market for #  
of Jobs Added



**±58,600**  
Registered  
Nurses



**±20,000**  
Hospital  
Beds



**±281**  
Medical Manu.  
Businesses



**±90**  
Member Hospitals  
in the DFW Coucil



**±227,700**  
Jobs in the Life  
Sciences Industry



**±1,100**  
Research Labs  
& Development



**±450**  
Biomedical  
Companies



**1 in 15**  
US Biotech  
Companies in TX