



1000

★ 1000 BONNIE BRAE AVE  
FORT WORTH, TX 76111  
FOR SALE



## MEDICAL CAMPUS IN CENTRAL FORT WORTH

Positioned minutes from Downtown Fort Worth and the Medical District, this +/-17,139 SF multi-tenant medical campus puts healthcare providers at the center of one of Texas's fastest-growing metros with the infrastructure already in place to operate from day one. The turnkey buildout includes exam rooms, procedure rooms, lab space, and private offices, eliminating the cost and delay of tenant improvements. Dual street frontage, 53 on-site parking spaces, and a flexible 1.03-acre campus layout make this an exceptional fit for owner-users, investors, or medical operators looking to scale.

### BUILDING SIZE

**+/- 17,139 SF**

### SITE SIZE

**+/- 1.03 AC**



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WholeLife  
Authentic Care

# 1000 BONNIE BRAE AVE

- Building Size: ± 17,139 SF
- Site Size: ±1.03+ AC
- Parking: 53 Spaces (~3.4/ 1,000 SF)
- Zoning: CF
- Year Built: 1970 | Renovated 2019

## PROPERTY OVERVIEW

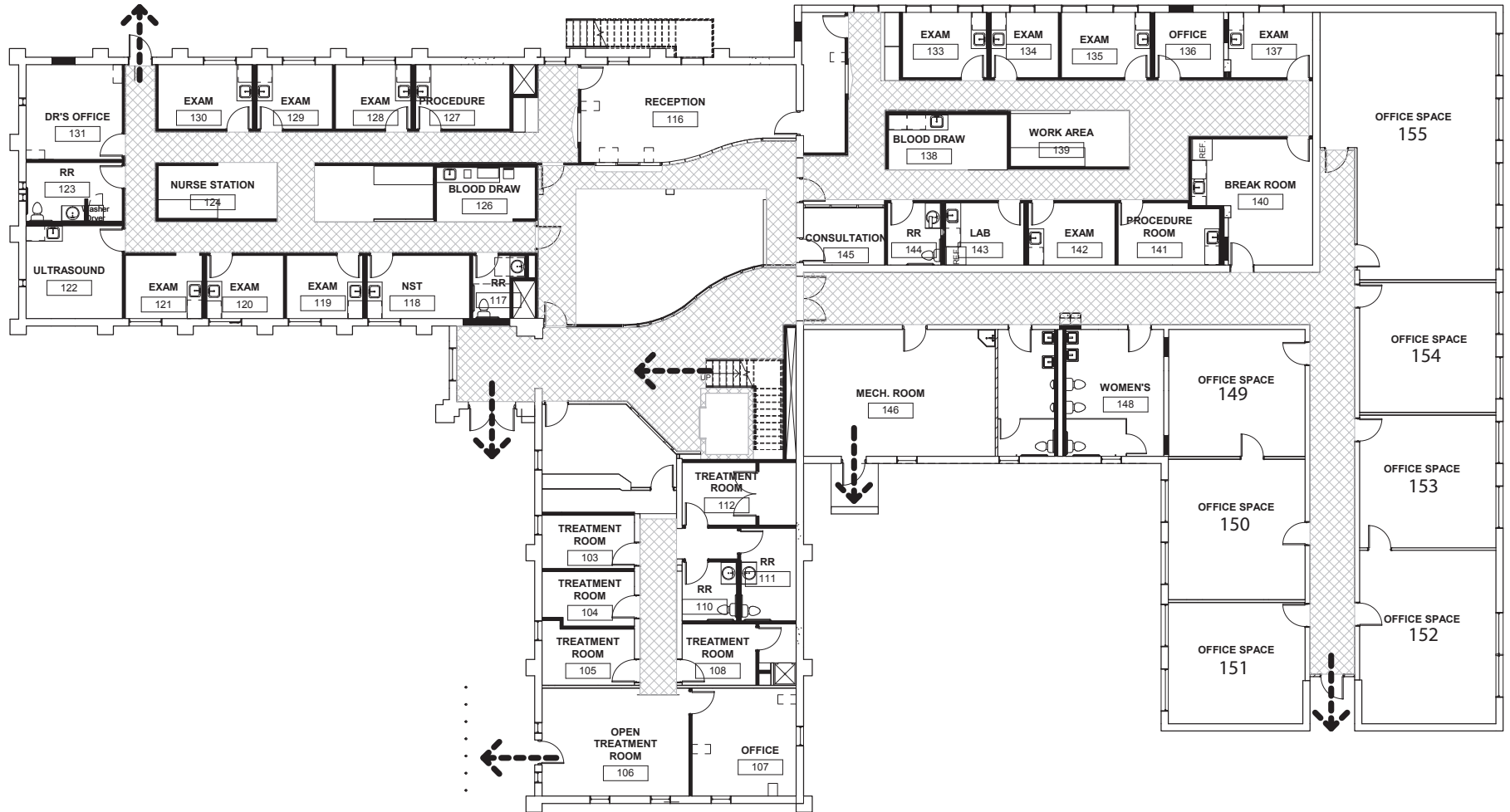
- Two-story, elevator-served medical/office building
- Situated on multiple parcels with cohesive campus layout
- Functional floor plan designed for efficient patient and staff flow
- Surface parking with easy site circulation
- Additional land providing flexibility for future improvements

## PROPERTY HIGHLIGHTS

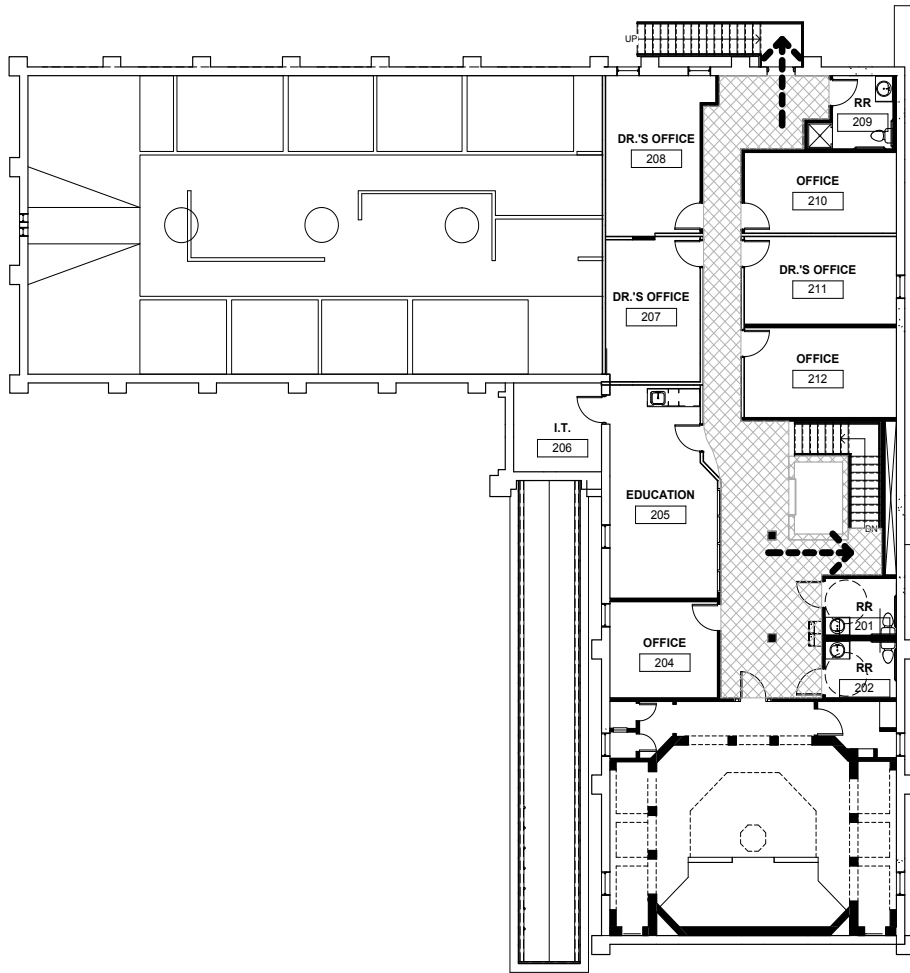
- Move-in-ready medical campus with long-term flexibility
- Strong owner-user and investment appeal
- Campus configuration allows for expansion or redevelopment
- Flexible layout suitable for medical, wellness, or professional office use

**\*CALL BROKER FOR PRICING GUIDANCE & FINANCIALS**

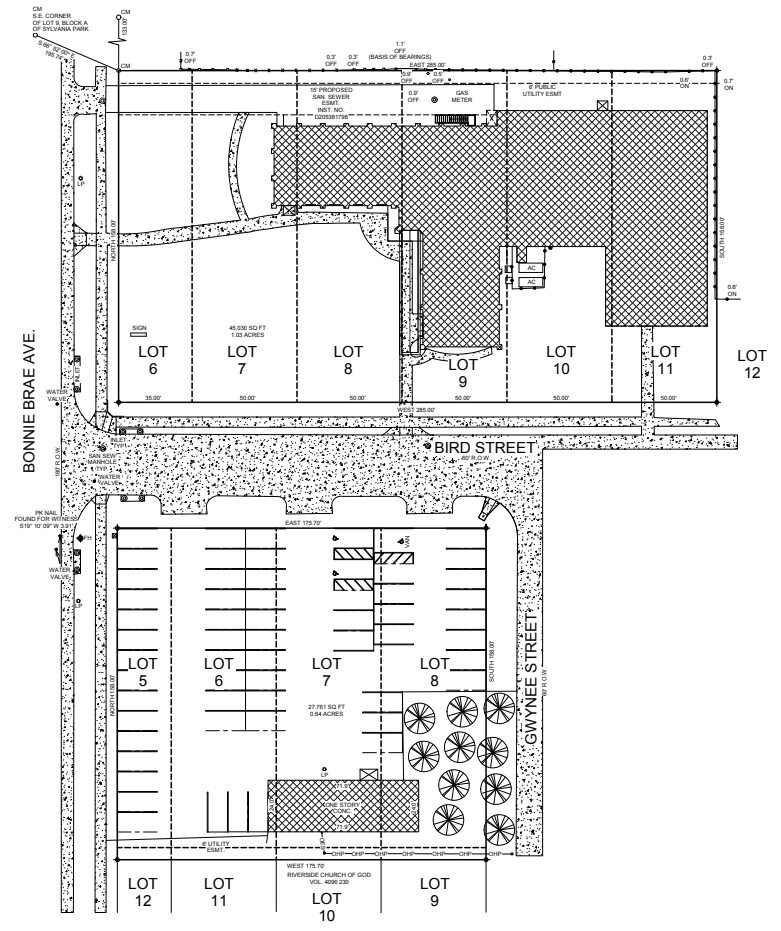
# FLOOR PLAN - FIRST FLOOR

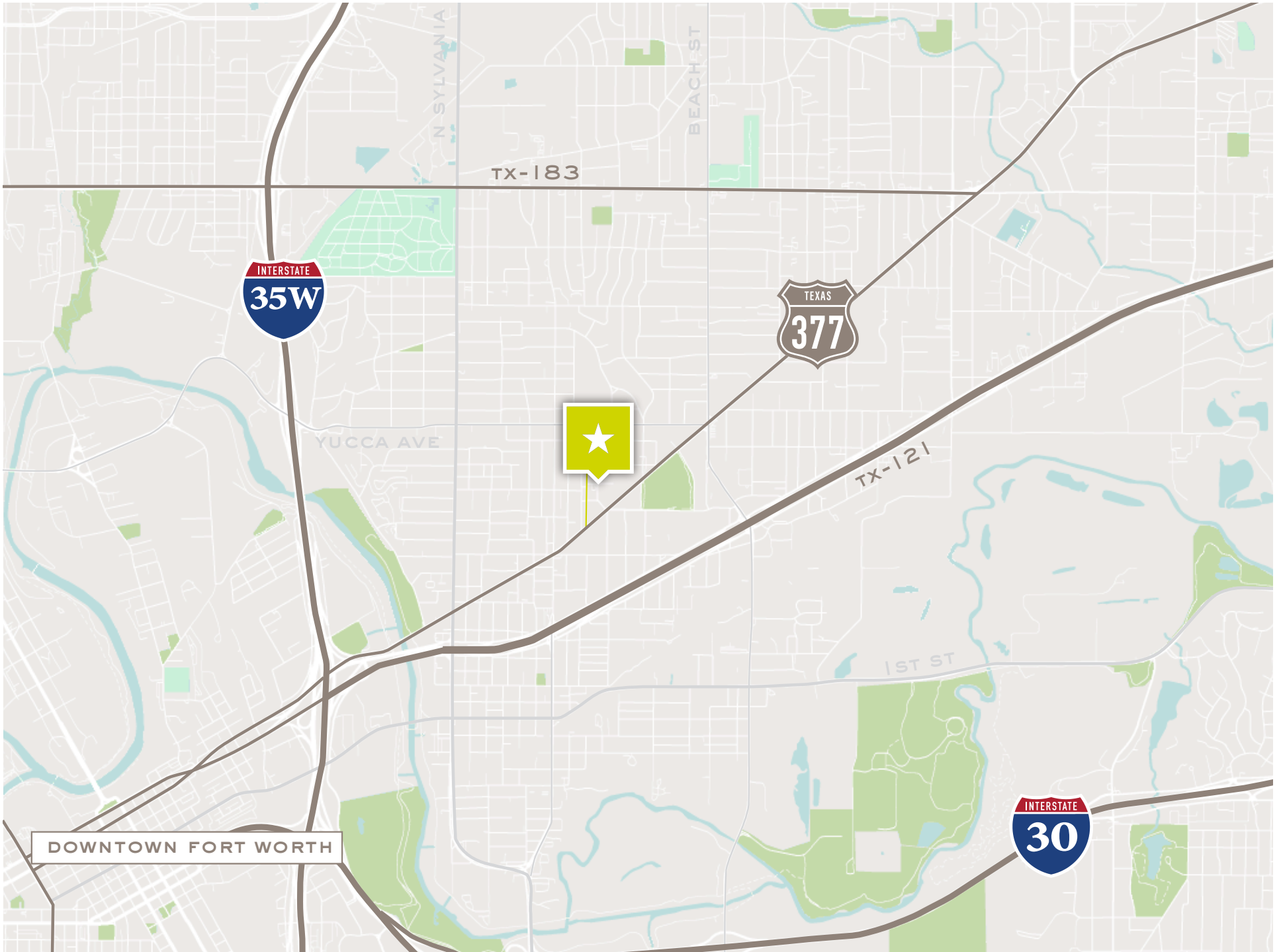


# FLOOR PLAN - SECOND FLOOR



# SITE PLAN





TX-183

INTERSTATE  
35W

TEXAS  
377

YUCCA AVE

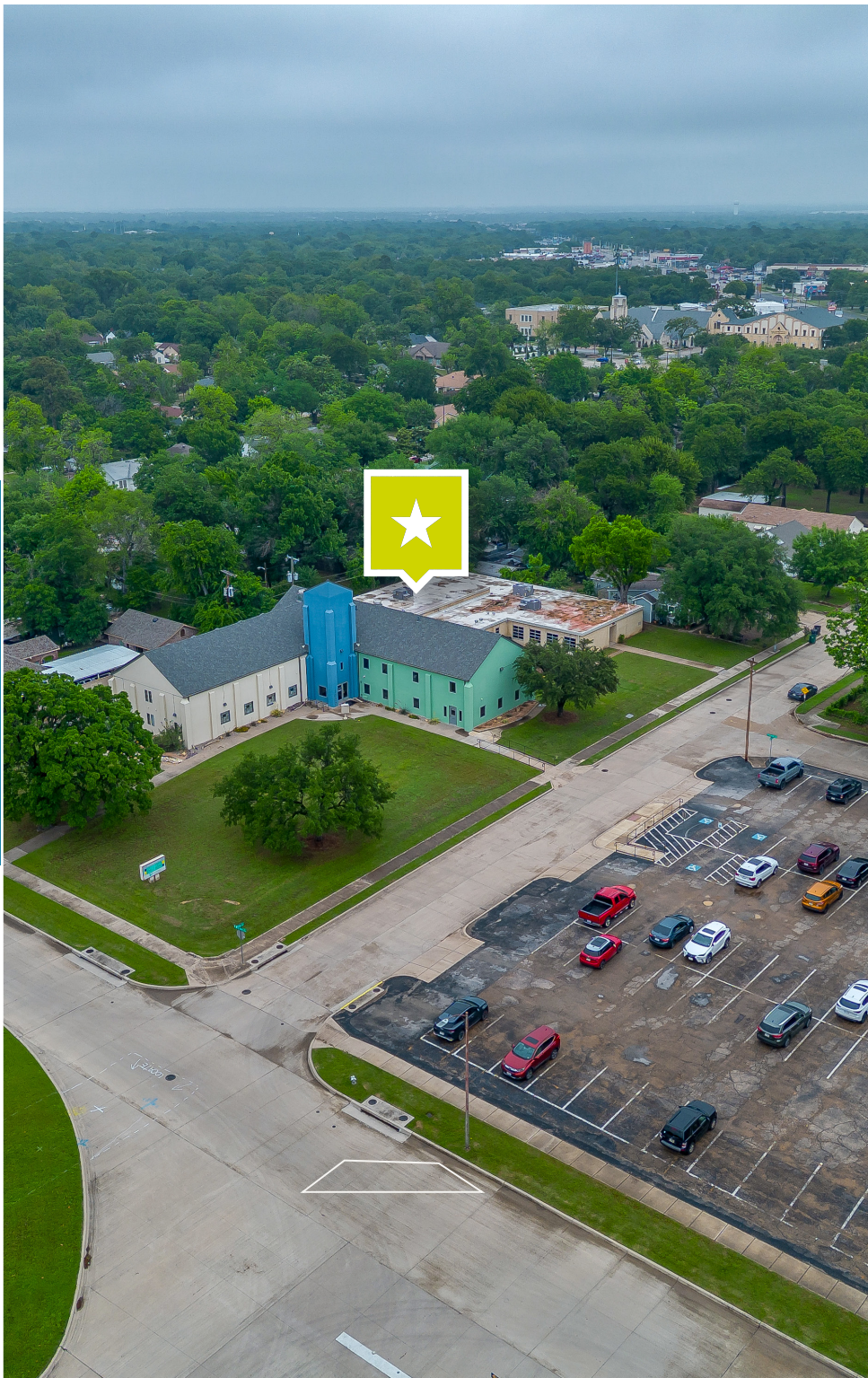


TX-121

1ST ST

INTERSTATE  
30

DOWNTOWN FORT WORTH



#### LOCATION OVERVIEW

- Central Fort Worth location with immediate access to I-35W, TX-121, and Loop 820
- Minutes from Downtown Fort Worth and the Medical District
- Surrounded by established residential neighborhoods
- Convenient access for patients, employees, and clients

#### 2025 POPULATION

2 MILES

5 MILES

10 MILES

**35K**

**254K**

**1M**

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#### AVERAGE HOUSEHOLD INCOME

2 MILES

5 MILES

10 MILES

**\$76K**

**\$78K**

**\$96K**

#### OVER \$100K HOUSEHOLD INCOME

2 MILE

5 MILES

10 MILES

**2K**

**21K**

**138K**

INTERIOR







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