

FOR LEASE

TURNKEY MEDICAL SPACE | ±1,879 SF | SWQ HERITAGE TRACE & BEACH STREET



9545 N BEACH ST, FORT WORTH, TX

BROKER CONTACTS

Lon Lloyd, CCIM

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Jim Kelley

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CHAMPIONS
DFW COMMERCIAL REALTY

PROPERTY INFORMATION



Property Highlights

- Turnkey Medical Office Ready for Immediate Occupancy
- Four Fully Built-Out Exam Rooms
- Located in High-Growth Alliance Corridor
- Strong Affluent Patient Demographics
- Excellent Access from Heritage Trace & Beach
- Surrounded by Retail, Dining, and Services
- Abundant Parking for Patients and Staff
- Dedicated Staff Break Room Included

Lease Spaces

Spaces	Lease Rate	Space Size	Lease Type
Suite 155	Ask for pricing	1,879 SF	NNN

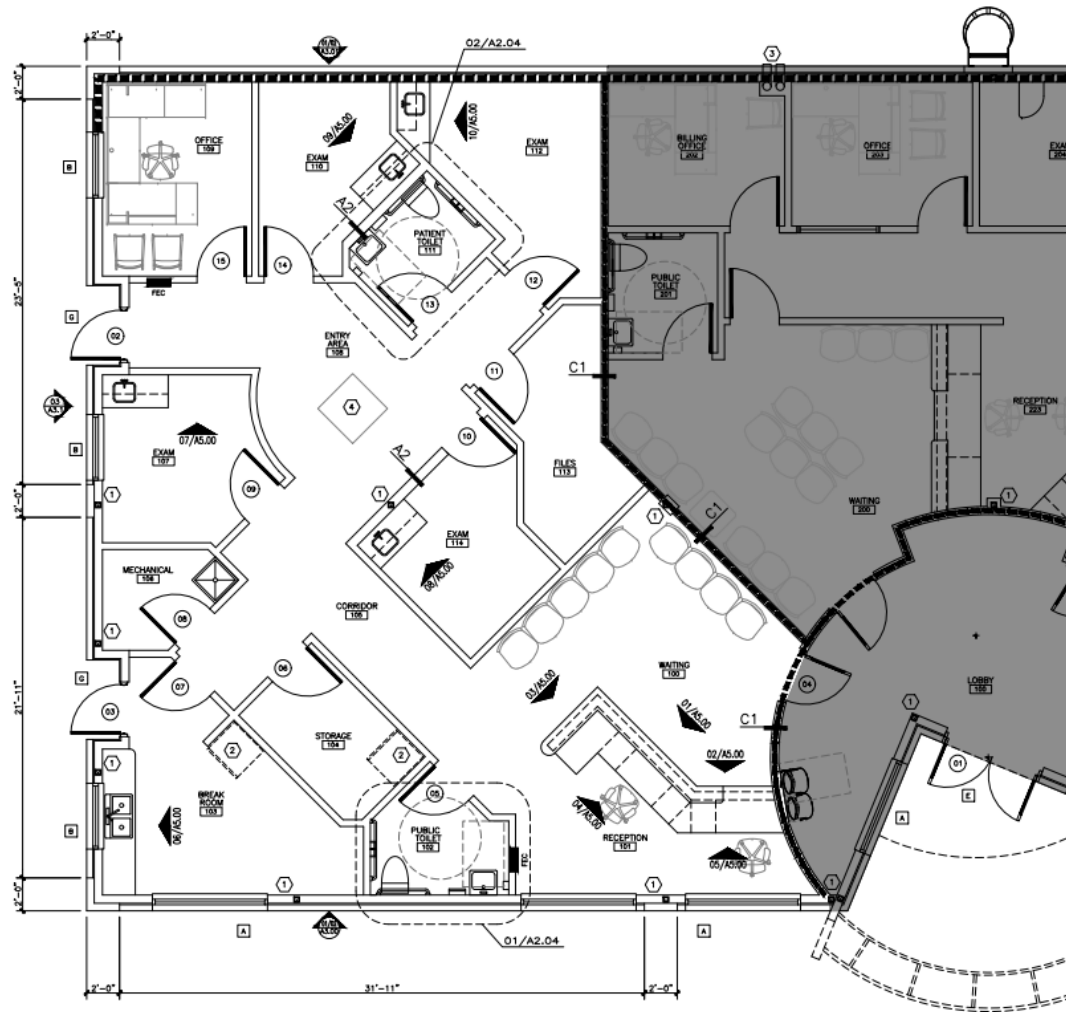
Champions DFW Commercial Realty
880 S Village Center Dr., Suite 200, Southlake, TX 76092

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FLOOR PLAN - SUITE 155



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PROPERTY PHOTOS



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PROPERTY PHOTOS



Patient Waiting Area



AI staged exam room



Admin Office



Staff Break Room

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KEY DEMOGRAPHIC INFORMATION (15 DRIVE TIME)



Average Household Size

\$125,850

Median Household Income

303,797

Population



7,854

Total Number of Businesses



87,850

Number of Employees



68.2%

White Collar Jobs



19.4%

Blue Collar Jobs



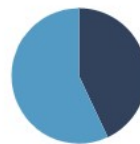
22.2%

High School
Graduate



29.6%

Some College/Associates
Degree



43%

Bachelor/Graduates/Prof



12.4%

Service Based Jobs



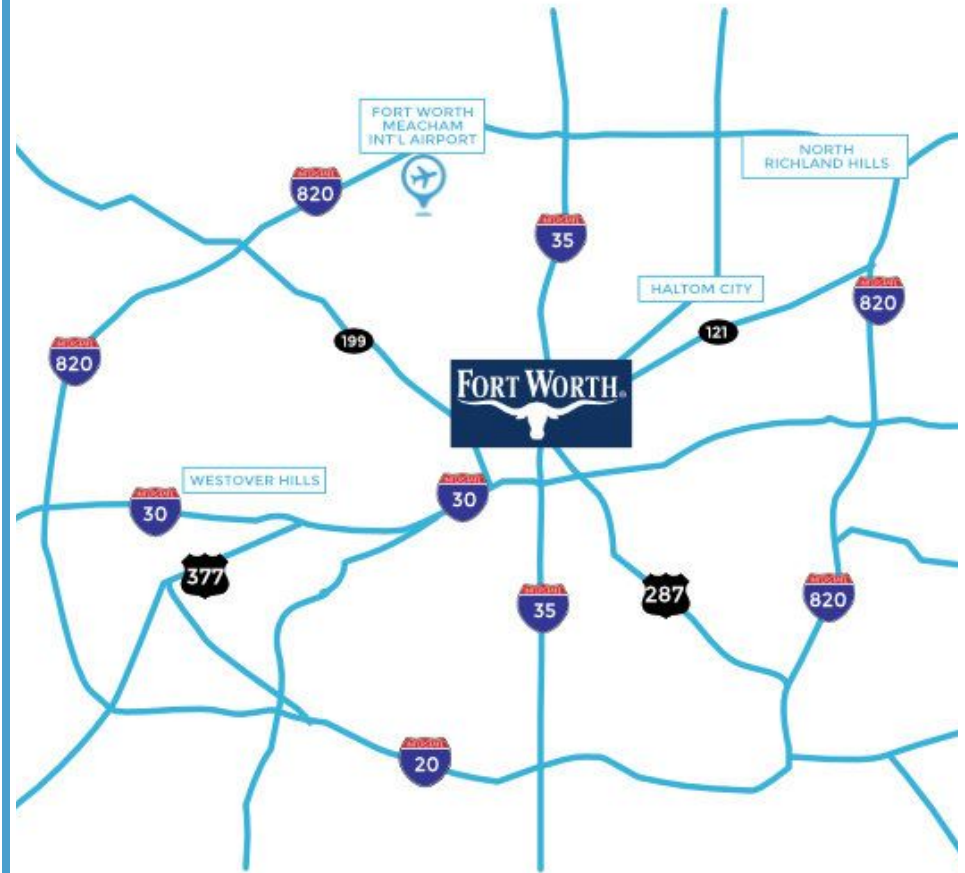
DEMOGRAPHICS

Population

	2 miles	5 miles	10 miles
2020 Population	57,730	283,617	717,059
2025 Population	58,991	300,175	775,943
2030 Population Projection	61,766	316,504	824,458
Annual Growth 2020-2025	0.4%	1.2%	1.6%
Annual Growth 2025-2030	0.9%	1.1%	1.3%
Median Age	35.1	36.1	36.9
Bachelor's Degree or Higher	42%	39%	36%
U.S. Armed Forces	87	506	1,065

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$139,606	\$131,821	\$128,287
Median Household Income	\$117,869	\$108,460	\$100,730
< \$25,000	1,156	6,094	20,345
\$25,000 - 50,000	1,766	10,121	34,650
\$50,000 - 75,000	2,630	15,456	42,446
\$75,000 - 100,000	2,462	14,397	34,417
\$100,000 - 125,000	2,640	13,960	31,104
\$125,000 - 150,000	2,547	11,327	23,426
\$150,000 - 200,000	2,921	13,474	33,047
\$200,000+	3,680	16,755	46,098





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 confidential 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.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

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