

9445 NORTH BEACH SALES PACKAGE



DEVELOPMENT SUMMARY

Heritage Glen Medical Center MOB

8,000 SF Medical Office Building

SW quadrant of North Beach St. & Heritage Trace Pkwy

9445 North Beach Street

Fort Worth, TX 76244- **For Sale**

DEVELOPMENT HIGHLIGHTS

- 8,000 SF multi-tenant medical office building for sale
- On .69 acres (30,056 SF)
- Part of a planned 23+ acre Medical office development with Skilled Nursing Facility, Assisted Living & Memory Care facility, Texas Digestive Associates, Family Practice, Imaging, Pediatric Orthopedics, Dentist, Physical Therapy, Allergist and more
- Medical tenant stability - Tenant mix includes Alliance Pediatrics and Freeform Chiropractic, triple net leases with bumps, management fees included in NNN
- Great Visibility – Frontage on North Beach Street which is a busy North/South thoroughfare in the North Fort Worth market and has over 30,000+CPD
- Great Accessibility with access off North Beach Street(4 median cuts) and just South of Heritage Trace Parkway, within 1 mile of Hwy I-35W and Hwy 377
- Across the street from a Neighborhood Wal-Mart development – High Traffic Generator
- Medical synergy located within the Alliance Corridor (Close to Baylor Emergency Medical Center, Baylor Health Plaza, Texas Health Harris Methodist Hospital Alliance and the new HCA Alliance Hospital site)
- Adjacent to 100,000 SF of medical office development on Heritage Trace Parkway
- Strong demographics - In the heart of the highly desirable Alliance Texas market consisting of North Fort Worth, Keller, Saginaw, Haslet and more. One of the fastest growing suburban areas in DFW and home to 240 companies, 28,000+ employees and 7300+ single family homes

MEDICAL OFFERING – 100% LEASED



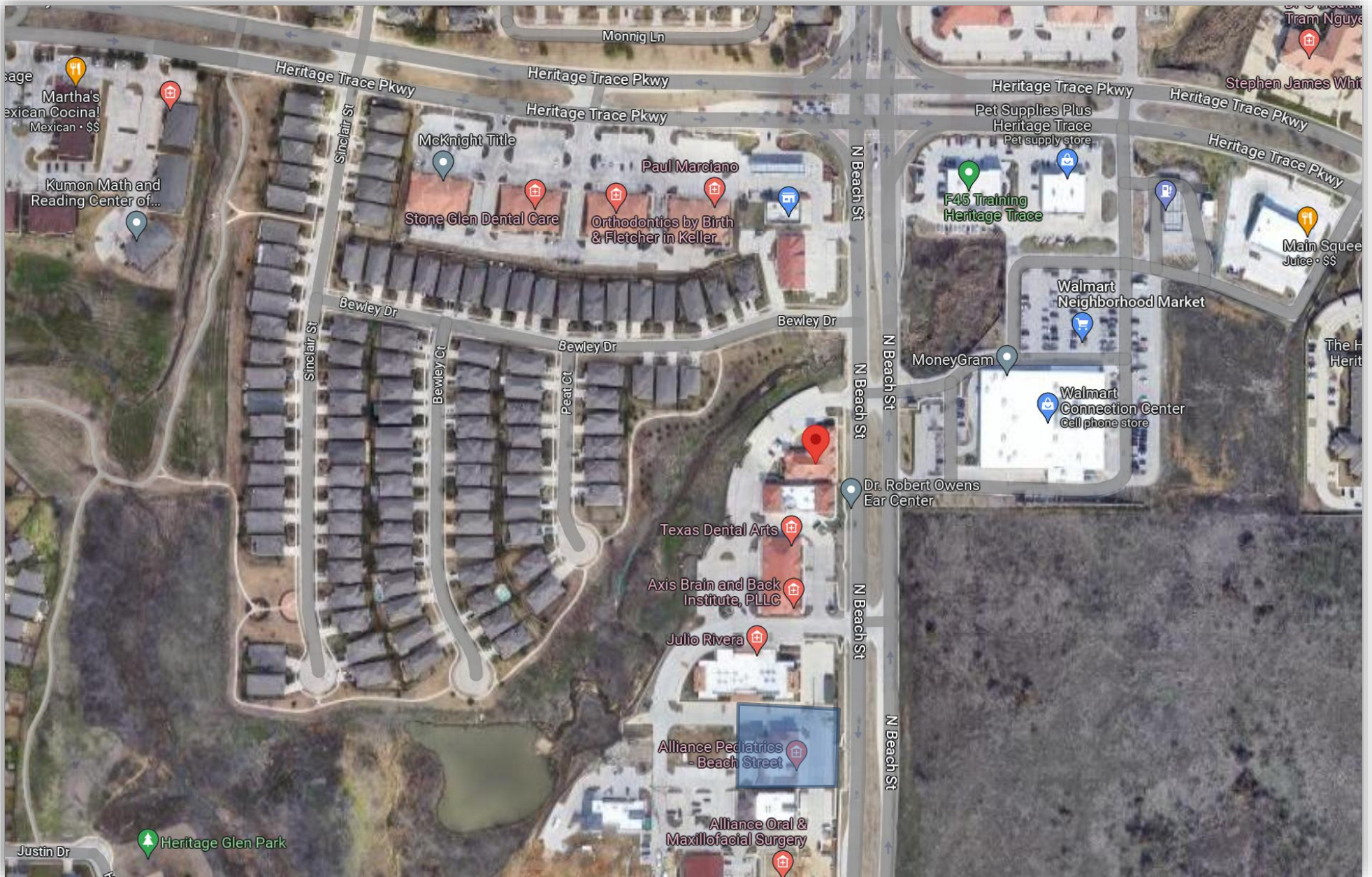
OFFERING SUMMARY

Price	\$3,265,934
Down Payment(example)	(30%) \$990,177
Gross Leasable Area (GLA)	8,000 SF
Price per Square Foot (GLA)	\$408
Year Built	2019
Lot Size(Approx.)	.69 Acres
Cap Rate	6.90%





Approx.
Subject Property

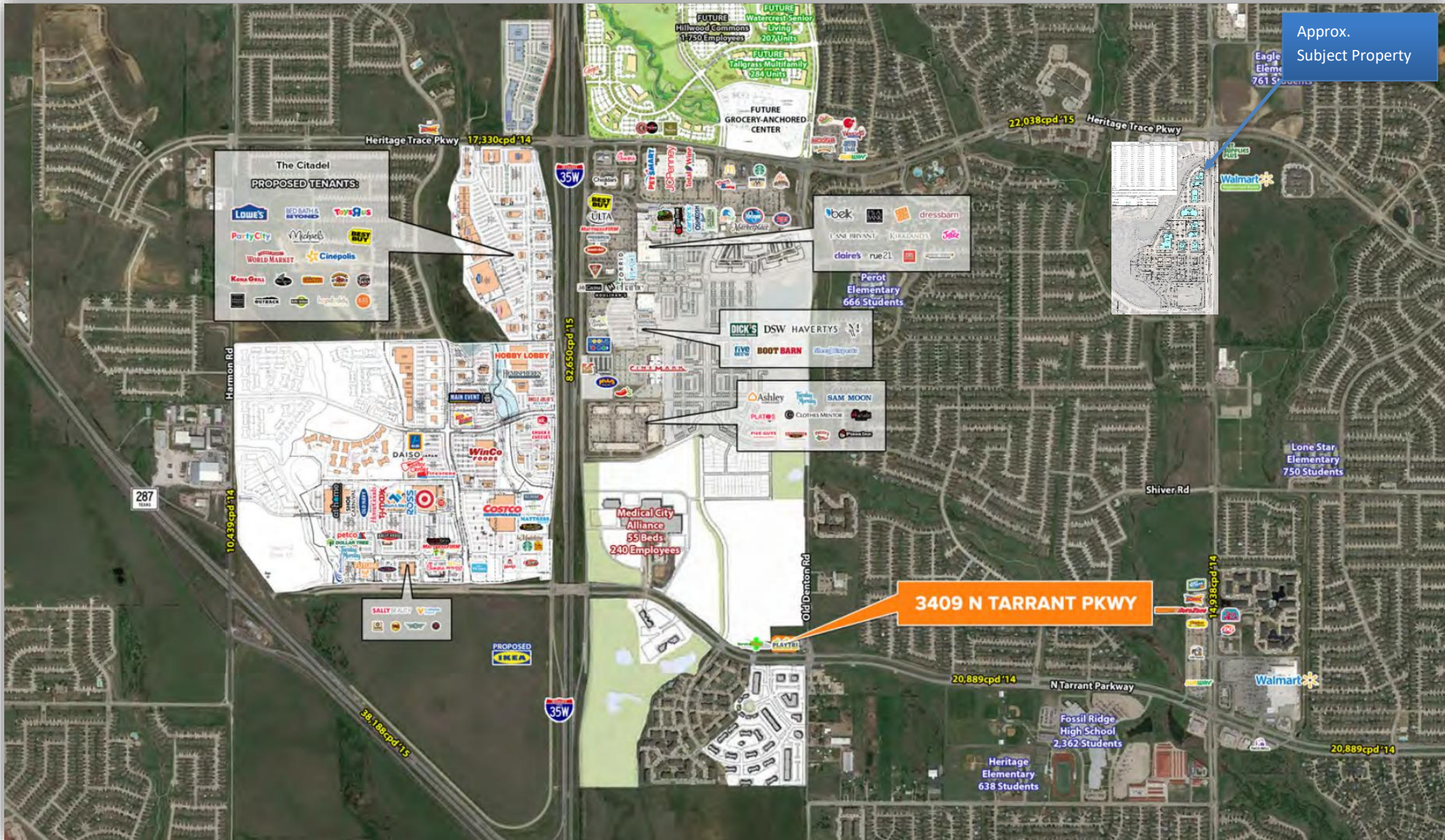


GOOGLE EARTH PERSPECTIVE



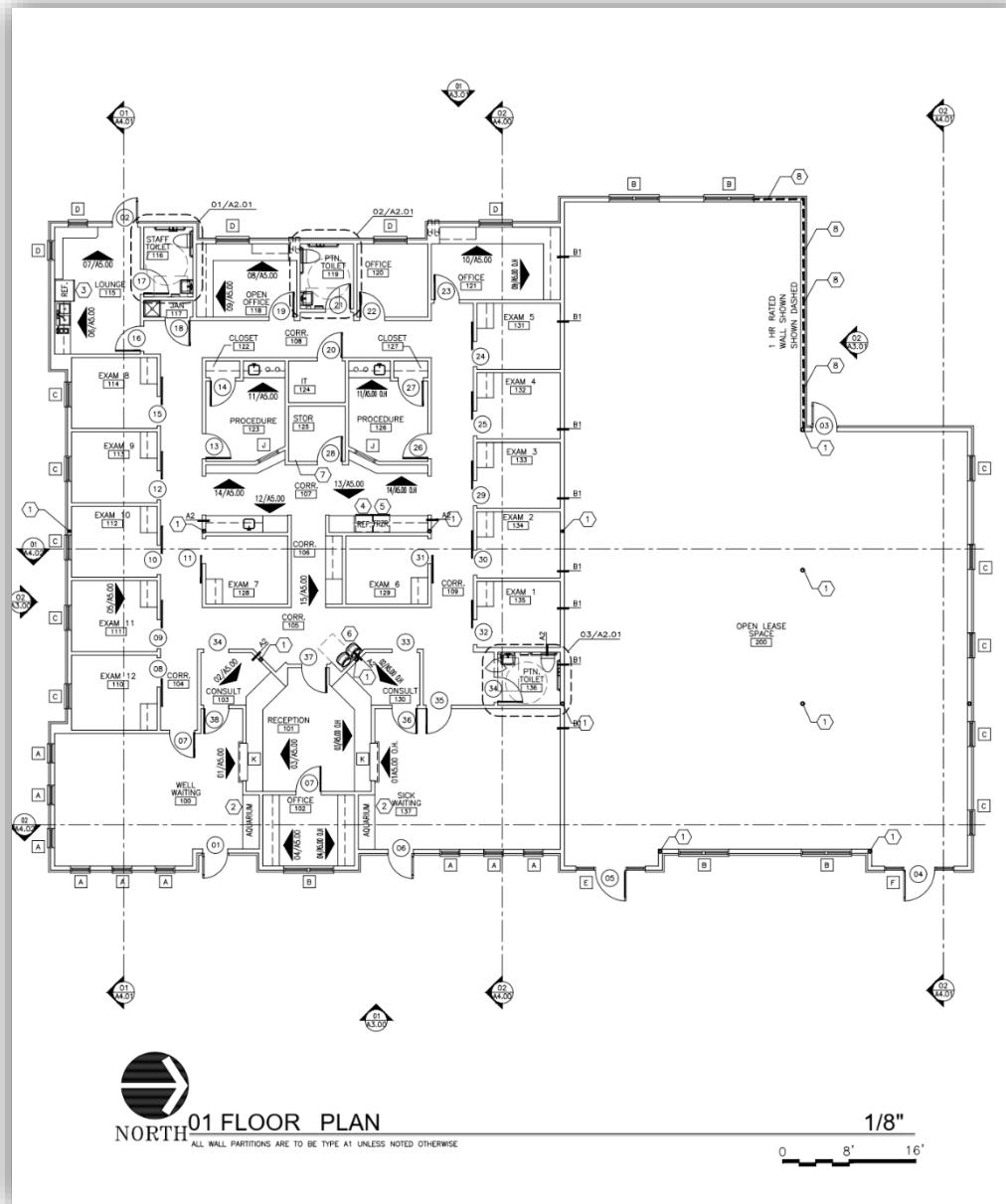
Approx.
Subject Property

AREA MAP

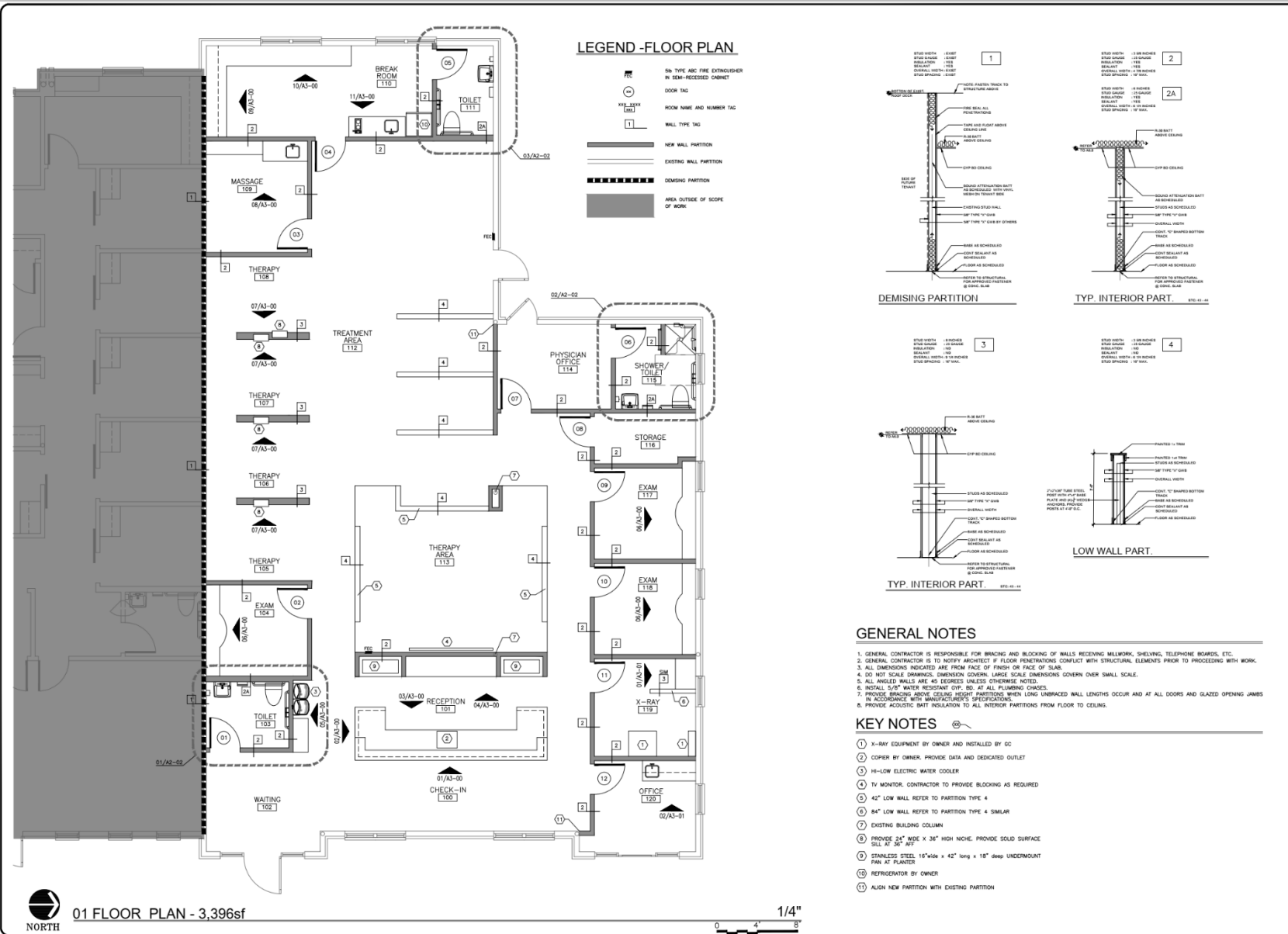


Approx. Subject Property

FLOOR PLAN – PEDIATRICIAN



FLOOR PLAN - CHIROPRACTER



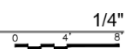
Covenant Architecture
 106 E Church St
 Weatherford, TX 76086
 (817) 565-9826
 matt@covenantarch.com

Freeform Chiropractic
 HERITAGE GLEN, LOT 5
 Fort Worth, TEXAS 76244

DATE: 02-22-2019

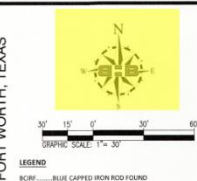
A2-00

01 FLOOR PLAN - 3,396sf



PLAT

VICINITY MAP - NTS FORT WORTH, TEXAS



LEGEND

BCRF — BLUE CAPPED IRON ROD FOUND
 CCR — COUNTY CLERK'S INSTRUMENT NUMBER
 CRF — CAPED IRON ROD MARKED "BIB INC" FOUND
 COSE — ORANGE CAPPED IRON ROD FOUND
 OFPCT — OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
 PAE — PUBLIC ACCESS EASEMENT
 POSE — PUBLIC OPEN SPACE EASEMENT
 TSE — SANITARY SEWER EASEMENT
 UFE — UTILITY EASEMENT
 WE — WATER EASEMENT
 WLE — WATER LINE EASEMENT
 YCRF — YELLOW CAPPED IRON ROD FOUND

CITY OF FORT WORTH STANDARD PLAT NOTES

WATER / WASTEWATER IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the recodification date of this plat application. Based upon Schedule 1 of the impact fee ordinance in effect on the date of the plat, the amount to be collected is determined under Schedule 2 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

TRANSPORTATION IMPACT FEES

The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application. Based upon Schedule 1 of the impact fee ordinance in effect on the date of the plat, the amount to be collected is determined under Schedule 2 then in effect on the date a building permit is issued, or the connection date to the municipal water and/or wastewater system.

BUILDING PERMITS

No building permits shall be issued for any lot in this subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water and sewer lines, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

SIDEWALKS

Sidewalks are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

UTILITY EASEMENTS

Any public utility, including the City of Fort Worth, shall have the right to locate and keep any and all part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance or efficiency of its respective system on any easement shown on the plat, and they shall have the right at all times of ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, painting, maintaining and adding to or removing all or part of its respective systems without the necessity of any time of proceeding the permit of anyone.

SITE DRAINAGE STUDY

A site drainage study, showing compliance with the approved roadway drainage plan, may be required before any building permit will be issued on this site (a grading plan in some instances may be acceptable, if the site does not conform, then a drainage study may be required along with a CFA for any required drainage improvements and the current owner shall submit a letter to the Department of Transportation and Public Works stating assurance that a Site Drainage Study will be required before any permit is issued. The current owner will inform each buyer of the same.

PRIVATE COMMON AREAS AND FACILITIES

The City of Fort Worth shall not be held responsible for construction, maintenance or operation of any lots containing private common areas or facilities identified as such on this plat. Said areas shall include, but not be limited to private streets, emergency access roads, and gated security entrances; recreation areas; landscaped areas and open spaces; water and wastewater distribution systems and treatment facilities; and recreation and exercise buildings and facilities.

LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND GRASS IN THIS SUBDIVISION, acting jointly and severally as a land owners association, shall be responsible for such construction, reconstruction, maintenance and operation of the subdivision's private common areas and facilities, and shall agree to indemnify and hold harmless the City of Fort Worth, Texas, from all claims, damages and losses arising out of, or resulting from the performance of the obligations of said owners association, as forth herein.

PUBLIC OPEN SPACE EASEMENT

No structure, object, or pile of any type may obstruct vision from a height of 24 inches to a height of 15 feet above the top of the curb, including, but not limited to buildings, fences, walls, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on this plat.

CONSTRUCTION PROHIBITED OVER EASEMENTS

No permanent buildings or structures shall be constructed over any existing or planned water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

FLOODPLAIN RESTRICTION

No construction shall be allowed within the floodplain, without the written approval of the Director of Transportation and Public Works. In order to secure approved, detailed engineering plans and/or studies for the improvements, satisfactory to the Director, shall be prepared and submitted by the party wishing to construct within the floodplain. Where construction is permitted, if finished floor elevations shall be a minimum of two (2) feet above the flood elevation resulting from ultimate development of the watershed.

FLOODPLAIN / DRAINAGE-WAY MAINTENANCE

The existing streets, stream, river, or drainage channel traversing along or across portions of this addition, will remain undisturbed and all trees and other vegetation shall be maintained and lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or replacement of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clear and free of debris, dirt or other substances which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are also subject to water overflows and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure or the failure of any drainage way crossing such as is contained within the floodplain elevation lines as shown on this plat.

PARADEWAY PERMIT

Paradeway improvements such as curb and gutter, pavement, base, drive approaches, sidewalks and drainage inlets may be required as a part of building permit issuance via a paradeway permit.

P.R.V.'S NOTE

Private P.R.V.'s will be required; water pressure exceeds 80 P.S.I.

OWNER / SUBDIVIDER

SEACT TRACT PARTNERS 3, LLC
 231 E. SOUTHLAKE BLVD., SUITE 300
 SOUTHLAKE, TEXAS 76088

LAND USE

OFFICE 0.688 ACRES
 TOTAL SQUARE FEET 29,971
 COMMERCIAL LOT 288A 0.688 ACRES

ENGINEER / SURVEYOR

Baird, Hampton & Brown
 Engineering & Surveying
 3801 William D. Tate Ave., Ste. 800, Grapevine, TX 76049
 817-281-8900 www.bhb.com
 BHB Project # 2017-03-00-10982 Form P-04-19PLD Form 10/01/2002

Plat Case Number: **FP-17-115**

Reference Case Number: **PP-14-047**

Flood Study Number: **FP-16-027-83**

Plat Approval Date: **June 15, 2018**

By: *Donald Brown* (Signature)
 Secretary

By: *Mary Elliott* (Signature)
 Secretary

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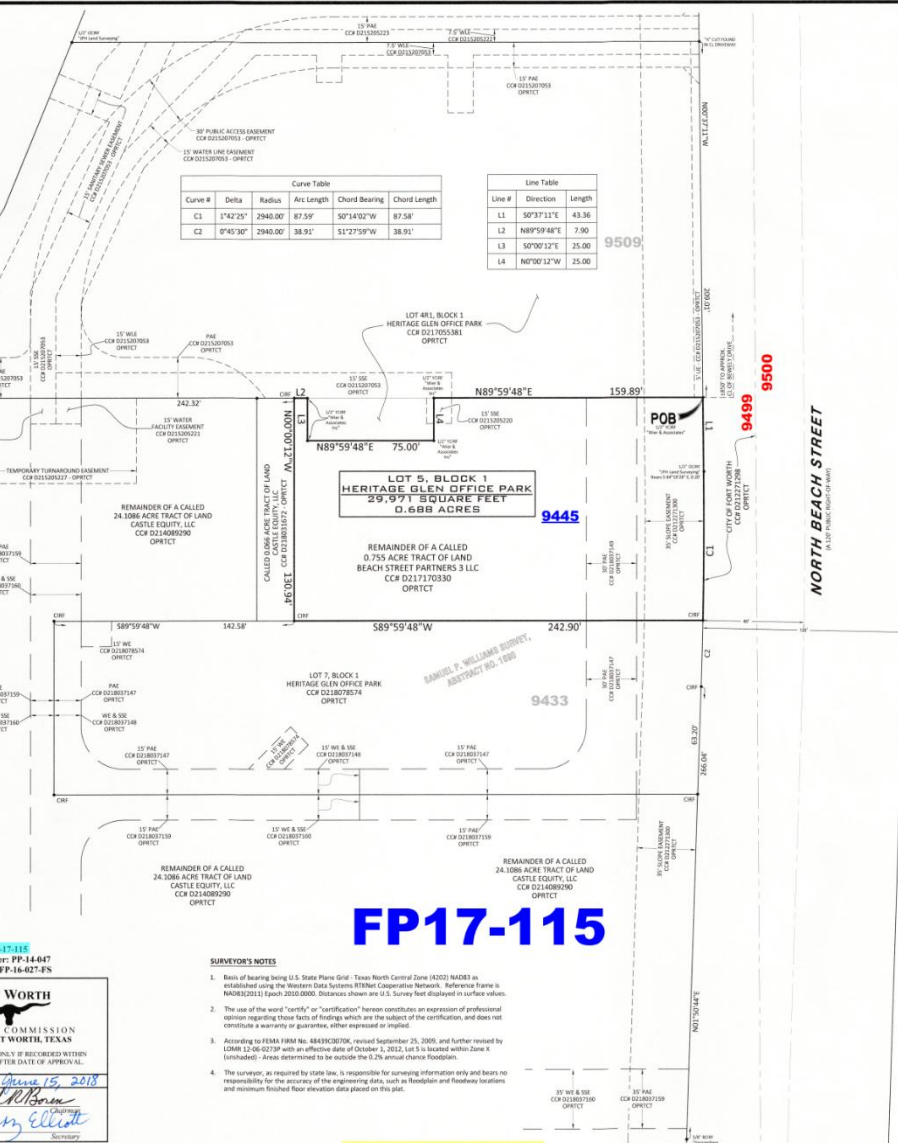
By: *Mary Elliott* (Signature)
 Secretary

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 Secretary

By: *Mary Elliott* (Signature)
 Secretary



FP17-115

- SURVEYOR'S NOTES**
1. Being of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the Western Data Systems (WDS) Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.
 2. The use of the word "certify" or "verification" hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of this certification, and does not constitute a warranty or guarantee, either expressed or implied.
 3. According to FEMA Form No. 4849C(2076), revised September 25, 2009, and further revised by LHMRLC-06-02739 with an effective date of October 4, 2012, Lot 5 is located within Zone 4 (unshaded) - Areas determined to be outside the 2% annual chance floodplain.
 4. The surveyor, as required by state law, is responsible for surveying information only and bears no responsibility for the accuracy of the engineering data, such as floodplain and floodway variations and minimum finished floor elevation data placed on this plat.

This plat filed in County Clerk Instrument No. **D08131341** Date **06-15-2018**

STATE OF TEXAS COUNTY OF TARRANT

WHEREAS Beach Street Partners 3, LLC is the owner of the remainder of a called 0.755 acre tract of land situated in the Samuel P. Williams Survey, Abstract No. 1890, City of Fort Worth, Tarrant County, Texas, as described in the deed recorded in County Clerk's Instrument No. CCR 021170330, Official Public Records, Tarrant County, Texas (OFRCT), and being more particularly described by notes and bounds as follows: (Being of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using the Western Data Systems (WDS) Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.

BEGINNING at a 1/2-inch yellow capped iron rod marked "Wier & Associates" found at the southeast corner of Lot 481, Block 1, Heritage Glen Office Park, in addition to the City of Fort Worth according to the plat thereof recorded in CCR 021705581, OFRCT, and being at the northeast corner of the remainder of the said called 0.755 acre tract of land, also being on the south right-of-way line of North Beach Street as described in the deed to the City of Fort Worth, recorded in CCR 021271298, OFRCT, from which an "X" cut in concrete found at the northeast corner of said Lot 481 bears North 07°31'12" West, a distance of 208.21 feet;

THENCE South 07°31'12" East, with the east line of the remainder of the said called 0.755 acre tract of land, being common with the said west right-of-way line, a distance of 43.36 feet to a point for corner at the beginning of a curve to the right, from which a 1/2-inch yellow capped iron rod marked "PH Land Surveying" found at corner bears South 84°19'28" East, a distance of 0.26 feet;

THENCE southerly, with the said curve to the right, having a central angle of 01°42'25", a radius of 2940.00 feet, an arc length of 87.59 feet, a chord bearing of South 07°10'27" West, and a chord length of 87.58 feet to a 5/8-inch yellow capped iron rod marked "BIB INC" found for the northeast corner of the remainder of the said called 0.755 acre tract of land, being common with the southeast corner of a called 0.688 acre tract of land, as described in the deed to Castle Equity, LLC, recorded in CCR 0218031212, OFRCT, from which a 5/8-inch yellow capped iron rod marked "BIB INC" found for the northeast corner of said Lot 7 bears North 07°31'12" West, a distance of 208.21 feet;

THENCE South 89°59'48" West, with the east line of the remainder of the said called 0.755 acre tract of land, being common with the said west right-of-way line, a distance of 43.36 feet to a point for corner at the beginning of a curve to the right, from which a 1/2-inch yellow capped iron rod marked "Wier & Associates" found at the southeast corner of the remainder of the said called 0.755 acre tract of land, also being on the south right-of-way line of North Beach Street as described in the deed to the City of Fort Worth, recorded in CCR 021271298, OFRCT, from which an "X" cut in concrete found at the northeast corner of said Lot 481 bears North 07°31'12" West, a distance of 208.21 feet;

THENCE North 07°00'12" West, with the west line of the remainder of the said called 0.755 acre tract of land, being common with the east line of the said called 0.688 acre tract of land, a distance of 130.94 feet to a 5/8-inch yellow capped iron rod marked "BIB INC" found for the northeast corner of the remainder of the said called 0.755 acre tract of land, being common with the southeast corner of a called 0.688 acre tract of land, as described in the deed to Castle Equity, LLC, recorded in CCR 0218031212, OFRCT, from which a 5/8-inch yellow capped iron rod marked "BIB INC" found for the northeast corner of said Lot 7 bears North 07°31'12" West, a distance of 208.21 feet;

THENCE North 07°00'12" West, with the west line of the remainder of the said called 0.755 acre tract of land, being common with the east line of the said called 0.688 acre tract of land, a distance of 130.94 feet to a 5/8-inch yellow capped iron rod marked "BIB INC" found for the northeast corner of the remainder of the said called 0.755 acre tract of land, being common with the southeast corner of a called 0.688 acre tract of land, as described in the deed to Castle Equity, LLC, recorded in CCR 0218031212, OFRCT, from which a 5/8-inch yellow capped iron rod marked "BIB INC" found for the northeast corner of said Lot 7 bears North 07°31'12" West, a distance of 208.21 feet;

THENCE with the common line between said Lot 481 and the remainder of the said called 0.755 acre tract of land, the following course and distance:

North 89°59'48" East, a distance of 7.00 feet to a 1/2-inch yellow capped iron rod marked "Wier & Associates" found;

South 07°00'12" East, a distance of 25.00 feet to a 1/2-inch yellow capped iron rod marked "Wier & Associates" found;

North 89°59'48" East, a distance of 7.00 feet to a 1/2-inch yellow capped iron rod marked "Wier & Associates" found;

North 07°00'12" West, a distance of 25.00 feet to a 1/2-inch yellow capped iron rod marked "Wier & Associates" found;

North 89°59'48" East, a distance of 159.89 feet to the POINT OF BEGINNING and containing 29,971 square feet or 0.688 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT BEACH STREET PARTNERS 3, LLC, acting by and through the undersigned, their duly authorized agent, do hereby accept this designating the herein above described to be LOT 5, BLOCK 1, HERITAGE GLEN OFFICE PARK, in addition to the City of Fort Worth, Texas, and do hereby dedicate the streets and easements shown thereon for the public's use and enjoyment.

This plat does not alter or remove existing deed restrictions or covenants, if any, on this property.

Samuel P. Williams Survey, Abstract No. 1890
 Duly Authorized Agent of
 Beach Street Partners 3, LLC

STATE OF TEXAS
 COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared *Robert P. Allen*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in capacity therein stated, and as the act and deed of said party.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the 26th day of June, 2018.

Robert P. Allen
 My commission expires January 3, 2021

EMERIL ANJELA PEALTY
 County Clerk - Tarrant County, Texas
 Comm. Expires 01-03-2021
 Name ID: 15000092

SURVEYOR'S CERTIFICATION

I, Robert P. Allen, do hereby certify that I prepared this plat from an actual on the ground survey of the land, and that the corner monuments shown herein were properly placed under my supervision in accordance with the planning rules and regulations of the City of Fort Worth, Texas.

Robert P. Allen
 Robert P. Allen 6-8-2018
 Registered Professional Land Surveyor No. 8495

FINAL PLAT
LOT 5, BLOCK 1
HERITAGE GLEN OFFICE PARK
29,971 SQUARE FEET OR 0.688 ACRES
SAMUEL P. WILLIAMS SURVEY, ABSTRACT NO. 1890
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

1 Address

JUNE 2018

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS – SUMMARY REPORT

Demographic Summary Report

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **8,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **8,000 SF**



Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	59,590	127,959	304,493
2024 Estimate	57,046	121,730	289,073
2020 Census	58,730	121,041	284,199
Growth 2024 - 2029	4.46%	5.12%	5.33%
Growth 2020 - 2024	-2.87%	0.57%	1.71%
2024 Population by Hispanic Origin	11,514	26,505	65,334
2024 Population	57,046	121,730	289,073
White	33,135 58.08%	70,442 57.87%	169,193 58.53%
Black	6,266 10.98%	12,597 10.35%	28,708 9.93%
Am. Indian & Alaskan	246 0.43%	572 0.47%	1,497 0.52%
Asian	5,843 10.24%	11,981 9.84%	25,574 8.85%
Hawaiian & Pacific Island	121 0.21%	220 0.18%	631 0.22%
Other	11,435 20.05%	25,918 21.29%	63,470 21.96%
U.S. Armed Forces	0	36	441
Households			
2029 Projection	19,675	41,897	102,760
2024 Estimate	18,822	39,851	97,504
2020 Census	19,420	39,819	96,104
Growth 2024 - 2029	4.53%	5.13%	5.39%
Growth 2020 - 2024	-3.08%	0.08%	1.46%
Owner Occupied	12,433 66.06%	27,581 69.21%	68,126 69.87%
Renter Occupied	6,389 33.94%	12,270 30.79%	29,378 30.13%
2024 Households by HH Income			
Income: <\$25,000	1,183 6.28%	2,080 5.22%	6,232 6.39%
Income: \$25,000 - \$50,000	1,979 10.51%	4,368 10.96%	11,783 12.08%
Income: \$50,000 - \$75,000	2,533 13.46%	6,045 15.17%	15,871 16.28%
Income: \$75,000 - \$100,000	3,384 17.98%	7,106 17.83%	17,712 18.17%
Income: \$100,000 - \$125,000	2,320 12.33%	5,145 12.91%	12,715 13.04%
Income: \$125,000 - \$150,000	2,388 12.69%	4,747 11.91%	9,724 9.97%
Income: \$150,000 - \$200,000	2,569 13.65%	5,451 13.68%	11,398 11.69%
Income: \$200,000+	2,467 13.11%	4,909 12.32%	12,070 12.38%
2024 Avg Household Income	\$124,752	\$123,079	\$118,741
2024 Med Household Income	\$103,583	\$101,586	\$95,983

Demographic Detail Report

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

Building Type: **Class B Office** Total Available: **0 SF**
 Class: **B** % Leased: **100%**
 RBA: **8,000 SF** Rent/SF/Yr: **-**
 Typical Floor: **8,000 SF**



Radius	2 Mile		3 Mile		5 Mile	
Population						
2029 Projection	59,590		127,959		304,493	
2024 Estimate	57,046		121,730		289,073	
2020 Census	58,730		121,041		284,199	
Growth 2024 - 2029	4.46%		5.12%		5.33%	
Growth 2020 - 2024	-2.87%		0.57%		1.71%	
2024 Population by Age						
	57,046		121,730		289,073	
Age 0 - 4	3,510	6.15%	7,764	6.38%	18,211	6.30%
Age 5 - 9	3,975	6.97%	8,767	7.20%	19,939	6.90%
Age 10 - 14	4,817	8.44%	10,205	8.38%	22,995	7.95%
Age 15 - 19	4,904	8.60%	10,078	8.28%	22,836	7.90%
Age 20 - 24	4,113	7.21%	8,491	6.98%	19,677	6.81%
Age 25 - 29	3,575	6.27%	7,622	6.26%	18,210	6.30%
Age 30 - 34	3,710	6.50%	8,190	6.73%	19,716	6.82%
Age 35 - 39	4,093	7.17%	9,033	7.42%	21,369	7.39%
Age 40 - 44	4,592	8.05%	9,688	7.96%	22,177	7.67%
Age 45 - 49	4,515	7.91%	9,163	7.53%	20,863	7.22%
Age 50 - 54	4,067	7.13%	8,247	6.77%	19,351	6.69%
Age 55 - 59	3,271	5.73%	6,899	5.67%	16,937	5.86%
Age 60 - 64	2,580	4.52%	5,683	4.67%	14,676	5.08%
Age 65 - 69	1,925	3.37%	4,341	3.57%	11,607	4.02%
Age 70 - 74	1,426	2.50%	3,192	2.62%	8,671	3.00%
Age 75 - 79	998	1.75%	2,215	1.82%	6,042	2.09%
Age 80 - 84	569	1.00%	1,251	1.03%	3,393	1.17%
Age 85+	407	0.71%	899	0.74%	2,404	0.83%
Age 65+	5,325	9.33%	11,898	9.77%	32,117	11.11%
Median Age	34.90		34.80		35.70	
Average Age	34.90		34.90		35.80	

DEMOGRAPHICS

Demographic Detail Report

Alliance Pediatrics						
9445 N Beach St, Keller, TX 76244						
Radius	2 Mile		3 Mile		5 Mile	
2024 Population By Race	57,046		121,730		289,073	
White	33,135	58.08%	70,442	57.87%	169,193	58.53%
Black	6,266	10.98%	12,597	10.35%	28,708	9.93%
Am. Indian & Alaskan	246	0.43%	572	0.47%	1,497	0.52%
Asian	5,843	10.24%	11,981	9.84%	25,574	8.85%
Hawaiian & Pacific Island	121	0.21%	220	0.18%	631	0.22%
Other	11,435	20.05%	25,918	21.29%	63,470	21.96%
Population by Hispanic Origin	57,046		121,730		289,073	
Non-Hispanic Origin	45,533	79.82%	95,226	78.23%	223,738	77.40%
Hispanic Origin	11,514	20.18%	26,504	21.77%	65,335	22.60%
2024 Median Age, Male	33.90		34.10		35.00	
2024 Average Age, Male	34.20		34.30		35.10	
2024 Median Age, Female	35.70		35.50		36.40	
2024 Average Age, Female	35.60		35.50		36.50	
2024 Population by Occupation Classification	43,766		92,981		223,371	
Civilian Employed	31,311	71.54%	66,823	71.87%	158,126	70.79%
Civilian Unemployed	1,161	2.65%	2,379	2.56%	4,974	2.23%
Civilian Non-Labor Force	11,294	25.81%	23,745	25.54%	59,858	26.80%
Armed Forces	0	0.00%	34	0.04%	413	0.18%
Households by Marital Status						
Married	11,184		23,868		57,384	
Married No Children	4,938		10,884		28,194	
Married w/Children	6,246		12,985		29,190	
2024 Population by Education	38,528		82,239		198,127	
Some High School, No Diploma	1,796	4.66%	3,786	4.60%	11,711	5.91%
High School Grad (Incl Equivalency)	7,056	18.31%	14,532	17.67%	37,347	18.85%
Some College, No Degree	10,748	27.90%	25,698	31.25%	60,720	30.65%
Associate Degree	2,800	7.27%	5,815	7.07%	12,713	6.42%
Bachelor Degree	11,617	30.15%	23,525	28.61%	53,820	27.16%
Advanced Degree	4,511	11.71%	8,883	10.80%	21,816	11.01%

DEMOGRAPHICS

Demographic Detail Report

Alliance Pediatrics						
9445 N Beach St, Keller, TX 76244						
Radius	2 Mile		3 Mile		5 Mile	
2024 Population by Occupation	58,952		125,541		296,370	
Real Estate & Finance	2,639	4.48%	6,173	4.92%	14,469	4.88%
Professional & Management	18,765	31.83%	38,018	30.28%	90,762	30.62%
Public Administration	1,630	2.76%	3,044	2.42%	6,088	2.05%
Education & Health	6,701	11.37%	14,166	11.28%	30,689	10.35%
Services	3,711	6.29%	8,437	6.72%	18,546	6.26%
Information	424	0.72%	1,270	1.01%	3,152	1.06%
Sales	6,372	10.81%	14,949	11.91%	36,424	12.29%
Transportation	41	0.07%	222	0.18%	356	0.12%
Retail	3,390	5.75%	7,879	6.28%	18,866	6.37%
Wholesale	681	1.16%	1,773	1.41%	5,074	1.71%
Manufacturing	3,309	5.61%	5,873	4.68%	15,550	5.25%
Production	4,203	7.13%	7,872	6.27%	19,505	6.58%
Construction	1,374	2.33%	3,968	3.16%	9,781	3.30%
Utilities	3,964	6.72%	7,815	6.23%	18,274	6.17%
Agriculture & Mining	233	0.40%	435	0.35%	1,094	0.37%
Farming, Fishing, Forestry	0	0.00%	11	0.01%	77	0.03%
Other Services	1,515	2.57%	3,636	2.90%	7,663	2.59%
2024 Worker Travel Time to Job	27,332		58,939		139,433	
<30 Minutes	13,866	50.73%	29,324	49.75%	70,276	50.40%
30-60 Minutes	11,631	42.55%	25,396	43.09%	58,138	41.70%
60+ Minutes	1,835	6.71%	4,219	7.16%	11,019	7.90%
2020 Households by HH Size	19,420		39,819		96,105	
1-Person Households	3,404	17.53%	6,579	16.52%	17,015	17.70%
2-Person Households	5,094	26.23%	10,883	27.33%	27,758	28.88%
3-Person Households	3,563	18.35%	7,472	18.76%	17,790	18.51%
4-Person Households	4,006	20.63%	8,146	20.46%	18,564	19.32%
5-Person Households	2,047	10.54%	4,118	10.34%	9,163	9.53%
6-Person Households	834	4.29%	1,664	4.18%	3,693	3.84%
7 or more Person Households	472	2.43%	957	2.40%	2,122	2.21%
2024 Average Household Size	3.00		3.00		2.90	
Households						
2029 Projection	19,675		41,897		102,760	
2024 Estimate	18,822		39,851		97,504	
2020 Census	19,420		39,819		96,104	
Growth 2024 - 2029	4.53%		5.13%		5.39%	
Growth 2020 - 2024	-3.08%		0.08%		1.46%	

DEMOGRAPHICS

Demographic Detail Report

Alliance Pediatrics						
9445 N Beach St, Keller, TX 76244						
Radius	2 Mile		3 Mile		5 Mile	
2024 Households by HH Income	18,823		39,851		97,505	
<\$25,000	1,183	6.28%	2,080	5.22%	6,232	6.39%
\$25,000 - \$50,000	1,979	10.51%	4,368	10.96%	11,783	12.08%
\$50,000 - \$75,000	2,533	13.46%	6,045	15.17%	15,871	16.28%
\$75,000 - \$100,000	3,384	17.98%	7,106	17.83%	17,712	18.17%
\$100,000 - \$125,000	2,320	12.33%	5,145	12.91%	12,715	13.04%
\$125,000 - \$150,000	2,388	12.69%	4,747	11.91%	9,724	9.97%
\$150,000 - \$200,000	2,569	13.65%	5,451	13.68%	11,398	11.69%
\$200,000+	2,467	13.11%	4,909	12.32%	12,070	12.38%
2024 Avg Household Income	\$124,752		\$123,079		\$118,741	
2024 Med Household Income	\$103,583		\$101,586		\$95,983	
2024 Occupied Housing	18,822		39,851		97,504	
Owner Occupied	12,433	66.06%	27,581	69.21%	68,126	69.87%
Renter Occupied	6,389	33.94%	12,270	30.79%	29,378	30.13%
2020 Housing Units	19,808		42,213		103,624	
1 Unit	14,941	75.43%	33,913	80.34%	84,445	81.49%
2 - 4 Units	703	3.55%	904	2.14%	1,962	1.89%
5 - 19 Units	2,027	10.23%	2,989	7.08%	8,221	7.93%
20+ Units	2,137	10.79%	4,407	10.44%	8,996	8.68%
2024 Housing Value	12,434		27,581		68,124	
<\$100,000	157	1.26%	617	2.24%	1,795	2.63%
\$100,000 - \$200,000	817	6.57%	2,839	10.29%	8,743	12.83%
\$200,000 - \$300,000	5,884	47.32%	12,553	45.51%	27,007	39.64%
\$300,000 - \$400,000	3,577	28.77%	7,396	26.82%	16,262	23.87%
\$400,000 - \$500,000	1,209	9.72%	2,636	9.56%	8,016	11.77%
\$500,000 - \$1,000,000	790	6.35%	1,505	5.46%	5,497	8.07%
\$1,000,000+	0	0.00%	35	0.13%	804	1.18%
2024 Median Home Value	\$289,105		\$282,326		\$287,102	
2024 Housing Units by Yr Built	20,535		43,388		105,466	
Built 2010+	4,963	24.17%	11,654	26.86%	27,314	25.90%
Built 2000 - 2010	10,450	50.89%	17,644	40.67%	34,963	33.15%
Built 1990 - 1999	3,516	17.12%	7,721	17.80%	19,350	18.35%
Built 1980 - 1989	846	4.12%	4,290	9.89%	13,781	13.07%
Built 1970 - 1979	622	3.03%	1,629	3.75%	6,993	6.63%
Built 1960 - 1969	29	0.14%	114	0.26%	1,833	1.74%
Built 1950 - 1959	69	0.34%	208	0.48%	741	0.70%
Built <1949	40	0.19%	128	0.30%	491	0.47%
2024 Median Year Built	2004		2004		2002	

DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report

1 mile radius

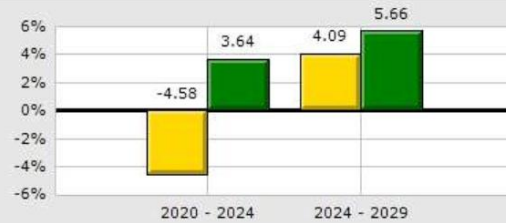
Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

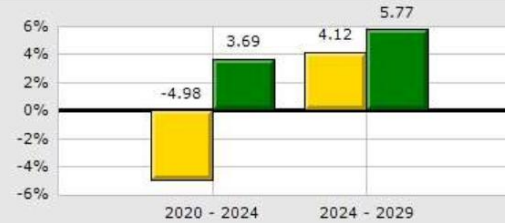
Type: **Class B Office/Medical**
County: **Tarrant**

■ 1 Mile
■ County

Population Growth



Household Growth



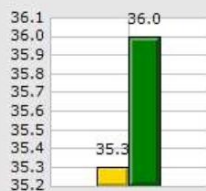
2024 Med Household Inc



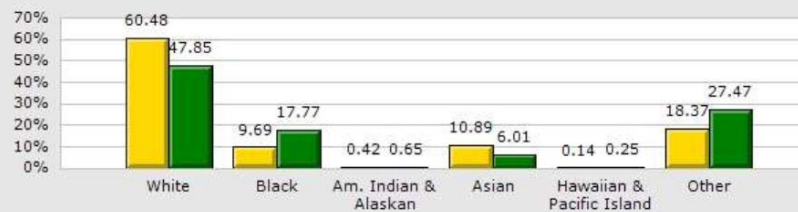
2024 Households by Household Income



2024 Median Age



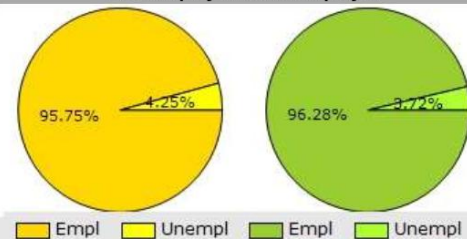
2024 Population by Race



2024 Renter vs. Owner



2024 Employed vs. Unemployed



DEMOGRAPHIC MARKET COMPARISON

Demographic Market Comparison Report		1 mile radius		
Alliance Pediatrics				
9445 N Beach St, Keller, TX 76244				
Type:	Class B Office/Medical			
County:	Tarrant			
	1 Mile		County	
Population Growth				
Growth 2020 - 2024	-4.58%		3.64%	
Growth 2024 - 2029	4.09%		5.66%	
Empl	9,712	95.75%	1,134,600	96.28%
Unempl	431	4.25%	43,839	3.72%
2024 Population by Race				
	18,836		2,187,374	
White	11,392	60.48%	1,046,568	47.85%
Black	1,825	9.69%	388,729	17.77%
Am. Indian & Alaskan	80	0.42%	14,206	0.65%
Asian	2,052	10.89%	131,438	6.01%
Hawaiian & Pacific Island	26	0.14%	5,540	0.25%
Other	3,461	18.37%	600,893	27.47%
Household Growth				
Growth 2020 - 2024	-4.98%		3.69%	
Growth 2024 - 2029	4.12%		5.77%	
Renter Occupied	1,266	22.09%	330,195	41.86%
Owner Occupied	4,464	77.91%	458,629	58.14%
2024 Households by Household Income				
	5,729		788,824	
Income <\$25K	240	4.19%	106,785	13.54%
Income \$25K - \$50K	433	7.56%	161,711	20.50%
Income \$50K - \$75K	381	6.65%	137,775	17.47%
Income \$75K - \$100K	1,358	23.70%	109,266	13.85%
Income \$100K - \$125K	468	8.17%	80,126	10.16%
Income \$125K - \$150K	807	14.09%	56,213	7.13%
Income \$150K - \$200K	871	15.20%	61,495	7.80%
Income \$200K+	1,171	20.44%	75,453	9.57%
2024 Med Household Inc	\$124,171		\$72,720	
2024 Median Age	35.30		36.00	

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,000 SF**
 Typical Floor: **8,000 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Description	2020	2024	2029
Population	19,742	18,837	19,607
Age 0 - 4	1,294 6.55%	1,124 5.97%	1,133 5.78%
Age 5 - 9	1,814 9.19%	1,423 7.55%	1,225 6.25%
Age 10 - 14	2,099 10.63%	1,803 9.57%	1,486 7.58%
Age 15 - 19	1,742 8.82%	1,767 9.38%	1,684 8.59%
Age 20 - 24	988 5.00%	1,304 6.92%	1,617 8.25%
Age 25 - 29	843 4.27%	946 5.02%	1,320 6.73%
Age 30 - 34	1,148 5.82%	984 5.22%	1,089 5.55%
Age 35 - 39	1,552 7.86%	1,255 6.66%	1,095 5.58%
Age 40 - 44	1,790 9.07%	1,578 8.38%	1,297 6.61%
Age 45 - 49	1,862 9.43%	1,659 8.81%	1,501 7.66%
Age 50 - 54	1,372 6.95%	1,474 7.83%	1,543 7.87%
Age 55 - 59	979 4.96%	1,083 5.75%	1,359 6.93%
Age 60 - 64	700 3.55%	782 4.15%	1,059 5.40%
Age 65 - 69	507 2.57%	559 2.97%	770 3.93%
Age 70 - 74	487 2.47%	441 2.34%	549 2.80%
Age 75 - 79	279 1.41%	327 1.74%	392 2.00%
Age 80 - 84	163 0.83%	191 1.01%	260 1.33%
Age 85+	126 0.64%	137 0.73%	226 1.15%
Age 15+	14,538 73.64%	14,487 76.91%	15,761 80.38%
Age 20+	12,796 64.82%	12,720 67.53%	14,077 71.80%
Age 65+	1,562 7.91%	1,655 8.79%	2,197 11.21%
Median Age	35	35	36
Average Age	33.30	34.50	36.50
Population By Race	19,742	18,837	19,607
White	12,171 61.65%	11,392 60.48%	11,863 60.50%
Black	1,831 9.27%	1,825 9.69%	1,895 9.66%
Am. Indian & Alaskan	126 0.64%	79 0.42%	82 0.42%
Asian	2,142 10.85%	2,053 10.90%	2,138 10.90%
Hawaiian & Pacific Islander	25 0.13%	27 0.14%	27 0.14%
Other	3,429 17.37%	3,461 18.37%	3,601 18.37%

DEMOGRAPHIC TREND REPORT

Demographic Trend Report

1 Mile Radius

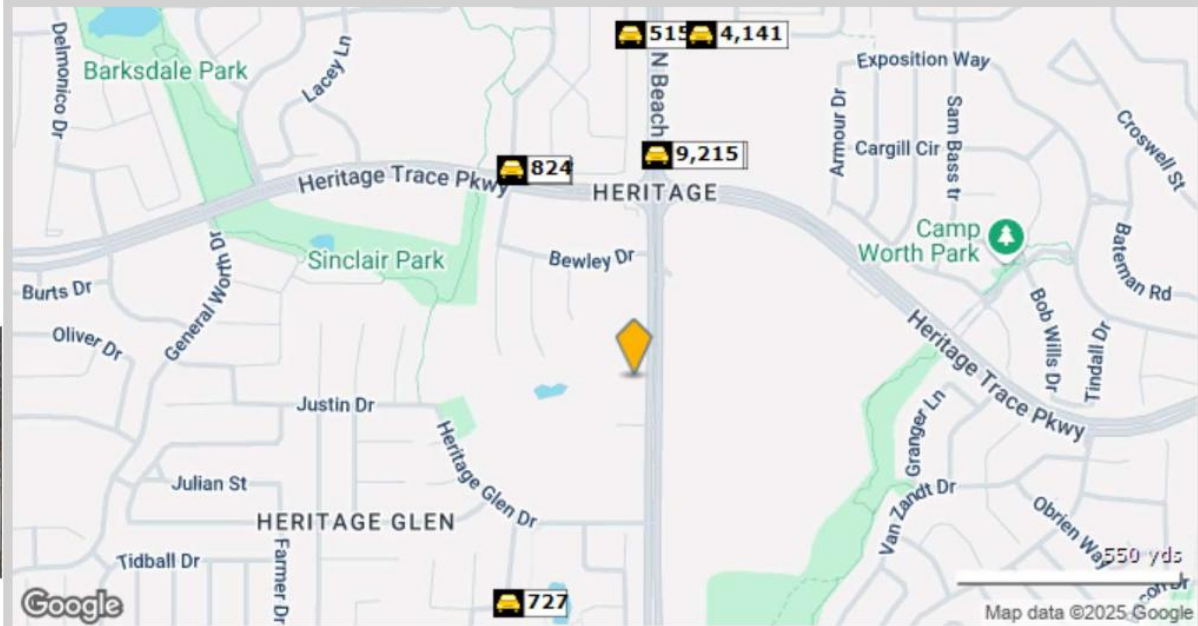
Alliance Pediatrics			
9445 N Beach St, Keller, TX 76244			
Description	2020	2024	2029
Population by Race (Hispanic)	3,415	3,429	3,565
White	924 27.06%	810 23.62%	842 23.62%
Black	70 2.05%	72 2.10%	73 2.05%
Am. Indian & Alaskan	54 1.58%	51 1.49%	52 1.46%
Asian	19 0.56%	23 0.67%	24 0.67%
Hawaiian & Pacific Islander	1 0.03%	2 0.06%	2 0.06%
Other	2,346 68.70%	2,471 72.06%	2,571 72.12%
Household by Household Income	6,031	5,729	5,966
<\$25,000	530 8.79%	240 4.19%	250 4.19%
\$25,000 - \$50,000	475 7.88%	433 7.56%	479 8.03%
\$50,000 - \$75,000	479 7.94%	381 6.65%	438 7.34%
\$75,000 - \$100,000	1,426 23.64%	1,358 23.70%	1,379 23.11%
\$100,000 - \$125,000	512 8.49%	468 8.17%	507 8.50%
\$125,000 - \$150,000	776 12.87%	807 14.09%	833 13.96%
\$150,000 - \$200,000	828 13.73%	871 15.20%	887 14.87%
\$200,000+	1,005 16.66%	1,171 20.44%	1,193 20.00%
Average Household Income	\$132,848	\$146,695	\$144,939
Median Household Income	\$105,151	\$124,171	\$121,547

Traffic Count Report

Alliance Pediatrics

9445 N Beach St, Keller, TX 76244

Building Type: **Class B Office**
 Class: **B**
 RBA: **8,000 SF**
 Typical Floor: **8,000 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 N Beach St	Heritage TrcePkw	0.05 S	2025	9,280	MPSI	.32
2 N Beach St	Heritage TrcePkw	0.05 S	2024	9,215	MPSI	.32
3 Sinclair St	Heritage TrcePkw	0.00 S	2024	817	MPSI	.34
4 Sinclair St	Heritage TrcePkw	0.00 S	2025	824	MPSI	.34
5 Centennial Dr	Tranquility Dr	0.01 S	2025	733	MPSI	.36
6 Centennial Dr	Tranquility Dr	0.01 S	2024	727	MPSI	.36
7 McFarring Dr	Alta Vista Rd	0.00 W	2024	511	MPSI	.49
8 McFarring Dr	Alta Vista Rd	0.00 W	2025	515	MPSI	.49
9 Alta Vista Rd	Appletree Way	0.05 E	2024	4,109	MPSI	.50
10 Alta Vista Rd	Appletree Way	0.05 E	2025	4,141	MPSI	.50