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FOR SALE & FOR LEASE
TURNKEY FREESTANDING ER

FORT WORTH, TEXAS

2710 Western Center Blvd

Fort Worth, TX 76131

5,417 SF Freestanding ER • Sale Price: Contact Broker • Lease $55.00/SF + NNN

THE OFFERING

A turnkey freestanding emergency room in fast-growing North Fort Worth.

Partners is pleased to offer 2710 Western Center Boulevard, a 5,417 SF freestanding medical building purpose-built in 2008 as a licensed emergency room, available for sale or lease. The single-story stucco-and-stone building sits on 0.59 acres with ample surface parking and is delivered turnkey with hospital-grade infrastructure — an ambulance bay, new 2025 HVAC and generator, nurse call, medical gas, vacuum pump, and copper plumbing — well suited for an ER, urgent care, imaging, or specialty healthcare user.

Contact Broker	$55 / SF	5,417 SF
Sale Price	Lease + est. $12.00 NNN	Freestanding · 0.59 AC

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The property at a glance.

ADDRESS	2710 Western Center Blvd
CITY, STATE, ZIP	Fort Worth, TX 76131
PROPERTY TYPE	Medical · Freestanding ER
BUILDING SIZE	5,417 SF
LAND SIZE	0.59 Acres
YEAR BUILT	2008
CONSTRUCTION	One-Story Stucco & Stone
OWNERSHIP	Fee Simple
OCCUPANCY	Single-Tenant · Available
PARKING	±58 Surface Spaces
SALE PRICE	Contact Broker
LEASE RATE	$55.00/SF + NNN
ESTIMATED NNN	$12.00 / SF

BUILDING FEATURES

Turnkey, ER-grade infrastructure.

DELIVERED TURNKEY

Move-in-ready for a healthcare operator — minimal capital to reopen.

Ambulance Bay NEW

Covered bay with direct access for emergency intake.

HVAC NEW

Installed 2025 — sized for continuous clinical operation.

Generator NEW

Installed 2025 — backup power for life-safety and critical systems.

Nurse Call System

Integrated throughout patient rooms and treatment areas.

Medical Gas

In-wall lines plumbed to clinical rooms.

Vacuum Pump

Central medical vacuum serving procedure spaces.

Copper Plumbing

Durable copper supply plumbing throughout.

Offered for sale or for lease.

2710 WESTERN CENTER BLVD

5,417 SF freestanding pad on 0.59 acres in North Fort Worth.

FOR SALE

Contact Broker

Sale pricing available upon request

Building Size	5,417 SF · 0.59 AC
Ownership	Fee Simple · Turnkey

FOR LEASE

$55.00 / SF

Plus NNN · operating expenses on request

Occupancy	Single-Tenant
Availability	Immediate

Operating expense estimates are being finalized and are available upon request. Contact the listing team for a full financial package and to schedule a tour.

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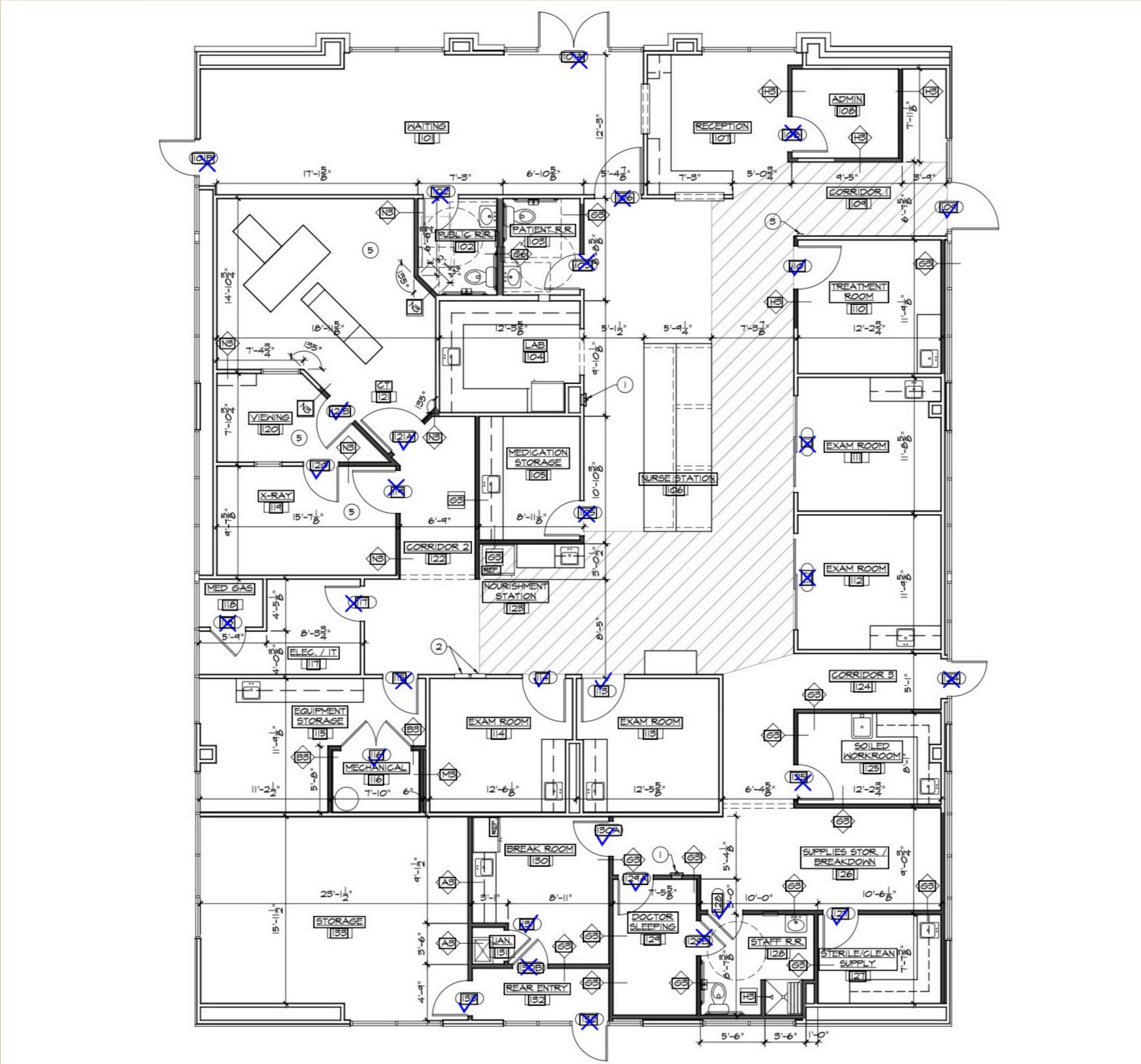
5,417 SF purpose-built ER layout.



CLINICAL

Multiple exam & treatment rooms, trauma/procedure space, lab, imaging (CT / X-Ray), and a central nurse station.

SUPPORT

Medication & medical-gas storage, sterile/clean supply, soiled workroom, staff rooms, and doctor sleeping quarters.

FRONT OF HOUSE

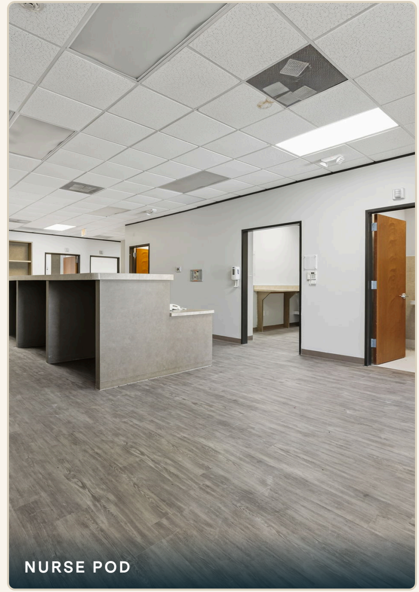
Patient waiting, reception, admin offices, and public and patient restrooms.

Floor plan for illustration; not to scale. Verify all dimensions.

Built out and move-in ready.

IMAGING / X-RAY

PROCESSING ROOM



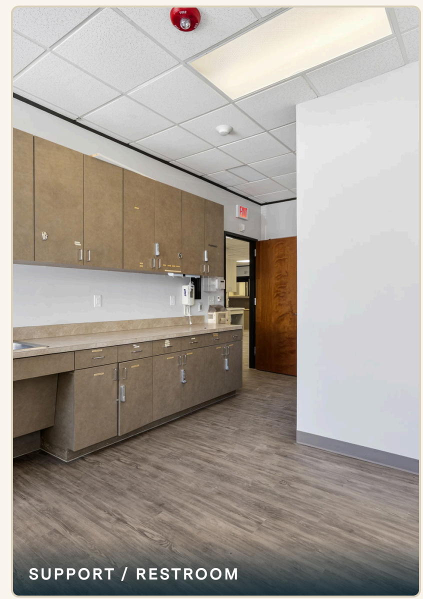
NURSE POD

RECEPTION / STATION

CLINICAL AREA

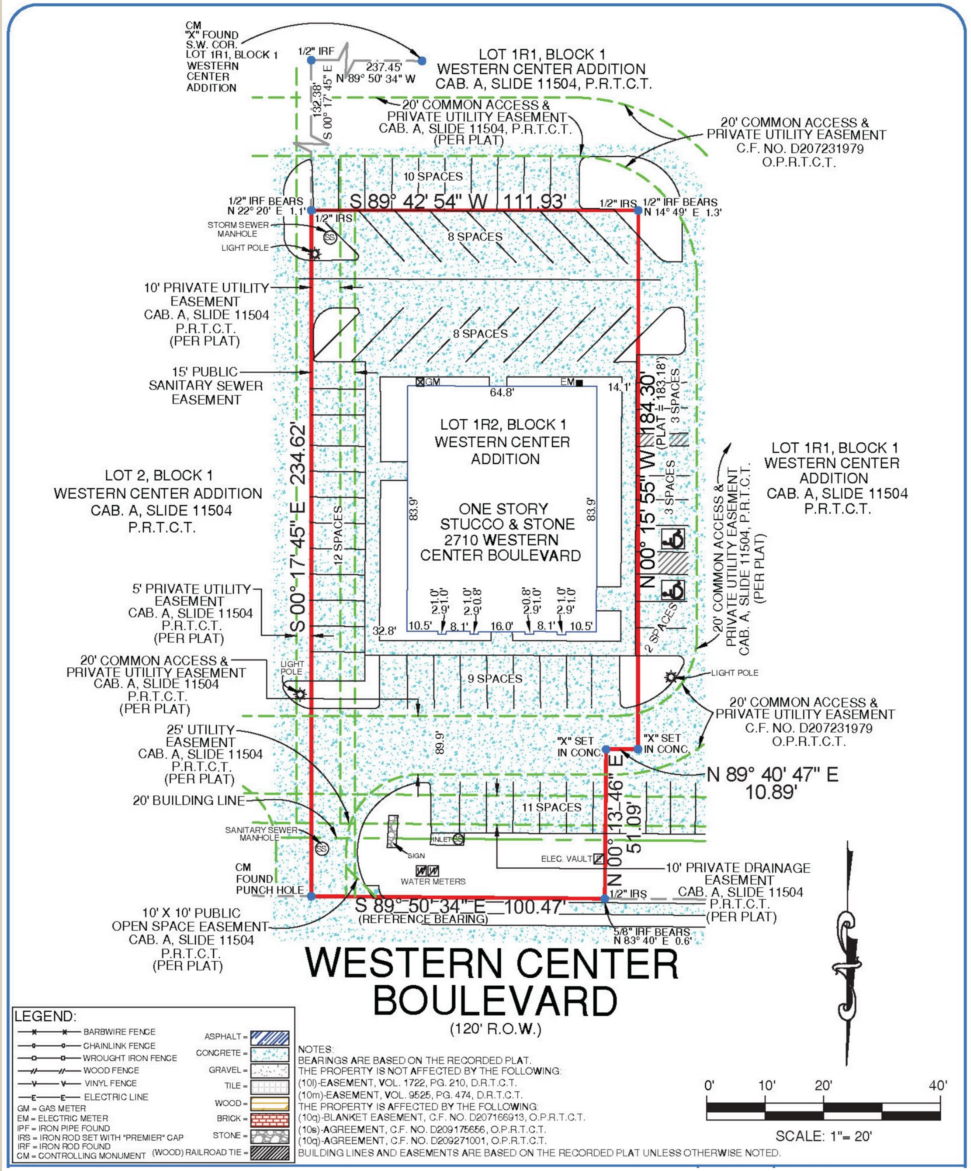
PROCEDURE ROOM

PHARMACY / SUPPLY



SUPPORT / RESTROOM

Freestanding pad on Western Center Blvd.



The building occupies its own platted lot (Lot 1R2, Block 1, Western Center Addition) with frontage on Western Center Boulevard, a 120-foot right-of-way, plus dedicated and shared surface parking on three sides — ideal drive-up access and circulation for emergency and outpatient traffic.

Land size	0.59 AC
Building footprint	~64.8′ × 83.9′
Surface parking	±58 spaces
Frontage	Western Center Blvd

LOCATION

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North Fort Worth's growth corridor.

ACCESS

Minutes from I-35W and Loop 820 with strong Western Center Blvd visibility and traffic.

HEALTHCARE CLUSTER

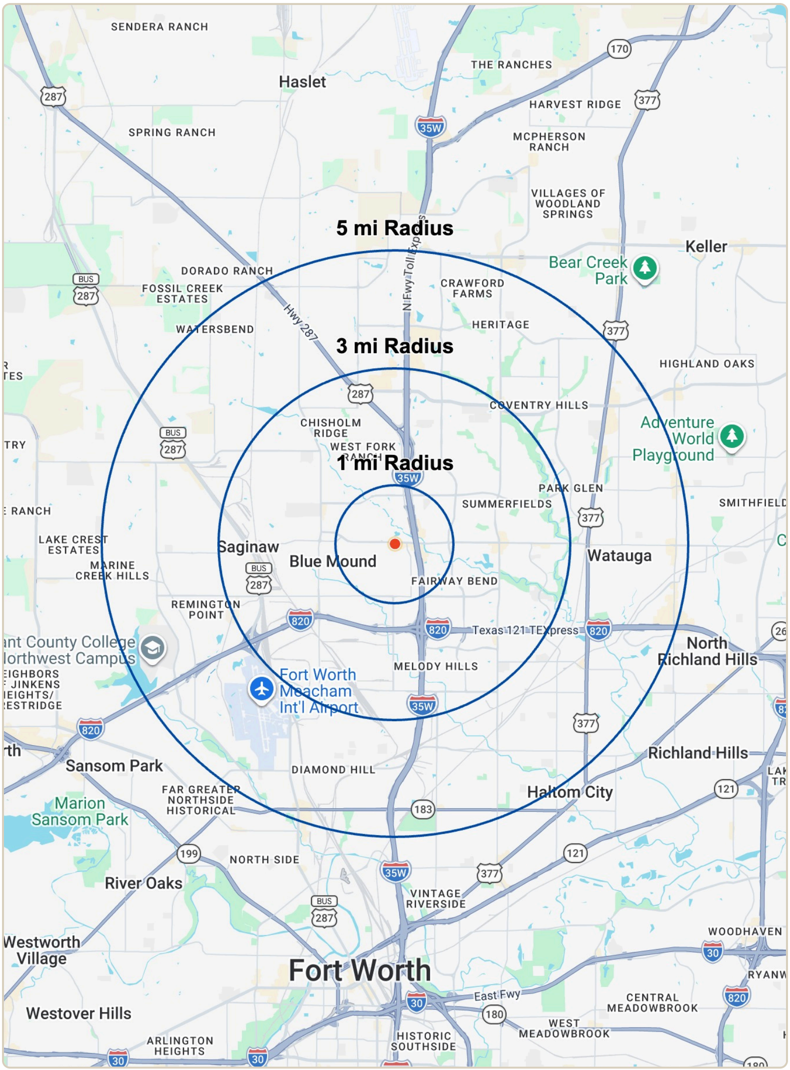
Near Medical City Healthcare and outpatient providers serving North Fort Worth & Alliance.

RETAIL & ROOFTOPS

H-E-B, Target, Costco, and Kroger anchor a fast-growing residential trade area.

A fast-growing North Fort Worth trade area.

293,200	+5.3%	$108K	64.5%
Residents within 5 miles	Projected growth ’25–’30 (5 mi)	Avg. household income (5 mi)	Owner-occupied homes (5 mi)



	1 MILE	3 MILES	5 MILES
2025 Population	16,879	97,160	293,200
2030 Projection	17,724	102,188	308,635
2025 Households	6,206	34,263	98,593
Avg. HH Income	$106,019	$106,004	$108,083
Median HH Income	$84,751	$89,677	$89,591
Median Home Value	$328,743	$313,901	$314,030
Median Age	35.0	35.2	34.9

Source: CoStar.

CONTACT

For more information, contact the team.

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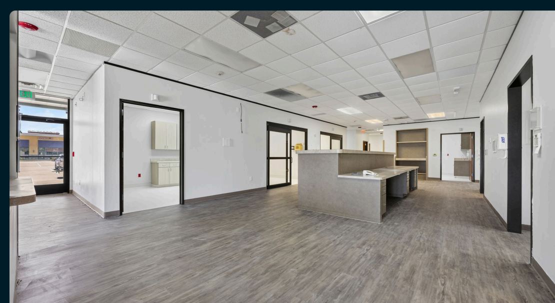

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TYPES OF REAL ESTATE LICENSE HOLDERS

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

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

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; 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.

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 and inform the owner of any material information about the property or transaction known by the agent.

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 and inform the buyer of any material information known by the agent.

AS AGENT FOR BOTH — INTERMEDIARY

To act as an intermediary, the broker must first obtain the written agreement of each party. An intermediary must treat all parties impartially and fairly. License holder fees are not set by law and are fully negotiable.

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