



**New Construction | Class A Medical Office**

For Lease | 1,200 - 17,521 SF

**6844 Harris Parkway**  
Fort Worth, TX 76132

For leasing information:

**Chris Lipscomb**

214.237.5022

[chris.lipscomb@transwestern.com](mailto:chris.lipscomb@transwestern.com)

**Jason Harrell**

817.266.3103

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## Property Highlights

- New construction opened in 2024
- Class A medical office
- 1,200 - 17,521 SF available
- Monument signage available
- Abundant parking
- Porte-cochere at entry

## Location Advantages

- Conveniently located on Harris Parkway and a short distance from Chisholm Trail
- Across the street from Texas Health Southwest Fort Worth
- Close proximity to hospital, multiple medical amenities and referral sources
- Half a mile from Mira Vista, Tavolo Park, and Trinity Valley School
- Several surgery centers located within half a mile

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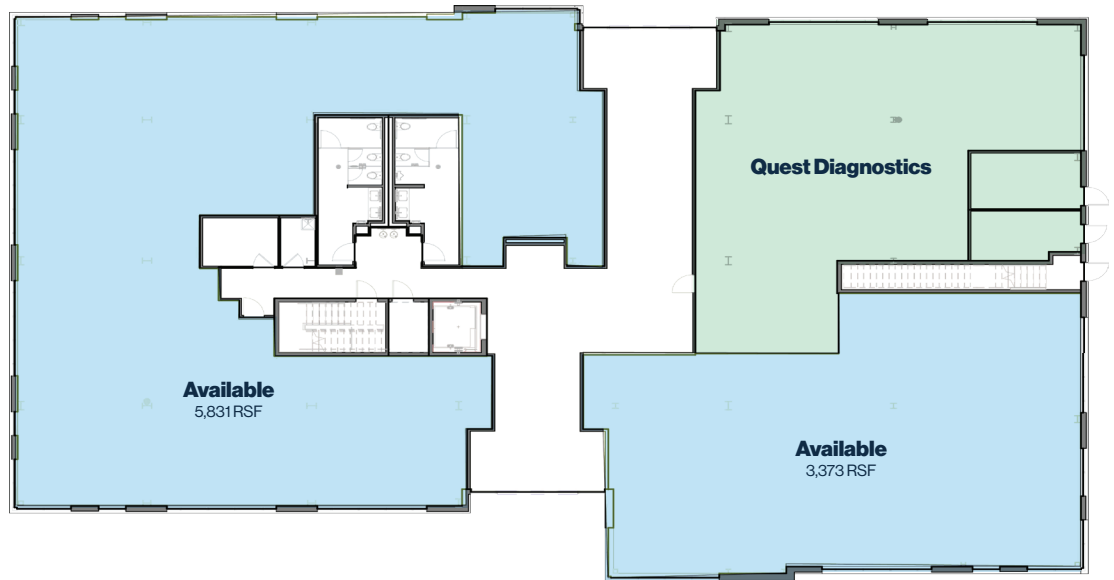
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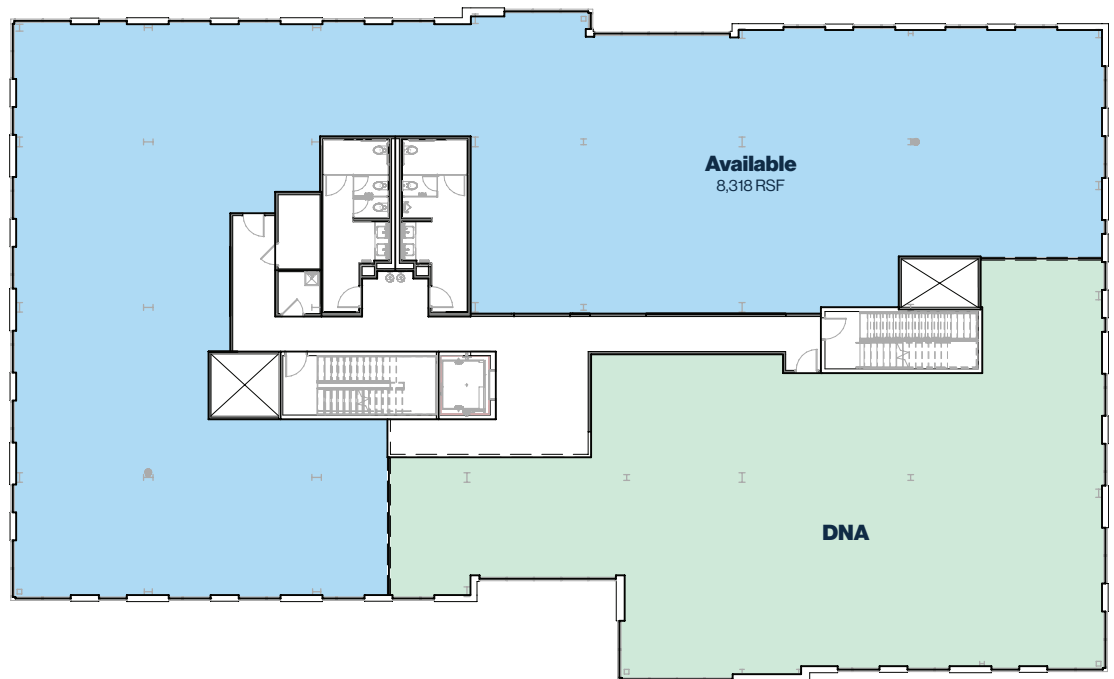
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# Floorplans

First Floor:



Second Floor:



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Demographics	5 minute drive	10 minute drive	15 minute drive
2024 Total Population	19,955	131,006	392,619
2029 Projected Total Population	21,383	139,902	417,052
2024-2029 Projected Annual Growth Rate	20.2%	22.2%	22.9%
Population < 18	28.3%	27.2%	25.1%
Population 18-64	60.3%	61.0%	62.8%
Population 65+	19.4%	16.8%	14.3%
Average Household Income	\$97,423	\$113,798	\$103,834
Households earning \$100K+	32.4%	41.5%	35.7%

## Gap Analysis

Physician Type	FTEs in 5 Mile Drive	Indicated Demand	Gap
Dental	168	254	86
Internal Medicine	80	143	63
Surgery	20	61	41
Pediatrics	53	88	35
Radiology	15	49	34
Family Medicine	111	141	30
Psychiatry & Neurology	34	62	28
Emergency Medicine	27	52	25
Cardiology & Vascular	14	30	16
Obstetrics & Gynecology	35	50	15
Pathology	6	21	15
Hematology	4	11	7
Gastroenterology	10	17	7
Preventive Medicine	0	6	6
Renal	5	11	6
Podiatry	12	17	5
Otolaryngology	7	12	5
Critical Care	2	7	5
Endocrinology & Diabetes	3	7	4
Pulmonary	7	11	4
Rheumatology	2	6	4
Nuclear Medicine	0	3	3
Infectious Disease	5	7	2
Oncology	3	5	2
Hospitalist	10	12	2
Medical Genetics	0	1	1
Hospice & Palliative	0	1	1
Urology	11	11	0
Geriatrics	5	4	-1
Allergy & Immunology	6	5	-1
Anesthesiology	68	67	-1
Sleep	3	2	-1
Pain Medicine	6	4	-2
Sports Medicine	6	3	-3
Dermatology	19	13	-6
Vision	96	80	-16
Orthopedics	48	32	-16
Physical Medicine & Rehab	39	22	-17

### GAP DETECTED

Unmet demand will support new, relocating, and expanding practices.

### COMPETITION DETECTED

Providers should optimize location to maximize accessibility & patient experience.

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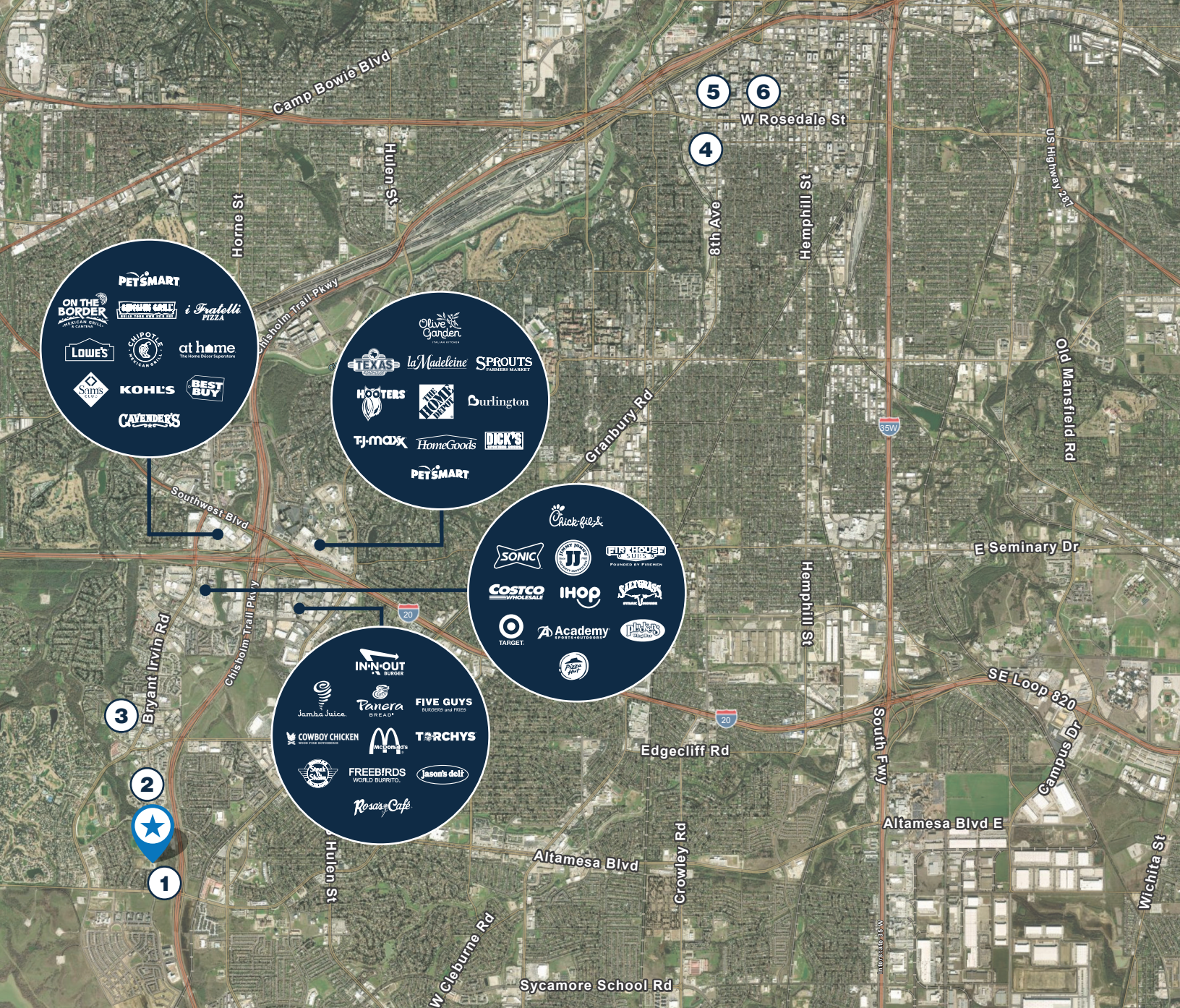
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## Nearby Medical Facilities

- |   |  |
|---|--|
| <p>① USMD Hospital at Fort Worth</p> <p>② Texas Health Southwest Fort Worth</p> <p>③ Kindred Hospital Tarrant County - Fort Worth Southwest</p> | <p>④ Baylor Scott &amp; White All Saints Medical Center</p> <p>⑤ Medical City Fort Worth</p> <p>⑥ Texas Health Harris Methodist Hospital</p> |
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