

MEDICAL PLAZA AT ALLIANCE

MEDICAL OFFICE AVAILABLE



10900 Founders Way, Fort Worth, TX 76244

 **TRANSWESTERN** REAL ESTATE SERVICES

ABOUT THE BUILDING

10900 FOUNDERS WAY

Features

-  New Class A Construction
-  2 story – 61,088 RSF
-  In growing Alliance Town Center
-  Situated on Texas Health Harris Methodist Alliance campus
-  On-site Surgery Center
-  Modern finishes
-  Strong Ownership
-  Monument Signage Available
-  4.00/1,000 RSF Surface Parking



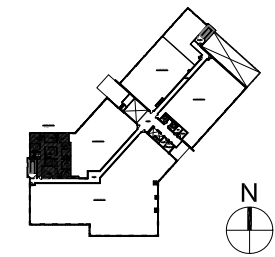
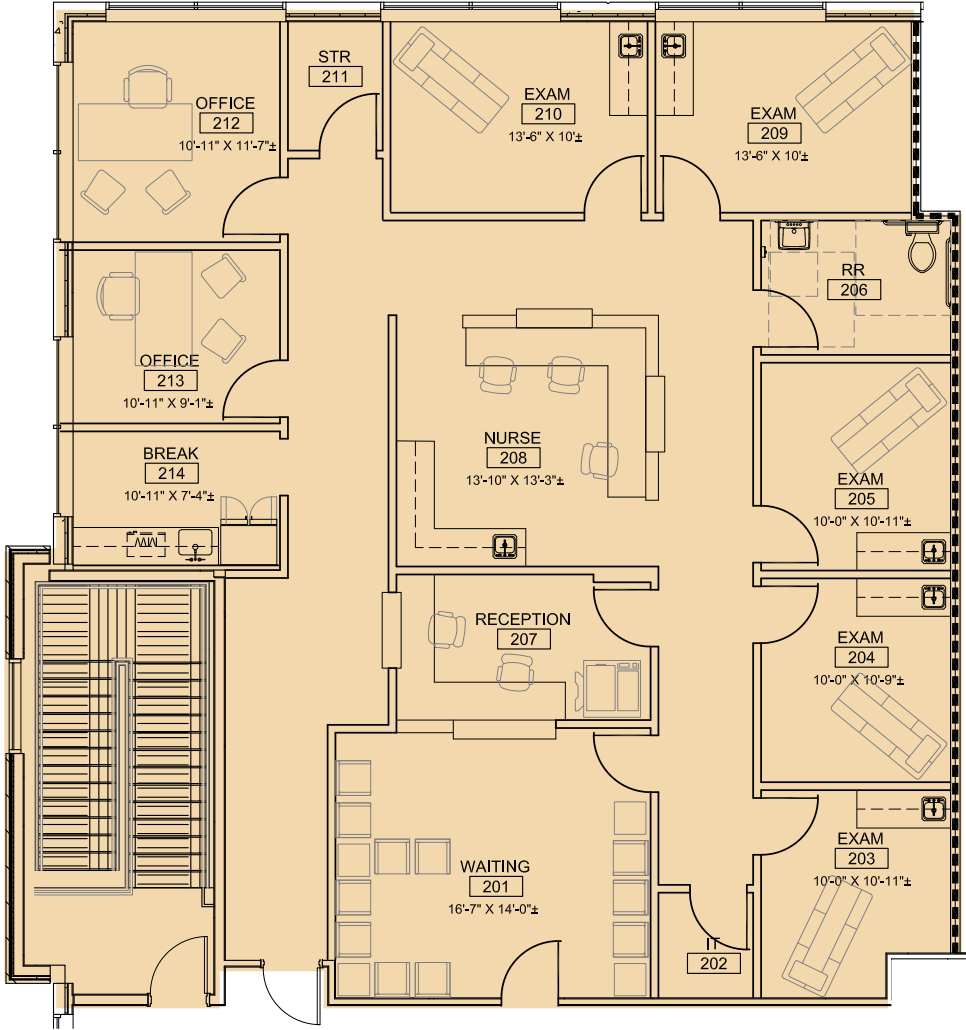
LEVEL TWO

AVAILABILITIES



CONCEPT FLOORPLAN

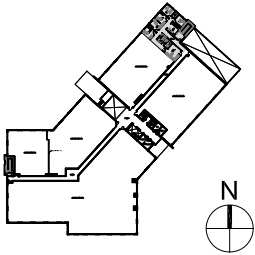
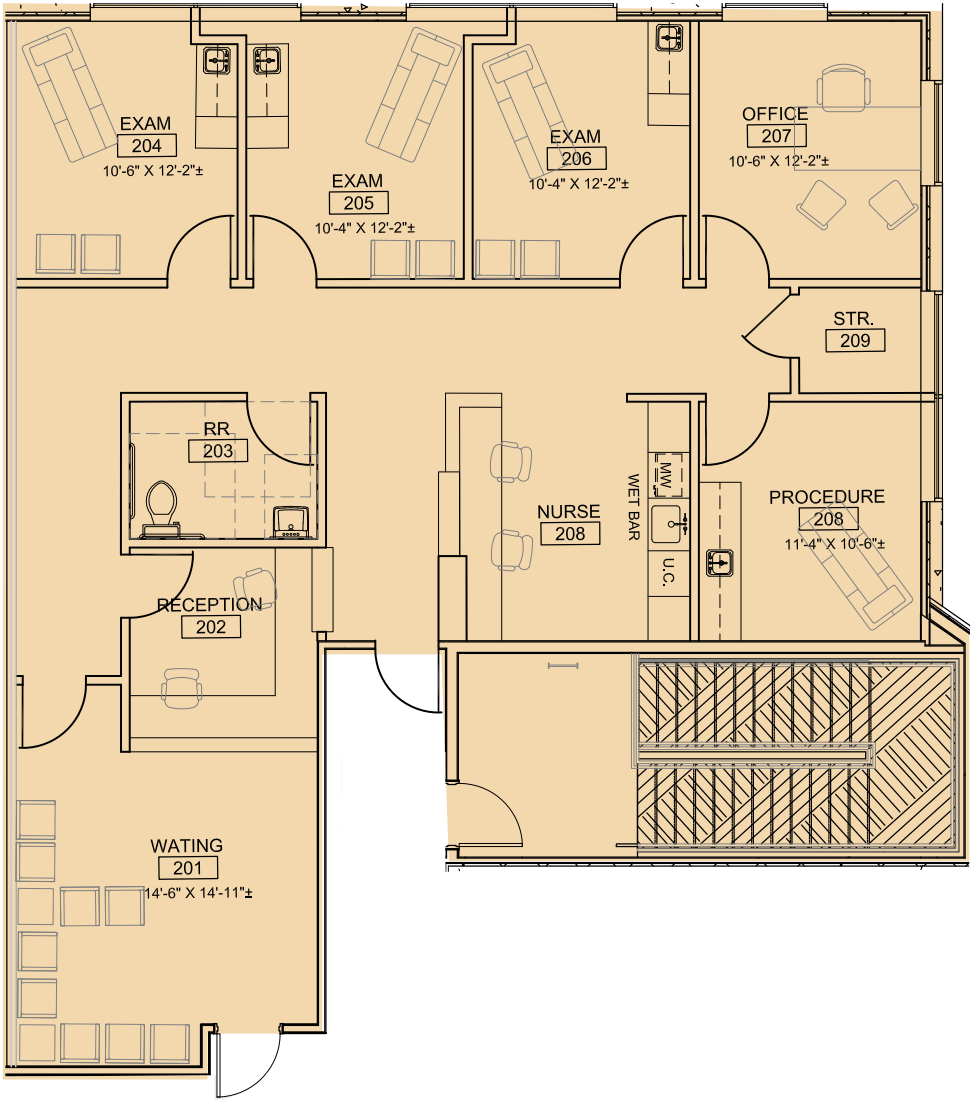
SUITE 200
2,415 RSF



KEY PLAN

CONCEPT FLOORPLAN

SUITE 202
1,612 RSF



KEY PLAN

ALLIANCE AREA

DEMOGRAPHICS

	15 minute drive	20 minute drive	DFW average
2022 Daytime Population	233,513	544,366	
2022 Resident Population	265,895	565,130	
2027 Resident Population	276,600	606,208	
2021-2026 Avg Annual Growth	0.79%	1.41%	1.06%
Population < 18	28.3%	27.2%	25.1%
Population 18-64	59.2%	62.4%	62.2%
Population 65+	12.5%	10.4%	12.7%
Average Income	\$125,181	\$122,741	\$112,622
Households earning \$100K+	50.1%	45.6%	39.4%

Medical Plaza at Alliance is a state of the art, two story medical office building optimally located on the campus of Texas Health Harris Methodist Hospital Alliance in Fort Worth. Featuring exceptional design and quality, this 65,000 square foot facility is anchored by an ambulatory surgery center joint ventured by Spine Team Texas and Texas Health Resources.

GAP ANALYSIS

Specialty	Providers in 5 mi Radius	Indicated Demand	Gap
Internal Medicine	27	139	112
Dental	142	241	99
Family Medicine	61	141	80
Surgery	9	89	80
Pediatrics	26	87	61
Anesthesiology	14	64	50
Emergency Medicine	5	53	48
Psychiatry & Neurology	14	61	47
Radiology	4	49	45
Obstetrics & Gynecology	7	51	44
Cardiology & Vascular	3	30	27
Vision	54	79	25
Pathology	1	20	19
Gastroenterology	2	17	15
Otolaryngology	0	12	12
Podiatry	6	18	12
Hematology	0	11	11
Urology	1	12	11
Renal	1	11	10
Pulmonary	3	11	8
Hospitalist	4	12	8
Infectious Disease	0	7	7
Dermatology	6	13	7
Endocrinology & Diabetes	1	7	6
Rheumatology	0	6	6
Critical Care	1	6	5
Oncology	0	5	5
Allergy & Immunology	0	5	5
Preventive Medicine	1	6	5
Geriatrics	0	4	4
Source: ReVista Med			0



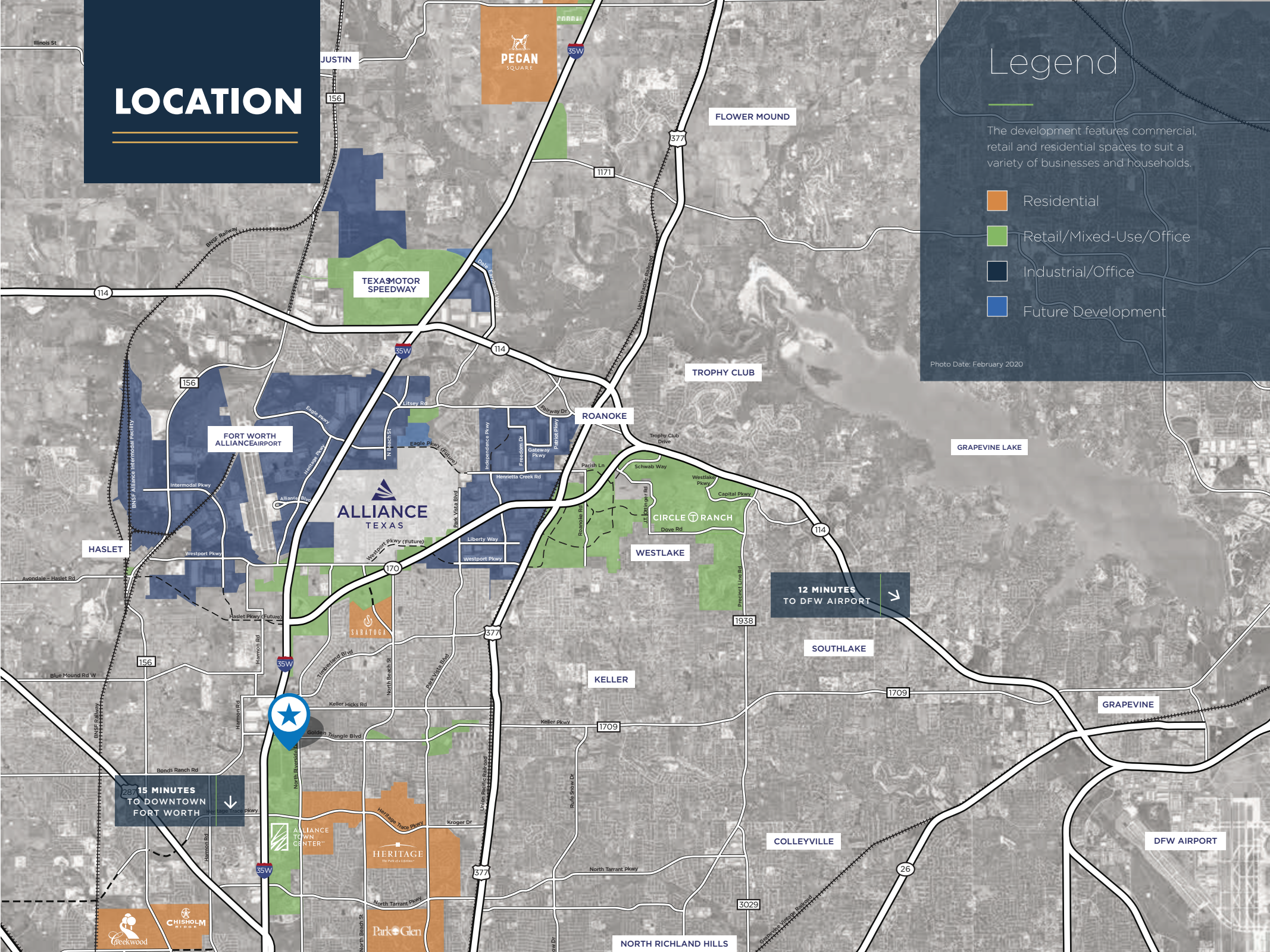
LOCATION

Legend

The development features commercial, retail and residential spaces to suit a variety of businesses and households.

- Residential
- Retail/Mixed-Use/Office
- Industrial/Office
- Future Development

Photo Date: February 2020



MEDICAL PLAZA AT ALLIANCE

LEASING INFORMATION

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