

# MEDICAL PLAZA AT ALLIANCE

**MEDICAL OFFICE AVAILABLE**






10900 Founders Way, Fort Worth, TX 76244

 **TRANSWESTERN** REAL ESTATE SERVICES

# ABOUT THE BUILDING

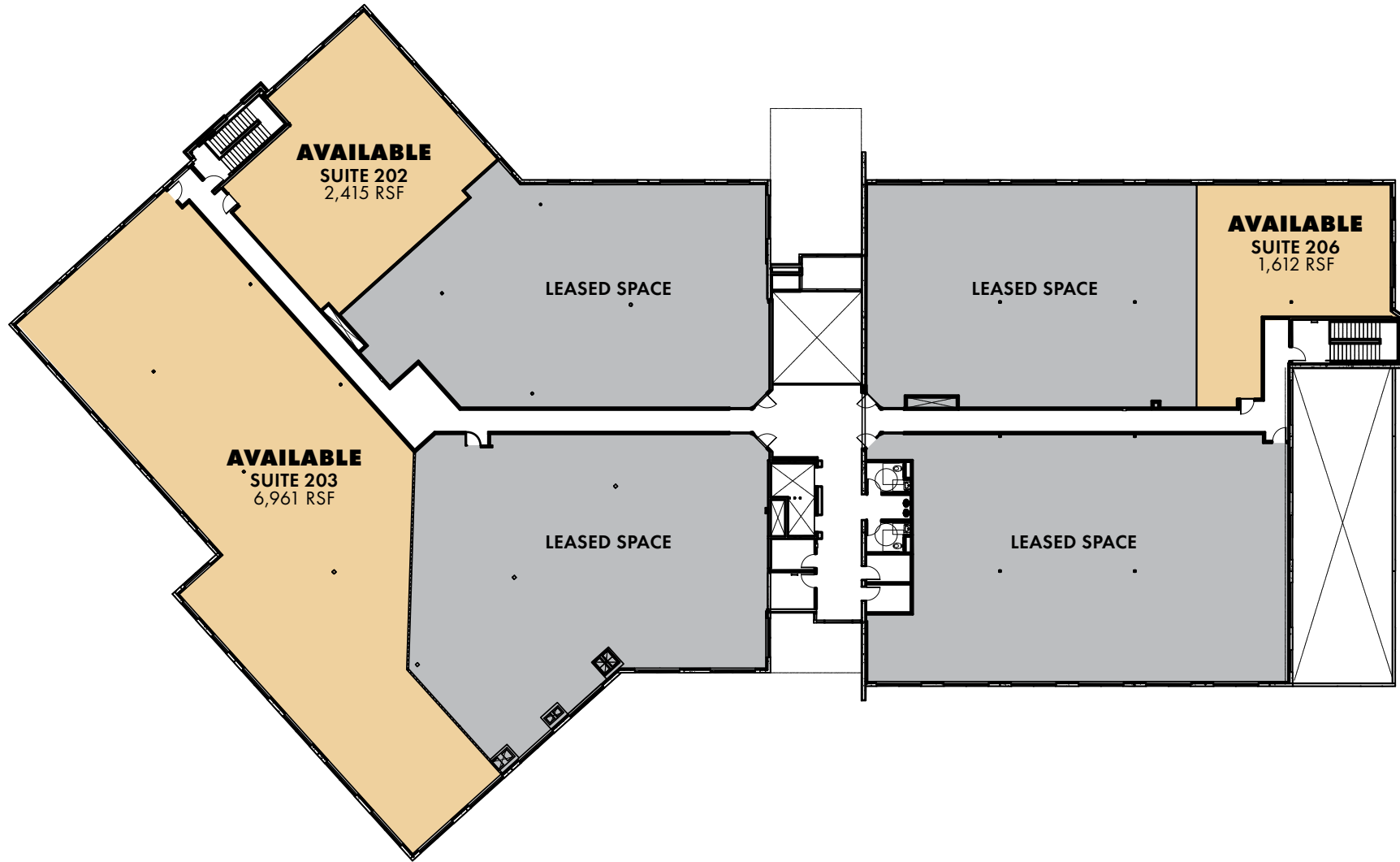
10900 FOUNDERS WAY

## 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



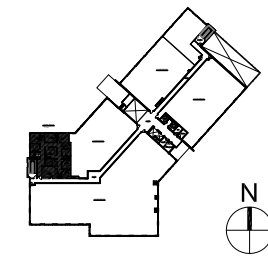
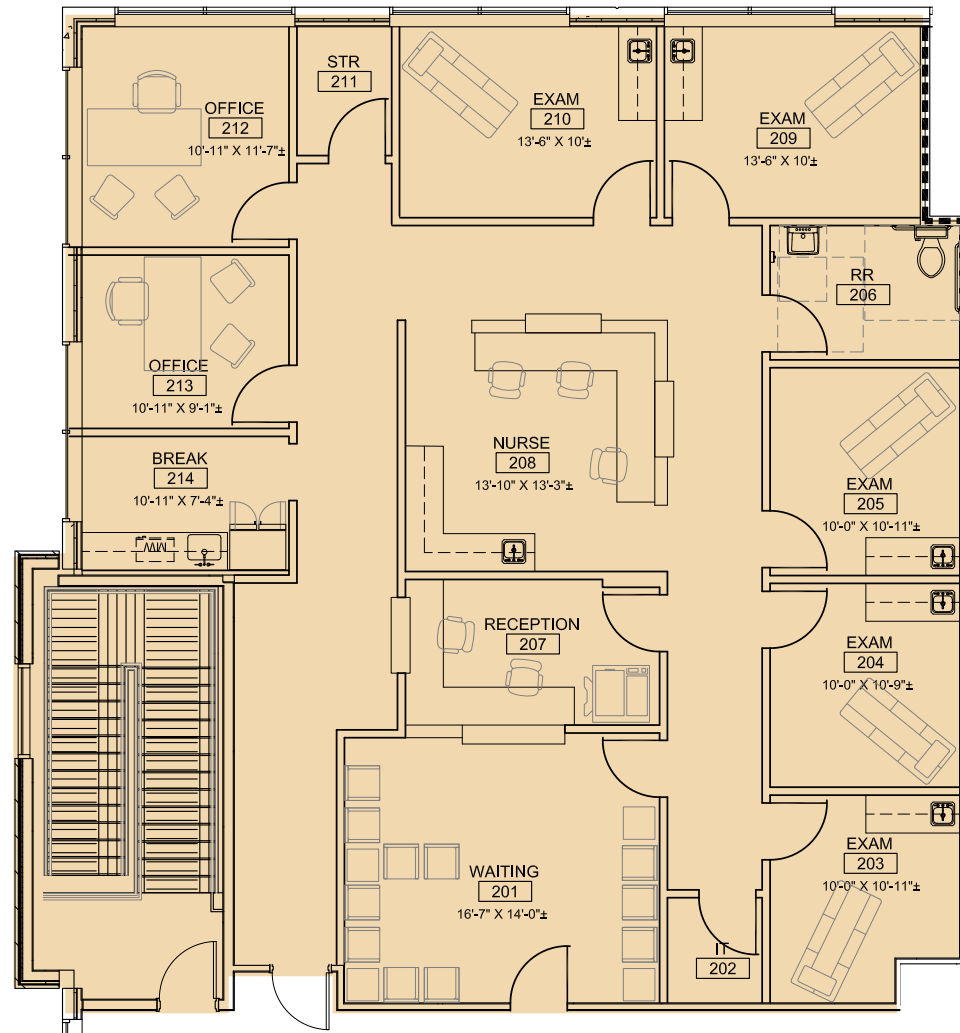
# LEVEL TWO AVAILABILITIES



# CONCEPT FLOORPLAN

**SUITE 202**

2,415 RSF

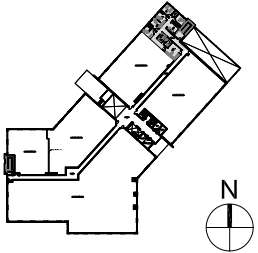
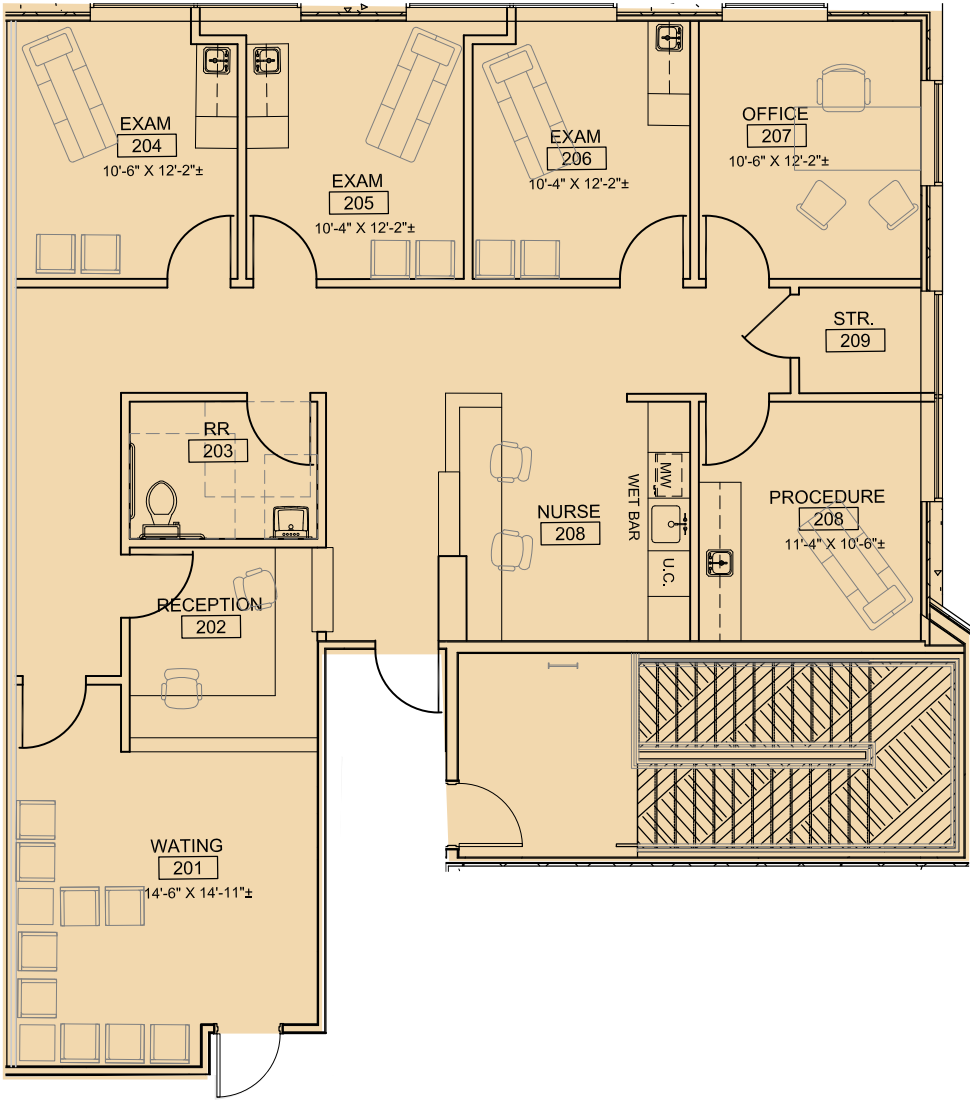


KEY PLAN

# CONCEPT FLOORPLAN

**SUITE 206**

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	
<b>2027 Resident Population</b>	<b>276,600</b>	<b>606,208</b>	
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%
<b>Population 65+</b>	<b>12.5%</b>	<b>10.4%</b>	<b>12.7%</b>
Average Income	\$125,181	\$122,741	\$112,622
<b>Households earning \$100K+</b>	<b>50.1%</b>	<b>45.6%</b>	<b>39.4%</b>

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



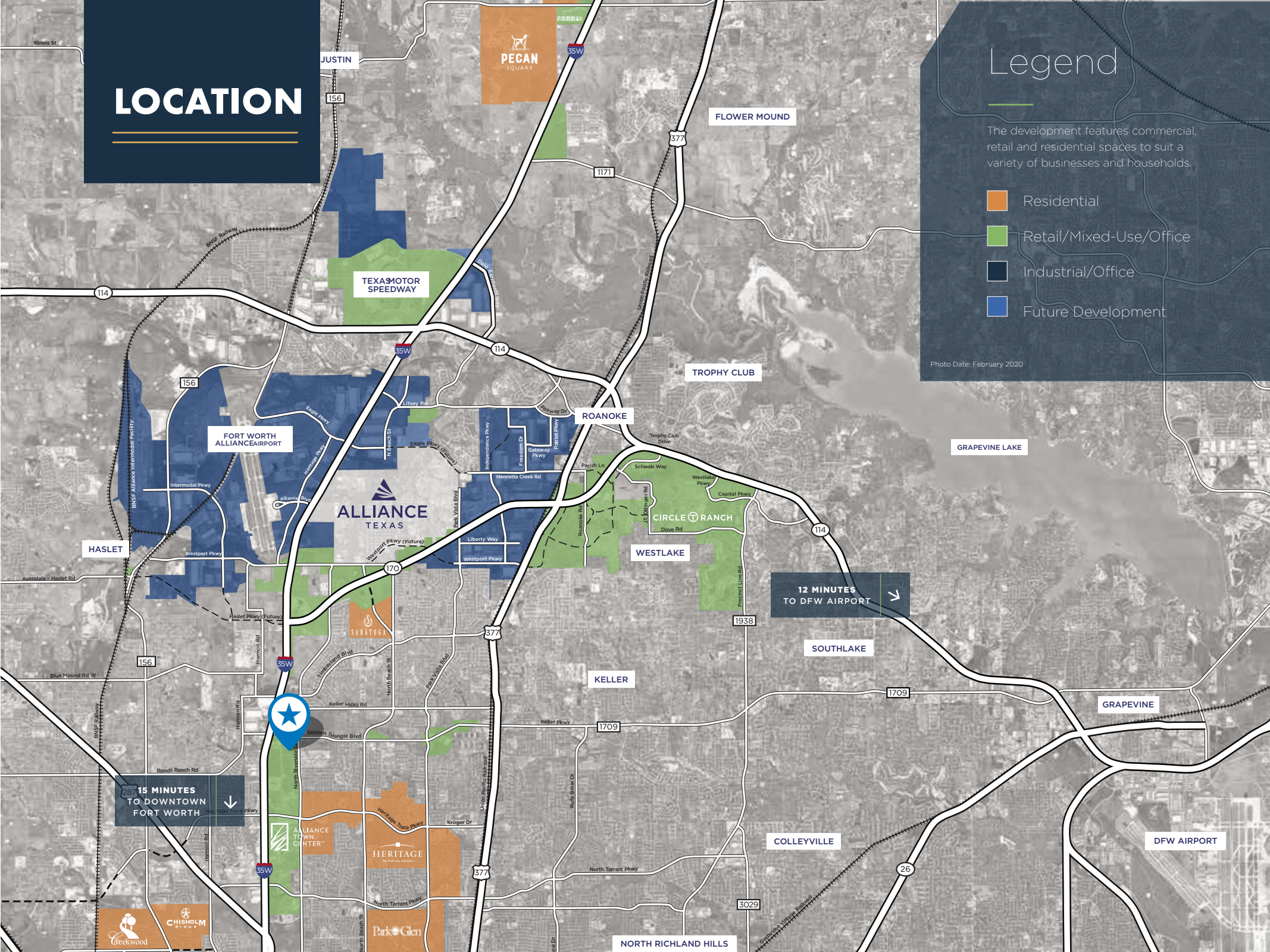
# LOCATION

## 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



15 MINUTES TO DOWNTOWN FORT WORTH

12 MINUTES TO DFW AIRPORT



# MEDICAL PLAZA AT ALLIANCE

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## LEASING INFORMATION

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