



WILLOW PARK
MEDICAL PLAZA

101,955 K SF Class A Medical Office Buildings

Directly adjacent to Texas Health Resources in West Fort Worth



A PROJECT BY:



JONES LANG LASALLE BROKERAGE INC.



WILLOW PARK
MEDICAL PLAZA



THE PROJECT

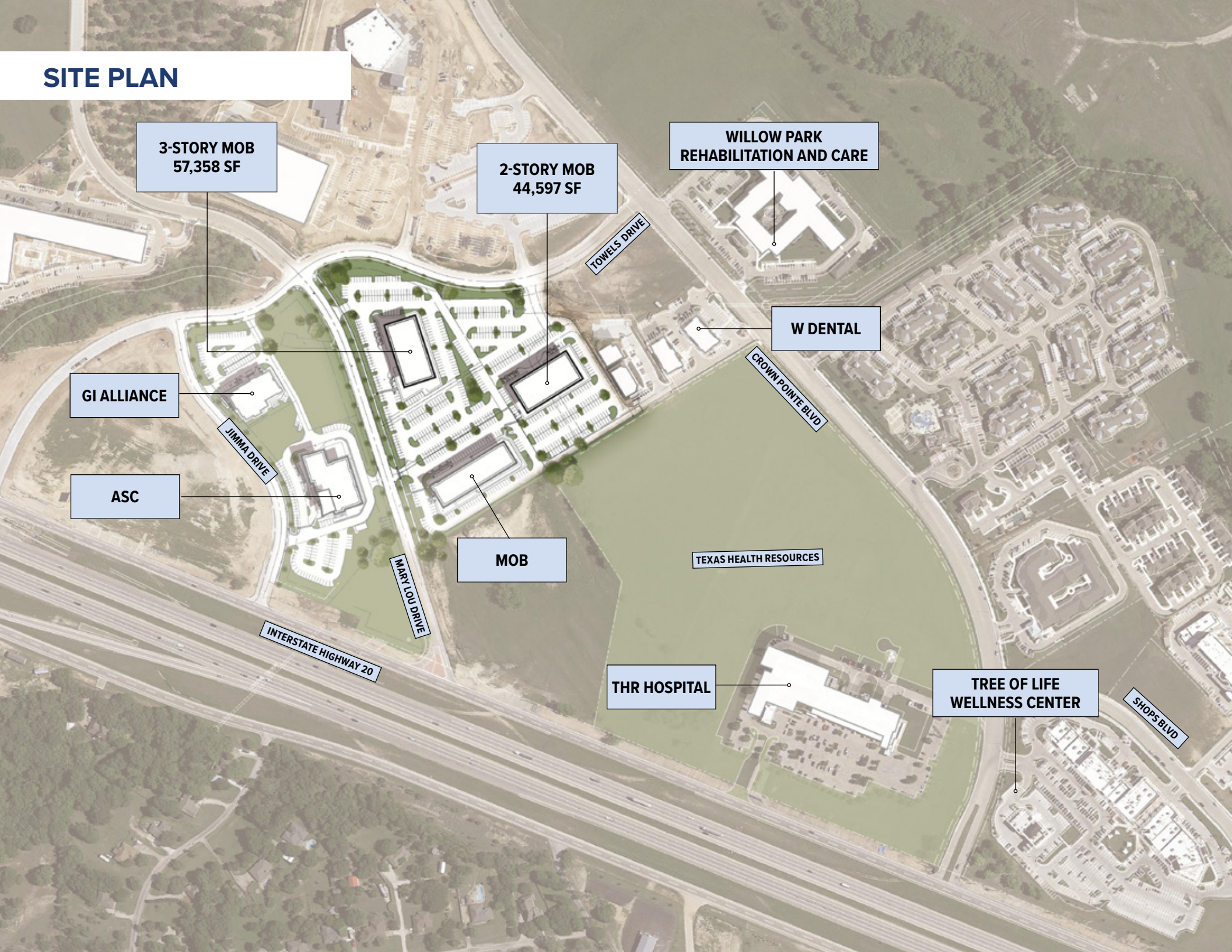
A total of 105,955 SF of Medical Office Space that will provide a full spectrum of healthcare services to the City of Willow Park and surrounding communities.

Directly adjacent to the Texas Health Hospital and multiple surgery center developments creating an opportunity for a synergistic medical community.

Willow Park Medical Plaza will consist of a three-story, 57,358 SF medical office building and a two-story, 44,957 RSF medical office building.



SITE PLAN



3-STORY MOB
57,358 SF

2-STORY MOB
44,597 SF

WILLOW PARK
REHABILITATION AND CARE

W DENTAL

GI ALLIANCE

ASC

MOB

TEXAS HEALTH RESOURCES

THR HOSPITAL

TREE OF LIFE
WELLNESS CENTER

INTERSTATE HIGHWAY 20

JIMMA DRIVE

MARY LOU DRIVE

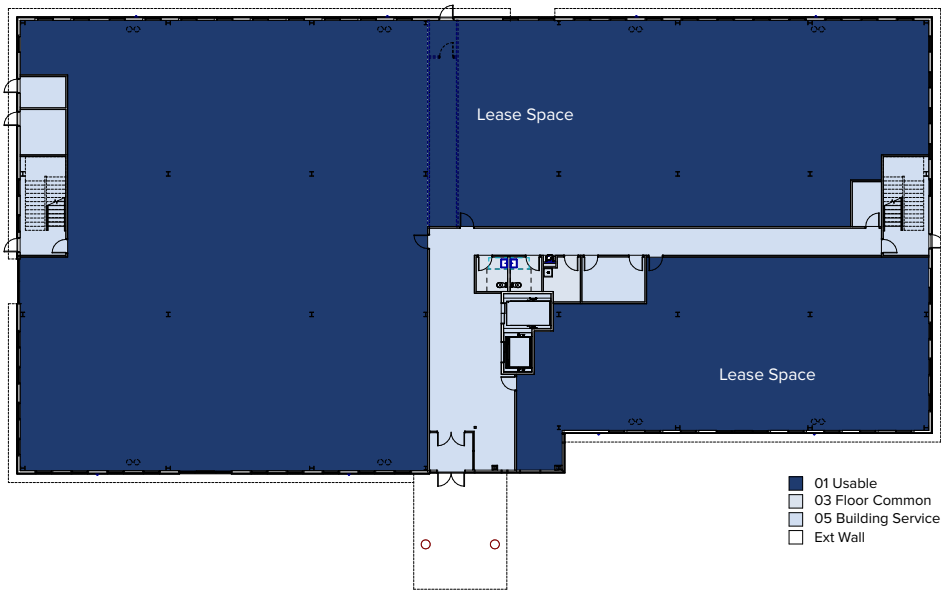
TOWELS DRIVE

CROWN POINTE BLVD

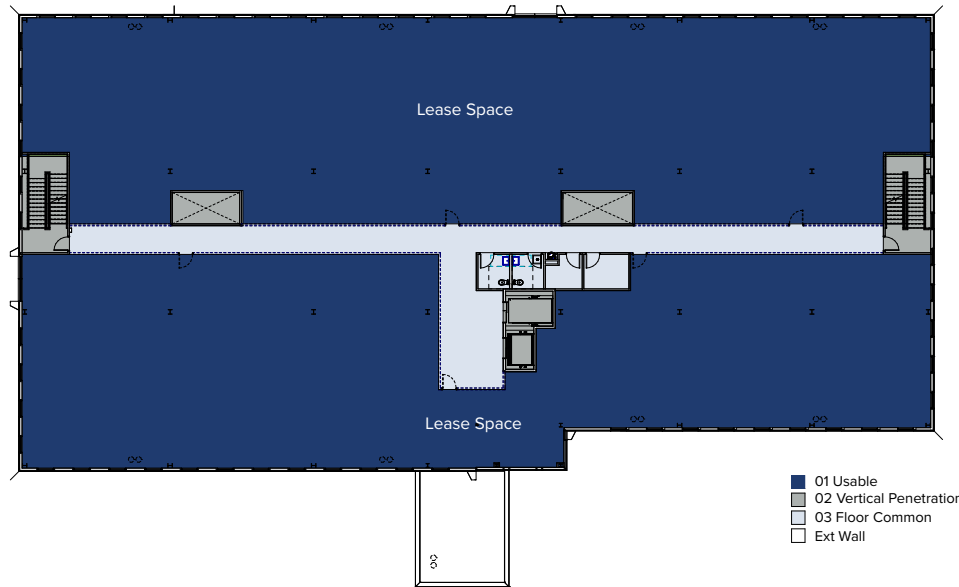
SHOPS BLVD

MOB 1 - FLOOR PLANS

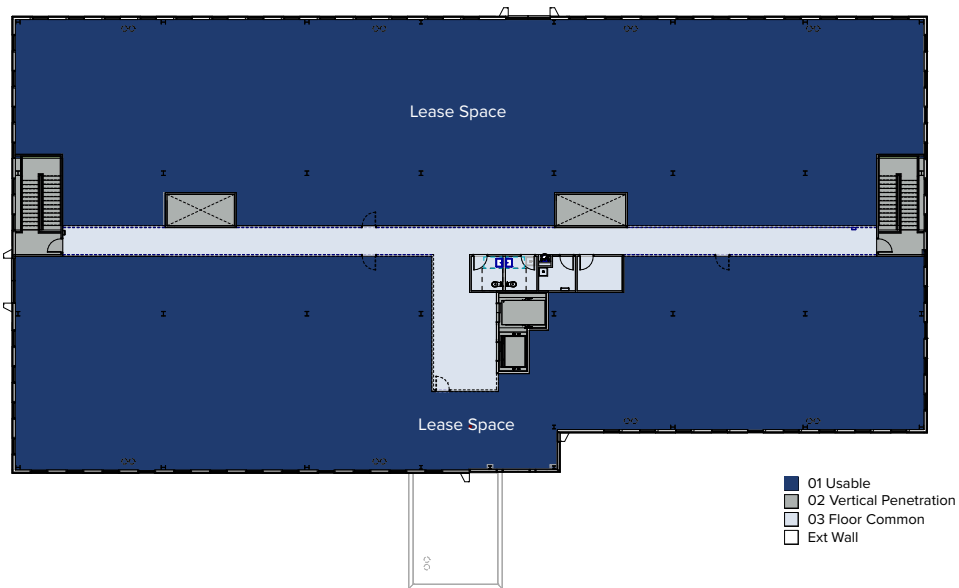
FIRST FLOOR 17,964 SF



SECOND FLOOR 19,697 SF

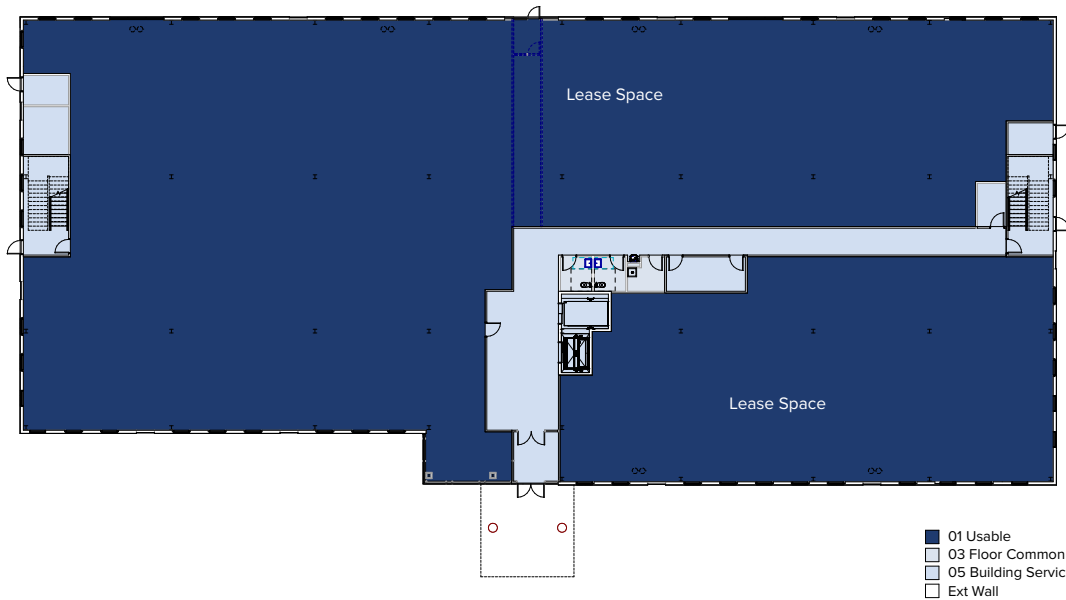


THIRD FLOOR 19,697 SF

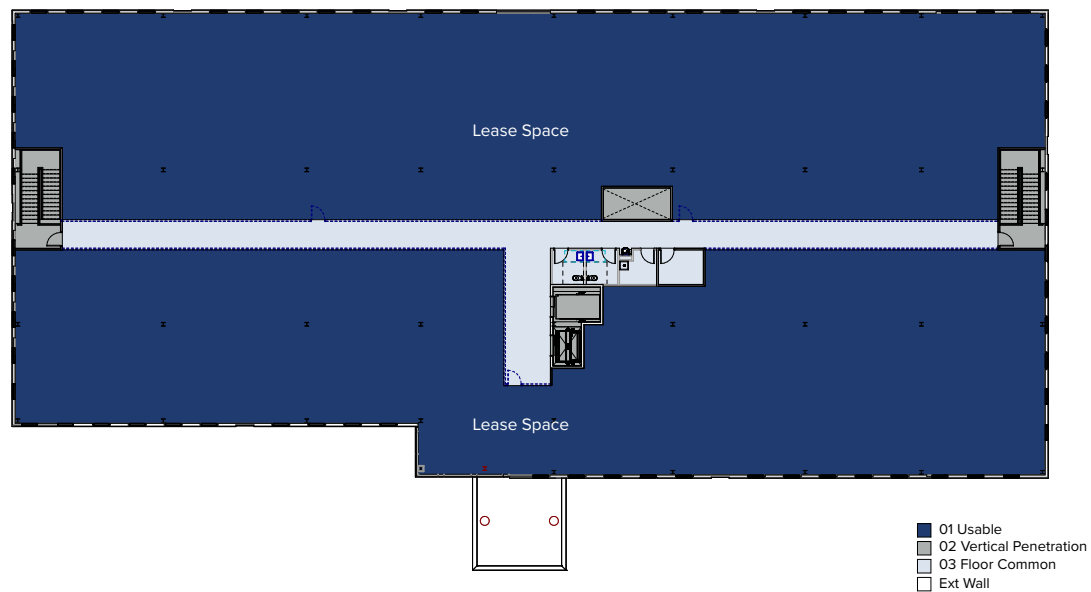


MOB 2 - FLOOR PLANS

FIRST FLOOR 21,329 SF

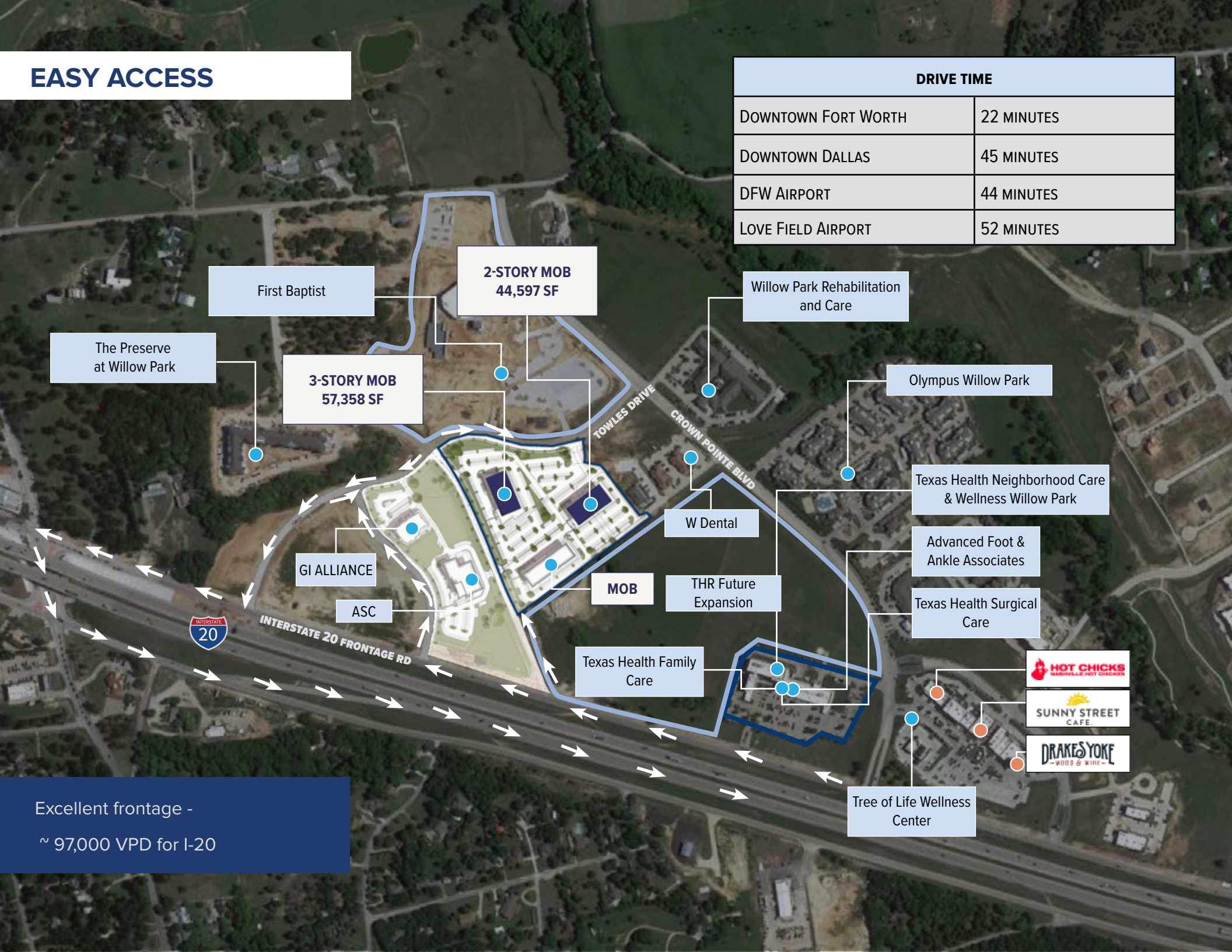


SECOND FLOOR 23,268 SF



EASY ACCESS

DRIVE TIME	
DOWNTOWN FORT WORTH	22 MINUTES
DOWNTOWN DALLAS	45 MINUTES
DFW AIRPORT	44 MINUTES
LOVE FIELD AIRPORT	52 MINUTES



Excellent frontage -
~ 97,000 VPD for I-20

SERVICE LINE INPATIENT

Annual Volume Estimates Based on 5 YR CAGR

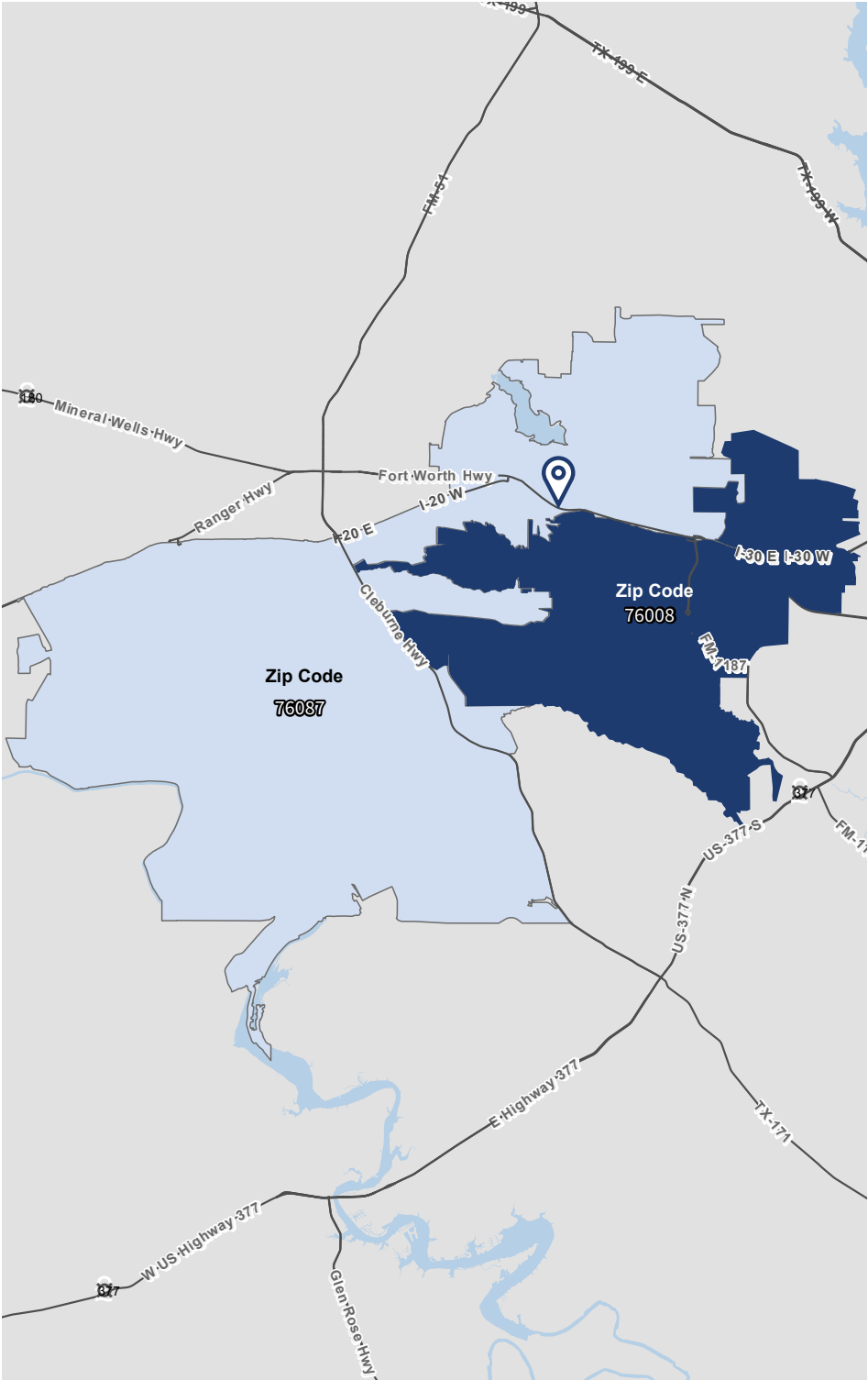
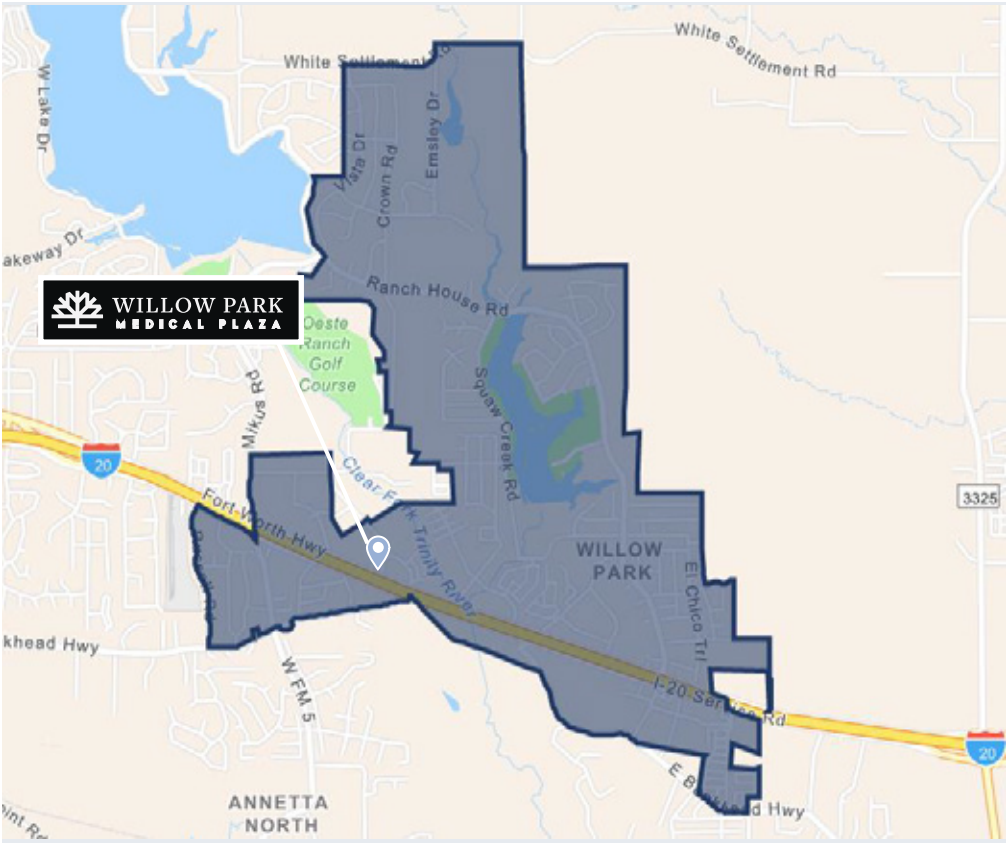
SERVICE LINE	2021 VOLUME ESTIMATE	2026 VOLUME FORECAST	2031 VOLUME FORECAST	5 Yr GROWTH	10 Yr GROWTH	5 YR COMPOUND ANNUAL GROWTH RATE (CAGR)
GENERAL MEDICINE	2,061	2,735	3,462	32.7%	68.0%	5.82%
NEONATOLOGY	655	726	876	10.8%	33.6%	2.07%
CARDIAC SERVICES	576	769	977	33.6%	69.7%	5.96%
OBSTETRICS	532	624	775	17.4%	45.6%	3.26%
GENERAL SURGERY	428	520	622	21.6%	45.4%	3.99%
ORTHOPEDICS	369	468	578	26.7%	56.6%	4.85%
NEUROLOGY	254	322	402	26.9%	58.3%	4.88%
ONCOLOGY/HEMATOLOGY (MEDICAL)	166	222	280	33.4%	68.1%	5.94%
SPINE	120	132	151	9.9%	25.2%	1.91%
VASCULAR SERVICES	93	116	143	25.0%	53.6%	4.57%
UROLOGY	83	108	131	29.1%	57.8%	5.24%
GYNECOLOGY	60	68	78	13.9%	30.7%	2.64%
ENT	50	59	70	17.5%	40.0%	3.28%
OTHER TRAUMA	46	59	74	27.2%	59.7%	4.92%
NEUROSURGERY	44	54	65	24.2%	50.3%	4.42%
THORACIC SURGERY	33	39	47	21.3%	44.1%	3.94%
OPHTHALMOLOGY	6	8	10	26.7%	56.6%	4.85%
Rehabilitation (Acute Care)	4	5	7	31.3%	67.3%	5.59%

DEMOGRAPHIC SUMMARY

HOUSING SUMMARY

**Estimates Based on 5 YR CAGR*

DRIVE TIME	TOTAL LOTS	FUTURE LOTS
WITHIN 5 MINUTES	370	226
WITHIN 10 MINUTES	6,073	1,615
WITHIN 15 MINUTES	22,611	9,421



DEMOGRAPHICS

The City is showcasing affluent growth with 78% of residents and ~50% having at least a Bachelor's Degree and most of the residents carry Employer Health Insurance

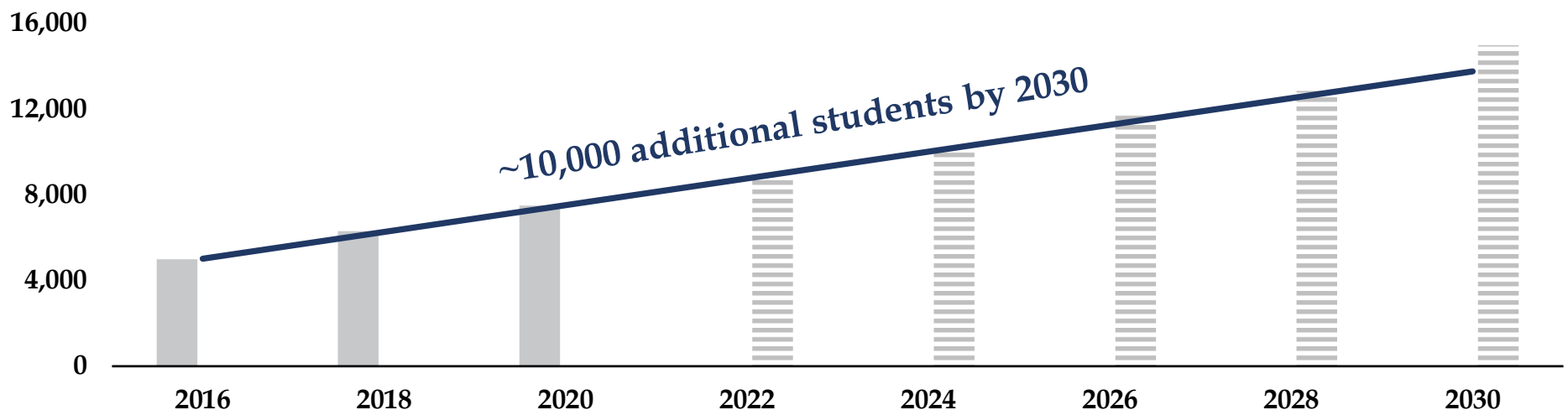
- Median HH Income - ~\$110k
- Median Net Worth - ~\$370k
- Annual Healthcare Insurance Expenditures - ~\$5,550

SCHOOL SYSTEM

Aledo Independent School District scores a 10/10 academic performance index and an A accountability rating

- Enrollment: ~6,400 students currently enrolled, 9000 students expected to enroll by 2025 and 15,000 students by 2030.
- Expansion: ~\$150 million planned for overall expansion / improvements by Fall 2022
 - Includes 6 renovations/expansions of elementary and middle schools

AISD POPULATION GROWTH



STRATEGIC LOCATION





AREA DEMOGRAPHICS

WITHIN	POPULATION	MEDIAN HOUSEHOLD INCOME
1 MILE	1,638	\$104,520
3 MILES	14,623	\$107,888
5 MILES	28,860	\$107,327

TRAFFIC COUNTS

STREET NAME	VPD
INTERSTATE 20	97,000 VPD
MARY LOU DRIVE	3,988 VPD

ABOUT WALSH RANCH

Walsh Ranch is a 7,200-acre master-planned community that is projected to include more than 18,000 homes & 50,000+ residents upon completion

ABOUT DEAN RANCH

Dean Ranch is a 1,825-acre, mixed-use, master-planned development. Homebuilders plan to build about 325 single-family homes and up to 100 townhomes which will also feature a variety of community amenities and at least 35 acres of new commercial development.

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