

Medical Office ★ LEASE

LanCarteCRE.com

WALSH HIGHLAND HILLS, FORT WORTH, TX 76008



LANCARTE
COMMERCIAL

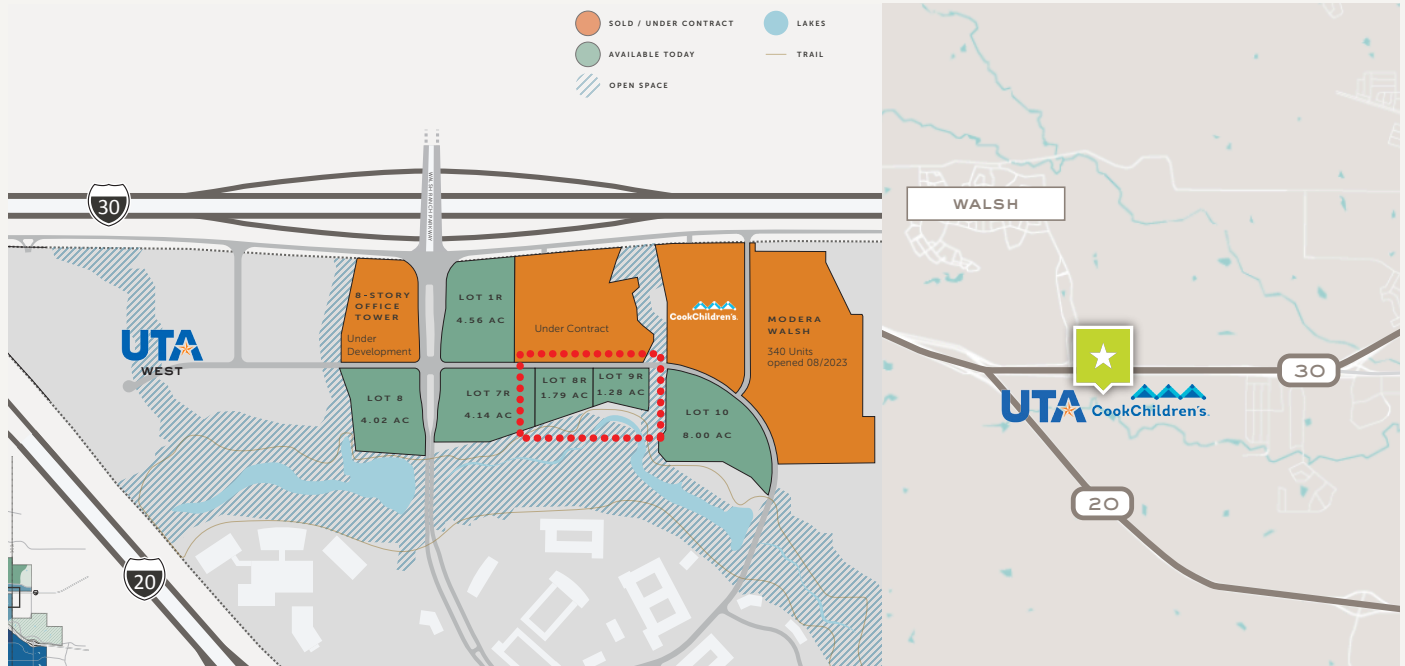
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PROPERTY FEATURES

- New Medical Office Space
- 3,000-25,400 SF Available
- Ample Parking

LEASING STRUCTURE

CONTACT BROKER

LOCATION OVERVIEW

Located at the intersection of I-20 and I-30, this property offers a prime opportunity in one of Texas's fastest-growing communities and the gateway to the Dallas-Fort Worth Metroplex. As part of the 7,500-acre WALSH Master Plan, which combines residential, mixed-use, and open spaces, the property sits within the vibrant 350-acre Highland Hills district, ready for office, retail, and medical growth. Surrounded by top-rated schools and thousands of new homes, WALSH provides an ideal setting for businesses in a rapidly expanding area.

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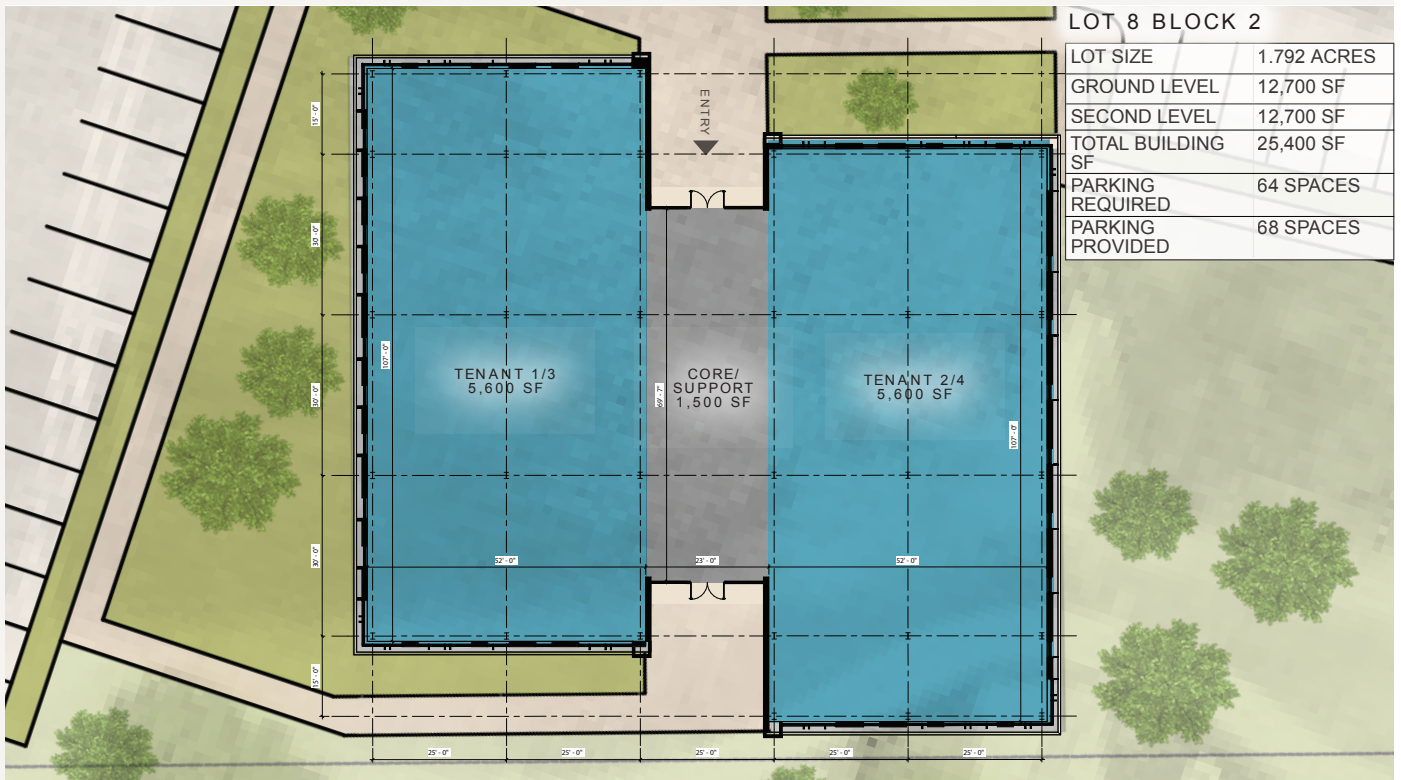
LOT 8 & 9



TOTAL LOT SIZE	3.069 ACRES
PARKING REQUIRED	125 SPACES
PARKING PROVIDED	142 SPACES

LOT 8 BLOCK 2	
GROUND LEVEL	12,700 SF
SECOND LEVEL	12,700 SF
TOTAL BUILDING	25,400 SF

LOT 9 BLOCK 2	
GROUND LEVEL	7,500 SF
SECOND LEVEL	7,500 SF
THIRD LEVEL	7,500 SF
TOTAL BUILDING	22,500 SF



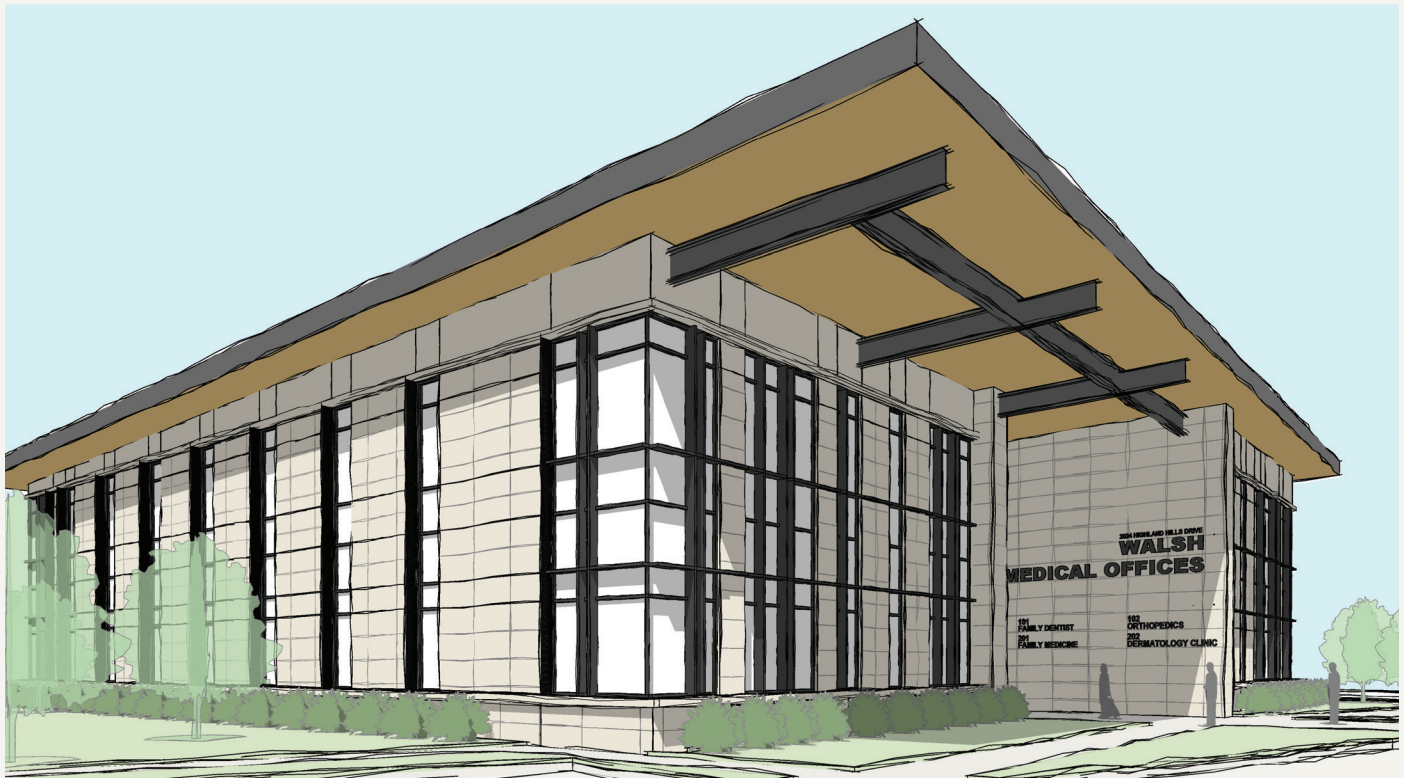
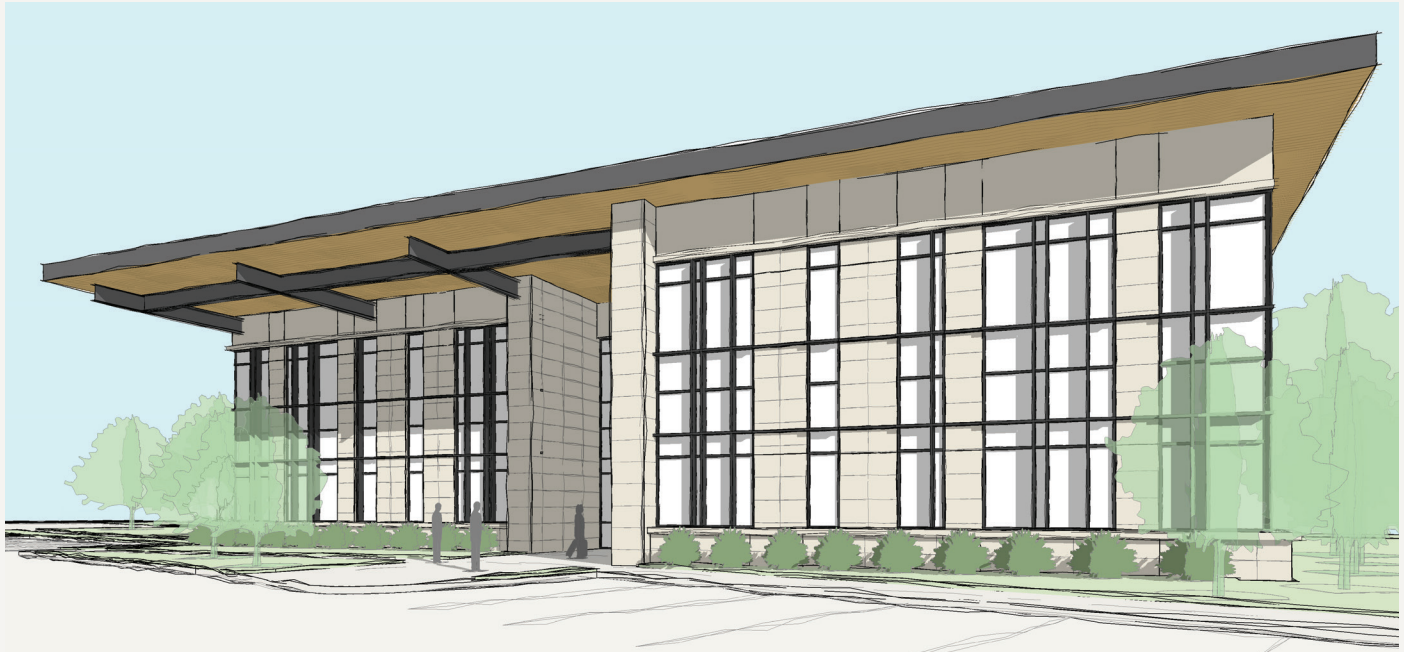
LOT 8 BLOCK 2	
LOT SIZE	1.792 ACRES
GROUND LEVEL	12,700 SF
SECOND LEVEL	12,700 SF
TOTAL BUILDING	25,400 SF
PARKING REQUIRED	64 SPACES
PARKING PROVIDED	68 SPACES

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RENDERINGS



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DEMOGRAPHICS



POPULATION

The last 10 years west Tarrant County and Parker County have seen explosive growth, with more employers moving their businesses west and a hot market for real estate and retail. Weatherford ISD is now a Class 6A district – the largest classification in the state – and Aledo ISD is a 5A district.

15 MIN DRIVE

26K

MEDIAN AGE

39

30 MIN DRIVE

273K

GROWTH RATE

13%

45 MIN DRIVE

733K

INCOME

According to Aledo ISD over the last 5-years the median household income rose from \$107,664 in 2016 to \$131,437 in 2021 and is expected to grow.

AVERAGE HOUSEHOLD INCOME

2 MILES

\$120K

5 MILES

\$106K

10 MILES

\$105K



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Relentlessly Pursuing What Matters

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