

SARATOGA MARKET CENTER

12650 North Beach, Fort Worth, Texas

New Listing



Saratoga Market Center is a retail development located on the hard corner of N. Beach St. and Alta Vista Road. It is located in the center of 3 prominent and growing residential subdivision developments (Saratoga, Woodland Springs, and McPherson Ranch). The V-shaped design of this building ensures that every tenant has a great location! This mixed-use development is located directly adjacent to AllianceTexas, the 18,000-acre development which is home to a strong list of Fortune 500 companies and one of the nation's largest inland intermodal yards, several rail lines, and a bustling industrial airport.

Stemming from this strong infrastructure system are corporate campuses, office complexes and tech centers, destination retail and entertainment venues, residential housing, apartments, schools, churches and community shopping. Additionally, Saratoga's tenants benefit from close proximity to Texas Health Resources, HCA and Baylor hospitals as well as established synergies from strong medical community. Saratoga is easily accessible from Interstate 35 and Highway(s) 114, 170 & 377.

BUILDING FEATURES

- 8,886 SF (divisible) Available in Suite(s) 148-150
- Nicely appointed Medical Office buildout
- End-cap with great visibility
- Diverse Medical community with ability to create synergies
- Ample Parking (5/1,000 Parking Ratio)
- Phenomenal Signage Available
- High-volume traffic generators nearby
- Easy access to I-35, and Highway(s) 114, 170, & 377
- Move-in ready

2015 DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	14,662	63,680	144,519
Population Growth 2015-2020	15.8%	15.0%	13.4%
Average Household income	\$102,458	\$102,140	\$104,135

For more information, please contact

Austin Barrett | Healthcare Services Group | 214 979 6141 | austin.barrett@cbre.com

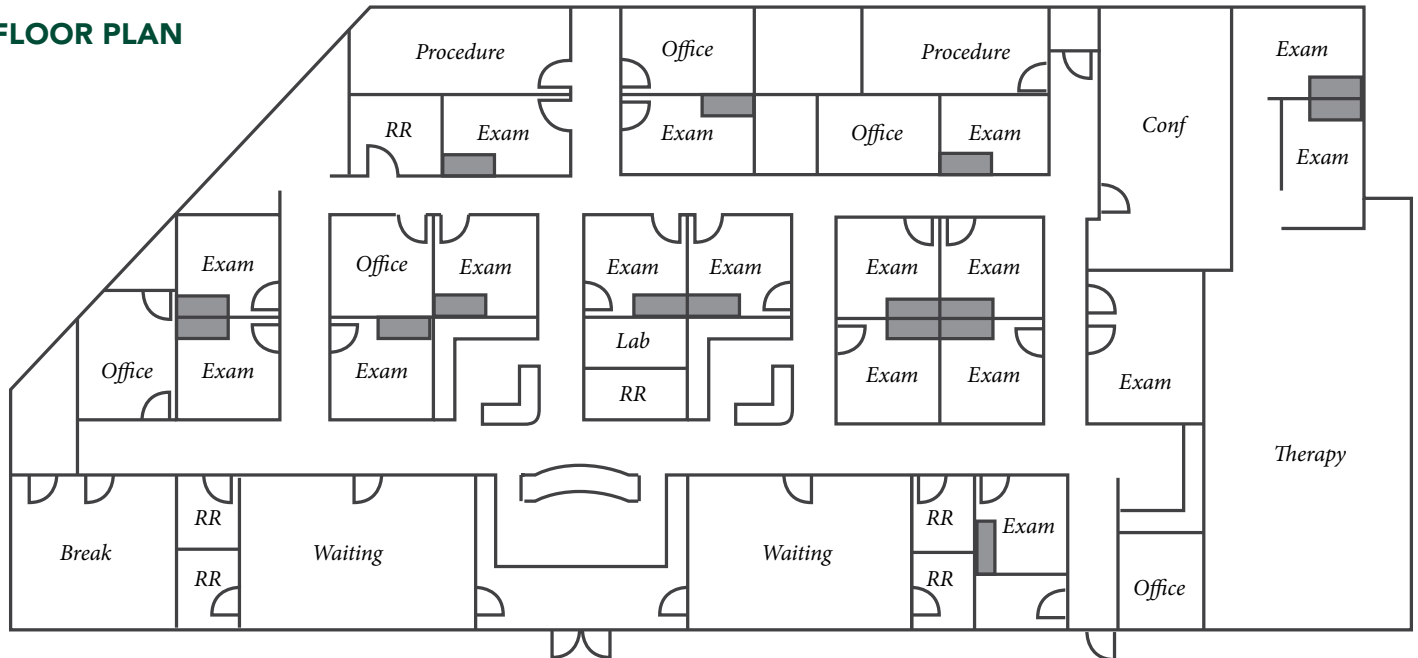
CBRE

SARATOGA MARKET CENTER

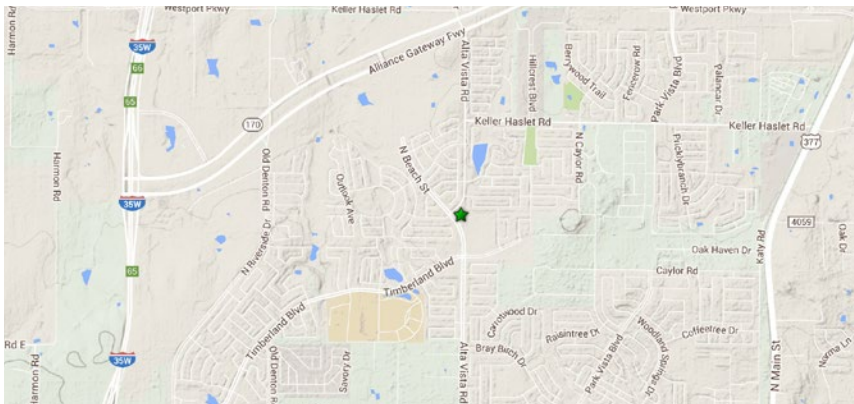
12650 North Beach, Fort Worth, Texas



FLOOR PLAN



AREA MAP



*For more information,
please contact*

Austin Barrett
Healthcare Services Group
214 979 6141
austin.barrett@cbre.com