



FOR LEASE OR SALE

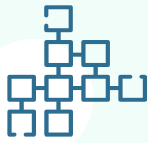
1924

FOREST RIDGE DRIVE
BEDFORD, TEXAS

4,055 SF AVAILABLE



PROPERTY HIGHLIGHTS



1 SUITE AVAILABLE



GREEN SPACE



ABUNDANT PARKING



EASY HIGHWAY ACCESS



COVERED DROP-OFF



CLOSE PROXIMITY TO
SEVERAL HOSPITALS

AMENITY MAP



 Reinke Eye and Laser Center

 Texas Health Physicians Group
Orthopaedic Medicine Specialists

 Texas Health Resources



 Texas Health Harris Methodist Hospital
HUNT-FULLER-BEDFORD
Healing Hands. Caring Hearts.

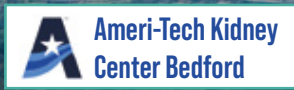


 Cheddar's
SCRATCH KITCHEN

 StateNational

1924 FOREST

 CITY OF BEDFORD TEXAS
Municipal Court



162,813 VPD (19')



T RIDGE DR



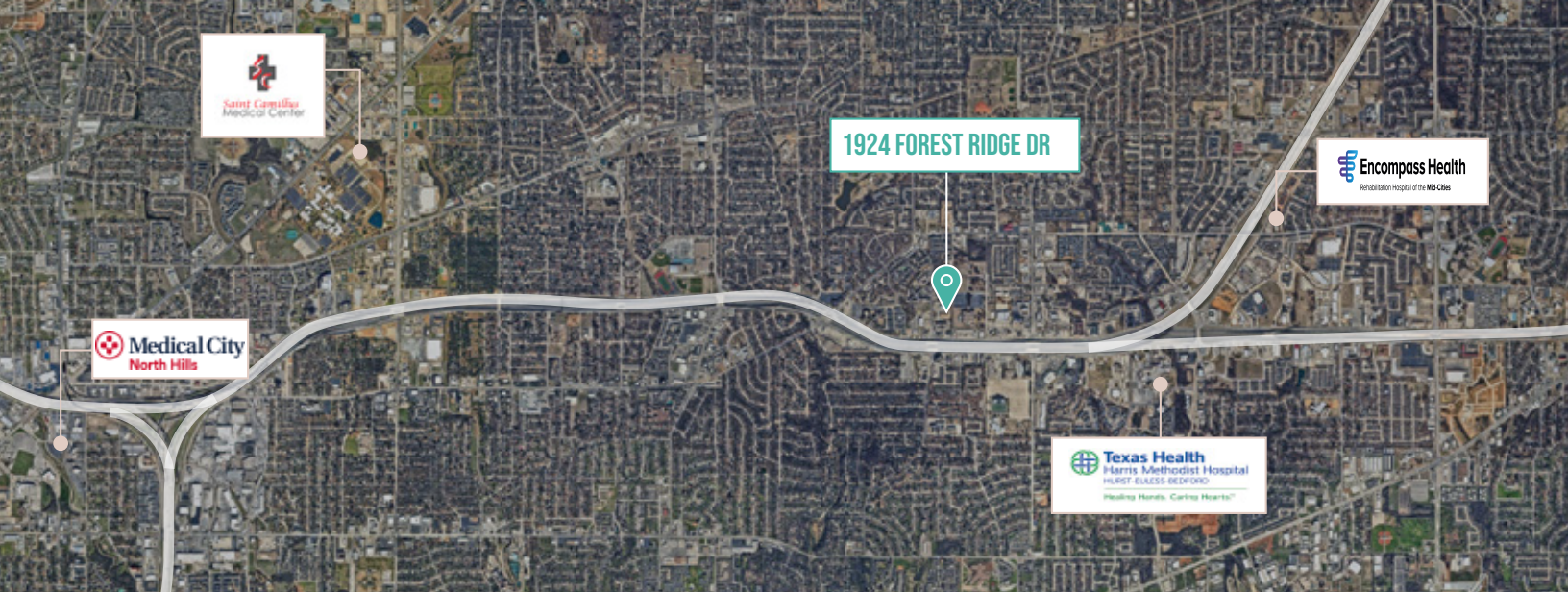
5,591 VPD (19')

Forest Ridge Drive

FLOOR PLANS

4,055 SF AVAILABLE





HEALTHCARE FACILITIES

HOSPITALS

1. Texas Health HEB
2. St. Camillus Medical Center
3. Medical City North Hills
4. Encompass Health Rehabilitation Hospital Mid-Cities

DEMOGRAPHICS

Variable	5 minutes	10 minutes	15 minutes
2022 Total Population	32,122	203,190	537,549
2027 Total Population	31,768	203,269	543,247
2022-2027 Population: Compound Annual Growth Rate	-0.22%	0.01%	0.21%
Population <15	15.4%	17.4%	19.0%
Population 15-64	65.1%	66.3%	67.0%
Population 65+	19.5%	16.3%	14.0%
2022 Average Household Income	\$89,119	\$103,592	\$100,483
Households Earning \$100K+	13.4%	14.8%	13.1%

1924 FOREST RIDGE DRIVE BEDFORD, TEXAS

For more information:

Ethan Garner

ethan.garner@am.jll.com
214.438.6515

Austin Barrett

austin.barrett@am.jll.com
214.438.6420

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle IP, Inc. All rights reserved.

