

LICENSED, TURN-KEY AMBULATORY SURGERY CENTER

# FOR LEASE

---



2040 W STATE HWY 114,  
GRAPEVINE, TEXAS 76051

---

**Well  
tower**



# PROPERTY HIGHLIGHTS

Single-story ambulatory surgical center with direct access to State Highway 114

- Located at the front door of the Baylor Grapevine Medical Center
- Superb Highway visibility
- No ground lease restrictions
- 4 operating rooms
- 15 pre-operation beds
- 10 post post-anesthesia care unit bays
- One private room in PACU
- Covered patient drop off



**Well  
tower**



## CURRENT CONDITION

16,220 SF

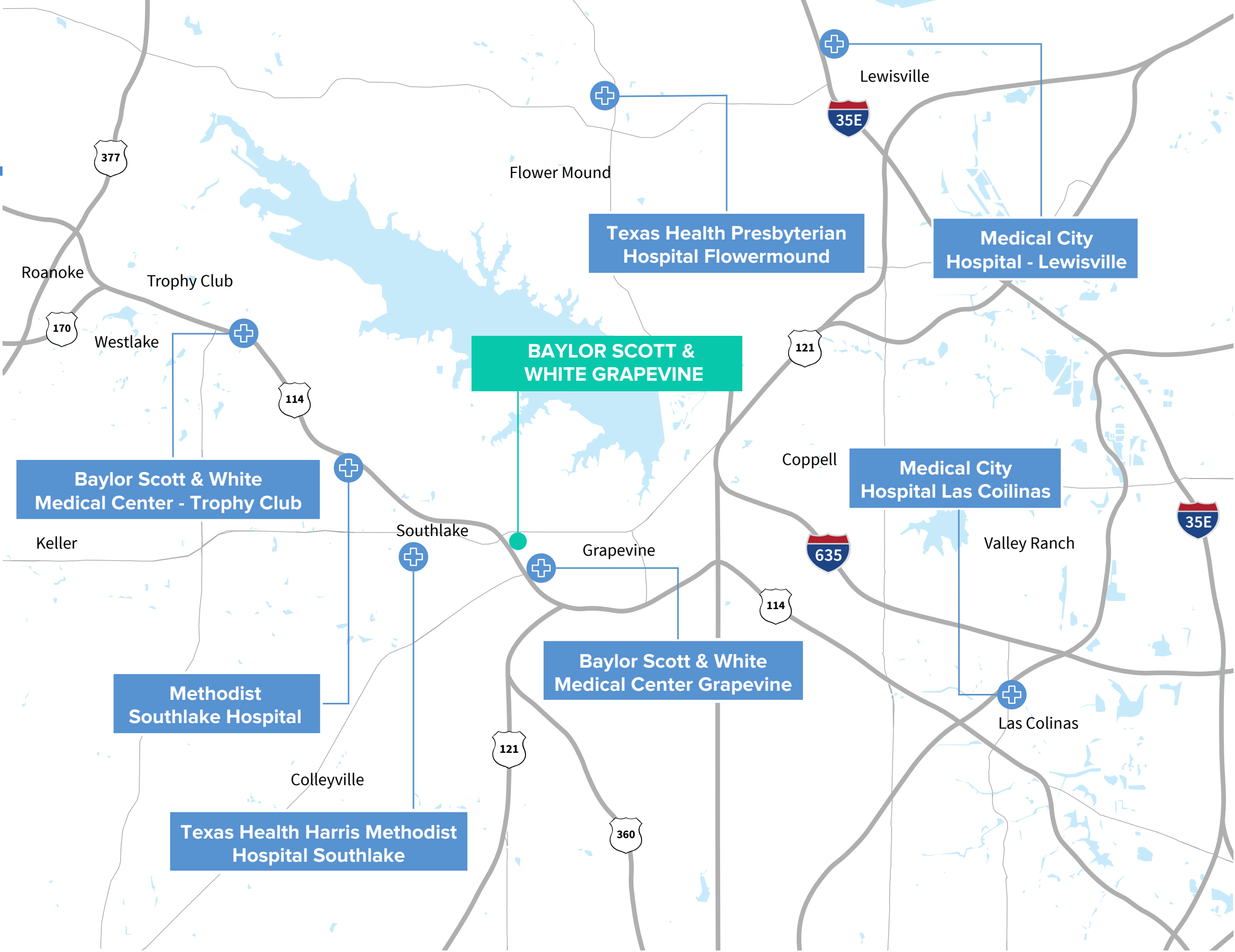


#### 4 BAYLOR SCOTT & WHITE GRAPEVINE





# PROPERTY LOCATION





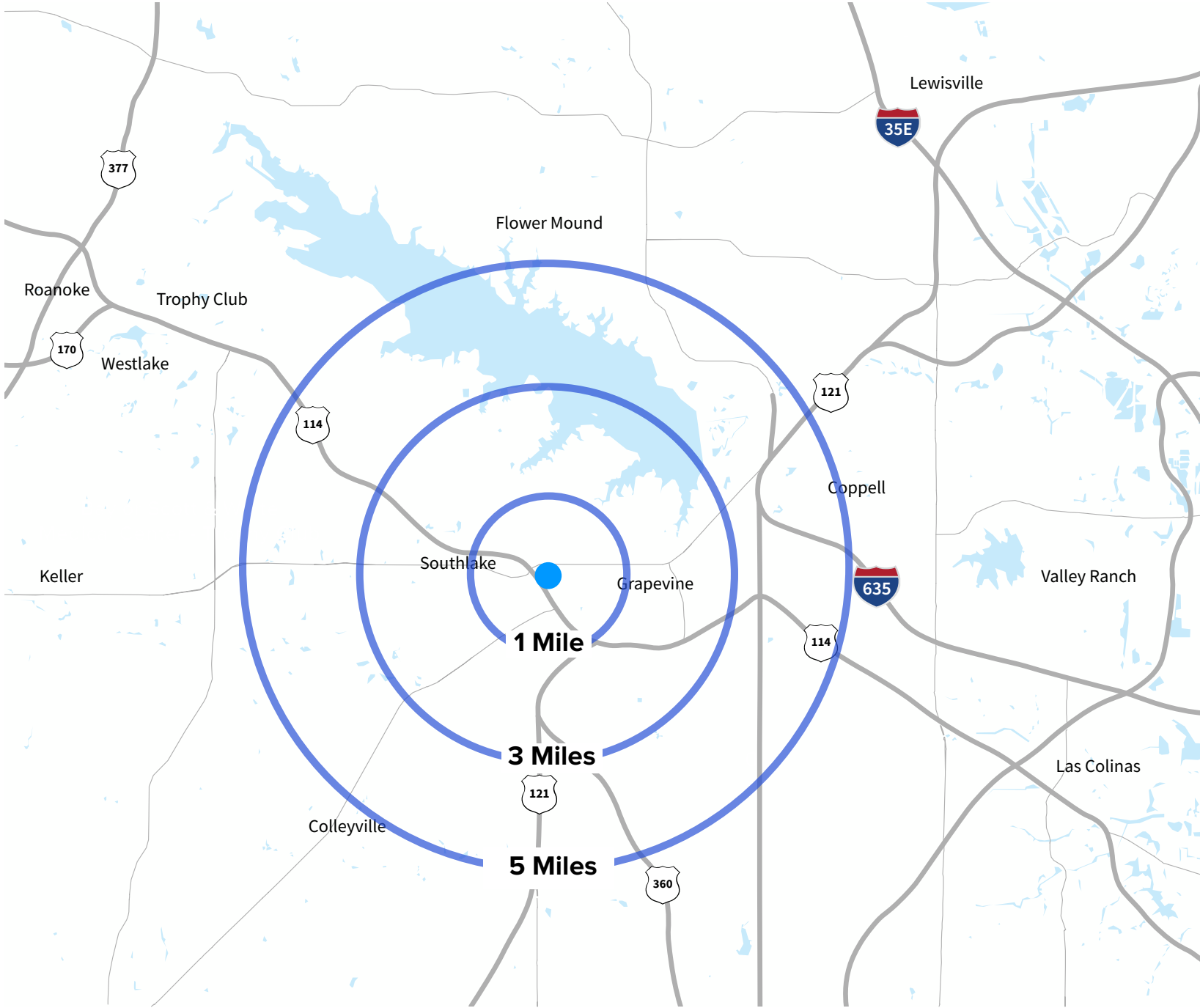
# DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	6,705	52,593	117,022
Median Age	41.6	39.9	41.1
Median Age (Male)	39.1	38.6	40.3
Median Age (Female)	43.9	41.0	41.8
2022 Total Population	13,220	83,073	381,429
2027 Total Population	13,152	83,488	387,341
2022-2027 Population Growth #	-68	415	5,912
Population Growth %	-0.51	0.50	1.55
2022 Median Household Income	\$90,914	\$117,114	\$99,408
2022 Households with Income Over \$100K	2,415	18,368	75,997
Commercially Insured	6,074	40,029	179,665
2022 Have Commercial Insurance % 6 (%)	57.10%	61.69%	59.84%
2022 Have Medicaid Medical Policy	678	3,258	16,164
2022 Have Medicaid Medical Policy (%)	6.37%	5.02%	5.38%
2022 Have Medicare Medical Policy	2,268	13,026	59,177
2022 Have Medicare Medical Policy (%)	21.32%	20.07%	19.71%
2022 Population <19	2,911	20,292	89,879
2022 Age 20-60	7,281	45,476	221,174
2022 Population 60<	3,025	17,304	70,376
2022 Health Care	\$47,332,149	\$336,360,264	\$1,376,657,685
2022 Health Insurance	\$31,319,126	\$223,104,706	\$913,103,140
2022 Medical Services	\$9,213,684	\$65,725,158	\$268,637,991
2022 Total Households	5,437	31,643	152,741
2027 Total Households	5,406	31,878	155,119
2022-2027 Owner Occupied Housing Units: Compound Annual Growth Rate	0.37%	0.31%	0.40%

\* Demographic data derived from 2010 US Census



Household & Income	1 Mile	3 Miles	5 Miles
Total Households	2,620	19,448	42,582
# of persons per HH	2.5	2.7	2.7
Average HH income	\$111,923	\$134,459	\$158,446
Average house value	\$300,688	\$427,551	\$486,169





# LEASING TEAM

**ADDRESS:** 2040 W STATE HWY 114, GRAPEVINE, TEXAS 76051

**ETHAN GARNER**

214.438.6515

ethan.garner@jll.com

**AUSTIN BARRETT**

214.438.6420

austin.barrett@jll.com



---

Although information has been obtained from sources deemed reliable, JLL does not make 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. JLL does not accept 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 with JLL regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle Brokerage, Inc. All rights reserved.