

5637



NORTH TARRANT
PARKWAY

**KELLER, TX 76244
SPACE AVAILABLE
FOR LEASE OR SALE
MEDICAL RETAIL BUILDING**

PROPERTY HIGHLIGHTS

- Approximately 23,671 SF free standing, single-story class A medical facility
- Spaces available:
Suite 100: 12,617 SF - 2nd generation ER/medical office
Suite 200: 11,054 SF (shell)
- Building and monument signage
- Use: Medical/ER/Retail
- Complies with Texas DSHS FSER requirements
- 9 ER treatment rooms
- 1 private physician suite with sleep room and shower
- X-ray and CT capabilities
- Lab & pharmacy



**COMMERCIAL
E NEIGHBORHOOD ZONING**



**2.0 ACRES
LAND AREA**



**5/1,000
PARKING RATIO**

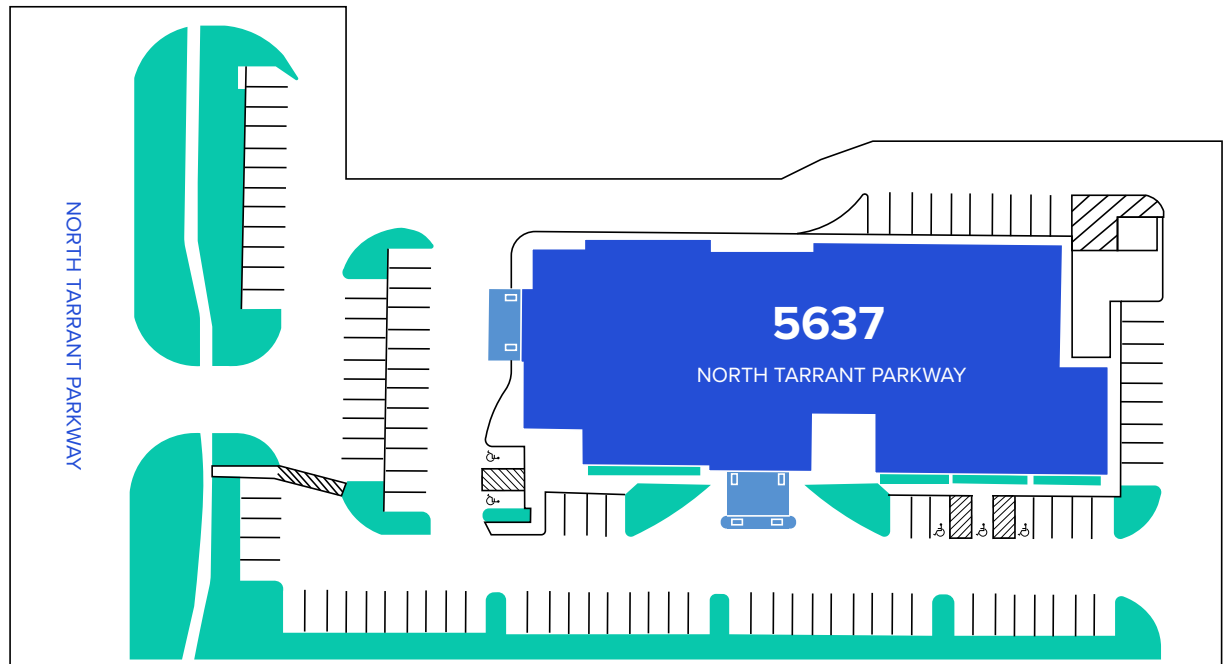


**119 PARKING
SPACES**



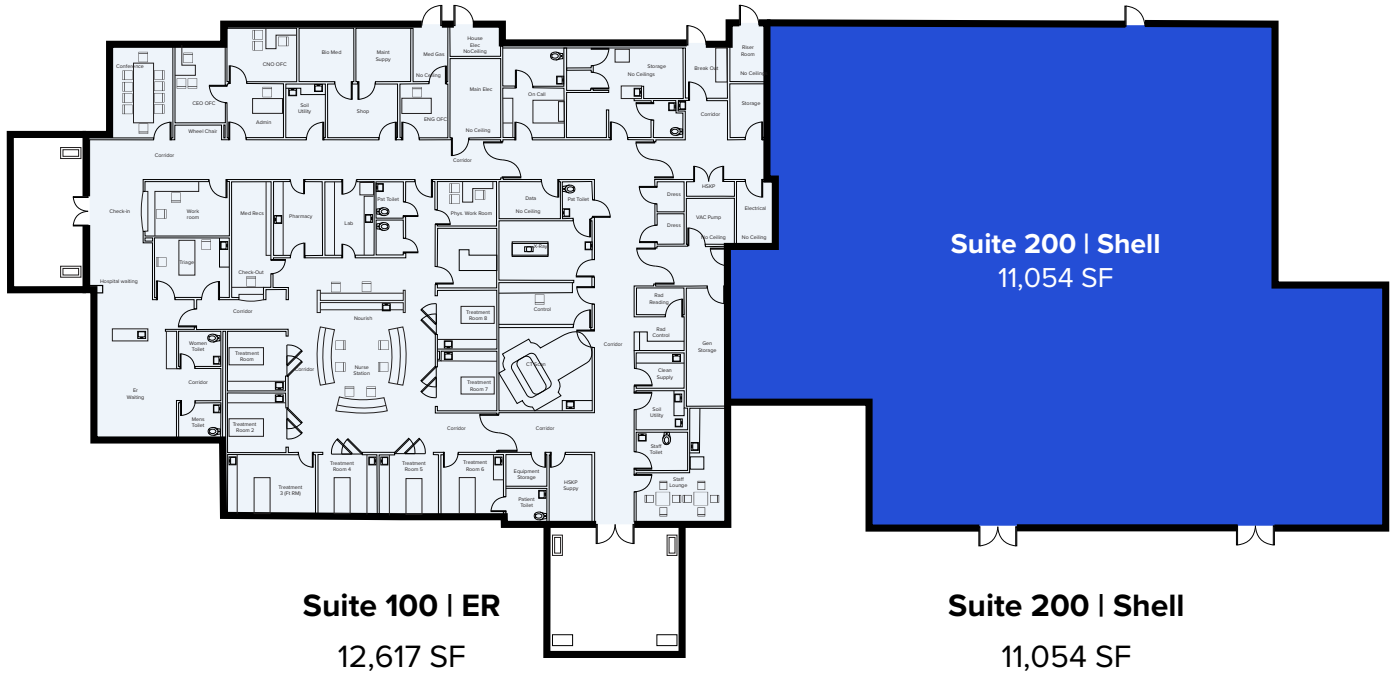
**BUILT IN
2016**





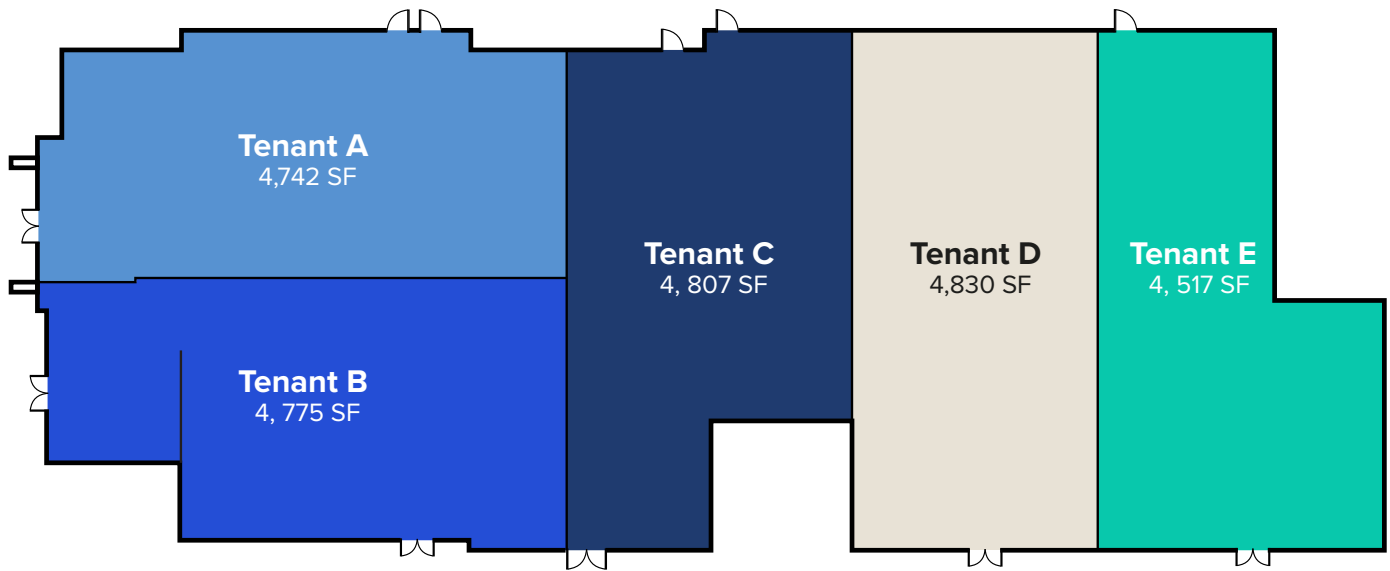
FLOORPLAN I

CURRENT CONDITION



FLOORPLAN II

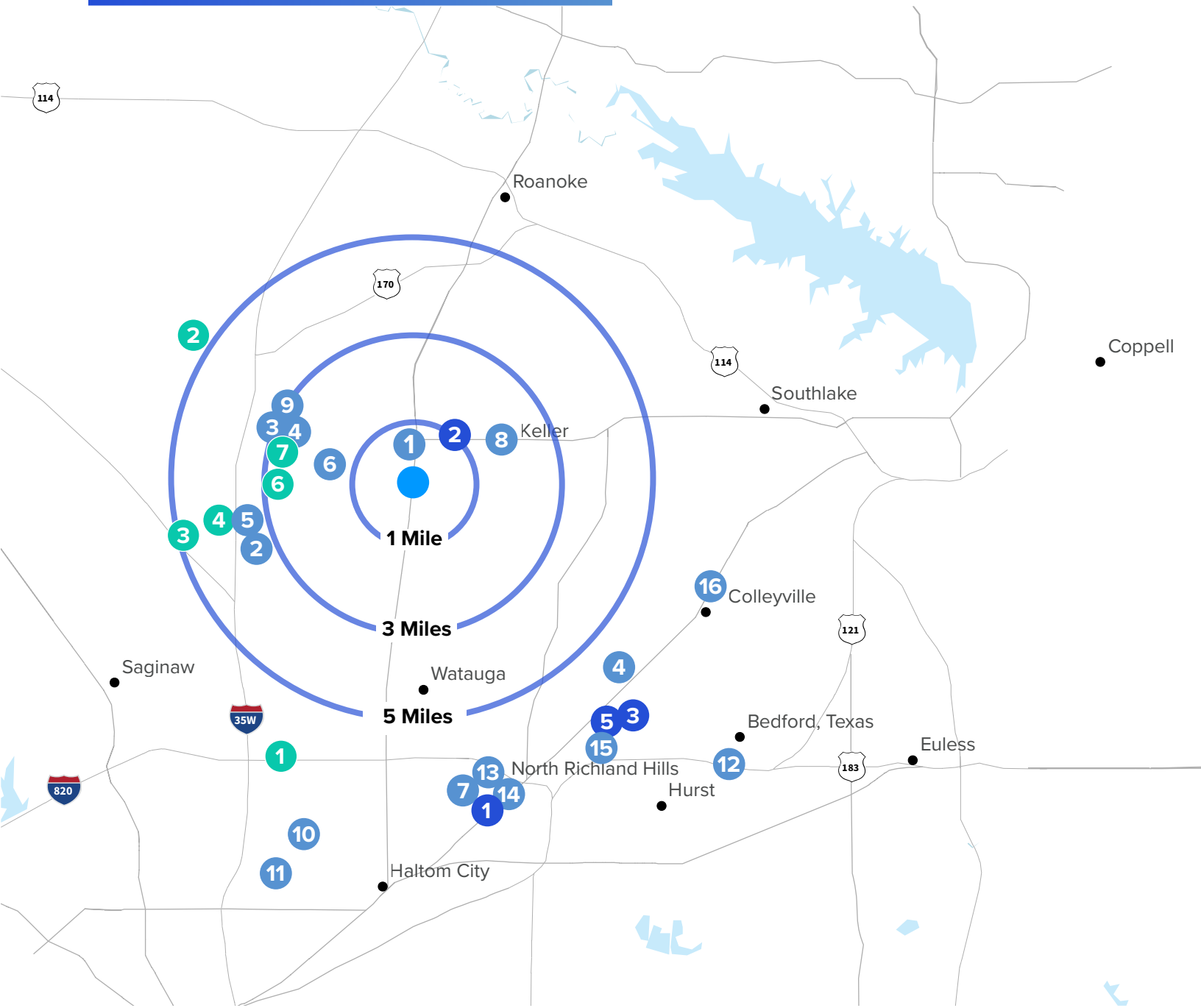
PROPOSED DEMISE




- Tenant A | 4,742 SF
- Tenant B | 4,775 SF
- Tenant C | 4,807 SF
- Tenant D | 4,830 SF
- Tenant E | 4,517 SF



AREA MEDICAL FACILITIES



 Hospitals

 Surgery Center

 Urgent Care

AREA AMENITIES

HOSPITALS

1. Baylor Scott & White Emergency Hospital - Keller
2. Wise Health Surgical Hospital at Parkway
3. Texas Health Harris Methodist Hospital Alliance
4. Texas Health Harris Methodist Hospital Alliance
5. Medical City Alliance
6. Cook Children's Pediatrics Keller Heritage
7. Cook Children's Neighborhood Clinic Richland Hills
8. Cook Children's Pediatrics Keller Parkway
9. Medical Clinic of North Texas
10. Nova Medical Centers
11. Riverside Healthcare Clinic
12. Medical Clinic of North Texas
13. Medical City North Hills
14. Medical City North Hills
15. Saint Camillus Medical Center

16. Baylor Scott & White Emergency Hospital - Colleyville

SURGERY CENTER

1. Calloway Creek Surgery Center
2. Medical and Surgical Clinic of Irving
3. Surgical And Diagnostic Center Lp
4. Cook Children's Surgery Center
5. Precinct Ambulatory Surgery Center

URGENT CARE

1. Concentra Urgent Care
2. CommunityMed Family Urgent Care - Haslet
3. Primacare Urgent Care
4. CareNow Urgent Care - Presidio Vista
5. CareNow Urgent Care - Fossil Creek
6. Urgent Care for Kids - Alliance
7. Cook Children's Urgent Care Alliance



LOCATION OVERVIEW

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Estimated Population	16,415	138,548	310,470
Population Growth (2021 – 2026)	1.0%	0.8%	1.1%
Estimated Average HH Income	\$109,549	\$111,976	\$113,952

TRAFFIC COUNTS

	ADT
North Tarrant Parkway	34,222

5637 NORTH TARRANT PARKWAY is situated on the northeast side of Fort Worth between Watauga and Keller. Located in the thriving submarket of North Fort Worth/Alliance, the subject property is ideally positioned less than 0.5 mile west of Highway 377 on North Tarrant Parkway and 3.1 miles east of Interstate 35W. Nearby retail amenities include dozens of restaurants, banks, coffee shops, department and grocery stores, theaters and more. The property's future occupant stands to benefit from the wonderful location of the property, with excellent visibility and surrounding demographics. Additionally, residential home starts and traffic counts are growing at a pace that ranks the area among the top in the state of Texas.



LEASING TEAM

ADDRESS: 5637 NORTH TARRANT PARKWAY, KELLER, TX 76244

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