

On Campus Value-Add Medical

3124 N Tarrant Pkwy | Fort Worth, TX 76177

Medical Office Building
Investment Opportunity

Offering Memorandum



Value-Add Leasing Opportunity | Below Market Rent | Baylor Scott & White Affiliation

MATTHEWS™

EXCLUSIVELY LISTED BY

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LOCATED ON MEDICAL CITY CAMPUS



 **Medical City**
Surgical Hospital | Alliance
A Campus of Medical City Alliance

Subject Property

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PROPERTY OVERVIEW

Medical Office Building
3124 N Tarrant Pkwy, Fort Worth, TX 76177



EXECUTIVE SUMMARY

The Opportunity

Matthews™ Healthcare Division is pleased to offer the opportunity to acquire a two suite multi-tenant medical office building in one of Fort Worth's most affluent and high-growth sub-markets.

This is a 100% fee simple interest investment on a 0.82-acre parcel of land.

This 6,741 SF building is located on the Medical City Alliance Hospital campus, a 165-bed award-winning facility which completed a \$53M expansion in 2021 to enlarge its emergency room and increase licensed beds. The subject property is also directly next door to Medical City Alliance Surgical Hospital, a 47,000 SF facility with seven operating suites and one cardiac lab. The on-campus nature translates to a strong potential referral base and added strategic value for any future tenant operations.

There is a value-add leasing opportunity for an owner upon acquisition. The availability of 4,594 SF allows a new owner to grow cash flow and improve yield upon stabilization. With an existing orthopedic layout in place, the suite offers a functional medical floorplan that can accommodate a wide range of healthcare users while keeping TI expenditures and lease-up time to a minimum.

Baylor Scott & White's employed physician group in the North Texas region is HealthTexas Provider Network (HTPN). HTPN recently extended their lease by two years, and the lease also features a passive net lease structure with minimal landlord responsibilities. The lease includes a three percent annual rent increase beginning in the second year. Baylor Scott & White Healthcare is the largest not-for-profit healthcare system in Texas, with over 50 hospitals and more than 1,300 care sites. The company holds an investment-grade credit rating of AA-.

There's a mutual termination option in place between the landlord and HTPN, which creates an additional value-add opportunity. In the meantime, the owner can continue collecting rent while marketing the property and lining up a tenant for a longer-term lease and market rent, as the current tenant is only paying \$12.50/SF. It also provides the flexibility to deliver the building fully vacant, which can open the door to a broader pool of buyers or users.

The building is located in the AllianceTexas Master-Planned Development, which is one of North Texas's most significant long-term growth nodes. The development is cited as 27,000 acres and an estimated \$130B in regional economic impact, with \$10.2B created in 2024.

This is a compelling opportunity for a value-add investor seeking a quality asset with a high-caliber tenant in an affluent area of Fort Worth.



INVESTMENT HIGHLIGHTS

- **On-Campus Fee Simple Building** – The facility sits right next to Medical City Alliance Surgical Hospital, a 47,000 SF facility with seven operating suites and one cardiac lab. It is also on-campus to Medical City Alliance Hospital, a 165-bed facility, providing a strong potential referral base and added strategic value for any future tenant operations.
- **Established Regional Market Leader** – Medical City Healthcare is the North Texas division of HCA Healthcare. It is one of the largest and most comprehensive healthcare systems in the region, encompassing 22 hospitals, nearly 5,500 active physicians, and over 17,000 employees across the Dallas-Fort Worth metroplex.
- **Value-Add Leasing Opportunity** – The availability of 4,594 SF presents a built-in lease-up opportunity, allowing a new owner to grow cash flow and improve yield upon stabilization.
- **Additional Value-Add/Below Market Rent** - There's a mutual termination option in place between the landlord and tenant, which creates a nice value-add opportunity. In the meantime, the owner can continue collecting rent while marketing the property and lining up a tenant for a longer-term lease and market rent, as the current tenant is only paying \$12.50/SF. It also provides the flexibility to deliver the building fully vacant, which can open the door to a broader pool of buyers or users.
- **Turn-Key Medical Build-Out** – With an existing orthopedic layout in place, the suite offers a functional medical floorplan that can accommodate a wide range of healthcare users while keeping TI expenditures and lease-up time to a minimum.
- **Health System Affiliated NNN Lease** – The tenant recently extended their lease by two years, and the lease also features a passive net lease structure with minimal landlord responsibilities.

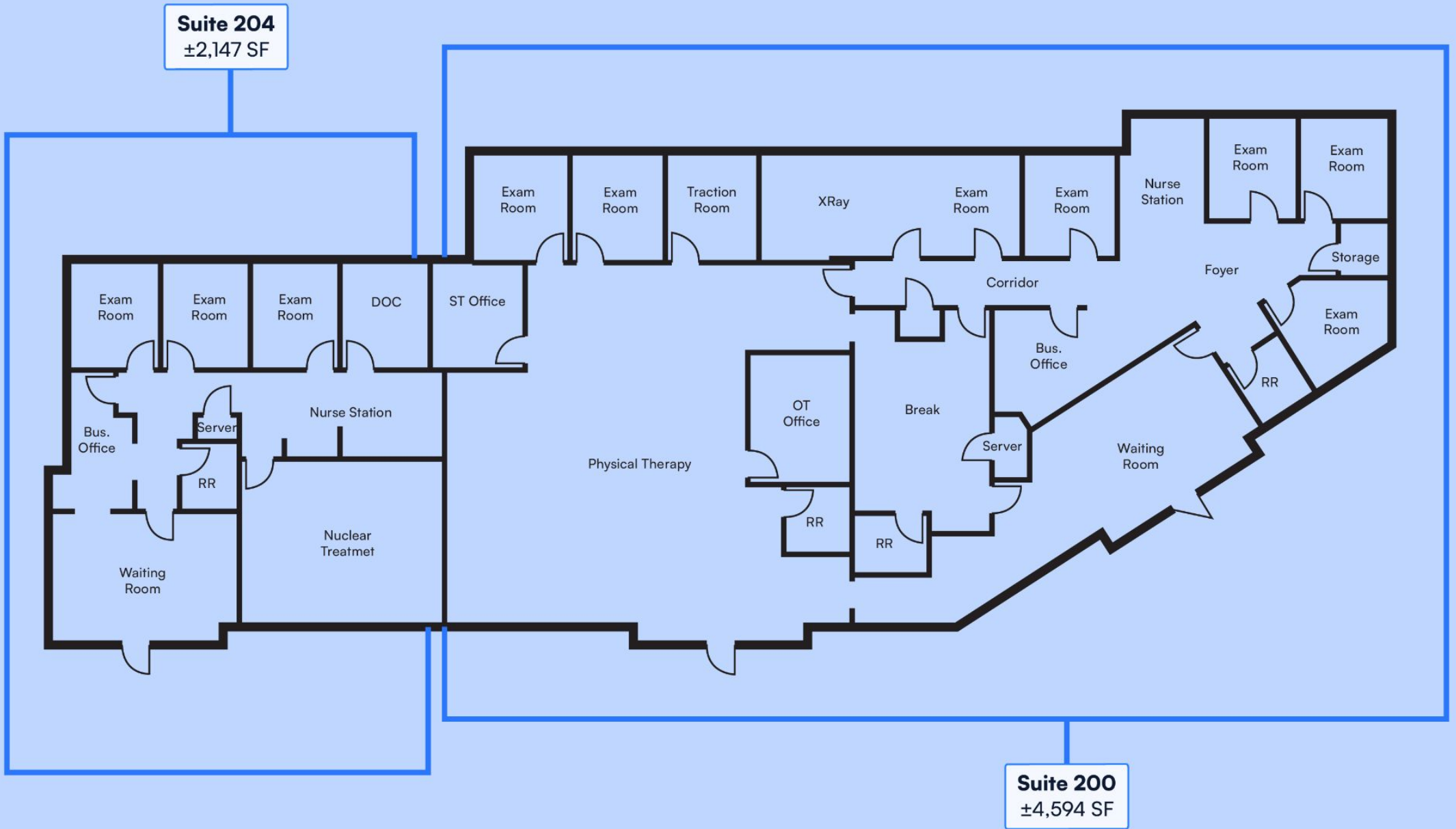


INVESTMENT HIGHLIGHTS

- **Leading Texas Health System Operator** – Baylor Scott & White Healthcare is the largest not-for-profit healthcare system in Texas, with over 50 hospitals and more than 1,300 care sites. The company holds an investment-grade credit rating of AA-, underscoring its financial strength and low default risk. In 2024, Baylor generated approximately \$15.5 billion in revenue.
- **Baylor Scott & White Affiliation** - HealthTexas Provider Network, is the employed physician group of Baylor Scott & White Health in the North Texas region.
- **Embedded in the AllianceTexas Master-Planned Development** – This development is one of North Texas’s most significant long-term growth nodes. The development is cited as 27,000 acres and an estimated \$130B in regional economic impact, with \$10.2B created in 2024.
- **Affluent Surrounding Demographics** – Fort Worth is a high-income area with average household incomes exceeding \$113,000 within a five-mile radius, supporting strong payer mix and long-term demand for healthcare services.
- **Inflation-Protected Cash Flow** – The HTPN lease features a three percent annual rent increase, offering investors built-in income growth and a great hedge against inflation.
- **Recession-Resistant Asset Class** – The non-discretionary nature of medical care and its resilience during economic uncertainty has made healthcare real estate a strategic focus for both institutional and private investors nationwide.
- **Tax-Free/Top Destination State** – Texas is one of nine states with no personal income tax, offering potential tax advantages for investors. According to U.S. Census data, Texas led the nation in net domestic migration in 2024.



FLOOR PLAN





Bath & Body Works
 Chick-fil-A MATTRESS FIRM
 ULTA BEAUTY Cheddar's SCRATCH KITCHEN
 belk BEST BUY

JCPenney
 PET SMART
 Total Wine & MORE

Aspire Presidio West
 ±300 Units

HOBBY LOBBY
 Foot Locker
 LONGHORN STEAKHOUSE
 Panda Express Jack in the box



±77,000 VPD

SageWater Village
 ±302 Units

SageStone Village
 ±306 Units

MEN'S WEARHOUSE
 five BELOW BOOT BARN
 CINEMARK DICK'S SPORTING GOODS

PAPA JOHN'S ALDI
 Guitar Center
 WinCo FOODS
 MAIN EVENT

planet fitness ASHLEY
 SAM MOON
 PLATO'S FIVE GUYS CLOSET BURGERS and FRIES

SageWood Village
 ±324 Units

petco DOLLAR TREE
 ROSS at home DRESS FOR LESS The Home Decor Superstore
 Target HomeGoods OLD NAVY
 T.J. MAXX
 IN-N-OUT BURGER Chick-fil-A

CareNow Urgent Care
 COSTCO WHOLESALE

Medical City
 Mental Health & Wellness Center | Alliance



Medical City Alliance
 ±165 Beds

Subject Property

The Lung & Sleep Center of North Texas



±39,000 VPD

Wendy's
 Starbucks El Pollo Loco

N Tarrant Pkwy ±32,000 VPD

Portillo's
 HOT DOGS · BEEF · BURGERS · SALADS

Medical City Surgical Hospital | Alliance
 A Campus of Medical City Alliance

LIVING SPACES



Monterra Village
 ±550 Units

3124 N Tarrant Pkwy
Fort Worth, TX 76177

\$2,696,400

List Price

\$400

Price/SF

±6,741 SF

GLA

2013

Year Built

±109,100

Vehicles Per Day (Intersection)

±0.82 AC

Lot Size

Fee Simple

Ownership



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Medical Office Building
3124 N Tarrant Pkwy, Fort Worth, TX 76177



RENT ROLL

Suite #	Tenant Name	Size (SF)	% of NRA	Contract Rental Rate		Rent/SF	Rental Increases	Options Remaining	Term Remaining	Lease Structure	Termination
				Annual	Monthly						
200	Vacant	4,594	68%	-	-	-	-	-	-	-	
204	HEALTHTEXAS PROVIDER NETWORK, a Texas non-profit corporation*	2,147	32%	\$26,832	\$2,236	\$12.50	3% Increase Year 2	None	2.00**	NNN	Both owner and tenant have ability to terminate with 30 day notice.
Occupied Totals		6,741	32%	\$26,832	\$2,236	\$3.98					
WALT		±2.00 Years									

* HealthTexas Provider Network, is the employed physician group of Baylor Scott & White Health in the North Texas region.

**Owner is in the process of executing this lease.



TENANT OVERVIEW



Year Founded 1994	Headquarters Dallas, TX	Employees - 24' 6,286+
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Tenant Overview

HealthTexas Provider Network is the employed physician group of Baylor Scott & White Health, one of the largest not-for-profit healthcare systems in Texas. Established in 1994, HTPN operates a large multi-specialty network of physicians and outpatient clinics across North Texas, providing coordinated primary and specialty care while supporting the system's integrated hospital network. HTPN is comprised of 78 primary care sites including nine urgent care, 311 specialty care centers, 126 specialty satellite care sites including 7 liver disease outreach centers, one kidney outreach center, 9 hospitalists programs, a family practice residency program and a multi-specialty residency program.



Year Founded 1994	Headquarters Dallas, TX	Employees 59,000+	Care Sites 1,300+	Owned/Operated Hospitals 50+
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Tenant Overview

Baylor Scott & White Health ("BSWH") is the largest not-for-profit healthcare system in Texas and one of the most significant nonprofit health systems in the United States, with deep historical roots dating back more than a century. Formed in 2013 through the merger of Baylor Health Care System (est. 1903) and Scott & White Healthcare (est. 1897), the organization has grown into a comprehensive, vertically integrated provider of inpatient and outpatient medical services, emergency care, specialty care, insurance solutions, and digital health offerings. Baylor Scott & White's expansive footprint, broad continuum of care, strong community presence, and strategic focus on access and patient-centered care have made it a cornerstone of healthcare delivery across Central and North Texas. BSWH is widely recognized for its flagship academic medical centers (including Baylor University Medical Center in Dallas and Baylor Scott & White Medical Center – Temple) and extensive network of hospitals, clinics, and specialty sites that serve millions of patients annually.

MARKET OVERVIEW

Medical Office Building
3124 N Tarrant Pkwy, Fort Worth, TX 76177



FORT WORTH, TX

956,000

Total Population

\$74,000

Median HH Income

345,000

of Households

33.5

Median Age

\$744.7B

Gross Domestic Product

Local Market Overview

Fort Worth is one of North Texas' most established and strategically positioned cities, forming the western anchor of the Dallas–Fort Worth Metroplex. Known for its deep-rooted Western heritage and modern economic expansion, the city offers a balanced mix of cultural identity and corporate growth. Downtown Fort Worth has experienced sustained investment in mixed-use development, hospitality, and entertainment, while surrounding districts continue to evolve with new residential communities, retail corridors, and employment centers. Its central location along major interstate corridors and proximity to a major international airport provide efficient connectivity across Texas and beyond.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	136,834	302,978	813,441
Current Year Estimate	131,267	288,517	772,431
2020 Census	122,392	266,397	711,777
Growth Current Year-Five-Year	4.24%	5.01%	5.31%
Growth 2020-Current Year	7.25%	8.30%	8.52%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	48,097	107,193	291,141
Current Year Estimate	44,977	99,723	269,898
2020 Census	40,882	90,630	242,726
Growth Current Year-Five-Year	6.94%	7.49%	7.87%
Growth 2020-Current Year	10.02%	10.03%	11.19%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$143,401	\$138,721	\$141,445

Dallas-Fort Worth, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metroplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 million+

Median HH Income

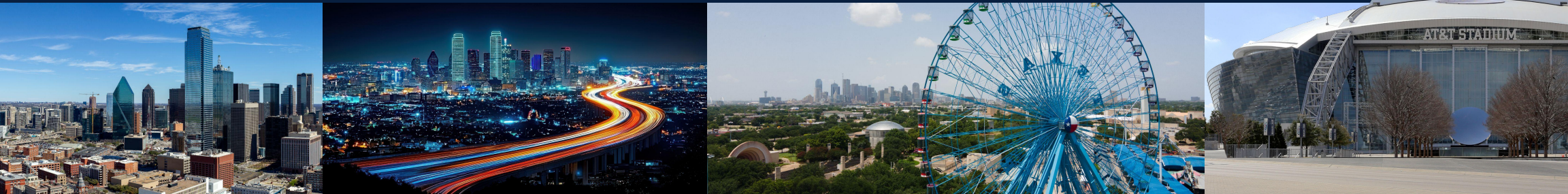
\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion



DFW – The Powerhouse of Progress, Diversity & Opportunity



Dallas-Fort Worth Accolades & Rankings

1 **In the Country for 3 Year Job Growth**
- BLS (Dec 2022)

4 **Largest MSA in the United States**
- U.S. Census Bureau

14 **Best Performing Cities in the United States**
- Milliken Institute (2021)

1 **Largest MSA in the State of Texas**
- U.S. Census Bureau

1 **Top Growth Metro in U.S. 2010-2020**
- U.S. Census Bureau

1 **Largest Population gain in U.S. 2020-2021**
- U.S. Census

1 **Corporate Expansion**
- Dallas Business Journal

6 **Most Innovative Cities in the World**
- 2thinknow (2021)

4 **Global 500 Companies**
- Fortune (2021)

22 **Fortune 500 Companies**
- Fortune (2021)

Dallas-Fort Worth (DFW) has consistently ranked as one of the top locations in the U.S. due to a combination of economic, cultural, and lifestyle factors that make the region highly attractive to both text businesses. Texas, and Dallas specifically, is known for its low taxes, minimal regulations, and incentives for businesses, attracting corporations and startups alike. Here's why DFW stands out as one of the top places in the country:

Thriving Economy and Job Opportunities | Affordability and Cost of Living | Population Growth and Diversity | Transportation and Accessibility
Business-Friendly Environment | Education and Research | Quality of Life | Central Location | Resilient Real Estate Market

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Patrick Graham | Broker of Record | Broker Lic. No. 528005 (TX) | Firm License No. 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3124 N Tarrant Pkwy, Fort Worth, TX, 76177 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Service™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™., the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date