

4400 Heritage Trace Parkway – Suite 204

Keller, Texas 76244



FOR MORE INFORMATION:

T 817-416-3981

F 817-416-8372

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Property Overview

Suite # 204 (1,710 sq ft)

9,824 sq ft - Property Details

-Rate: \$25.00 PSF -

Property Type: Office

-Property Sub-Type: Medical Office

-Building Class: 2nd Generation

Property Highlights

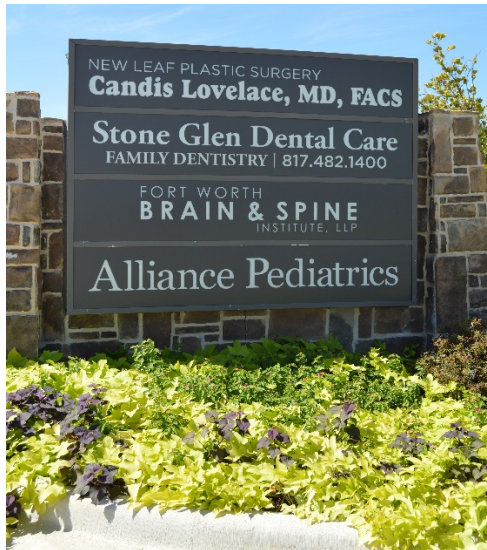
-Located in an established office park serving a vibrant family-centric community.

-Mixed-use of single and multi-tenant buildings designed for professional/medical office use.

-Positioned to draw from North Fort Worth, Keller, NRH, Southlake, and Watauga.

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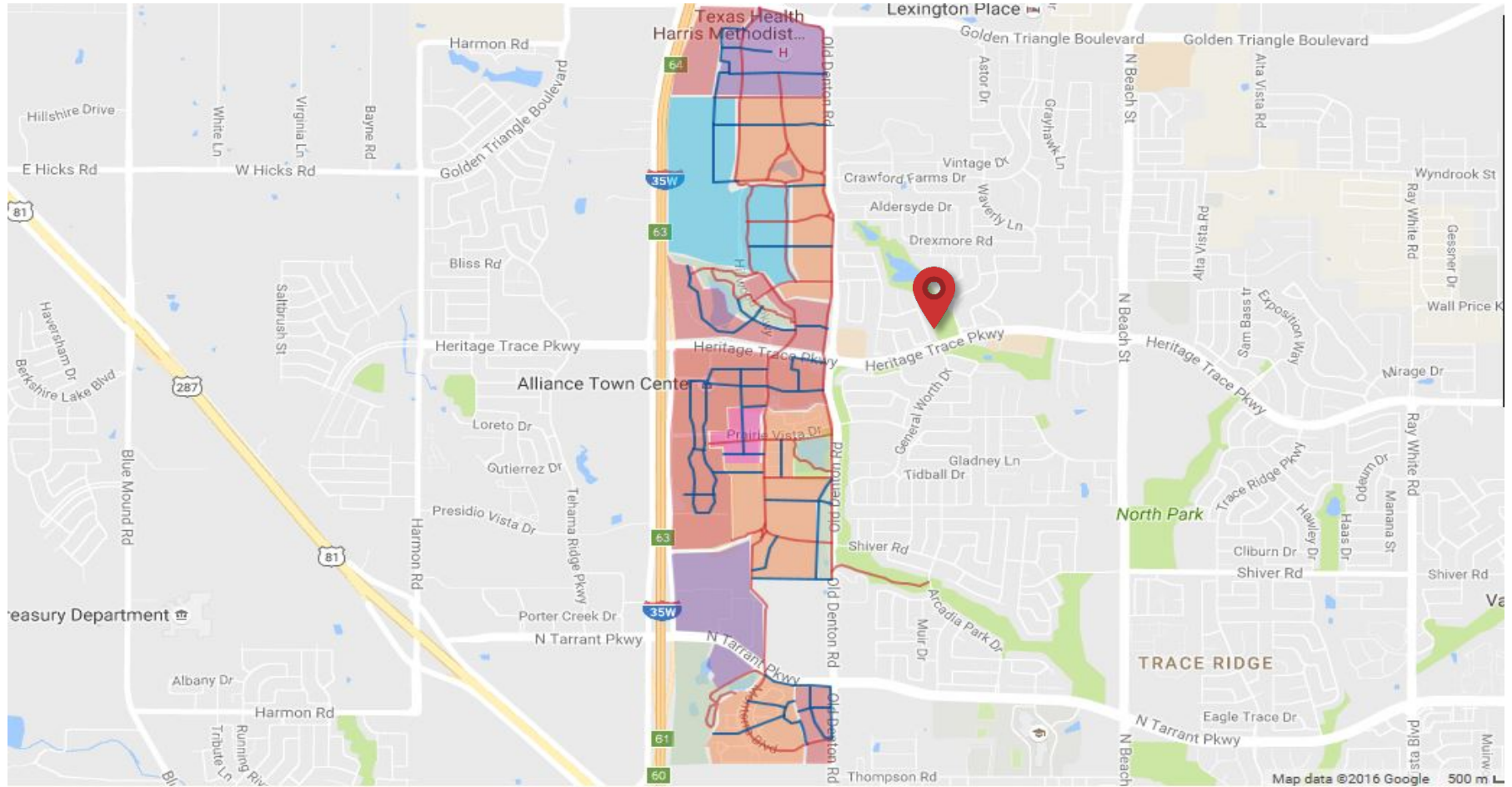
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Demographics	3-Mile
Population	37,701
Avg. Household Income	\$71,102

Traffic Counts	
Heritage Trace Pkwy.	22,000 VPD
N. Beach St.	25,643 VPD

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