

SCOTT BROWN COMMERCIAL

SALES / LEASING / INVESTMENT / ASSET MANAGEMENT
1400 Dallas Dr, Denton, TX 76205 / (940)320-1200 / (940)320-1201 Fax

PROPERTY SUMMARY

PROPERTY: **Bridgeport Medical Office Building**

TYPE/ZONING: Commercial – Medical Offices

USE: Medical Office / Rehab Facility / Patient Care / Hospice

LOCATION: 1903 Doctors Hospital Dr., Bridgeport, TX 76426
(Adjoins Wise Health Systems Hospital)

BUILDING SIZE: +/- 36,000 SF

AGE: Completed Late 2008

UTILITIES: Water / Electric / Sewer / Trash

POWER: 110 / 220 V

AVAILABLE: Suite 2 – 2,117 SF

Suite 20 – 12,000 SF – MOVE IN READY. Fully built out upscale Medical floor. A private elevator leads to 16 patient rooms with Medical Oxygen/Gas, Vacuum Hook up, Private baths in place and 2 fully equipped isolation rooms. In the center of the suite is a full nursing station ready for a plug and play, nursing station break room, and lobby waiting area with restrooms. 2 private offices for billing for Doctors, Medicinal room, dictation room, laundry room and several storage areas. This floor connects with Wise Health Systems Hospital, perfect for Rehab, Hospice or Senior Care.

Suite 31 – 2,224 SF – Currently in Shell condition with HVAC in place. Suite is ready to be built out with Generous TI allowance.

Suite 33 – 1,009 SF – Time Share Available – One or more days a week for specialist. Fully furnished with computers, exam tables, etc.

Suite 35 – 1,220 SF

SIGNAGE: Available – Suite and exterior monument per Owner approval

PRICE: \$18.00 / SF + \$5.31 / SF NNN

PARKING: Abundant Parking and Covered Parking for Physicians

VISIBILITY: Visible from – Highway 380

DEMOGRAPHICS:

Population	1 Mile	3 Mile	5 Mile
2010 Total Population	4,461	77,176	9,660
Pop Growth 2010-2015	4.00%	4.70%	5.40%
Per Capita Income	\$17,002.00	\$17,339.00	\$18,092.00
Average Age	36.2	36.2	36.7
Households			
2010 Total Households	1,507	2,234	3,098
HH Growth 2010-2015	4.30%	5.20%	6.00%
Median HH Income	\$40,778.00	\$45,100.00	\$47,006.00
Average Household Size	2.78	2.9	2.84
Avg HH Vehicles	1.7	1.8	1.8
Avg Travel Time - Wrk	27 Min	27 Min	29 Min
Housing			
Median Housing Value	\$76,890.00	\$82,480.00	\$87,853.00
Median Year Built	1972	1975	1978

FINISH OUT: Negotiable – Generous for Right Lease Terms**TERM:** Negotiable**LISTED:** CoStar, LoopNet, Xceligent, and many more....

COMMENTS: Beautiful 3 Story Class A Medical building with Move In Ready Lease Space. Individually owned and connected to the rapidly growing Wise Health Systems Hospital with full time property management on site. The property offers Various Suite sizes and layouts. Turn Key Build Out options. Bridgeport is a dynamic and growing community located approximately 45 miles northwest of Fort Worth, Texas, and is at the cross point of US 380 and SH 114. Just seven miles from beautiful Lake Bridgeport, Bridgeport offers a unique historic downtown shopping district and several restaurants with a great atmosphere. Bridgeport is not only for those who love the outdoors, but for those who love rich history and family-friendly destinations as well.

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