



Listed By:



Owner-User Medical Office

330 Grapevine Hwy | Hurst, TX 76054

FOR SALE OR FOR LEASE FOR AN OWNER-USER

TWO INTERCONNECTED BUILDINGS TOTALING 8,784 SF

MEDICAL BUILD-OUT WITH X-RAY MACHINE & WELLNESS-READY AMENITIES

SIGNIFICANT CAPITAL EXPENSE PUT INTO THE PROPERTY

Disclaimer

Colliers International Brokerage Company (“Broker”) has been retained as the exclusive advisor and broker for this offering.

This Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective Buyers may need or desire. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely the responsibility of the prospective Buyer. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective Buyers.

By accepting the Offering Memorandum, you agree to indemnify, defend, protect and hold Seller and Broker and any affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney’s fees, collectively “Claims”) arising, directly or indirectly from any actions or omissions of Buyer, its employees, officers, directors or agents.

Buyer shall indemnify and hold Seller and Broker harmless from and against any claims, causes of action or liabilities, including, without limitation, reasonable attorney’s fees and court costs which may be incurred with respect to any claims for other real estate commissions, broker’s fees or finder’s fees in relation to or in connection with the Property to the extent claimed, through or under Seller.

The Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Seller and its legal counsel, and any conditions to the Seller’s obligation thereunder have been satisfied or waived.

The Offering Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make an offer and from whom you have obtained an agreement of confidentiality) without prior written authorization of the Seller or Broker, and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

No employee of seller or at the Subject Property is to be contacted without the written approval of the listing agents and doing so would be a violation of this confidentiality agreement.

Broker has created cash flow projections for the Property using Argus Financial Software. Neither Broker nor the Seller make any representation, warranty or guaranty of the economic value of the Property through the cash flow projections contained in this Offering or the associated Argus computer files.

Broker and their prospective buyers agree not to contact the tenants, their employees or customers of any business on the Property without prior permission from the Landlord.



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Offering Summary



Asking Price
\$1,800,000



Asking Rent/SF
\$20/SF NNN



Main Building
Fully Built-Out For Medical Use, Featuring Exam Rooms, Reception/ Waiting Area, Administrative Offices, And Medical Equipment Including An X-Ray Machine.



Secondary Building
Built out with an indoor pool, physical therapy/training area, two locker rooms, a lobby, and potential for use as a fitness, swim school, or wellness center.

The Ficke Team of Colliers is pleased to present the exclusive investment opportunity of 330 Grapevine, Hurst, TX. The property consists of two interconnected structures totaling approximately 8,784 square feet, joined by a covered breezeway. The layout offers flexibility for single-tenant or multi-tenant configurations, including medical, wellness, or corporate office users.

These two medical office buildings offers a rare opportunity to acquire or lease a well-positioned, turnkey property in the heart of the Mid-Cities corridor. The asset features two distinct yet connected buildings, a fully built-out medical office and a versatile secondary facility with fitness and wellness applications. This dual-purpose layout supports a variety of end-users and represents a compelling opportunity for both owner-occupiers and investors.

330 Grapevine Highway is strategically positioned in the well-established Mid-Cities submarket, making it an ideal location for healthcare providers, wellness practitioners, and medical office tenants. With a population exceeding 1.6 million, the area benefits from strong medical infrastructure supported by leading hospitals like Texas Health Harris Methodist and Baylor Scott & White. The property offers seamless connectivity via Grapevine Highway (TX-26) and major thoroughfares, including Highways 121, 183, and I-820, ensuring efficient transit for patients and healthcare professionals traveling between Dallas and Fort Worth. As part of Hurst, TX, a thriving suburban city known for its stable commercial environment, the site experiences strong leasing demand, rising property values, and healthcare expansion. Limited new development, combined with favorable demographics, reinforces the appeal of 330 Grapevine Highway as a prime destination for medical investment and long-term healthcare growth.



Property Details



Address

330 Grapevine Hwy
Hurst, TX 76054
County – Tarrant County



Property Size

Rentable Square Feet: ±8,784
Lot Size (acres): 1.27
Parking Spaces: 46



Construction & Zoning

Year Built/Renovated: 2000 / 2024
Zoning: Commercial



Occupancy

0% Occupied
Vacant



Parcel Numbers

Parcel # (APN):
2115-890, 4845-678



Traffic Counts

Mid Cities Blvd \\\ 14,341
Blvd 26 \\\ 22,574

Investment Highlights



MOVE-IN READY

Fully built-out medical office with existing infrastructure and equipment minimizes upfront capital costs.

VERSATILE CONFIGURATION

Dual-building setup supports multiple tenant strategies, from fitness and rehab to office or retail use.

RECENT RENOVATIONS

Significant capital expense has been put into renovations in and outside of the property.

HIGH VISIBILITY & ACCESS

Located along Grapevine Hwy with 30,000+ daily traffic; well-connected to major roads and public transit.

STRATEGIC DFW LOCATION

Centrally positioned between Dallas and Fort Worth for regional reach.

FLEXIBLE INVESTMENT PROFILE

Ideal for both owner-users and investors seeking a mix of healthcare, wellness, or professional tenants.

Pro Forma Lease-Up Scenario

Address 330 Grapevine Hwy
Hurst, TX 76054

**Lease Rate
(NNN)** \$20.00/SF

**Building Size
(Assumed Fully Leased)** 8,784 SF

**Pro Forma NOI
(Annually)** \$175,680

**Operating Expenses
(Est. NNN pass-through)** \$8.00/SF

**Pro Forma CAP
(After Lease-Up)** 9.76%

**2024 Property Taxes
(Based on \$1.6M Assessed Tax Value)** \$17,177



Interior Photos



Exterior Photos



Southeast View



DIAMOND
SELF STORAGE
MANAGEMENT, LLC

Your
New
Door
.com

99c
Only
STORES

CHEEK-SPARGER RD

SPROUTS CROSSING

Ahiyama
since 2006
BLACK ⚡ ROCK
COFFEE BAR

D'SHEAS
IRISH PUB
and more

SPROUTS
FARMERS MARKET

GRAPEVINE HWY | 30,000+ VPD

MURPHY
USA

MID-CITIES BLVD

TOTALCARE

330 GRAPEVINE HWY
Hurst, TX 76054

Elite Signs
OF TEXAS

Northeast View



SPROUTS CROSSING



GRAPEVINE HWY | 30,000+ VPD



330 GRAPEVINE HWY
Hurst, TX 76054



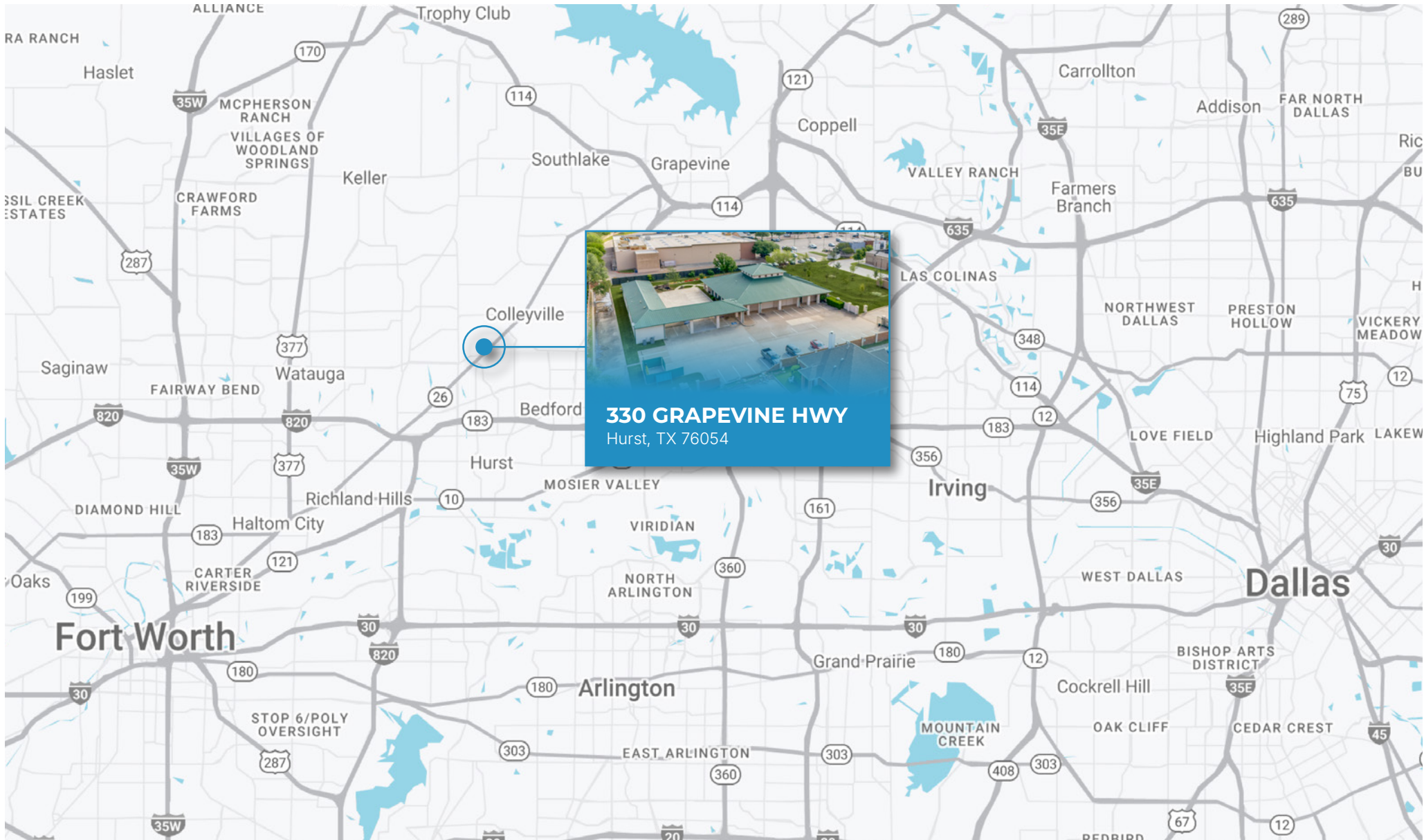
Market Overview

[Aerial Map](#) | [Demographics](#) | [Market Overview](#) | [Offering Instructions](#)

Aerial Map



Regional Map



Market Overview

Hurst, Texas

Hurst, Texas, located in the Dallas–Fort Worth Metroplex, has a dynamic and growing economy characterized by a mix of retail, professional services, and light industry. The city has seen steady economic development, with recent additions including restaurants, health spas, and childcare facilities, contributing to a diverse business landscape. Major employers such as Bell Helicopter Textron and BNSF Railway anchor the local job market, while the Hurst Conference Center continues to generate significant revenue. Despite a slight population decline in 2023, the median household income rose to \$71,743, and property values increased nearly 10%, indicating economic resilience. The city is also investing in community-focused projects and entrepreneurial initiatives to enhance quality of life and attract new businesses, as outlined in its 2025 Comprehensive Economic Development Strategy. With a predicted job growth rate of 37.2% over the next decade, Hurst is positioning itself for sustained prosperity.



Hurst is poised for success

Retail and Service Sector Expansion

Hurst continues to grow its retail and service industries, with new businesses such as restaurants, health spas, and childcare centers contributing to local employment and consumer activity.

Strong Job Growth Outlook

With a projected job growth rate of 37.2% over the next decade, Hurst is poised for significant expansion in employment opportunities across various sectors.

Strategic Development Initiatives

Hurst's 2025 Comprehensive Economic Development Strategy focuses on community enrichment, entrepreneurship, and infrastructure improvements to sustain long-term growth.



Hurst, TX Demographics



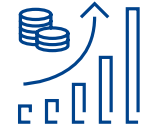
Tarrant **County**



County Population

2.183M+

Hurst Overview | 3-Mile Radius



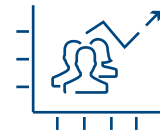
\$144,126

Average Household Income



\$427,804

Median Home Value



95,788

Current Total Population



39,020

Current Total Households



48%

Bachelor's/Graduate/Prof Degree



30%

Undergraduate enrollment



4,787

Total Businesses



42,069

Total Employees

Source: ESRI



Pricing Details



Offering Instructions

Offers should be submitted via email to:

Geoff.Ficke@colliers.com , **Zack.Ficke@colliers.com** &
William.Paredes@colliers.com

Please include the following:

1. Purchase price
2. Source of debt and equity
3. Earnest money deposit
4. Due diligence and closing timelines
5. Detailed list of contingencies including investment committee, appraisal, and/or Lender approval that may be required
6. Detailed list of closing cost responsibilities

Property Tours

By Appointment Only

Form of PSA

TBD

Title & Escrow

TBD

Please contact our Investment
Sales Team for questions or more
information.

Price

\$1,800,000

Asking Rent/SF

\$20/SF NNN

Thank you.



Colliers | Dallas-Fort Worth
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