

FOR SALE

GREATER THERAPY CENTER

2419 State Highway 121
Bedford, TX 76021



CONFIDENTIALITY & RESTRICTED USE AGREEMENT

All materials and information received or derived from Trade Properties its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trade Properties its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trade Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trade Properties makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trade Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trade Properties in compliance with all applicable fair housing and equal opportunity laws.

OFFERED EXCLUSIVELY BY:

Chris Adams

Principal & Managing Broker
cadams@tradeproperties.com
972.597.9686
TX #619855

Josh Adams

Principal
jadams@tradeproperties.com
972.597.9184
TX #792874

TRADE PROPERTIES

17250 Dallas Parkway
Dallas, TX 75248

TABLE OF CONTENTS

CONFIDENTIALITY & DISCLAIMER	2
ABOUT THE INVESTMENT	4
PROPERTY SUMMARY	5
COMPLETE HIGHLIGHTS	6
PROPERTY OVERVIEW	7
LEASE ABSTRACT	8
RENT SCHEDULE	9
IMMEDIATE TRADE AREA	10
AREA MAP	11
AERIAL VIEW	12
AERIAL SOUTHWARD VIEW	13
AERIAL NORTHWARD VIEW	14
ADDITIONAL PHOTOS	15
TENANT OVERVIEW GREATER THERAPY CENTERS	16
TENANT OVERVIEW GTC AND TEXAS HEALTH	17
LOCATION OVERVIEW	18
LOCATION OVERVIEW	19



SECTION 1

ABOUT THE INVESTMENT

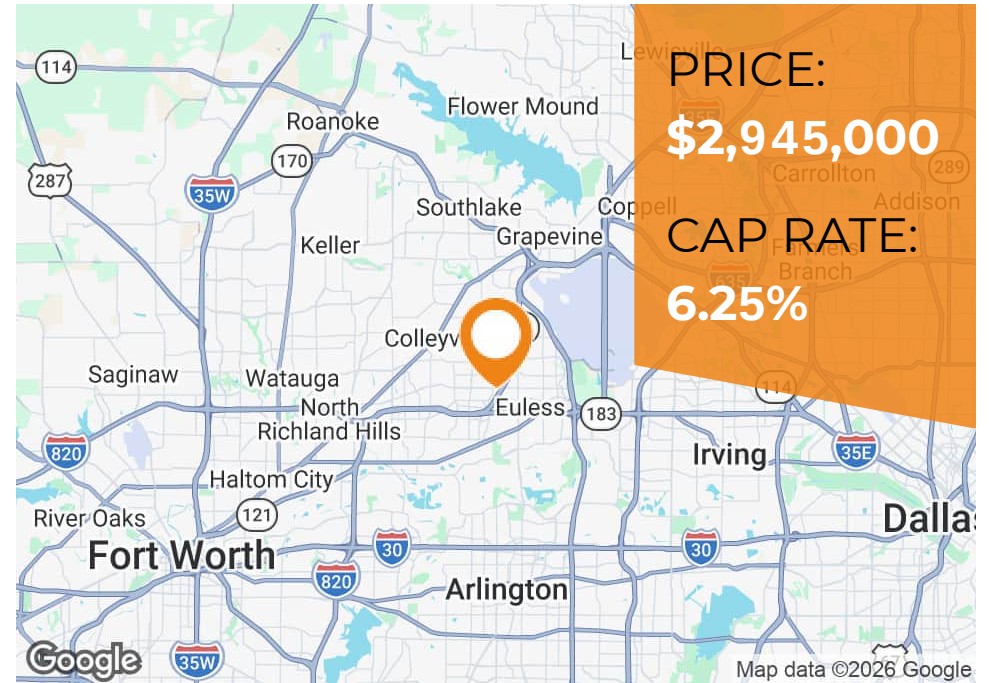


PROPERTY DESCRIPTION

Net Net Direct is pleased to present the exclusive offering of 2419 SH 121 in Bedford, Texas, a single-tenant medical office investment opportunity. The property consists of a well-maintained 6,572-square-foot building situated on a generous 2.07-acre parcel along State Highway 121, providing excellent visibility and accessibility. The asset is being offered with more than five years remaining on a net lease, delivering stable, long-term income for investors.

The property is fully leased to Greater Therapy, an outpatient rehabilitation and physical therapy provider affiliated with Texas Health Resources—one of the largest faith-based, nonprofit health systems in the United States. The tenant's use as a physical therapy and rehab center, centralized proximity to several major medical campuses, recent interior renovations with specialized buildout, and established patient base that relies on consistent, convenient care, signals a strong long-term commitment to this facility.

Centrally positioned within the thriving Dallas–Fort Worth Metroplex, the property benefits from strong real estate fundamentals and a robust healthcare demand driver. Its location on SH 121 with over 100,000 vehicles per day offers prime frontage in Bedford's high traffic corridor, surrounded by dense residential neighborhoods, major employers, and medical campuses. The area's growing and aging population supports ongoing demand for outpatient medical services, while limited supply of quality medical office space underpins long-term rent growth and occupancy stability.



OFFERING SUMMARY

Sale Price:	\$2,945,000
NOI:	\$184,016
Cap Rate:	6.25%
Tenancy:	Single
Expenses:	Net Lease

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,627	52,236	100,025
Total Population	15,009	127,540	243,187
Average HH Income	\$108,695	\$113,002	\$117,621



PROPERTY INFORMATION

Building Size (SF)	6,572
Lot Size (AC)	2.07
Year Built	1998
Year Last Renovated	2020
Primary Use:	Gen. Medical Offices and Anc. Uses

PROPERTY HIGHLIGHTS

- Fully leased to Greater Therapies, affiliated with Texas Health Resources, ensuring strong healthcare credit and stability.
- 6,572-square-foot medical office building on 2.07 acres with specialized outpatient rehab build-out.
- Approximately five years remaining on a net lease with annual rent increases, providing predictable, long-term cash flow.
- Prime location on State Highway 121 in Bedford with excellent visibility and regional access.
- Strategic position in the high-growth Dallas–Fort Worth Metroplex with strong healthcare demand drivers.
- Limited supply of quality medical office space supports rent growth and high occupancy rates.
- No State Income Tax.



SECTION 2

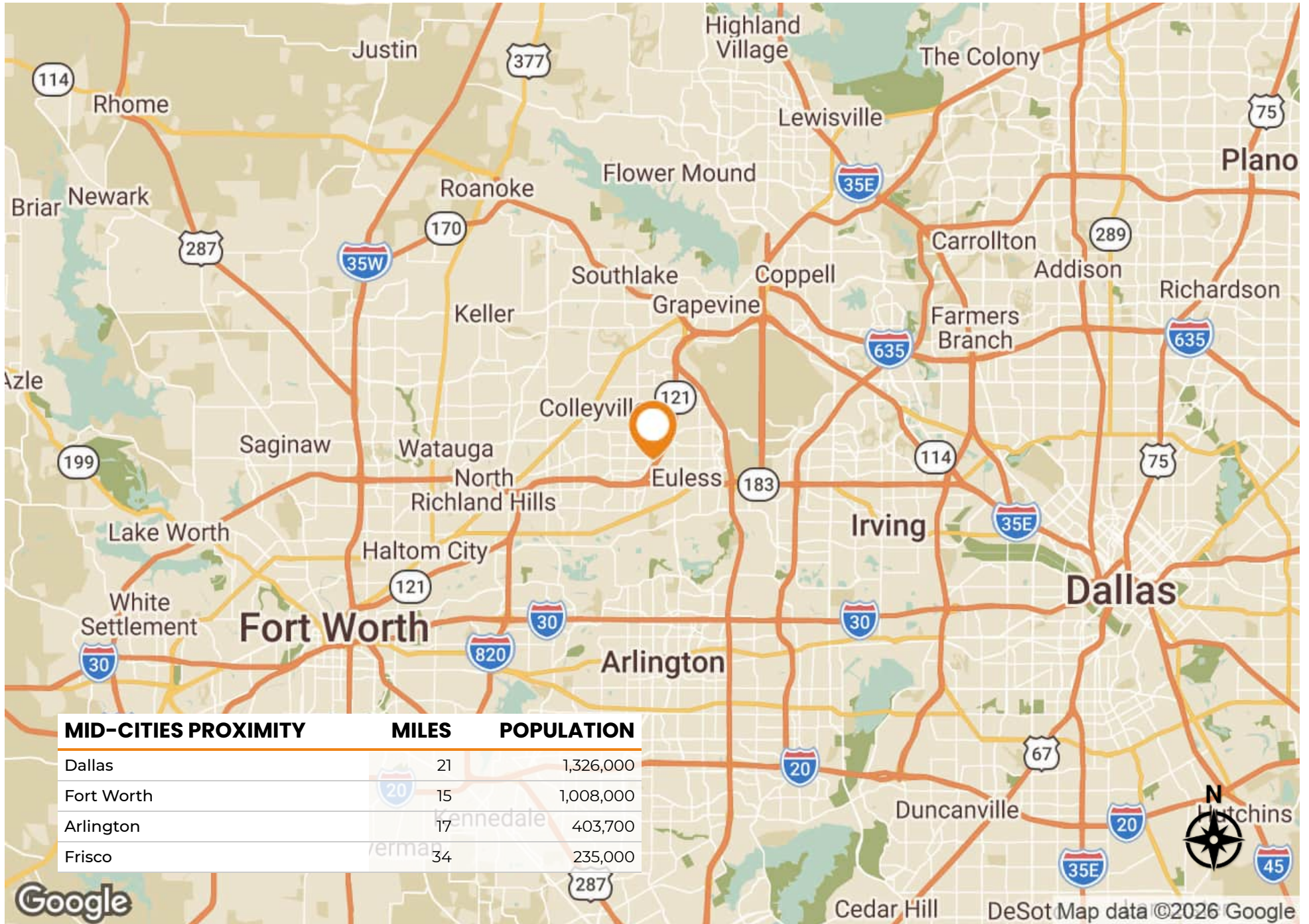
PROPERTY OVERVIEW

LEASE ABSTRACT

TENANT	Golden Bear PT Partners, LLC
TRADE NAME	Greater Therapy Centers
BUILDING / LAND	6,572 SF / 2.07 Acres
YEAR BUILT	1998
GUARANTOR	None / Operating Entity
BUILDING USE	General medical offices and ancillary uses.
TERM	115 Months
LEASE COMMENCEMENT	6/4/2021
RENT COMMENCEMENT	6/7/2021
RENT EXPIRATION	1/31/2031
CURRENT BASE RENT	\$184,016 (Beginning 12/1/2026)
RENT INCREASES	\$0.50 PSF per Year
RENEWAL OPTIONS	One (1) Option of Two (2) Years
SECURITY DEPOSIT	None
RIGHT OF FIRST REFUSAL	None
EXPENSES	Net Lease
TAXES	Reimbursed via Operating Costs
INSURANCE	Reimbursed via Operating Costs
UTILITIES	Reimbursed via Operating Costs
PARKING LOT	Reimbursed via Operating Costs
HVAC	Reimbursed via Operating Costs
OPERATING COSTS	Paid by Tenant; can include Management fee up to 5%.
LANDLORD MAINTENANCE	Roof, structure, exterior walls and windows, Systems and Equipment, and any parking and other common areas of the Building and Real Property; most of which is subject to reimbursement via Operating Costs. Capital improvements made for the purpose of reducing operating expenses can be reimbursed amortized over a reasonable period of time.

RENT ROLL

LEASE YEAR	DATES			RENT			
	START		END	ANNUAL	MONTHLY	PSF	INC
Months 1 to 5	6/7/2021	-	11/30/2021	\$68,458	\$13,692	\$25.00	-
Months 6 to 17	12/1/2021	-	11/30/2022	\$164,346	\$13,696	\$25.01	0.03%
Months 18 to 29	12/1/2022	-	11/30/2023	\$170,872	\$14,239	\$26.00	3.97%
Months 30 to 41	12/1/2023	-	11/30/2024	\$174,158	\$14,513	\$26.50	1.92%
Months 42 to 53	12/1/2024	-	11/30/2025	\$177,444	\$14,787	\$27.00	1.89%
Months 54 to 65	12/1/2025	-	11/30/2026	\$180,730	\$15,061	\$27.50	1.85%
Months 66 to 77	12/1/2026	-	11/30/2027	\$184,016	\$15,335	\$28.00	1.82%
Months 78 to 89	12/1/2027	-	11/30/2028	\$187,302	\$15,609	\$28.50	1.79%
Months 90 to 101	12/1/2028	-	11/30/2029	\$190,588	\$15,882	\$29.00	1.75%
Months 102 to 115	12/1/2029	-	1/31/2031	\$193,874	\$16,156	\$29.50	1.72%
Option 1, Year 1	2/1/2031	-	1/31/2032	\$197,160	\$16,430	\$30.00	1.69%
Option 1, Year 2	2/1/2032	-	1/31/2033	\$200,446	\$16,704	\$30.50	1.67%











GREATER THERAPY CENTERS

Greater Therapy Centers (GTC) provide skilled physical and occupational therapy services to individuals suffering from pain or injury affecting the skeletal system and associated muscles, joints, and ligaments. Founded by experienced therapists, GTC began serving patients in 1997. GTC now has over 30 locations throughout the DFW area.

GTC offers specialized orthopedic and sports injury services and develops a custom treatment plan designed to decrease or eliminate pain, improve strength, and return patients to their prior lifestyle as quickly as possible.

Richard Kelly and Dena Aitken, therapists working in the fields of physical and occupational therapy, had a vision of a different kind of therapy environment—one that was relaxed and provided evidence-based treatment in a therapist and clinical-driven setting. In the summer of 1997, they acted on their dream by founding the Greater Lewisville Therapy Center.

Encouraged by patients having a good experience and positive outcomes and the enthusiastic support of the local physicians for their concept, Richard and Dena opened a second center in Plano, Texas. Today, GTC operates 30 centers in DFW area cities, each operated by a licensed therapist and a staff that focuses first on patient needs and comfort.

Richard and Dena continue to manage GTC and hope to expand their vision into other Texas communities in the future.

Greater Therapy Centers provide skilled physical therapy, occupational therapy, pelvic floor therapy, aquatics therapy vestibular therapy, and dry needling services.

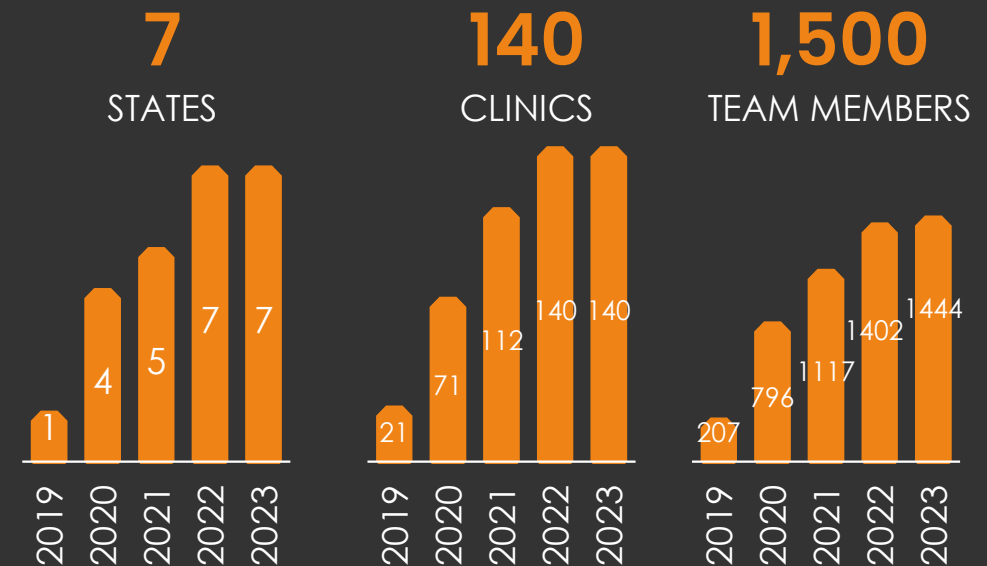
Greater Therapy Centers is a proud member of the Therapy Partners Group.



THERAPY PARTNERS GROUP

Therapy Partners Group (TPG) is a physical therapist-led outpatient company with dual support centers/headquarters located in Bolingbrook, Illinois, and Modesto, California. Formed in 2019, TPG operates over 150 clinics across seven states and is backed by Chicago-based investment firm Shore Capital Partners.

With its remarkable growth, Therapy Partners Group employs over 1,500 employees nationwide to date. The company's rise has not gone unnoticed, earning it well-deserved accolades including Inc. 5000's List of "Fastest Growing Companies in America" (2020).



Greater Therapy Centers is partnered with Texas Health Southlake

JOINT-VENTURE HOSPITAL

Texas Health Harris Methodist Hospital Southlake is a joint venture owned by Texas Health. Resources and physicians dedicated to the community, reinforcing clinical integration and quality standards locally

Texas Health
Harris Methodist

20+ YEARS IN THE COMMUNITY

Serving the area since October 2004, the ~51,600 sf facility includes 18 surgical specialties, 17 inpatient suites, six ORs, and three physical therapy centers, underscoring depth in medical infrastructure

TOP-TIER CLINICAL REPUTATION

Recognized by U.S. News as high-performing in spinal surgery and awarded the Joint Commission's Gold Seal for Spine Surgery

southlakestyle.com

PATIENT EXPERIENCE EXCELLENCE

Earned Healthgrades' Outstanding Patient Experience Award and Outpatient Orthopedic Surgery Excellence Award, with 83–87% patient experience ratings vs. national averages

healthgrades.com

SECTION 3

LOCATION OVERVIEW



Bedford, TX is a city located in northeastern Tarrant County within the Dallas-Fort Worth Metroplex. The city is conveniently located near major highways such as State Highway 121 and State Highway 183, also known as Airport Freeway, due to its connectivity to DFW International Airport.

As of the 2020 census, Bedford's population was 49,928. Bedford combines small-town charm with urban accessibility and boasts a well-educated population that is supported by the Hurst-Euless-Bedford Independent School District (HEB ISD). HEB ISD operates twenty-one elementary schools, five junior high schools, two traditional high schools, and additional specialized facilities throughout Bedford, Euless, Hurst, and small parts of North Richland Hills, Colleyville, Fort Worth, and Arlington.

Bedford is home to a diverse mix of industries, including healthcare, logistics, retail, and professional services with top employers that include Texas Health Resources, Carter BloodCare, and HEB ISD.

The city also has multiple recreational amenities including the Bedford Boys Ranch Park, a 68-acre city park that is the jewel of the Bedford Parks system. Generations Park at Boys Ranch includes The Center recreational facility, an outdoor aquatics facility, three ballfields with a concessions/restroom building, special events lawn, and multipurpose field area. The park also includes a disc golf course, small urban lake with a spray fountain, 4/10th of a mile jogging path around the lake, and rentable pavilions.

TOP EMPLOYERS

- | | |
|----|---------------------------------|
| 1 | Texas Health Resources |
| 2 | Carter BloodCare |
| 3 | HEB ISD |
| 4 | State National Companies |
| 5 | Walmart Supercenter |
| 6 | City of Bedford |
| 7 | Daystar Television Network |
| 8 | Bedford Wellness & Rehab |
| 9 | Kroger Foods |
| 10 | LINQ Transportation & Logistics |



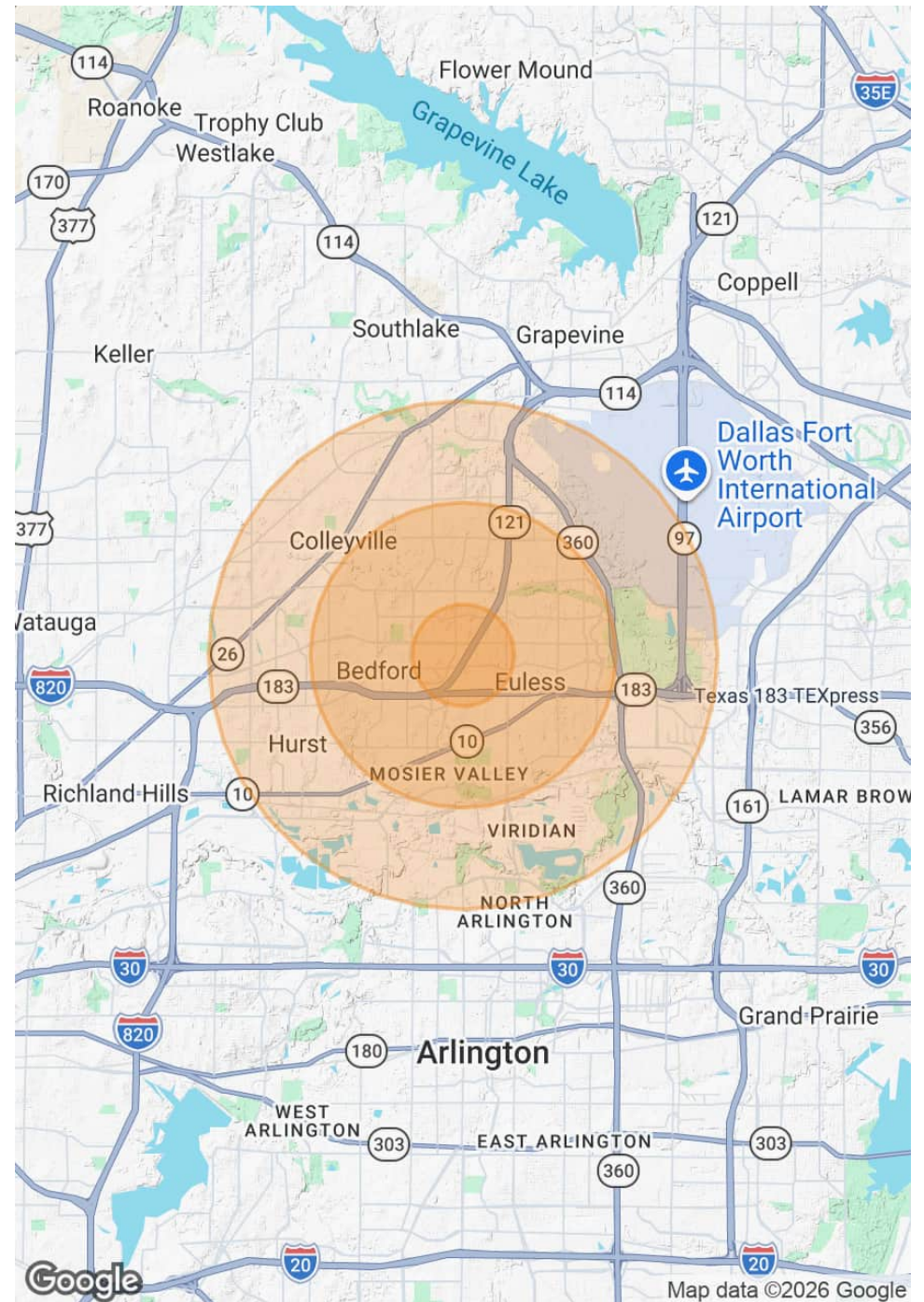
POPULATION

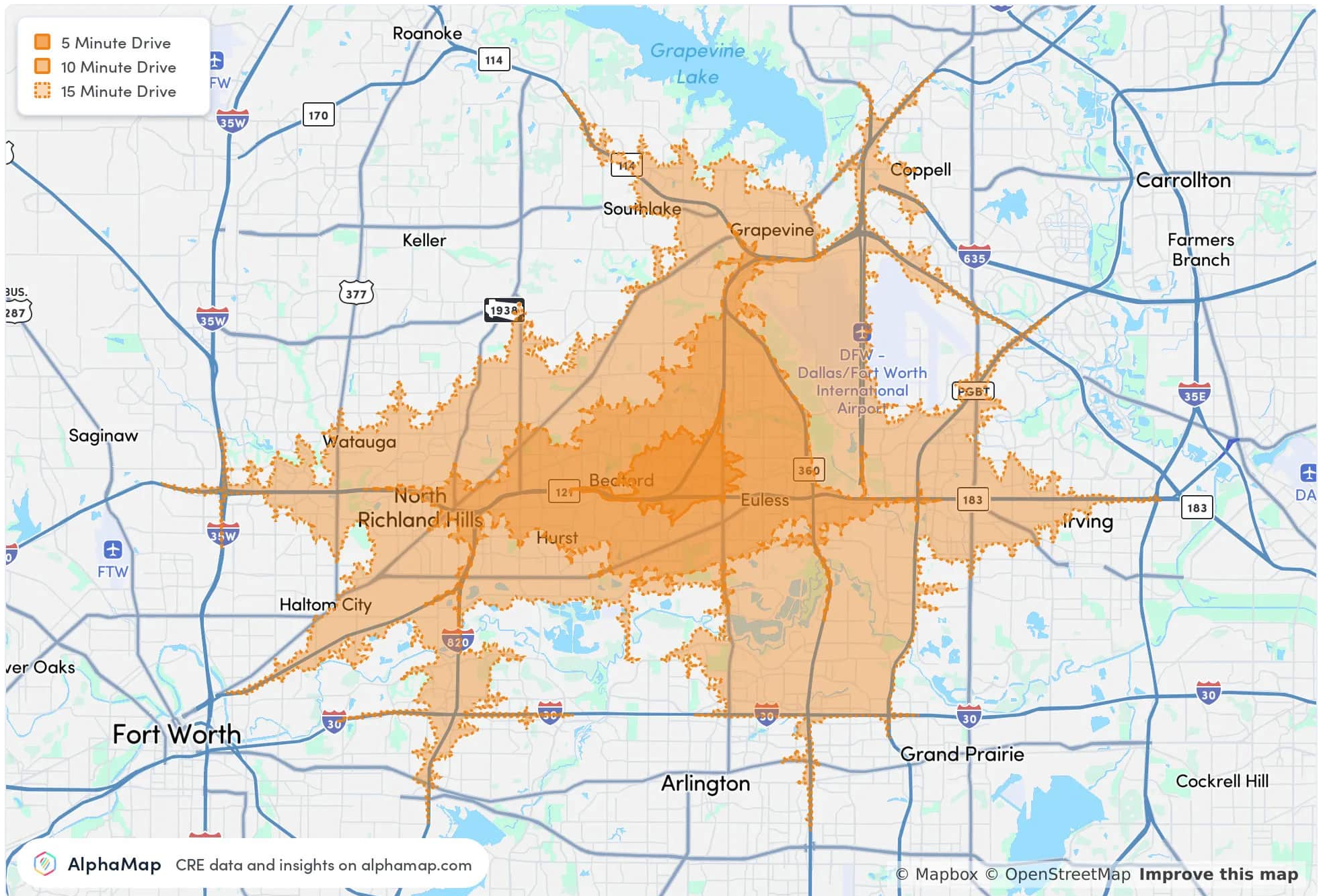
	1 MILE	3 MILES	5 MILES
Total Population	15,009	127,540	243,187
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	6,627	52,236	100,025
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$108,695	\$113,002	\$117,621
Average House Value	\$414,632	\$398,600	\$417,009

Demographics data derived from AlphaMap





Map and demographics data derived from AlphaMap

CONTACT

CHRIS ADAMS

Principal & Managing Broker
972.597.9686
cadams@tradeproperties.com
TX #619855

JOSH ADAMS

Principal
972.597.9184
jadams@tradeproperties.com
TX #792874

TRADE PROPERTIES

17250 Dallas Parkway
Dallas, TX 75248

Stay informed on available
properties, the Trade Post
newsletter, and more.

SIGN UP





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Trade Properties	-	info@tradeproperties.com	972.924.9986
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chris Adams	TX #619855	cadams@tradeproperties.com	972.597.9686
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Chris Adams	TX #619855	cadams@tradeproperties.com	972.597.9686
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date