



 FranklinStreet

MEDICAL OFFICE FOR SALE
8030-8032 Camp Bowie W Blvd

Fort Worth, TX 76116

CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or FSOI, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or FSOI, LLC., nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the FSOI, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or FSOI, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FSOI, LLC AGENT FOR MORE DETAILS.

CONTACT US

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EXECUTIVE SUMMARY

\$1,131,333
Sale Price

6.75%
Cap Rate

\$76,365
NOI



Address	8030-8032 Camp Bowie West Boulevard
City / State / Zip Code	Fort Worth, TX 76116
Property Type	Medical Office
Year Built	1970
Building Size	4,500 SF
Lot Size	0.43 AC
Parking Ratio	7.11 / 1,000 SF
Tenant	WellMed Medical Group



*Parking lot to be resurfaced before closing

INVESTMENT OVERVIEW

INVESTMENT SUMMARY

Sale Price	\$1,131,333
Price / SF	\$251.41
Cap Rate	6.75%
NOI	\$76,365
Lease Structure	NNN
Lease Term Remaining	4.75 Years

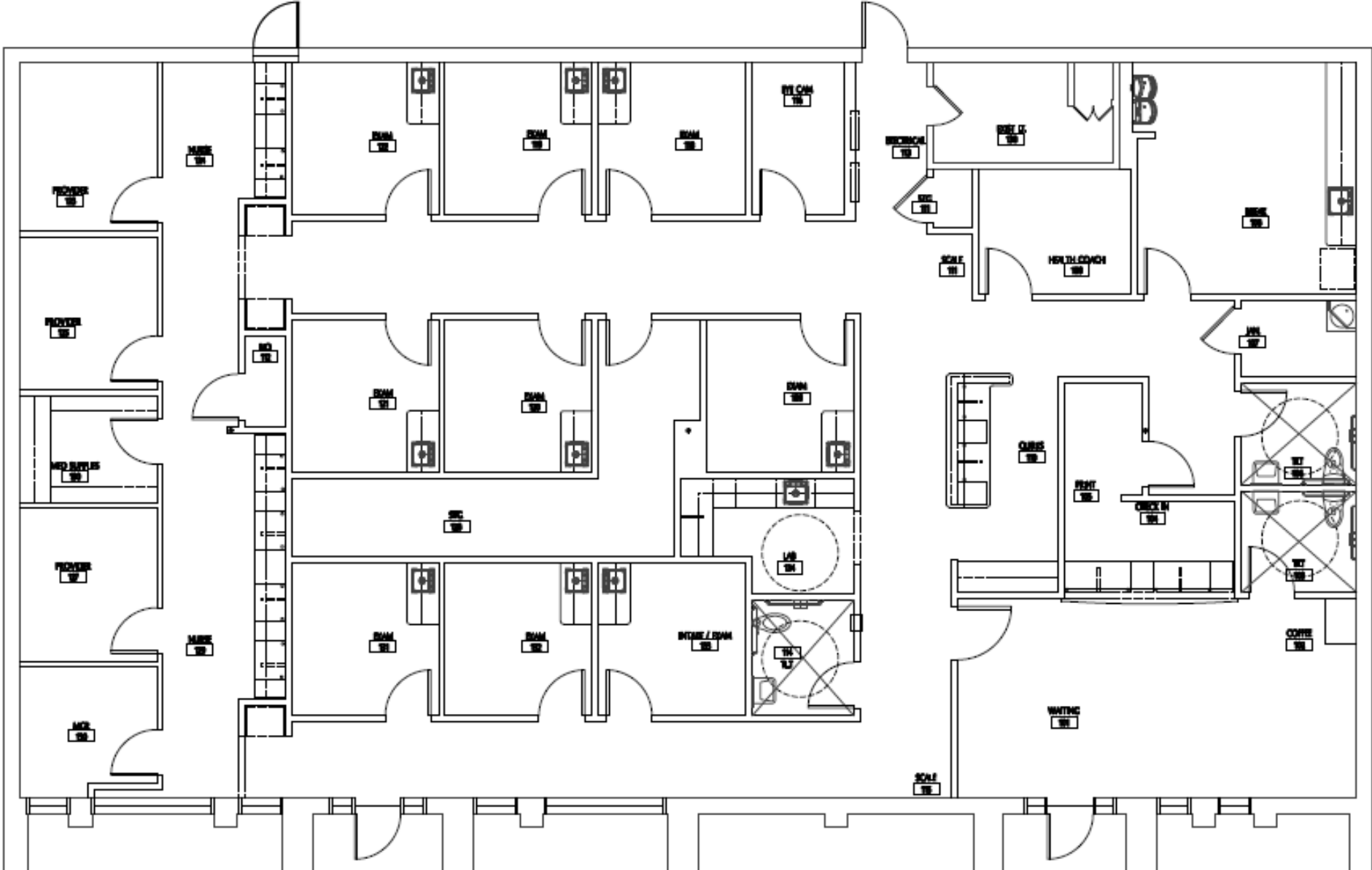
LEASE SUMMARY

Tenant Name	WellMed Medical Group
Lease Guarantor	WellMed Medical Management, Inc.
Lease Type	NNN
Landlord Responsibilities	Roof, Foundation, Structure, Systems Servicing the Building, HVAC Repairs >\$1,000
Current Annual Rent	\$76,365
Current Annual Rent / SF	\$16.97
Lease Commencement	2/4/2019
Lease Expiration	2/3/2031
Renewal Options	3 (5) Year Renewal Options

RENT SCHEDULE

Term	Annual Rent / SF	Monthly Rent	NOI
2/4/2026 - 2/3/2027	\$16.97	\$6,364	\$76,365
2/4/2027 - 2/3/2028	\$16.97	\$6,364	\$76,368
2/4/2028 - 2/3/2029	\$17.48	\$6,555	\$78,660
2/4/2029 - 2/3/2030	\$17.48	\$6,555	\$78,660
2/4/2030 - 2/3/2031	\$17.48	\$6,555	\$78,660

FLOOR PLAN



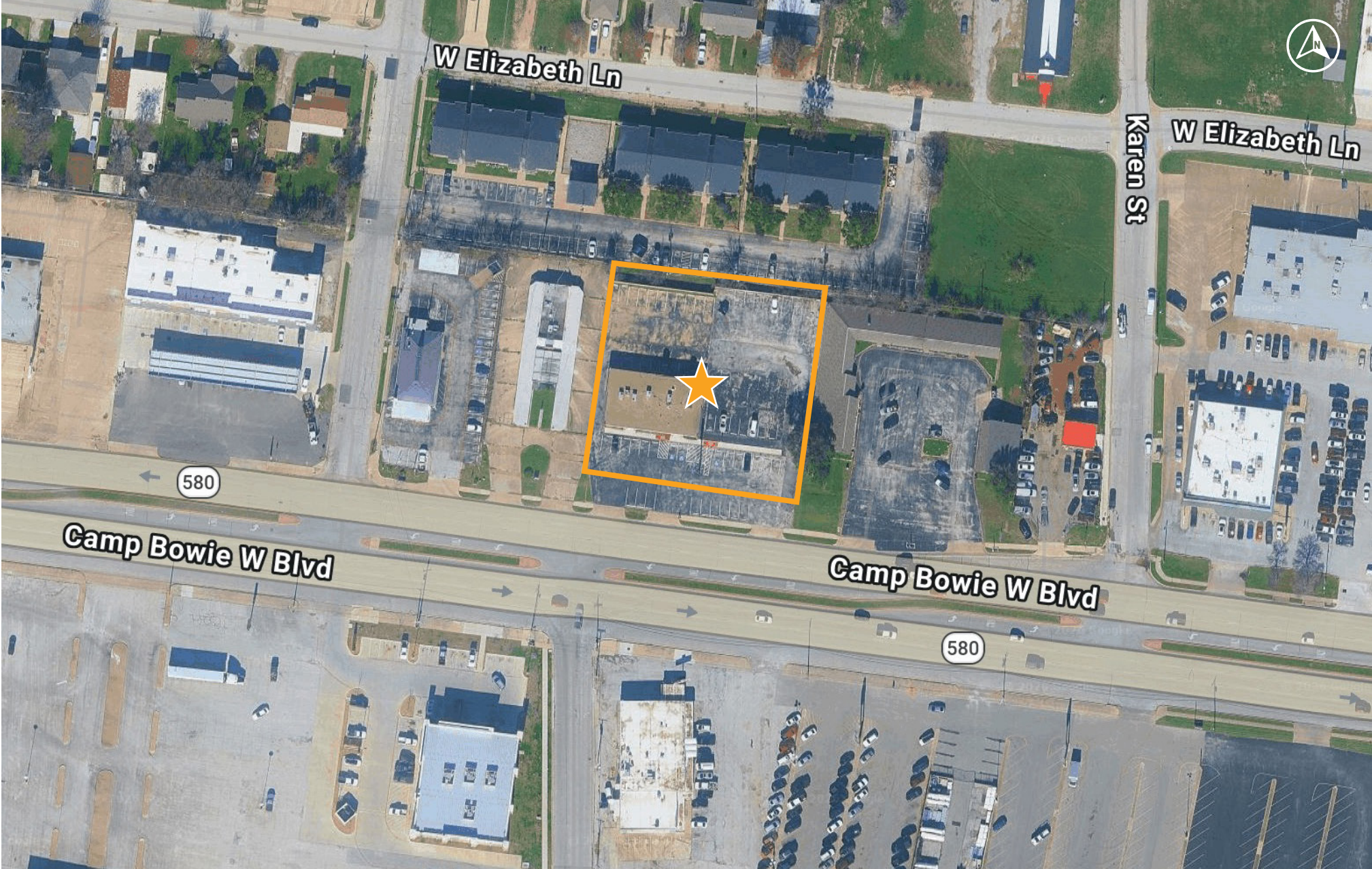
EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL MAP



TENANT OVERVIEW

HEALTH NETWORK OVERVIEW

Founded in 1990 by Dr. George M. Rapier III in San Antonio, WellMed Medical Group has grown from a single clinic into a leading, physician-led healthcare network dedicated to seniors. With a focus on proactive, value-based care, WellMed now serves over 1 million older adults across Texas, Florida, and New Mexico through more than 16,000 physicians and clinicians, offering a wide range of specialties including cardiology, neurology, and palliative care. Strategic partnerships with Optum in 2011 and the 2024 integration of USMD and Healthcare Associates of Texas have further expanded its ability to deliver high-quality, patient-centered care.

CREDIT WORTHINESS & FINANCIAL SUCCESS



WellMed's financial strength is reinforced by its status as a wholly owned subsidiary of UnitedHealth Group (NYSE: UNH), a global healthcare leader and Fortune 500 company. As part of Optum, WellMed benefits from the scale and resources of an organization that generated \$447.6 billion in revenue in 2025, providing access to advanced technology and operational support. Backed by UnitedHealth Group's strong credit profile, including an A+ rating from S&P, WellMed is well-positioned to meet its long-term financial commitments with confidence.



INVESTMENT SUMMARY

Founded	1990
Care Locations	300+ clients
Physician Network	16,000+ physicians
Patient Population	1+ million
Parent Company	United Health Group
Parent Company Revenue (FY2025)	\$447.6 billion
Credit Rating (Parent)	A+ (S&P)
Website	www.wellmedhealthcare.com

PARENT COMPANY FINANCIAL HIGHLIGHTS

-  \$447.6 billion in revenue (FY2025)
-  12% revenue growth (FY2024 to FY2025)
-  \$309.5 billion total assets (FY2025)
-  A+ credit rating (S&P)

LOCATION INFORMATION



LOCATION SUMMARY

The trade area shows steady expansion from 2010 through 2025 with the 3-mile population at 87,983 (up from 72,534 in 2010) and continued household formation, 37,809 households estimated in 2025. Growth is strongest across the broader 5-mile zone where average and median household incomes are highest (2025 averages: \$126,536; median \$89,659), while the immediate 1-mile area records lower income (2025 median \$53,113), higher renter share (63.6%), and a younger median age (33.0). Racial and ethnic diversity is notable at the 1-mile scale (White 43.6%, Black 24.2%, Hispanic 34.5% in 2025). Educational attainment increases with radius (21.3% bachelor+ at 1 mile vs. 39.8% at 5 miles), indicating a mixed economic profile across the corridor.

LIVE INSIGHTS

Immediate site activity shows the building at 8030-8032 Camp Bowie W Blvd operating as a medical/primary-care location (WellMed/Fort Worth Family Practice) and has appeared in commercial listing records as a leased medical office, confirming institutional healthcare presence at the address; nearby retail inventory and broker listings identify value-add retail centers with vacancy and repositioning opportunities along Camp Bowie Boulevard, and recent municipal corridor planning documents prioritize mixed-use and storefront activation around the West 7th / Camp Bowie “Six Points” area, all indicating municipal and market interest in revitalizing Camp Bowie’s commercial corridor.

KEY TAKEAWAYS

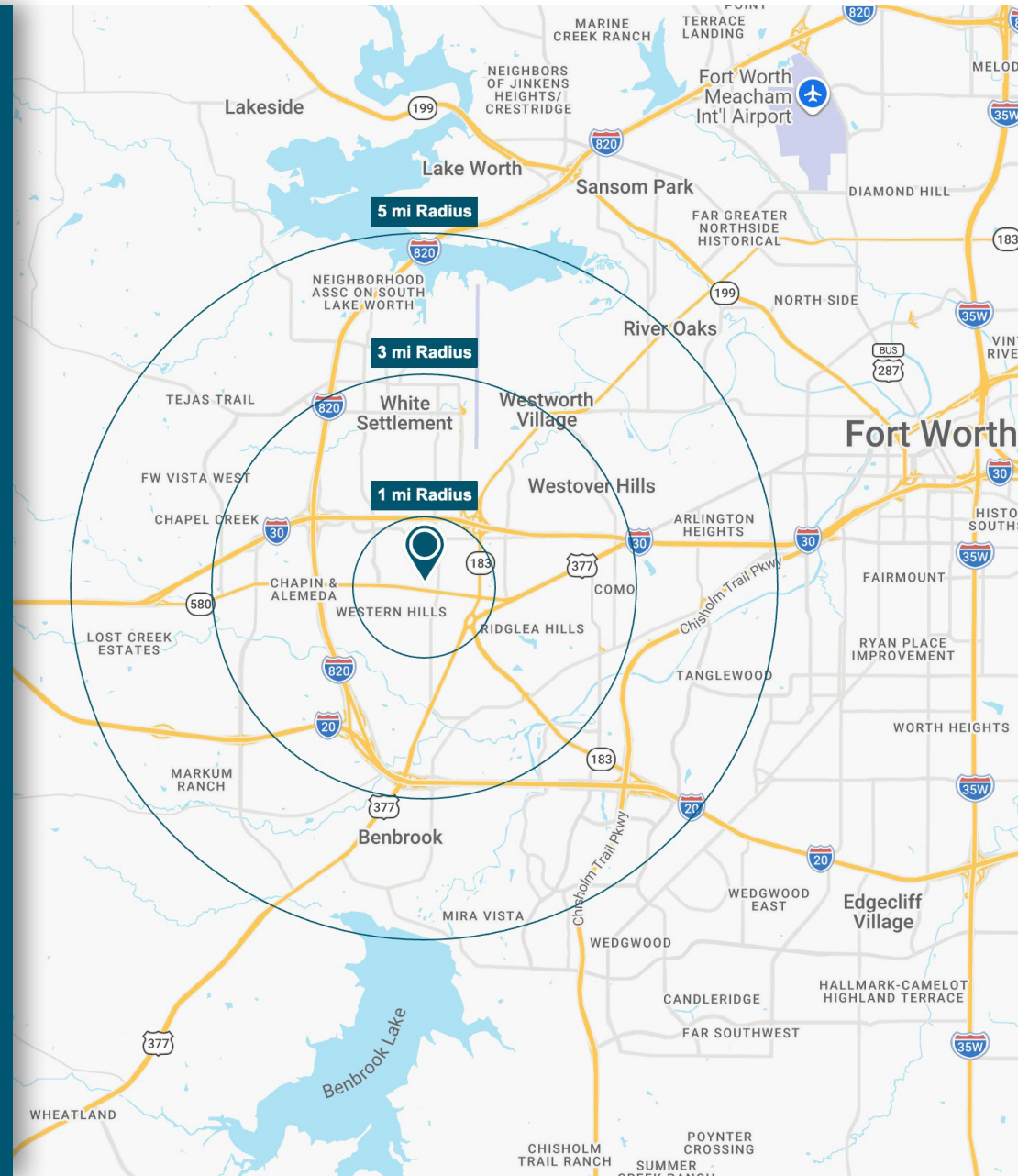
- 3-mile population in 2025 is 87,983, up 1.7% annual growth from 2020–2025.
- Within 1 mile, 63.6% of occupied housing units are renter-occupied (2025).
- Median household income (2025) is \$53,113 at 1 mile versus \$72,975 at 3 miles.
- Median age at 1 mile is 33.0 with 29.6% age 19 or younger (2025), signaling a younger local base.
- College-degree attainment (bachelor or higher) is 21.3% at 1 mile compared with 33.2% at 3 miles (2025).



*Parking lot to be resurfaced before closing

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population (2025)	16,945	87,983	192,144
Projected Population (2030)	13,613	88,134	196,542
Census Population (2020)	13,901	81,160	178,433
Projected Annual Growth (2025-2030)	-0.5%	0%	0.5%
Median Age	33.0	35.1	36.8
HOUSEHOLD & INCOME			
Total Households (2025)	5,439	37,809	82,343
Projected Households (2025-2030)	5,407	38,668	85,962
Average HH Income (2025)	\$73,386	\$104,556	\$126,116
Median Home Value	\$270,819	\$343,674	\$387,204
Median Rent	\$1,187	\$1,264	\$1,343



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