

MEDICAL OFFICE | SURGERY CENTER

7989 W Virginia Dr, Dallas, TX 75237

For Sale/Lease



OFFERING SUMMARY

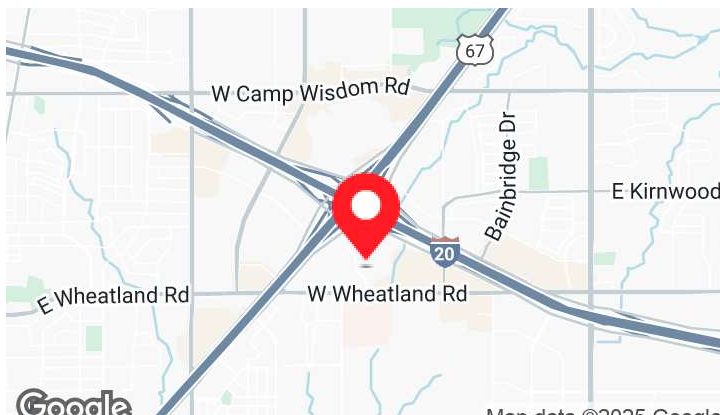
Sale Price:	\$5,000,000
Lease Rate:	\$21.00 SF/yr (NNN)
Building Size/Available SF:	17,000 SF
Price/SF:	\$294.12
Lot Size:	57,511 SF
Year Built:	2005
Zoning:	MU-3 Mixed Use

PROPERTY OVERVIEW

This two-story medical facility offers a rare opportunity to acquire a turnkey surgery center with supporting medical office space already in place. Buyers can avoid the high cost, long timelines, and regulatory hurdles of building from scratch—this property is fully functional, equipped with a backup generator, and designed to meet the demanding requirements of surgical operations.

PROPERTY HIGHLIGHTS

- First Floor: Fully built-out surgery center
- Second Floor: Flexible medical office space
- Backup Generator
- Generous Parking
- Immediately Adjacent to Methodist - Charlton



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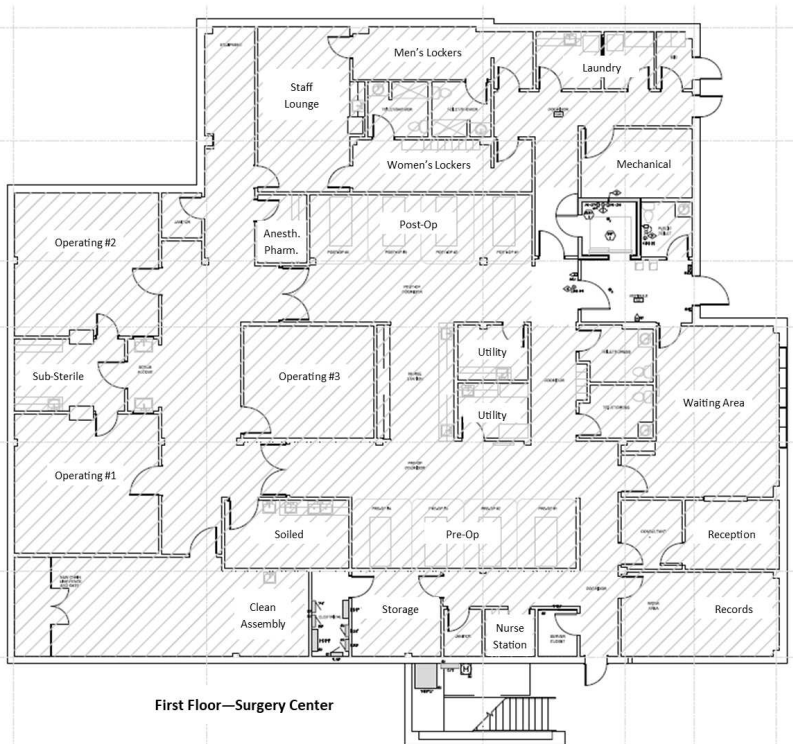
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LOCATION OVERVIEW

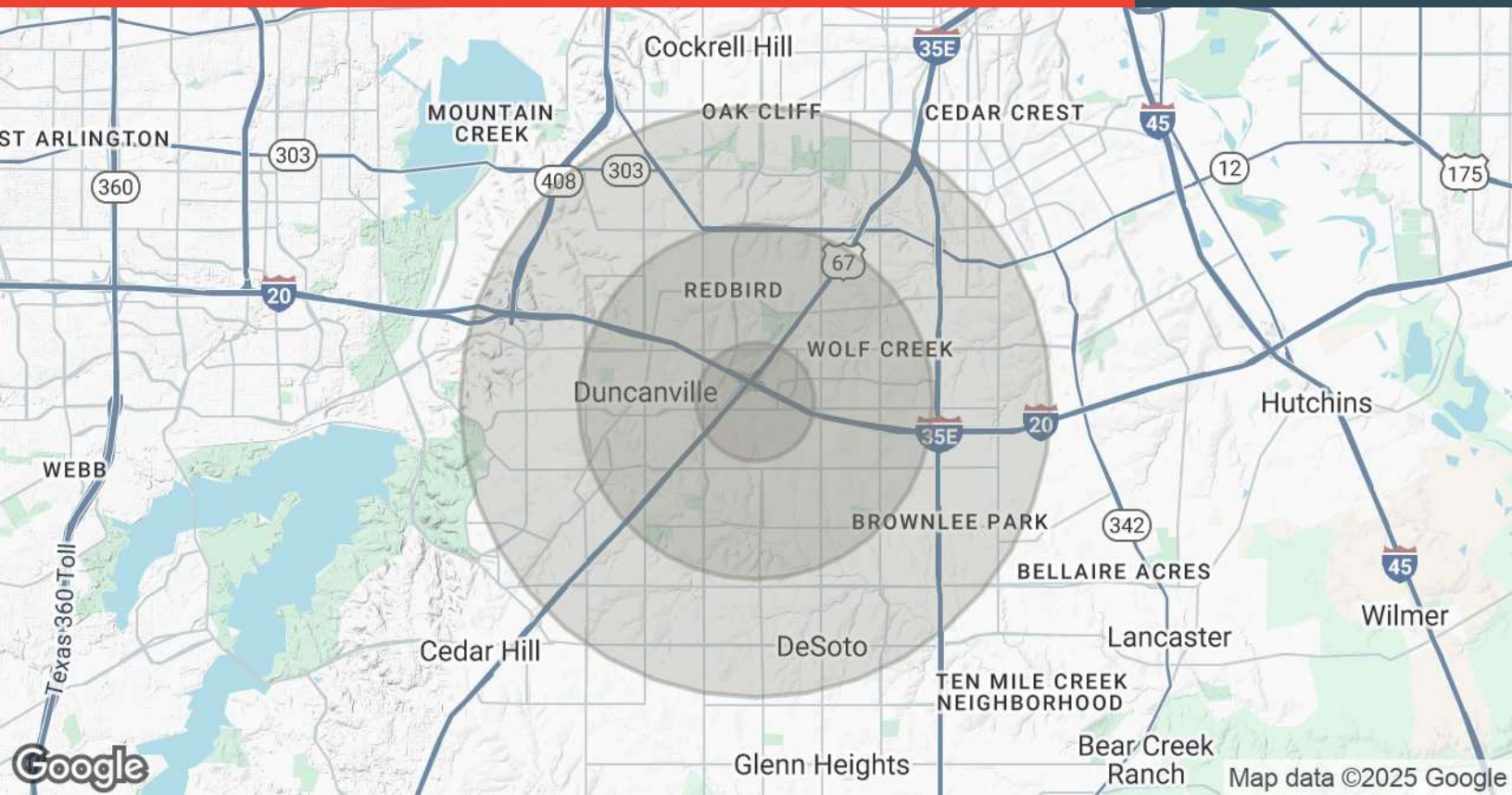
7989 W. Virginia is ideally positioned just off Interstate 20 with quick connections to I-35E and Highway 67, giving patients and physicians easy access across Dallas–Fort Worth. The property sits in a growing medical corridor, surrounded by complementary healthcare uses including primary care clinics, rehabilitation centers, imaging facilities, and specialty physician practices. Nearby retail centers, restaurants, hotels, and services create additional convenience for patients, families, and staff—making this location accessible and patient-friendly.



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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,111	89,869	234,027
Average Age	35	38	38
Average Age (Male)	33	36	37
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,393	32,675	81,485
# of Persons per HH	2.4	2.8	2.9
Average HH Income	\$56,837	\$71,789	\$79,697
Average House Value	\$209,679	\$248,758	\$257,387

Demographics data derived from AlphaMap



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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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date