



FOR SALE / LEASE

5421 La Sierra Dr
Dallas, TX 78231

- Strategically located in the heart of North Dallas.
- Suitable for healthcare, professional services, or office users.
- Easily reachable with excellent exposure for businesses.

**± 12,860 SF
CLINIC & AMBULATORY
SURGERY CENTER**

SUMMARY

Property Specs

LEASE RATE	CONTACT BROKER
LEASE TERMS	7-10 years
TOTAL AVAILABLE	± 12,860 SF
LOT SIZE	± 1.07 Acres
YEAR BUILT	1977
TYPE	Office Medical Office
ZONING	GO (A)

- Close to Presbyterian Hospital, NorthPark Center, and affluent neighborhoods like Lake Highlands and Park Cities.
- Convenient access to major thoroughfares, including North Central Expressway (US-75), Walnut Hill Lane, and Northwest Highway.
- Surrounded by medical providers, specialty clinics, and senior living communities, ideal for healthcare tenants.
- Benefits from a substantial daytime population, enhancing foot traffic and potential customer base.



OR TEXT 23165 TO 39200

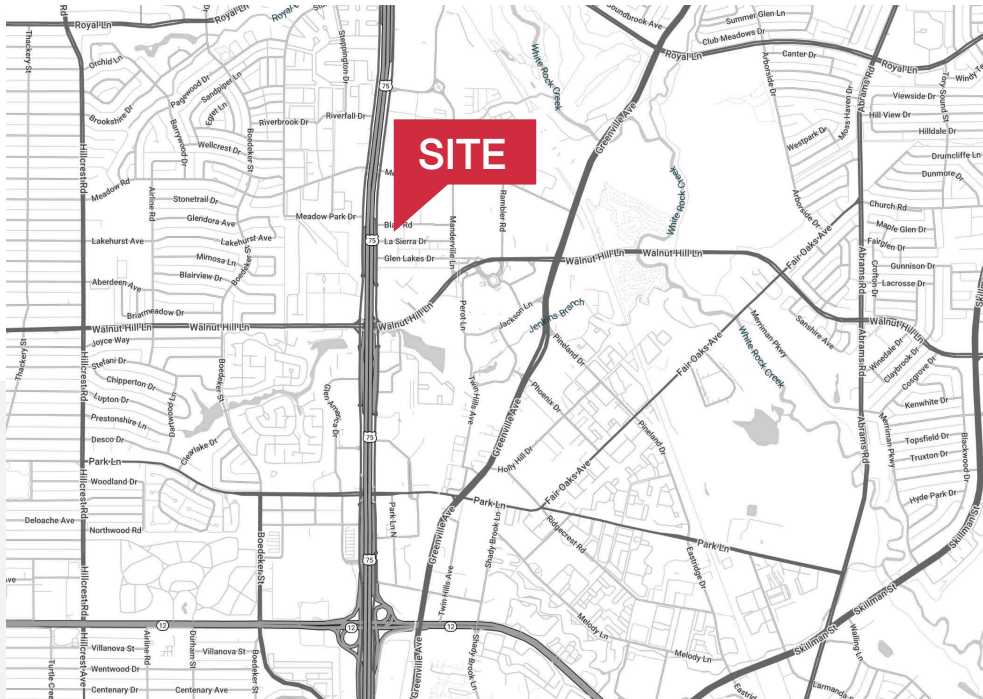
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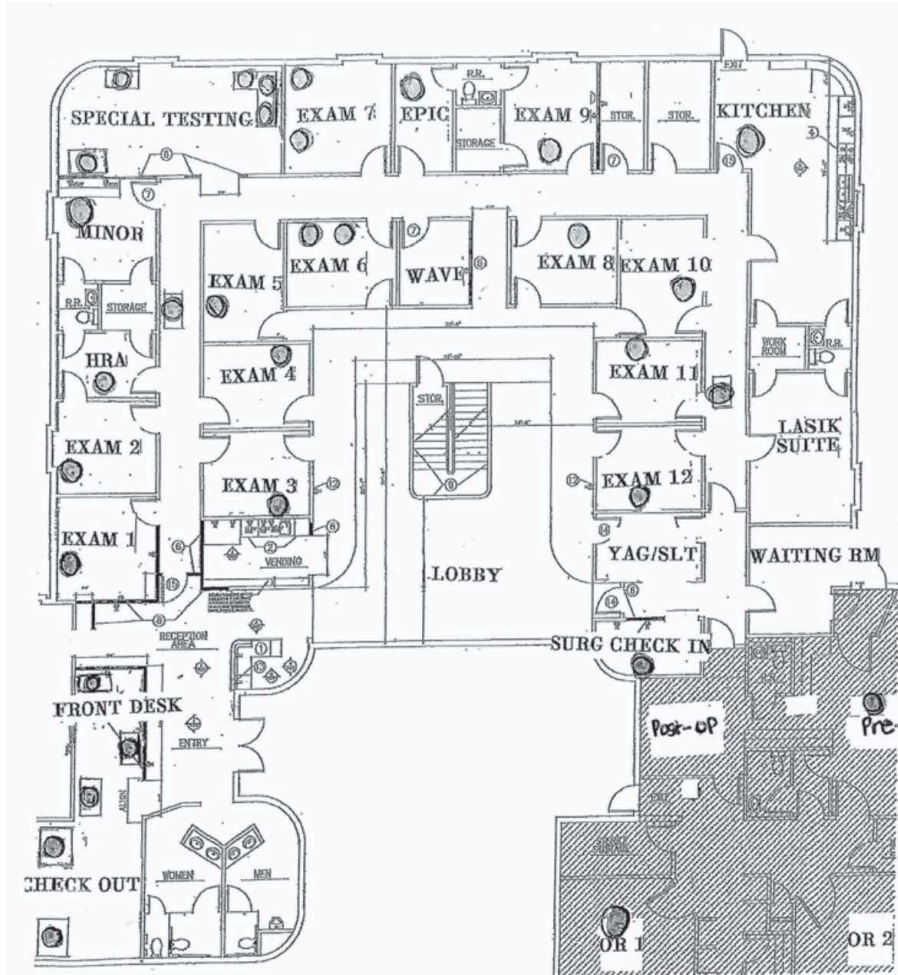
PHOTOS

1977 ± 12,860
YEAR BUILT TOTAL SF AVAILABLE

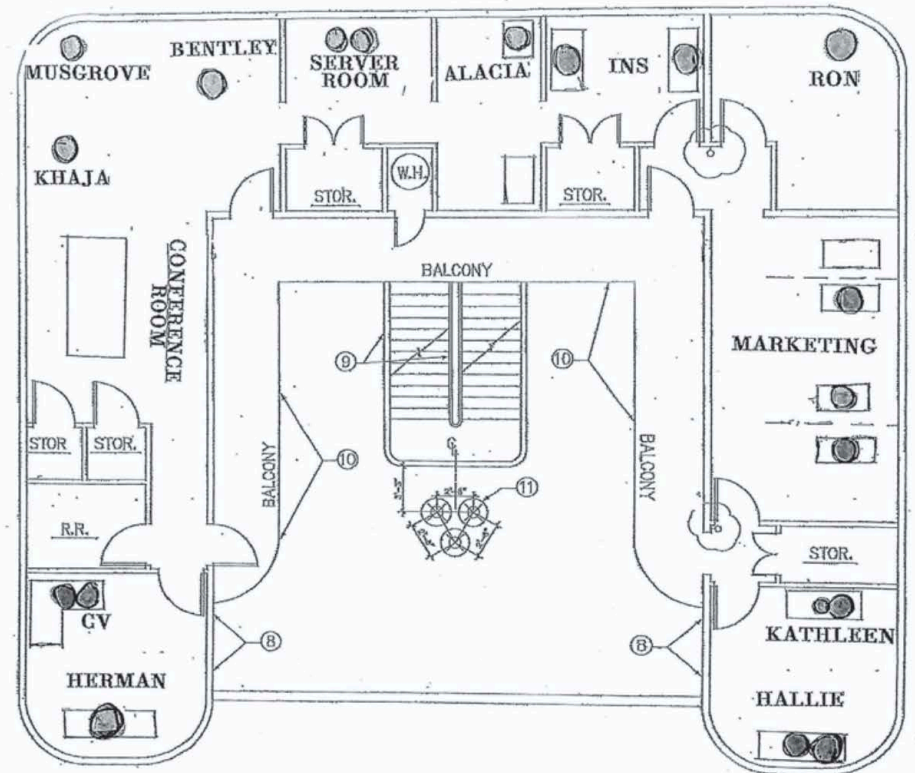


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR



AREA MAP

- Shops/Tenants
- Schools/Hospitals
- Public Parks
- Govt. Buildings
- Airport





DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	20,453	159,090	406,875
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	11,287	74,721	179,649
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$108,407	\$159,409	\$169,365

Traffic Counts

STREET	AADT
Walnut Hill	36,944

Cities Nearby

Dallas, Texas	9 miles
Irving, Texas	20 miles
Fort Worth, Texas	39 miles
Waco, Texas	102 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

1390 E Bitters Rd
San Antonio, TX 78216
210.366.1400 | naiaexcel.com

Michael Peel

NAI Excel
210.365.3562
mpeel@naiaexcel.com

Jorge Rodriguez, SIOR, CCIM

NAI Excel
818.815.8516
jrodriguez@naiaexcel.com

Nick Lee, SIOR, CCIM

NAI Robert Lynn
214 256 7121
nlee@nairl.com

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