

OFFERING MEMORANDUM



# SINGLE-TENANT *ABSOLUTE NNN* LEASE OPPORTUNITY

4635 FRANKFORD ROAD, DALLAS, TEXAS 75287



EXCLUSIVELY LISTED BY

**DANG**  
REALTY

**km** Kidder  
Mathews





*Exclusively  
listed by*

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The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



# PROPERTY OVERVIEW

Kidder Mathews and Bang Realty is pleased to present the opportunity to acquire a freestanding Texas Health Resources medical clinic located at 4635 Frankford Road in Dallas, Texas. This ±3,002 SF facility sits on ±0.57 acres and is 100% leased to Texas Health Resources under an absolute NNN lease with no landlord responsibilities. The lease commenced in December 2020 and extends through November 2030, featuring 2.5% fixed annual rent increases—a rare feature in single tenant NNN leases and two (2) five-year renewal options.

The subject property is an outparcel to a newly remodeled Tom Thumb grocery store, benefiting from excellent visibility, strong daily traffic, and retail synergy. It is located in

an affluent, densely populated area of North Dallas, surrounded by established residential neighborhoods, top-rated schools, and high household incomes, further supporting long-term tenant performance and demand for medical services.

Offered at \$2,941,278 the property provides a cap rate of 4.85%. Backed by a corporate guaranty from Texas Health Resources, one of the largest nonprofit health systems in the U.S. with investment-grade credit, this offering delivers a stable, management-free investment in one of Dallas' most desirable healthcare corridors. An ideal opportunity for 1031 exchange buyers or investors seeking secure, inflation-hedged cash flow.

ADDRESS	4635 Frankford Road, Dallas, Texas 75287
GROSS LAND SIZE	± 0.57 Acres
BUILDING SIZE	±3,002 SF
BUILT/ RENOVATED	1997 / 2020
PROPERTY TYPE	Net Leased Quick Service Medical Clinic

*±3,002 SF*

BUILDING SIZE (SF)

*11/30/30*

LEASE EXPIRATION

*\$2.94 M*

SALE PRICE



PRICE	\$2,941,278
TENANT	Texas Health Resources
LEASE GUARANTOR	Corporate
BUILT/ RENOVATED	1997 / 2020
CAP RATE	4.85%
RENT COMMENCEMENT	12/01/2020
LEASE EXPIRATION	11/30/2030
LEASE TYPE	Absolute Net
LEASE TERM	10 Years
LEASE TERM REMAINING	±5.7 Years
RENTAL INCREASES	2.5% Annually including renewals
ROOF & STRUCTURE	Tenant Responsibility

# OUTPARCEL TO THE *TOM THUMB ANCHORED* FRANKFORD SHOPPING CENTER



## 5.10% AVERAGE BASE TERM CAP RATE

Blended yield across the base lease term offers strong income growth and attractive returns.

## RARE 2.5% ANNUAL RENT INCREASES

Fixed annual bumps—uncommon in medical leases—provide reliable income growth and inflation protection.

## ABSOLUTE NNN LEASE - ZERO LANDLORD DUTIES

Tenant responsible for all expenses, including taxes, insurance, roof, and structure

## CORPORATE-GUARANTEED BY INVESTMENT-GRADE TENANT

Texas Health Resources (S&P: AA | Moody's: Aa2) is one of the nation's largest nonprofit health systems, generating over \$4.86B in annual revenue.

## FORTUNE 100 WORKPLACE - 11 YEARS RUNNING

Ranked #33 on Fortune's 2025 "100 Best Companies to Work For" and the highest-ranked health system in the U.S.

## OUTPARCEL TO REMODELED TOM THUMB, SURROUNDED BY NATIONAL RETAILERS

Adjacent to a newly remodeled Tom Thumb with nearby retailers including Chick-fil-A, Whataburger, Chase, Jack in the Box, Taco Bell, and P.F. Chang's.

## HIGH-EXPOSURE LOCATION WITH STRONG DEMOGRAPHICS

Affluent North Dallas trade area with  $\pm 39,866$  VPD along Frankford Road and 20% projected population growth within a 1-mile radius over the next five years.

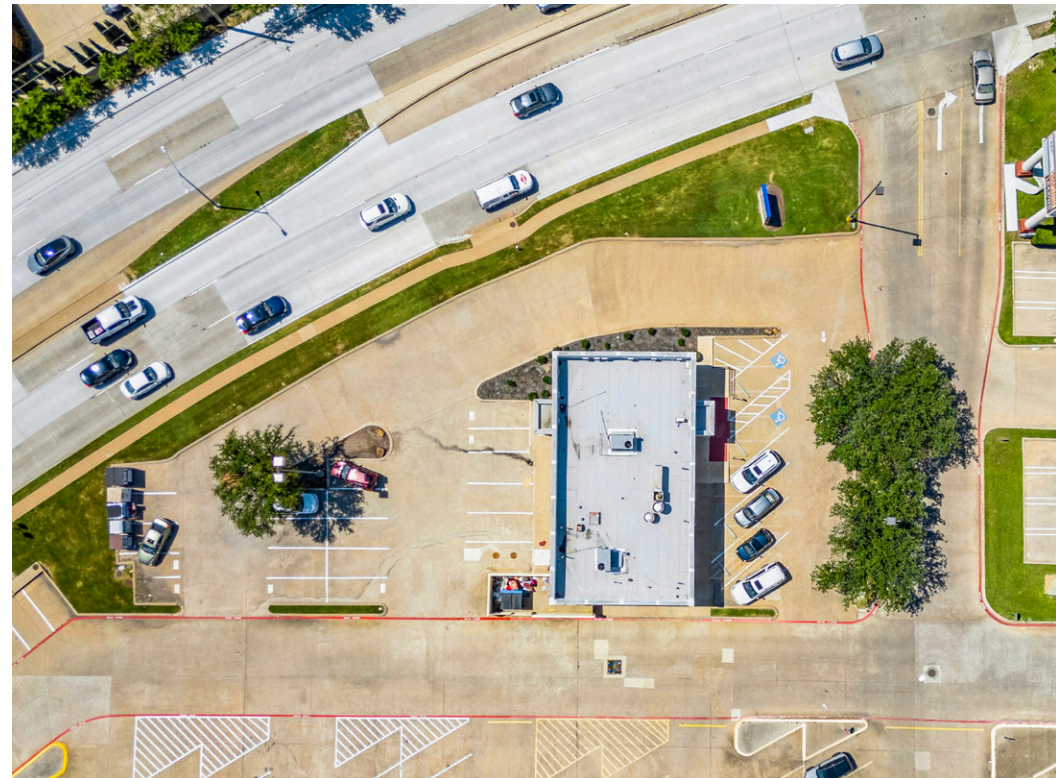


## PROPERTY OVERVIEW





## PROPERTY OVERVIEW







## RENT SCHEDULE

Lease Year	Annual Rent	Monthly Rent	CAP Rent
December 1, 2024 - November 30, 2025	\$139,173	\$11,598	-
<b>December 1, 2025 - November 30, 2026</b>	<b>\$142,652</b>	<b>\$11,888</b>	<b>4.85%</b>
December 1, 2026 - November 30, 2027	\$146,219	\$12,185	4.97%
December 1, 2027 - November 30, 2028	\$149,874	\$12,490	5.10%
December 1, 2028 - November 30, 2029	\$153,621	\$12,802	5.22%
December 1, 2029 - November 30, 2030	\$157,462	\$13,122	5.35%
December 1, 2030 - November 30, 2035 (Option)	\$161,398	\$13,450	5.49%
December 1, 2035 - November 30, 2040 (Option)	\$182,607	\$15,217	6.21%
<b>Average Base Term CAP Rate</b>			<b>5.10%</b>

\*Seller to credit the difference in current and marketed rent at the close of escrow.





# DALLAS, TX

*A blend of iconic cowboy culture, a thriving metropolitan area, with rich history and culture.*

### Strategic Location

The Dallas-Fort Worth-Arlington Metropolitan Statistical Area (MSA) continues to be a dynamic and rapidly expanding region. As of 2024, the DFW metroplex boasts a population exceeding 8.3 million residents, solidifying its position as the fourth-largest metro area in the United States. The area experienced a significant growth of approximately 177,922 new residents between July 2023 and July 2024, equating to nearly 487 people per day.

### Economic Stability

DFW's economic landscape is robust and diversified, encompassing key sectors such as finance, technology, healthcare, logistics, and manufacturing. The region's unemployment rate stands at 3.8%, with average hourly earnings at \$36.22, reflecting an 11.7% year-over-year increase. Notably, Fort Worth ranked second nationally in population growth among U.S. cities from 2022 to 2023, adding over 21,000 residents.

### Strong Corporate Demographics

The DFW metroplex is a hub for corporate headquarters, hosting 23 Fortune 500 companies, ranking it fourth nationally. The region's favorable business climate, coupled with a cost of living index of 94.7, underscores its appeal for both businesses and residents seeking economic opportunities and affordability.

### Infrastructure and Transportation

Transportation infrastructure in DFW is extensive and continually evolving. The region features a comprehensive network of interstates, including I-20, I-30, I-35, and I-45, facilitating efficient connectivity. Public transit options are expanding, with projects like the DART Silver Line commuter rail, which will link Plano to DFW Airport, expected to enhance regional mobility upon completion. Additionally, DFW International Airport, one of the world's busiest airports, is undergoing a \$5 billion expansion to accommodate increasing passenger demand and improve the travel experience.





# DEMOGRAPHICS

## POPULATION

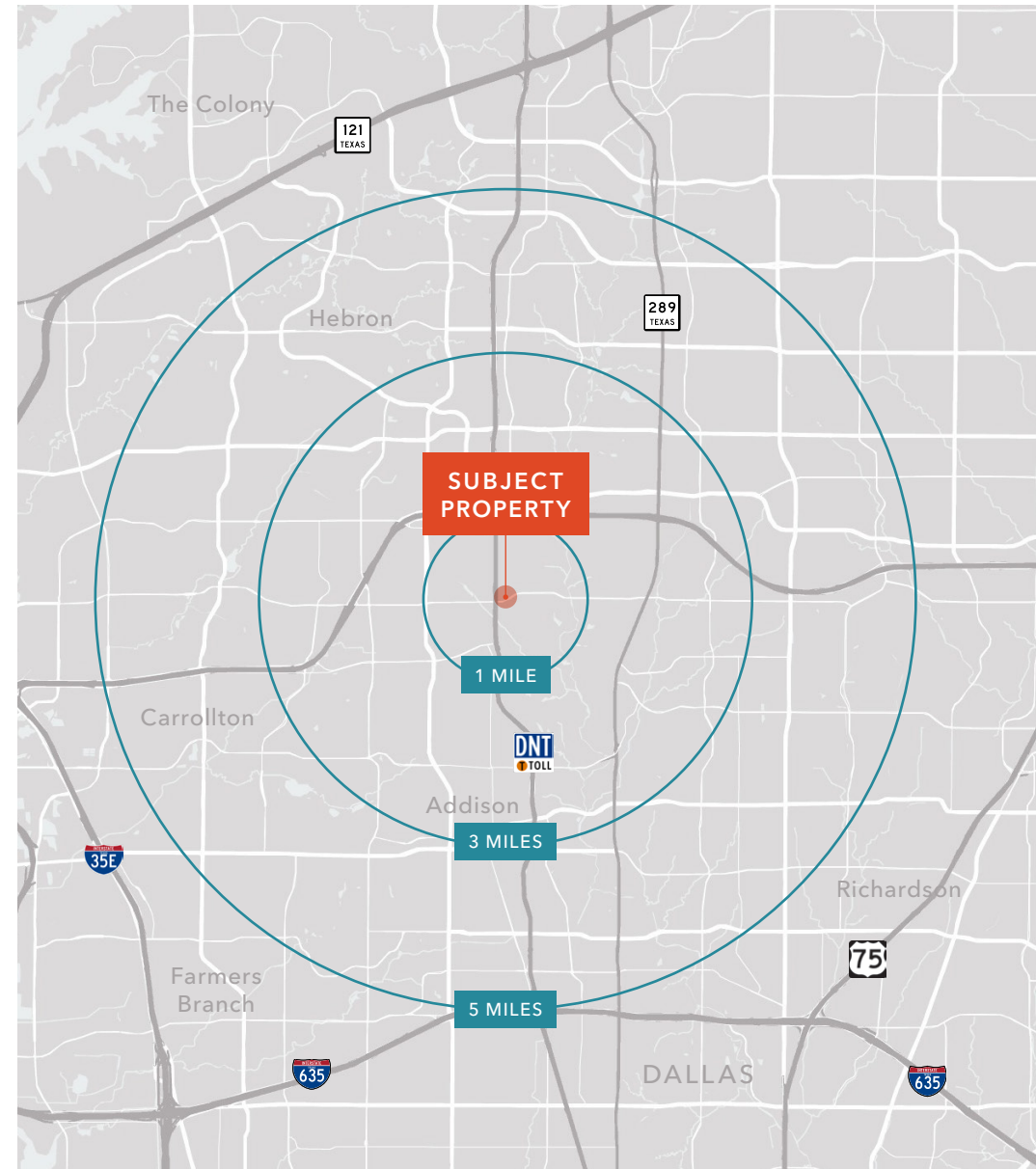
	1 Mile	3 Miles	5 Miles
2024 ESTIMATED POPULATION	23,328	144,650	390,479
2029 PROJECTED POPULATION	24,981	151,160	408,742
2010 CENSUS	20,352	128,037	330,738

## HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED HOUSEHOLDS	11,860	72,617	176,970
2029 PROJECTED HOUSEHOLDS	12,913	76,862	188,248
2010 CENSUS	10,642	63,114	146,729

## AVERAGE HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 ESTIMATED AVERAGE HOUSEHOLD INCOME	\$147,483	\$142,333	\$145,035
2029 PROJECTED AVERAGE HOUSEHOLD INCOME	\$153,416	\$149,679	\$151,756
CENSUS AVERAGE HOUSEHOLD INCOME (2010)	\$100,080	\$89,214	\$89,085
PROJECTED ANNUAL CHANGE (2024-2029)	0.8%	1.0%	0.9%







*Founded in 1997, Texas Health Resources is a leading faith-based, nonprofit health system headquartered in North Texas.*

The organization operates 29 hospitals and provides care through over 350 points of access, including outpatient facilities, home health services, preventive care, and fitness centers, serving a population of more than 7 million residents across 16 counties.

Texas Health Resources is rated “AA” by S&P and “Aa2” by Moody’s, both investment-grade credit ratings reflecting strong financial health. The system generates over \$4.86 billion in annual revenue and employs more than 26,000 team members.

Recognized as an exceptional employer, Texas Health was ranked #33 on Fortune’s 2025 “100 Best Companies to Work For”—its 11th consecutive year on the list and the highest-ranked health system nationwide.

[www.texashealth.org](http://www.texashealth.org)



NUMBER OF URGENT CARE LOCATIONS **30**

NUMBER OF HOSPITALS **29**

NUMBER OF MEDICAL OFFICES **106**

ASSOCIATES **±29,000**

YEAR FOUNDED **1997**

HQ LOCATION **Arlington, TX**



# THE EDGE IN YOUR MARKET

*For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest fully independent commercial real estate firm in the Western US. Today Kidder Mathews has over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Idaho, Nevada, and Arizona.*

## COMMERCIAL BROKERAGE

**\$9B**

AVERAGE ANNUAL TRANSACTION VOLUME

**510+**

NUMBER OF BROKERS

**36.7M+**

ANNUAL SF OF LEASES

**26.2M+**

ANNUAL SF OF SALES

## OUR SERVICES

Commercial Brokerage

Asset Services

## ASSET SERVICES

**58M+ SF**

MANAGEMENT PORTFOLIO SIZE

**850+**

ASSETS UNDER MANAGEMENT

## VALUATION ADVISORY

**2,400**

AVERAGE ANNUAL ASSIGNMENTS

**39/24**

TOTAL NO. OF APPRAISERS/MAI'S







## 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.

### AS 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Brian Brockman</b>	<b>701472</b>	<b>brian@bangrealty.com</b>	<b>513-898-1551</b>
Designated Broker of Firm	License No.	Email	Phone
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	

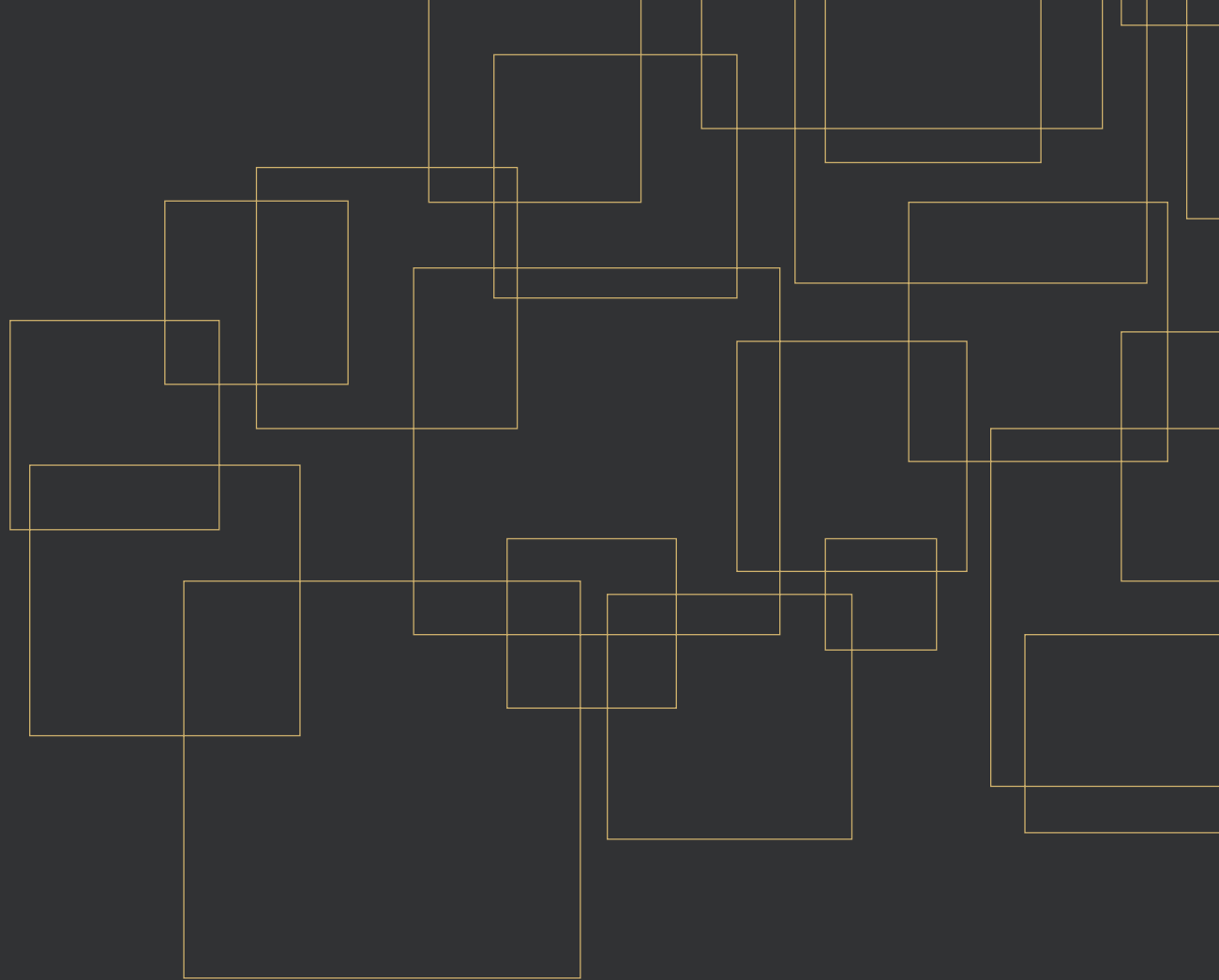
Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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