

OFFERED
FOR SALE

DUNCANVILLE MEDICAL OFFICES

920 E Highway 67, Duncanville, TX 75137



Southwestern Health Resources



Medissage Wellness



**SUBJECT
PROPERTY**

LISTED BY:

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT LISTING AGENT FOR MORE DETAILS.**

OFFERING SUMMARY



Price: \$3,218,000

CAP: 6.30% CAP

Pro Forma CAP: 7.40% CAP

Year Built: 2017

GLA: 10,744 SF

Price/SF: \$299

Occupancy: 88%

Lot Size: 1.13 Acres



Southwestern Health Resources



Medissage Wellness

AERIAL MAP



AERIAL MAP



INVESTMENT HIGHLIGHTS

- NNN leased medical office investment opportunity in the Dallas/Fort Worth Metroplex. Access from Highway 67 and Avenue of the Stars, with a combined daily traffic count exceeding 120,000 cars per day.
- Healthcare tenant mix: Endocrinology and Diabetes Institute of North Texas , Pioneer Healthcare, and Medissage Wellness
- Densely populated, infill DFW location. The population in a one mile radius exceeds 15,000 people. Close proximity to Methodist Charleton Medical Center.
- Triple net lease leases with rent increases in primary terms and options
- Upside to lease remaining 1,265 sf vacancy



RENT ROLL

TENANT NAME	SQ FT	ANNUAL RENT	RENT PSF	LEASE COMMENCE	LEASE EXPIRATION	OPTIONS/ INCREASES
100 Endrocronology and Diabetes of North Texas	3,332	\$63,425	\$19.03	<u>7/11/2019</u>	10/31/2029	9/1/25 - \$5,942.07 9/1/26 - \$6,061.46 9/1/27 - \$6,180.86 9/1/28 - \$6,305.81 9/1/29 - \$6,430.76 Option 1: FMV
108 Pioneer Healthcare Clinic	3,358	\$76,461	\$22.77	12/20/2022	11/30/2027	12/1/25 - \$6,595.67 12/1/26 - \$5,827.94 No Options
112 Medi-ssage Wellness	2,789	\$75,462	\$27.05	8/4/2018	10/31/2028	9/1/25 - \$6,288.54 9/1/26 - \$6,477.19 9/1/27 - \$6,671.51 9/1/28 - \$6,871.66 5 Year Option: \$7,077
110 Vacant	1,265	N/A	N/A	N/A	N/A	N/A
SUBTOTAL	10,744	\$215,348				

FINANCIAL SUMMARY

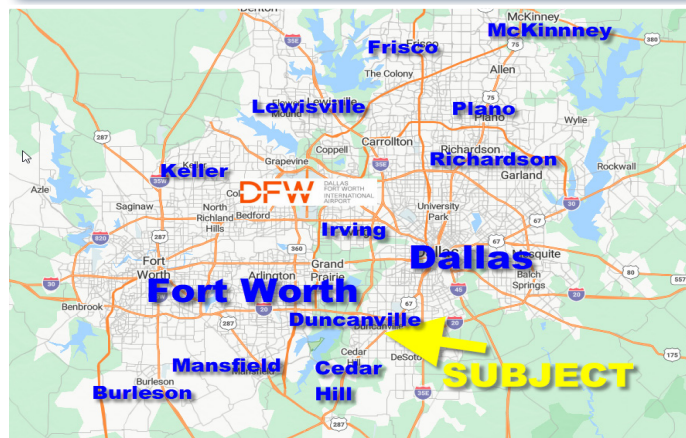
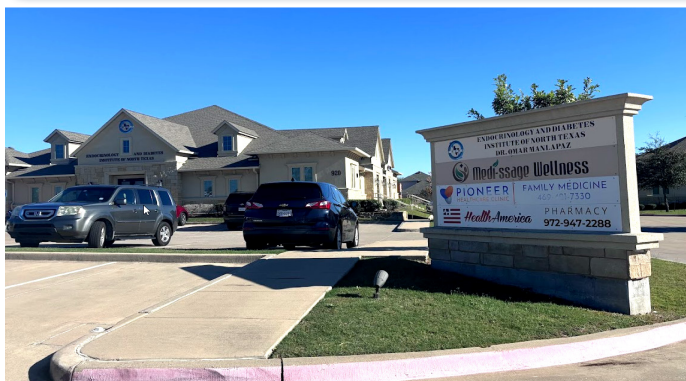
CURRENT INCOME

INCOME

Base Rent	\$215,348
Reimbursements	\$87,700
Gross Income	\$303,048

EXPENSES

Taxes	\$47,755
Insurance	\$17,640
CAM	\$25,000
Management	\$9,100
Total Expenses	\$99,500
Net Operating Income:	\$203,500



FINANCIAL SUMMARY

PROFORMA INCOME

INCOME

Base Rent	\$239,383*
Reimbursements	\$99,500
Gross Income	\$338,883

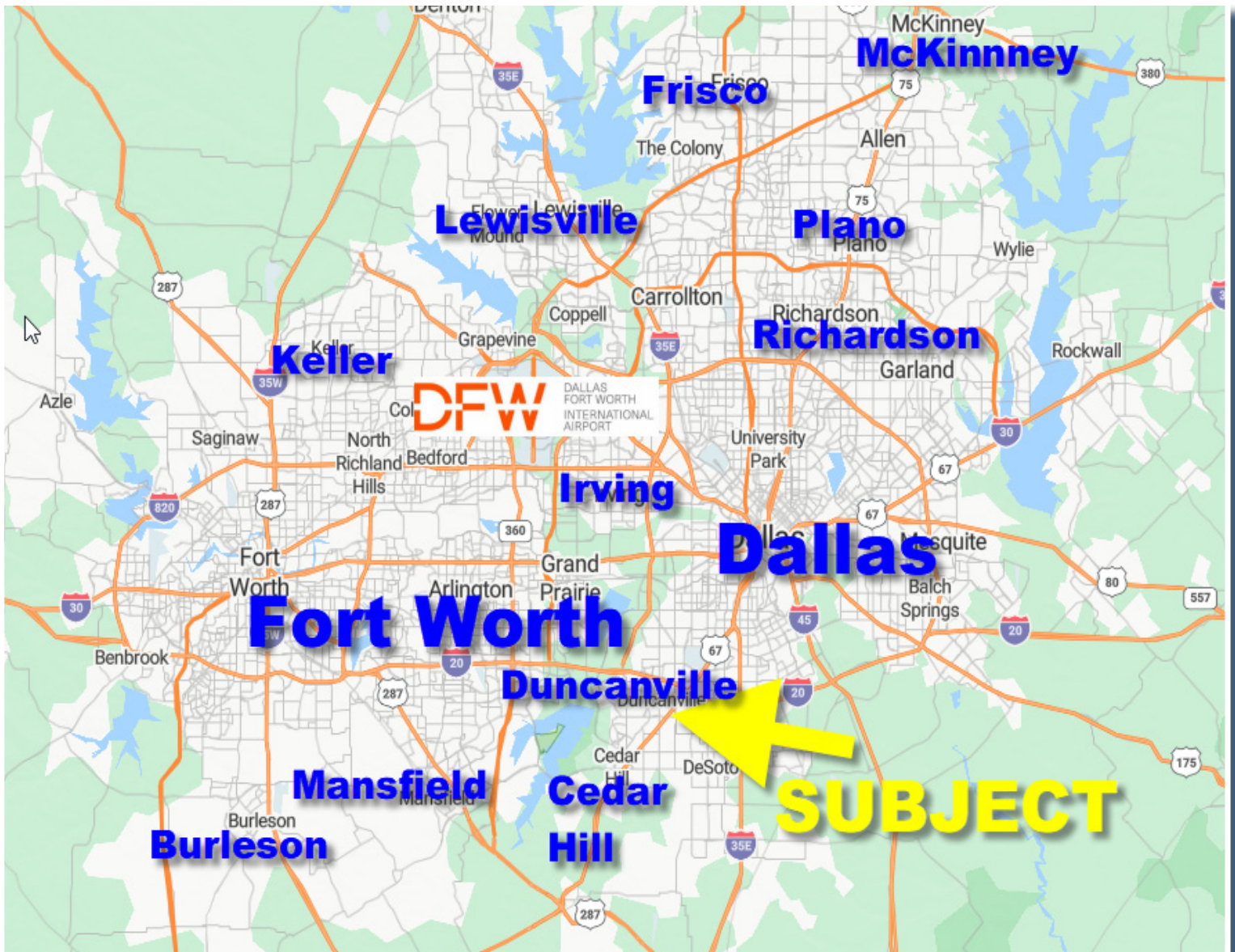
EXPENSES

Taxes	\$47,755
Insurance	\$17,640
CAM	\$25,000
Management	\$9,100
Total Expenses	\$99,500
5% Vacancy Allowance	\$16,900
Net Operating Income:	\$239,383

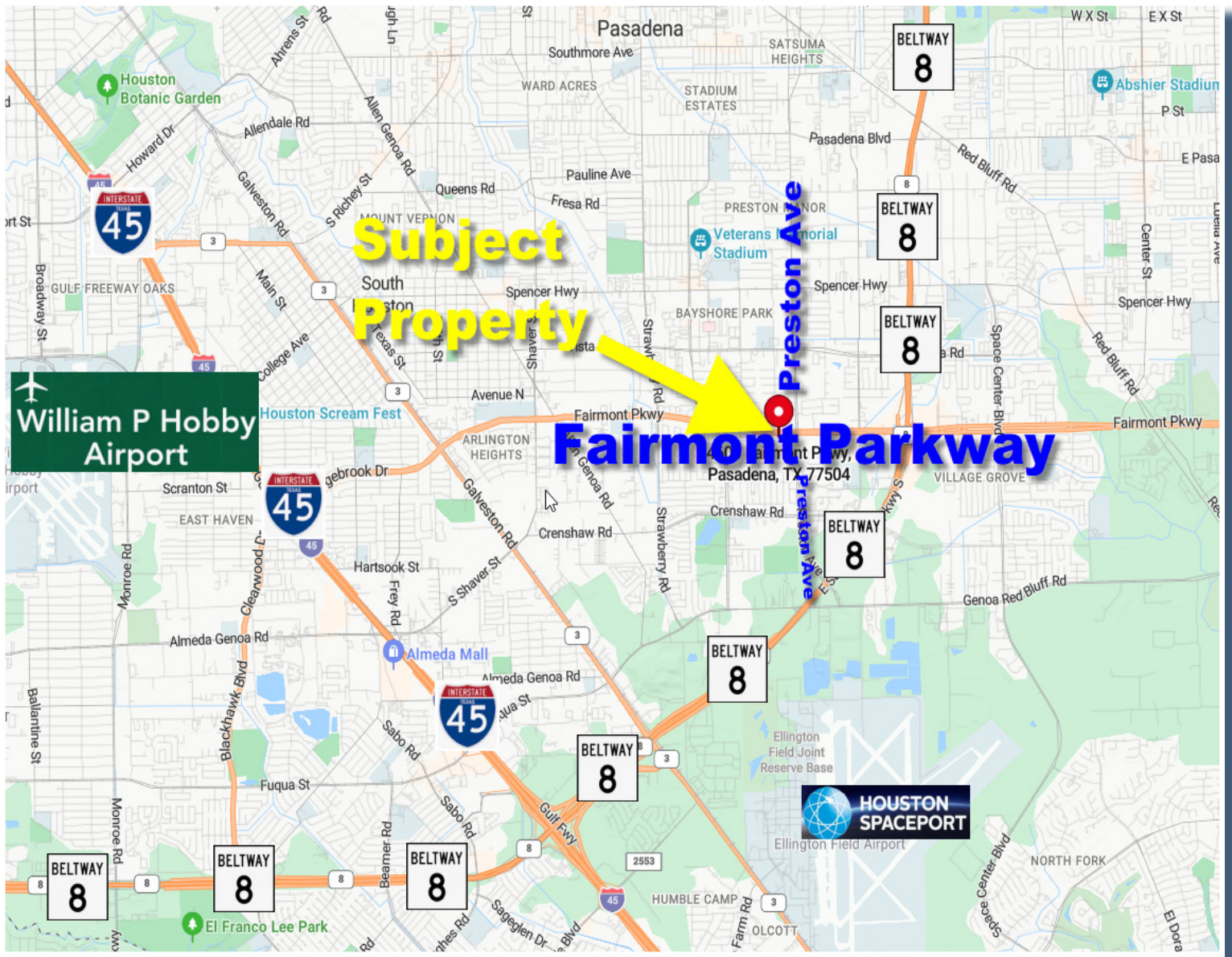
***Assumes leasing existing vacancy at \$19/PSF**



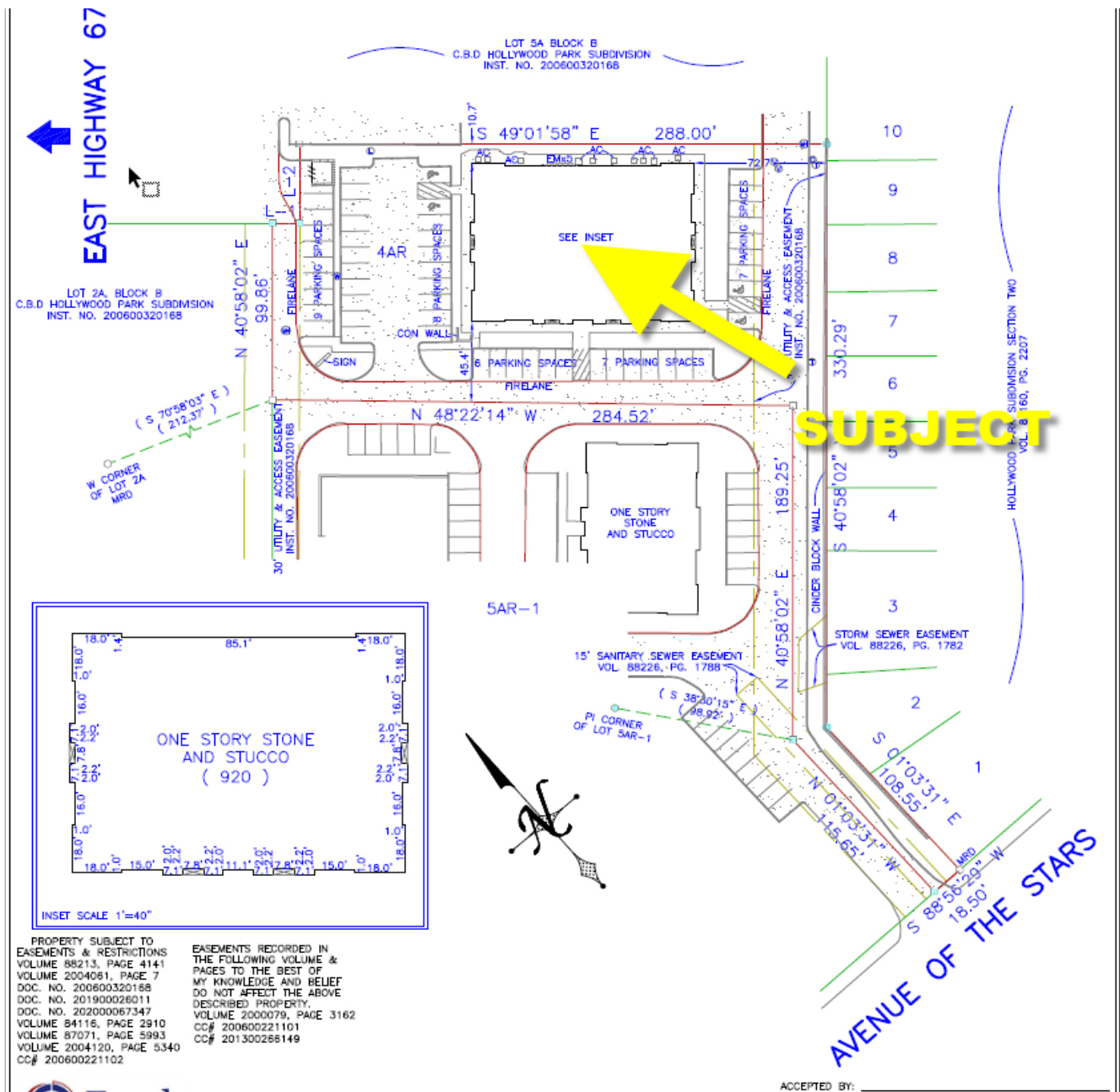
LOCATION MAPS



LOCATION MAPS



LOCATION MAPS



Demographic Summary Report

920 E Highway 67, Duncanville, TX 75137

Building Type: **Class B Office**
 Class: **B**
 RBA: **10,744 SF**
 Typical Floor: **10,744 SF**

Total Available: **1,265 SF**
 % Leased: **88.23%**
 Rent/SF/Yr: **\$21.00**

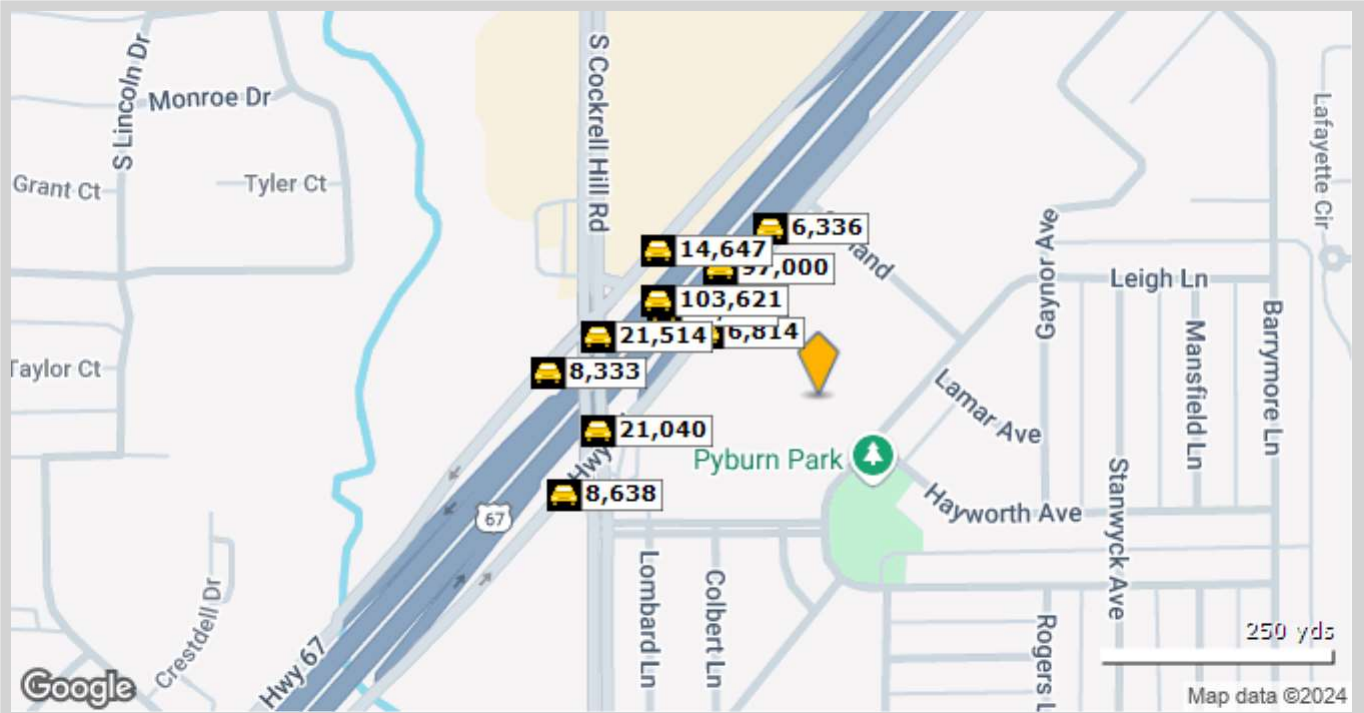


Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	14,887	78,724	211,693
2024 Estimate	15,080	79,874	214,716
2020 Census	15,734	84,023	225,513
2024 Population by Hispanic Origin			
2024 Population	4,407	26,554	72,511
White	2,106 13.97%	13,988 17.51%	34,352 16.00%
Black	8,856 58.73%	41,324 51.74%	112,811 52.54%
Am. Indian & Alaskan	162 1.07%	678 0.85%	1,516 0.71%
Asian	161 1.07%	860 1.08%	2,710 1.26%
Hawaiian & Pacific Island	3 0.02%	35 0.04%	74 0.03%
Other	3,792 25.15%	22,990 28.78%	63,253 29.46%
U.S. Armed Forces	31	35	89
Households			
2029 Projection	5,839	28,661	72,817
2024 Estimate	5,926	29,124	73,998
2020 Census	6,238	30,868	78,443
Owner Occupied	1,974 33.31%	13,852 47.56%	41,438 56.00%
Renter Occupied	3,952 66.69%	15,273 52.44%	32,560 44.00%
2024 Households by HH Income			
Income: <\$25,000	1,803 30.42%	6,852 23.53%	15,089 20.39%
Income: \$25,000 - \$50,000	1,694 28.58%	7,265 24.95%	16,766 22.66%
Income: \$50,000 - \$75,000	1,041 17.56%	5,746 19.73%	14,906 20.14%
Income: \$75,000 - \$100,000	565 9.53%	3,175 10.90%	8,863 11.98%
Income: \$100,000 - \$125,000	337 5.69%	2,211 7.59%	7,105 9.60%
Income: \$125,000 - \$150,000	160 2.70%	1,433 4.92%	4,221 5.70%
Income: \$150,000 - \$200,000	159 2.68%	1,129 3.88%	4,039 5.46%
Income: \$200,000+	168 2.83%	1,311 4.50%	3,010 4.07%
2024 Avg Household Income	\$57,656	\$70,372	\$75,035
2024 Med Household Income	\$41,257	\$51,562	\$57,565

Traffic Count Report

920 E Highway 67, Duncanville, TX 75137

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Hwy 67	S Cockrell Hill Rd	0.07 W	2022	6,814	MPSI	.08
2 S G Alexander Fwy	S Cockrell Hill Rd	0.09 SW	2017	97,000	MPSI	.10
3 S G Alexander Fwy	S Cockrell Hill Rd	0.05 SW	2022	99,489	MPSI	.11
4 S G Alexander Fwy	S Cockrell Hill Rd	0.14 SW	2022	6,336	MPSI	.11
5 East S.G. Alexander Freeway	S Cockrell Hill Rd	0.05 SW	2020	103,621	AADT	.12
6 E Hwy 67	S Cockrell Hill Rd	0.05 SW	2022	14,647	MPSI	.14
7 S Cockrell Hill Rd	E Hwy 67	0.01 S	2022	21,040	MPSI	.14
8 S Cockrell Hill Rd	E Hwy 67	0.01 NW	2022	21,514	MPSI	.14
9 E Hwy 67	S Cockrell Hill Rd	0.02 NE	2022	8,638	MPSI	.17
10 E Hwy 67	S Cockrell Hill Rd	0.04 NE	2022	8,333	MPSI	.17



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.

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.

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.

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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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