



MONUMENT REALTY
CHENEY GROUP

FOR SALE

9991 MARSH LANE
DALLAS | TEXAS

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OFFERING MEMORANDUM

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EXECUTIVE SUMMARY

9991 Marsh Lane is a ±7,100 square foot turnkey medical office building strategically located in North Dallas, just south of Walnut Hill Lane. Situated on 0.75 acres with excellent visibility and access, the property is fully built out for medical use and currently occupied by long-term tenants including Topcare Medical Group, North Dallas Dental Center, and IRH I LLC.

Originally constructed in 1983 an, the building has been well maintained and is zoned for medical/clinical use. The property offers stable in-place income with significant long-term tenancy, providing investors with a dependable return and limited operational risk. Additionally, the site's location within a dense commercial and residential corridor offers strong demographics, high traffic counts, and future upside potential through lease-up or repositioning.

This asset is ideal for both owner-users seeking to occupy part of the building while benefiting from rental income, or for investors looking for long-term medical tenancy in a supply-constrained healthcare corridor.



PROPERTY SUMMARY



Listing price
Contact Agent



Property Size
~7,100 Sqft



Zoning
NO (A)

FINANCIAL DETAILS

Listing price Contact Agent

Price PSF Contact Agent

PROPERTY DETAILS

Property Address 9991 Marsh Ln., Dallas, TX 75220

Property Size ~7,100 SF

Lot Size 0.75 acres (32,515 SF)

Zoning NO (A) - Neighborhood Office

Year Built/Renovated 1983/2025

Traffic Count +28,000 VPD



INVESTMENT OVERVIEW



OWNER-USER (MEDICAL PRACTICE)

Can occupy immediately



DEVELOPER

High-traffic corner could support future redevelopment (subject to zoning)



INVESTOR

Cash flow + Upside from new lease



MEDICAL GROUP EXPANSION

Perfect for a growing multi-provider practice or outpatient care network seeking a satellite location.

RENT ROLL

TYPE	TENANT NAME	FROM	THROUGH	MONTHLY RENT
Medical	MD Family Clinic	10/01/2016	09/30/2021	\$8,240.00
Medical	MD Family Clinic	10/01/2021	09/30/2026	\$15,000.00

Note: Tenant has vacated; paying through Sept 2026.

THEN & NOW

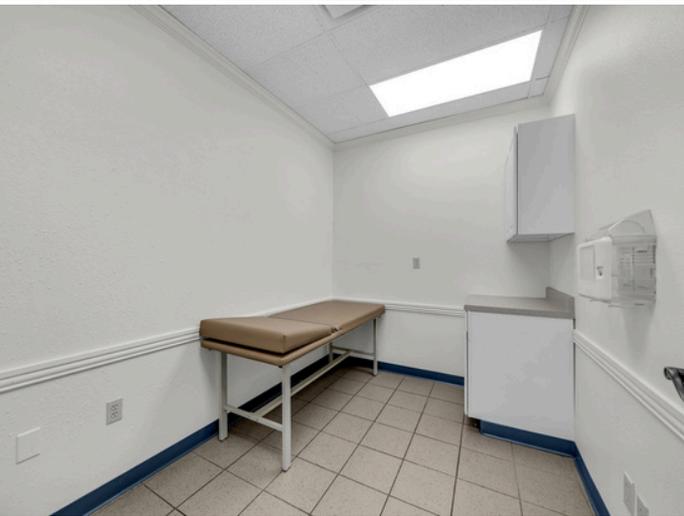
The building has just undergone over **\$100,000 in capital improvements**, including essential updates that give it a refreshed, modern look and feel — perfect for medical, dental, or specialty healthcare use.



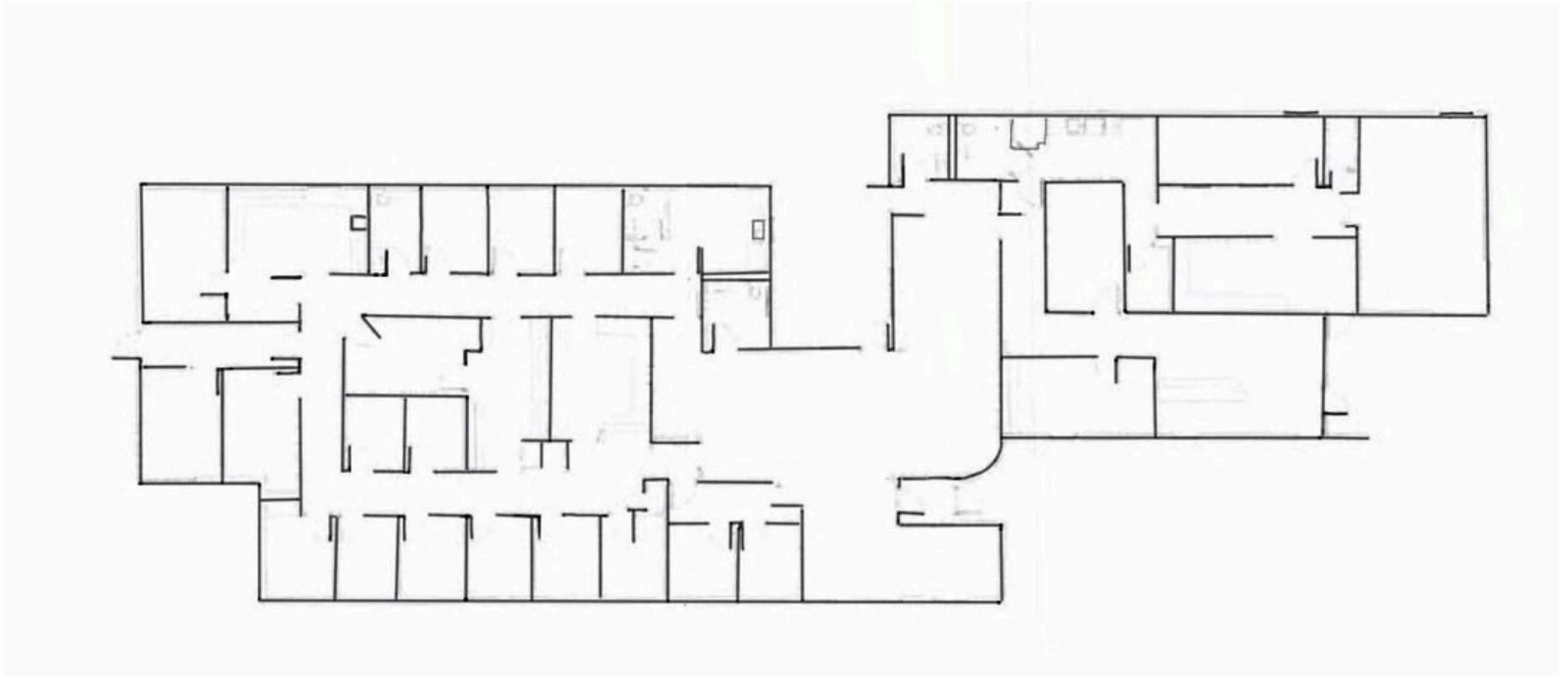


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SITE PLAN



LOCATION OVERVIEW

DALLAS, TEXAS

The Dallas-Fort Worth (DFW) commercial real estate market in 2025 is showing resilience and transformation across sectors. The industrial sector has cooled after rapid expansion, with 33.6 million square feet delivered in the past year and a 9.5% vacancy rate. Still, rents are growing at 4.1% annually, and investor interest remains strong. The office market continues to adapt to hybrid work trends, posting 4.9 million square feet of negative net absorption year-to-date. However, major developments by Wells Fargo and Goldman Sachs reflect long-term confidence in the sector.

Retail is a standout, leading the nation in demand with 3.1 million square feet of net absorption and a low 4.5% vacancy rate. Most leases are for smaller spaces, and rents are up 4.5% year-over-year. The multifamily sector faces high vacancies (11.4%) due to a construction boom, but demand is steady with over 29,000 units absorbed in the past year. Data centers are also booming, driven by AI and cloud growth, with a 1.4% vacancy rate and major projects like the \$1 billion GigaPop underway.

Ongoing infrastructure investments, including a \$9 billion expansion at DFW Airport and a \$6 billion convention center redevelopment, are further enhancing the region's appeal. Overall, DFW's commercial real estate market is adjusting to new trends while remaining a strong, growth-oriented investment environment.



\$110,000
MEDIAN HH
INCOME



\$392,000
MEDIAN
PROPERTY VALUE



1.45M
EMPLOYED
POPULATION



35.0
MEDIAN
AGE



TRAFFIC VISIBILITY

This site benefits from exceptional visibility and access, located at the highly trafficked intersection of Marsh Lane and Walnut Hill Lane in Dallas, TX. According to 2024 traffic studies, Marsh Lane sees an estimated 28,228 daily vehicles at its intersection with Walnut Hill, while 26,066 vehicles travel daily through Marsh and Valley Ridge Rd. These consistently high volumes reflect the area's strong commuter activity and accessibility for both local residents and regional travelers. The surrounding road infrastructure and traffic flow make this an ideal location for commercial visibility and customer access.



The intersection of Walnut Hill Ln and Glenrio Ln also contributes to the area's strong vehicular exposure, with a 2024 estimated daily traffic count of 21,128 vehicles. Historical data across all measurement points shows sustained traffic growth over the past two decades, underscoring the long-term vitality and relevance of this corridor. Businesses at this location will benefit from high daily impressions and strong brand exposure, making it an attractive investment for a wide range of retail, medical, or service-oriented tenants.

HIGHWAYS & CONNECTIVITY

I-635 (LBJ Freeway) - 5 minutes north
Dallas North Tollway - 10 minutes east
I-35E - 10 minutes west

SHOPPING & RETAIL

Galleria Dallas - 10 minutes north
*Preston Hollow Village - Mixed-use
retail/dining center nearby*
NorthPark Center - 15 minutes east

AIRPORT ACCESS

*Dallas Love Field Airport - 15 minutes
south*
*DFW International Airport - 20-25
minutes northwest*



OUR TEAM



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