



FOR LEASE

Medical Parkway Village

4221 Medical Pkwy, Suite 300, Carrollton, TX 75010



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ROCKHILL
COMMERCIAL REAL ESTATE

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PROPERTY SUMMARY

MEDICAL PARKWAY VILLAGE SUITE 300

Medical Parkway Village presents an exceptional leasing opportunity at 4221 Medical Pkwy, Suite 300, in the thriving Carrollton, Texas market. This 2,461-square-foot professional office suite is fully finished and move-in ready, offering a versatile space ideally suited for both traditional professional office and medical practice uses.

What sets this suite apart is its seamless adaptability. Every office within the space features plumbing stub-ups already in place, making conversion to a medical, dental, or specialty healthcare practice both straightforward and cost-effective. Whether you are a physician, dentist, therapist, or allied health provider, the infrastructure is ready for your build-out—saving significant time and construction costs compared to starting from a raw shell.

Situated along the established Josey Lane corridor, the property benefits from proximity to Carrollton Regional Medical Center and a growing network of healthcare providers in the area. The surrounding community of over 150,000 residents within a three-mile radius offers strong patient demographics, with a median household income exceeding \$90,000 and steady population growth projected through 2029.

With flexible lease terms of 3 to 10 years, dedicated medical-ratio parking, and building signage available, this is a rare opportunity to secure a turnkey professional or medical office in one of North Dallas's most established and accessible markets.

USE	PROFESSIONAL OFFICE OR MEDICAL
AVAILABLE SF	2,461 SF
LEASE RATE	\$7.80 / SF + NNN
LEASE TERM	3-10 YEARS
CONDITION	FULLY FINISHED-OUT
SIGNAGE	BUILDING
YEAR BUILT	2017
PARKING	4:1,000 / SF (MEDICAL)

The information contained herein was obtained from sources deemed reliable; however, Rockhill Commercial Real Estate LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof; the presentation of this real estate information is subject to errors, omissions, change of price subject to prior sale or lease, or withdrawal without notice.

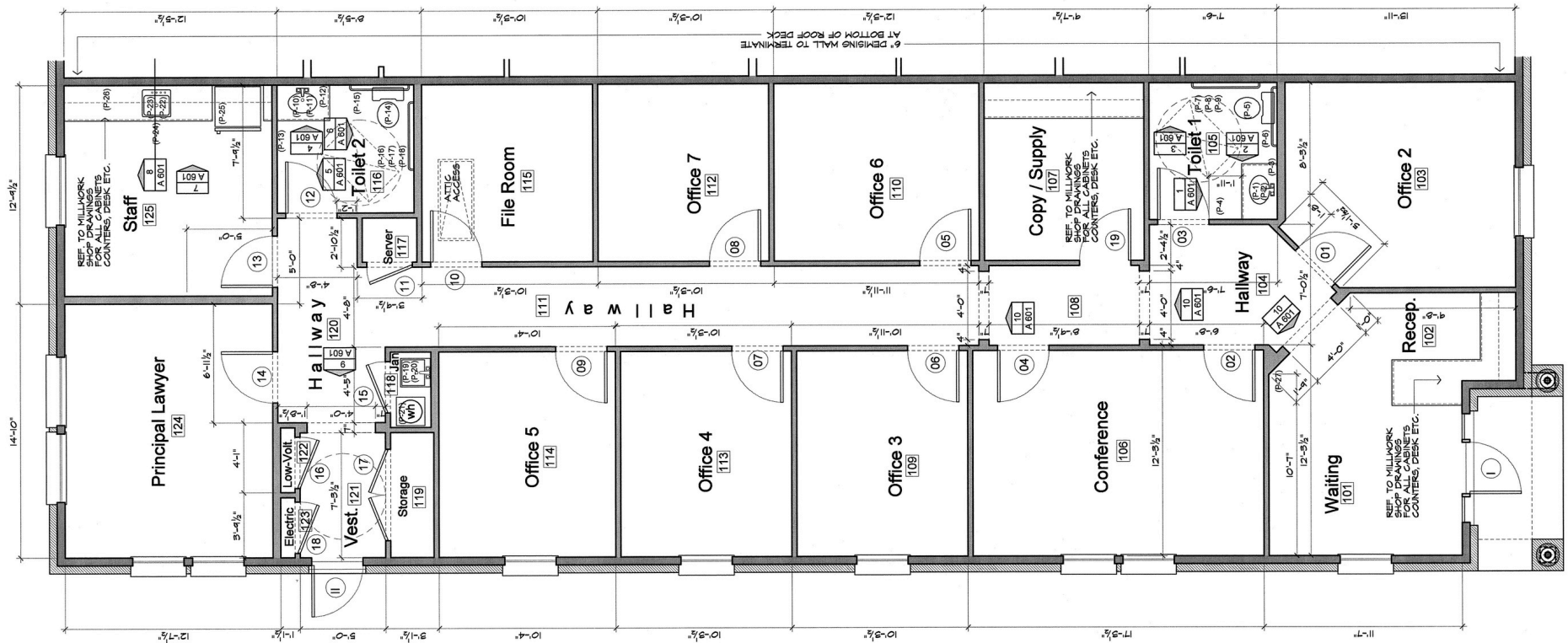


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FLOOR PLAN



AVAILABLE FOR LEASE

SUITE 300 | 2,461 SF

Fully Finished-Out Professional Office
or Medical



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LOBBY



OFFICE



MAIN HALLWAY



SUITE 300 | 2,461 SF



OFFICE



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AERIAL MAP



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Carrollton, Texas

DEMOGRAPHICS

2024 Summary	3 MILE	5 MILE
Population	151,741	303,703
Households	63,370	127,728
Average Age	38.4	38.4
Median HH Income	\$90,106	\$87,115
Population Growth (2024-2029)	20.7 %	17.8 %



40%
BACHELOR'S
DEGREE OR
HIGHER

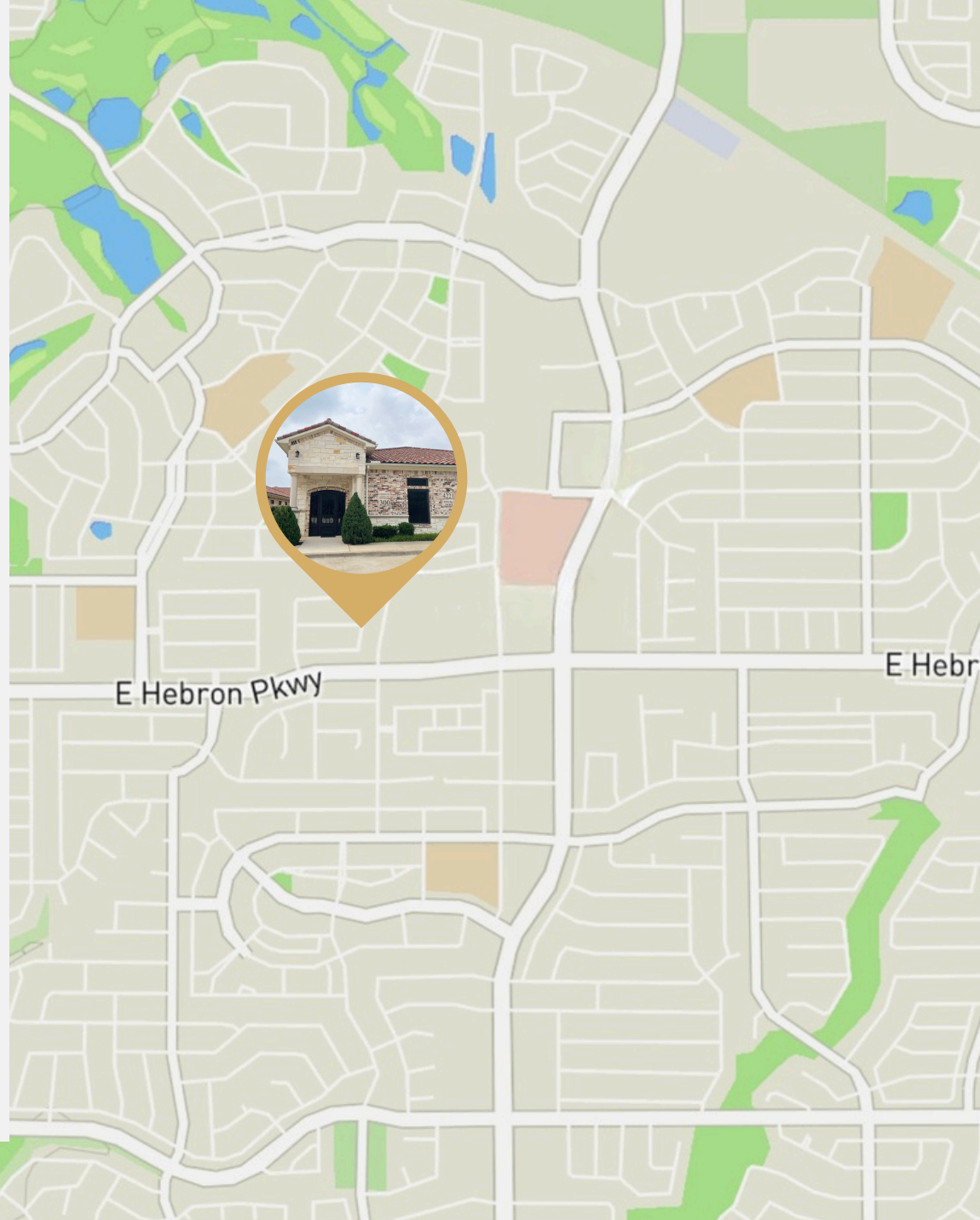


64%
OWNER
OCCUPIED
HOUSING

TRAFFIC

Roadway	Traffic Count	Miles from Subject
N Josey Ln @ E Hebron Pkwy	29,361	0.25 mi S
E Hebron Pkwy @ N Josey Ln	35,148	0.29 mi W
N Josey Ln @ Vera Cruz Dr	25,722	0.11 mi N

Source: © CoStar 2025



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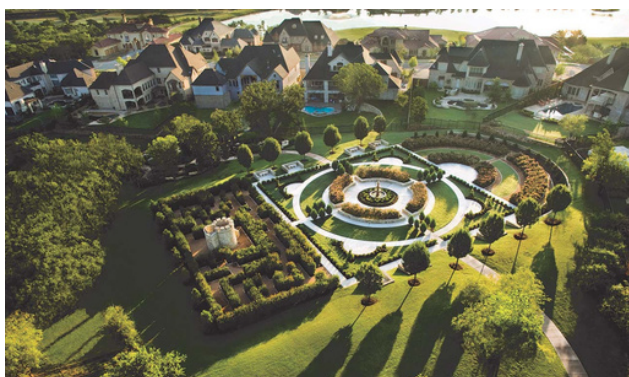
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CITY OVERVIEW



Carrollton Regional Medical Center



Castle Hills - Master Planned Community



Josey Lane Corridor

Carrollton, Texas

Carrollton is an established community in the Dallas–Fort Worth area with a strong business base and steady residential growth. Its central location and business-friendly environment have attracted more than 15,000 companies. Families value the city’s schools, parks, and well-kept neighborhoods, while employers rely on its skilled workforce, dependable infrastructure, and quick access to major North Texas corridors. The combination of stable neighborhoods and a solid business presence keeps Carrollton a reliable choice for both residents and employers.



NEARBY MEDICAL

Carrollton Regional Medical Center is a short drive north, making this an easy location for providers who want to be near a full-service hospital and established medical activity along Josey Lane.



ESTABLISHED NEIGHBORHOODS

The property is surrounded by long-standing residential communities, including Castle Hills. These areas offer steady population density and strong household demographics.



CONVENIENT ACCESS

Located along the Josey Lane corridor with quick access to SH-121, the area offers simple routes for patients and staff, as well as nearby retail and daily-needs services.



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Information About Brokerage Services

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.

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 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.

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 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.

LICENSED BROKER/BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
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BUYER/TENANT/SELLER/LANDLORD INITIALS: _____

DATE: _____