

MEDICAL OFFICE  
INVESTMENT  
OPPORTUNITY

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## Dallas Procedure Center

**19,441** NSRF

Dallas-Fort Worth-Arlington, TX MSA

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# Dallas Procedure Center

## TRANSACTION GUIDELINES

The offering is being marketed exclusively by SkyView Advisors. The Seller will entertain offers for the acquisition of 100% interest in the property. The Seller will select the Buyer based on their sole and absolute discretion. Factors included in the decision include, but not limited to:

- Offer Price
- Description of major assumptions reflected in the offer price
- The amount of earnest money deposit
- Source of purchaser's equity and debt capital
- Proposed due diligence period and subsequent closing period
- Level of due diligence completed on this offering
- List of any committee or third-party approvals required to close the transaction

Interested Buyers must address all communications, inquiries, site visit requests, and Letters of Intent to SkyView Advisors as the representatives of the Seller. SkyView Advisors will notify prospective purchasers of a call for offers date.

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SkyView Advisors, LLC  
**David Montalvo, Broker**  
TX Listing Broker  
512-810-9685  
marketing@skyviewadvisors.com  
RE Lic. No. TX 9014373

**For more information, please contact the out-of-state cooperating broker:**

SkyView Advisors, LLC  
**Patrick Dugan**  
Senior Associate  
(978) 835-9101  
pdugan@skyviewadvisors.com  
RE Lic. No. MA 9629429 RE-S



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# EXECUTIVE SUMMARY

The Dallas Procedure Center, located at 1854 Lakepointe Drive in Lewisville, TX, offers investors a rare opportunity to acquire a fully stabilized, single-tenant net lease (STNL) medical office asset totaling 19,441 NRSF. The property is 100% leased to Dallas Procedure Center (DPC) under a recently executed 15-year NNN lease, providing passive cash flow with zero landlord responsibilities and fully reimbursable operating expenses. The facility features a high-acuity surgical buildout including 6 pre-op beds, 6 operating rooms, and 12 recovery beds, and has undergone extensive recent renovations—such as upgraded electrical systems, diesel backup generator, new roof, and six rooftop HVAC units. Strategically positioned within the Dallas–Fort Worth MSA, the asset sits directly off Interstate 35E, benefiting from daily traffic counts exceeding 200,000 vehicles. The location offers convenient access to major healthcare infrastructure, situated just 4 miles from Lewisville Regional and Carrollton Regional Medical Centers and only 10 miles from Downtown Dallas. This high-visibility corridor is ideal for medical operators seeking accessibility and patient draw from both local and regional markets. The surrounding 5-mile radius boasts over 234,000 residents with a median household income of \$101,630, supporting long-term demand for outpatient healthcare services. With no competing medical office developments underway, this asset is uniquely positioned as a long-term hold with minimal capex exposure and strong demographic tailwinds. Backed by a nationally active operator and secured by a long-term NNN lease, the Dallas Procedure Center offers durable income and strategic positioning in one of Texas' most dynamic healthcare submarkets.

## Highlights

- STNL Opportunity - Medical Office Building Totaling 19,441 NRSF with 100% Occupancy and a 15 Year Term Left
- Tenants Include: Dallas Procedure Center (DPC)
- DPC executed a long-term NNN lease, providing passive cash flow and wealth security for both local and out of state investors
- Extensively renovated building including interior/exterior security camera system, increased electrical service, diesel powered emergency generator, 6 HVAC rooftop units, roof
- 6 Pre Operating Beds, 6 Operating Rooms, 12 Recovery Beds, 6 Pre Operating Beds, 6 Operating Rooms, 12 Recovery Beds
- Subject Property is in Dallas - Fort Worth Metropolitan Area directly off South Interstate 35 with High-Volume Traffic Counts of over 200,000 VPD
- 4 Miles from Lewisville Regional Hospital and Carrollton Regional Medical Center, 10 Miles from Dallas
- Situated in Lewisville, TX, one of the largest cities in Denton County with a population over 230,000 in a Five-Mile Radius

## Property Overview

<b>Property Name</b>	Dallas Procedure Center
<b>Address</b>	1854 Lakepointe Dr, Lewisville, TX 75057
<b>County</b>	Denton
<b>NRSF</b>	19,441
<b>Lease Structure</b>	NNN
<b>WALT</b>	14.98 Years
<b>Physical Occupancy % (Area)</b>	100%
<b>Physical Occupancy % (Suites)</b>	100%
<b>Economic Occupancy</b>	100%
<b>Suites</b>	1
<b>Year Stable</b>	1
<b>Current Rate</b>	\$33.00
<b>Total Suites</b>	1
<b># of Buildings</b>	1
<b>Year Built</b>	2002
<b>Parcel Number(s)</b>	R237515
<b># of Visitor Parking Spaces</b>	96
<b>Foundation</b>	Concrete
<b>Framing</b>	Metal
<b>Exterior</b>	Block
<b>Security System- # of cameras, keypads, alarms, DVD recording system, etc.)</b>	In Place





**DALLAS PROCEDURE CENTER**

LAKEPOINTE DR



## Dallas-Fort Worth Metropolitan Area

The Dallas-Fort Worth Metropolitan Area is a major economic hub in Texas, home to approximately 7.5 million people. This area includes the city of Dallas and its surrounding regions, including Lewisville, where the subject property is located. The region's economic growth is driven by a diverse array of industries, particularly technology, finance, and healthcare. With a median household income of around \$72,000, the area demonstrates robust economic activity, bolstered by high-paying jobs in tech, finance, and healthcare sectors.

Historically known for its strong presence in the oil and gas industry, the Dallas-Fort Worth area has diversified significantly, becoming a national leader in technology and finance. The region boasts a relatively low unemployment rate, indicative of a resilient economy. While traditional industries remain key drivers, the rise of tech startups and innovation centers has further energized the region's economic prospects.

The real estate market in the Dallas-Fort Worth area has experienced a steady growth trajectory. Residential demand in Lewisville has been fueled by suburban migration from Dallas, with residents seeking more affordable housing options and greater space. The median home price in Lewisville remains competitive compared to other metro areas, supporting a strong market for both single-family homes and rental properties. In commercial real estate, particularly medical office buildings, demand has remained high due to the area's growing population and continued development. The region benefits from robust infrastructure, including major highways and proximity to Dallas/Fort Worth International Airport, further enhancing its economic appeal.



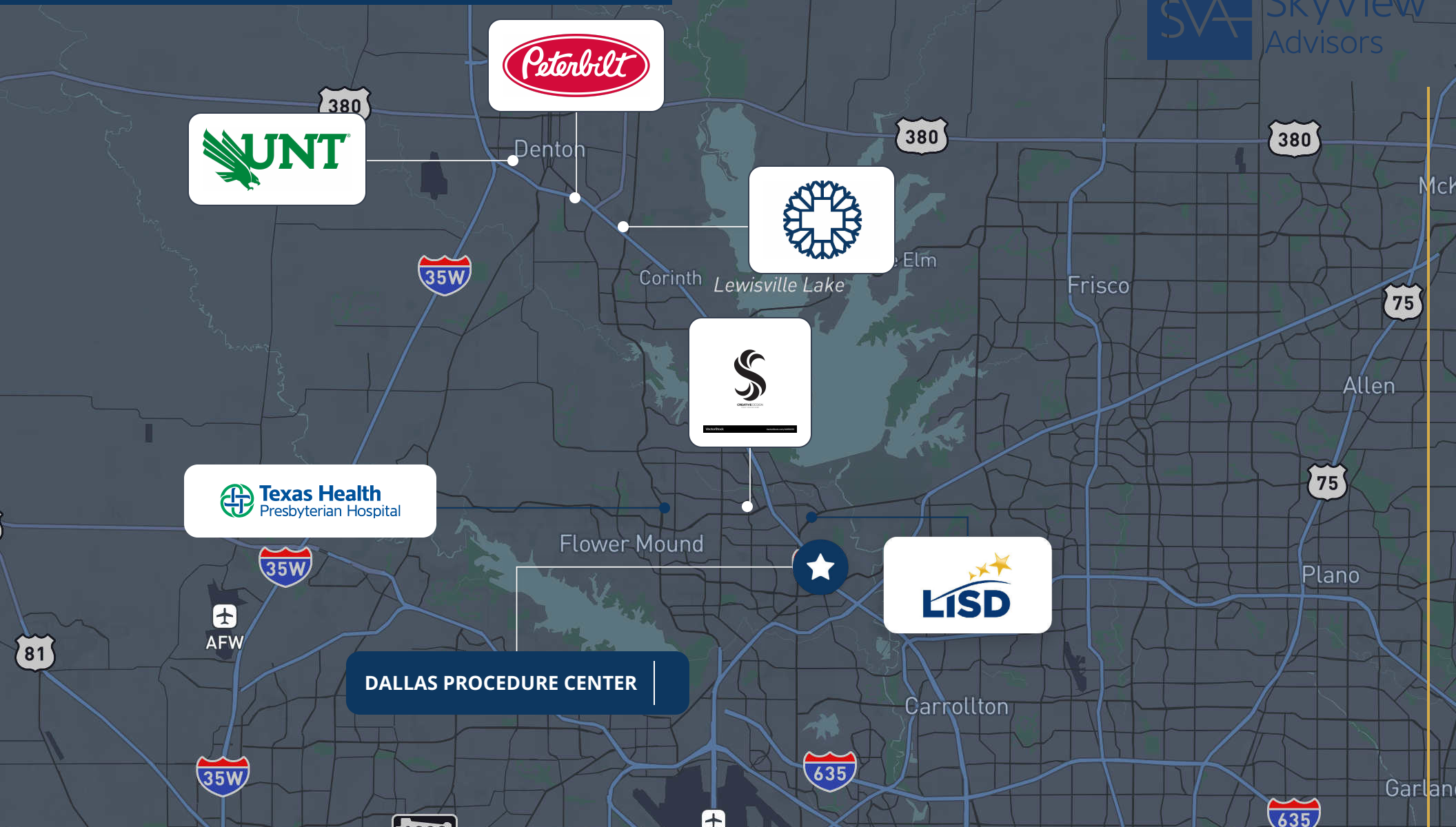
### Major Industries

Retail Trade | Health Care & Social Assistance | Finance & Insurance | Education



### Major Employers

City of Denton | University of North Texas | Peterbilt Motors Company | Sally Beauty Holdings | Hoya Vision Care



**DALLAS PROCEDURE CENTER**

Employer	Industry	Employees	Distance
Lewisville Independent School District	Education	6,000+	~1-5 miles
University of North Texas	Higher Education	4,600+	~12 miles (Denton)
Peterbilt Motors Company	Automotive Manufacturing	2,500+	~14 miles
Texas Woman's University	Higher Education	1,700+	~13 miles
Denton County Government	Public Sector	1,600+	~12 miles
Medical City Denton	Healthcare	1,400+	~10 miles



Jones St

121

2281

SRT

121

35E

S Edmonds

Garden Ridge Blvd

DALLAS PROCEDURE CENTER LAKEPOINTE DRIVE LEWISVILLE

121

35E

SRT

SRT

121

Polse

kwy

NEW KOPETAY

Trinity Mills





**O·M·I**  
ORTHODONTICS



SUNSHINE SMILES DENTAL  
COLUMBIA BEACH



OC  
health  
CARE AGENCY



TEXAS HEALTHCARE  
NECK AND BACK



Medical City  
Surgery Center | Denton

**DALLAS PROCEDURE CENTER**  
LAKEPOINTE DRIVE  
LEWISVILLE



CVS



LAKEPOINTE  
Health Primary Care



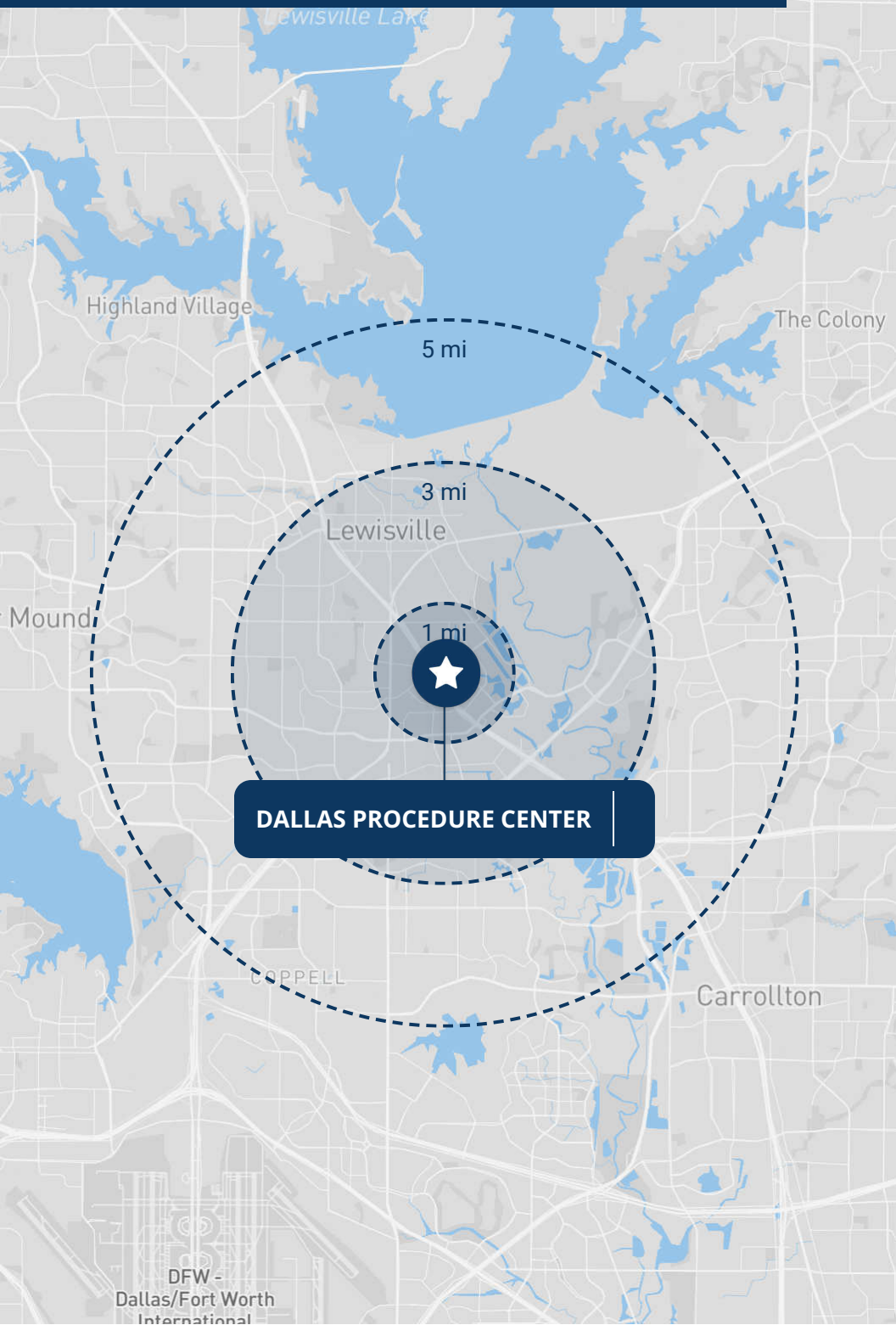
Black Stone  
Management Solutions



AFFORDABLE  
DENTURES &  
IMPLANTS



AspenDental



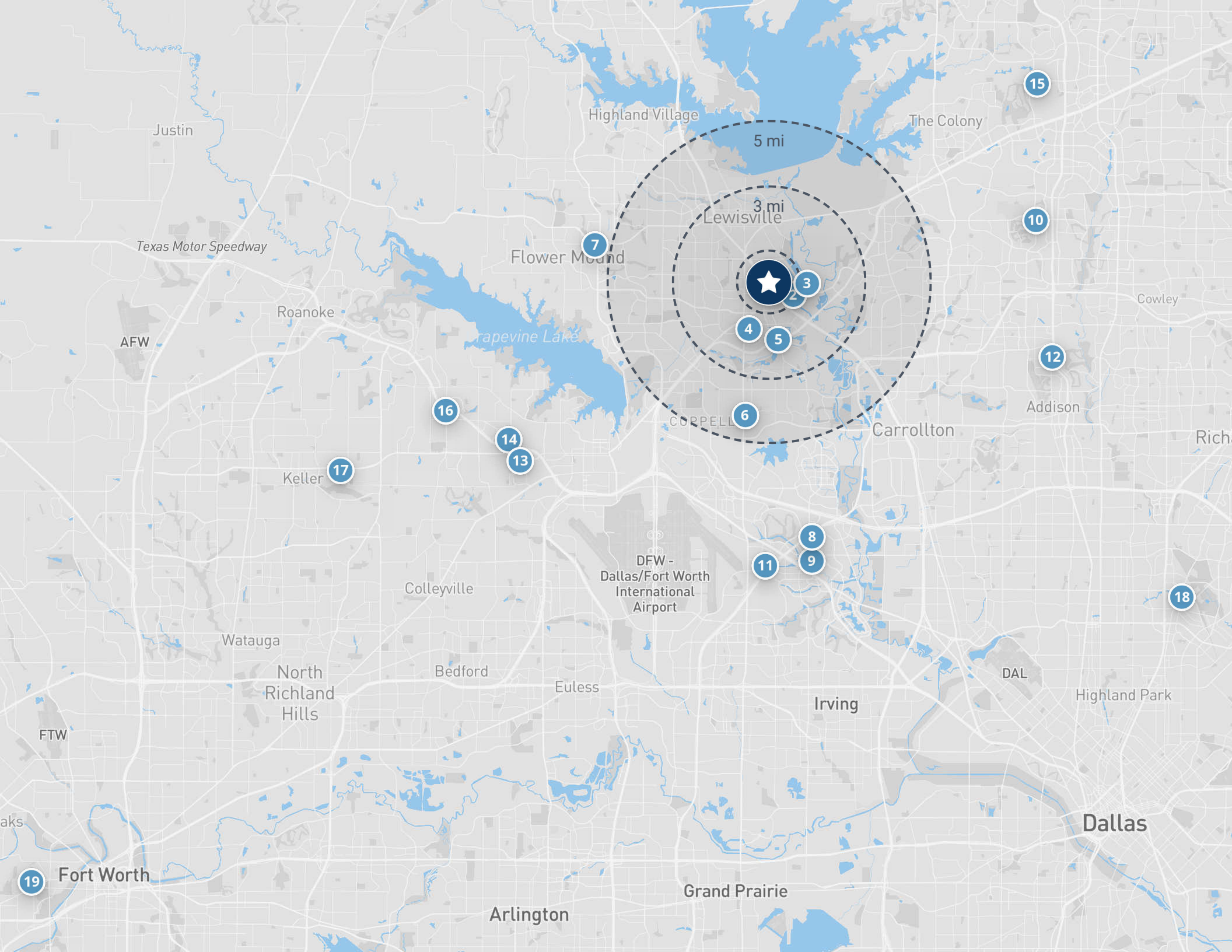
**DALLAS PROCEDURE CENTER**

POPULATION	1 MILE	3 MILES	5 MILES	National
2010 Population	11,039	80,295	197,360	-
2020 Population	12,053	92,824	228,707	-
2024 Population	12,459	93,521	234,109	-
2029 Population	12,671	95,495	237,145	-
2010-2020 Annual Growth Rate	0.88%	1.46%	1.49%	0.71%
2020-2024 Annual Growth Rate	0.78%	0.18%	0.55%	0.49%
2024-2029 Annual Growth Rate	0.34%	0.42%	0.26%	0.38%
2024 Median Age	31.4	34.3	36.8	39.3

INCOME	1 MILE	3 MILES	5 MILES	National
2024 Median Household Income	\$56,140	\$84,038	\$101,630	\$79,068
2024 Average Household Income	\$68,607	\$114,836	\$135,236	\$113,185
2024 Per Capita Income	\$32,896	\$44,621	\$51,580	\$43,829
2024-2029 Median Annual Growth Rate	1.68%	1.85%	1.79%	2.95%
2024-2029 Average Annual Growth Rate	2.10%	2.35%	2.33%	2.90%
2024-2029 Per Capita Annual Growth Rate	2.45%	2.60%	2.62%	3.16%

Housing	1 MILE	3 MILES	5 MILES	National
2024 Total Homes	6,342	38,375	93,818	-
2024 Owner Occupied Homes	431	14,433	46,984	-
2024 Renter Occupied Homes	5,543	22,050	42,427	-
2024 Vacant Homes	368	1,892	4,407	-
% of Owner Occupied Homes	6.8%	37.6%	50.1%	57.9%
% of Renter Occupied Homes	87.4%	57.5%	45.2%	32.1%
% of Vacant Homes	5.8%	4.9%	4.7%	10.0%
Median Home Value	-	-	\$427,417	\$355,577

ID *	Property Name	Property Address	Distan	Year Built	NRSF	Date Signed	Lease Type	Average Rent
	<b>Dallas Procedure Center</b>	<b>1854 Lakepointe Dr, Lewisville, TX 75057</b>	<b>-</b>	<b>2002</b>	<b>19,441</b>	<b>COE</b>	<i>NNN</i>	<i>\$33.00</i>
1	North Dallas Eye Associates	1850 Lakepointe Dr, Lewisville, TX 75057	0.01	2001	6,284	1/1/2024	<i>NNN</i>	<i>\$34.37</i>
2	751 Hebron Pky - 3rd Floor Direct	751 Hebron Pky, Lewisville, TX 75057	0.88	1997	1,425	2/13/2025	<i>NNN</i>	<i>\$22.00</i>
3	870 Hebron Pky - 1st Floor Direct	870 Hebron Pkwy, Lewisville, TX 75057	1.02	2024	1,186	9/25/2025	<i>NNN</i>	<i>\$21.00</i>
4	2785 Rockbrook Dr - 1st Floor Direct	2785 Rockbrook Dr, Lewisville, TX 75067	1.62	2016	1,147	6/5/2025	<i>NNN</i>	<i>\$34.56</i>
5	897 N MacArthur - 1st Floor Direct	897 N MacArthur Blvd, Coppell, TX 75019	1.78	2009	4,686	7/2/2025	<i>NNN</i>	<i>\$25.00</i>
6	870 S Denton Tap Rd - 1st Floor Direct	870 S Denton Tap Rd, Coppell, TX 75019	4.77	2005	2,930	3/11/2025	<i>NNN</i>	<i>\$19.00</i>
7	2750 Churchill Dr - 1st Floor Direct	2750 Churchill Dr, Flower Mound, TX 75022	5.48	2016	2,180	9/27/2024	<i>NNN</i>	<i>\$27.00</i>
8	7200 State Highway 161 - 2nd Floor Direct	7200 State Highway 161, Irving, TX 75039	7.92	2001	3,591	1/29/2025	<i>NNN</i>	<i>\$22.00</i>
9	701 Tuscan Dr - 2nd Floor Direct	701 Tuscan Dr, Irving, TX 75039	8.30	2004	3,397	10/2/2024	<i>NNN</i>	<i>\$24.50</i>
10	6300 W Parker Rd - 1st Floor Direct	6300 W Parker Rd, Plano, TX 75093	8.42	1990	6,400	12/1/2024	<i>Full Service</i>	<i>\$23.16</i>
11	6121 N State Highway 161 - Direct	6121 N State Highway 161, Irving, TX 75063	8.78	2019	4,831	7/27/2025	<i>NNN</i>	<i>\$30.00</i>
12	17051 N Dallas Pky - 4th Floor Direct	17051 N Dallas Pky, Addison, TX 75001	9.02	2013	2,232	3/19/2024	<i>NNN</i>	<i>\$23.00</i>
13	220 S Nolen Dr - 1st Floor Direct	220 S Nolen Dr, Southlake, TX 76092	9.40	2021	6,734	11/4/2024	<i>NNN</i>	<i>\$26.00</i>
14	1050 E State Highway 114 - 2nd Floor Direct	1050 E State Highway 114, Southlake, TX 76092	10.02	2009	5,691	5/28/2025	<i>NNN</i>	<i>\$24.00</i>
15	Blue Wave Medical Plaza	5550 Warren Pkwy, Frisco, TX 75034	10.25	2016	2,485	2/19/2024	<i>NNN</i>	<i>\$32.00</i>
16	Women's Integrated Health	245 W State Hwy 114, Southlake, TX 76092	10.62	2018	3,288	8/12/2025	<i>NNN</i>	<i>\$28.00</i>
17	1220 Keller Pky	1220 Keller Pkwy, Keller, TX 76248	15.22	2015	10,260	11/30/2020	<i>NNN</i>	<i>\$33.00</i>
18	Greenville Medical Tower	7150 Greenville Ave, Dallas, TX 75231	15.87	1985	14,591	2/1/2025	<i>NNN</i>	<i>\$46.20</i>
19	975 Haskell Street	975 Haskell St, Fort Worth, TX 76107	29.20	2004	14,498	3/21/2018	<i>NNN</i>	<i>\$35.00</i>
<b>Competitor Average</b>								<b>\$28.76</b>
<b>Percentage Growth to Reach Market:</b>								<b>-13%</b>





Tenant	Suite	Occupied	NRSF	Occ NRSF	% of Total	Lease Start	Lease End	Lease Type	Annual Rent Per SF	Yearly Rent	Monthly Rent	Rent Increase Type	Increase %	Renewal Options
Dallas Procedure Centre	1	Y	19,441	19,441	100.00%	9/12/25	9/11/40	NNN	\$33.00	\$641,553	\$53,463	Annual	3.0%	None
<b>Total</b>	<b>1</b>	<b>1</b>	<b>19,441</b>	<b>19,441</b>					<b>\$33.00</b>	<b>\$641,553</b>	<b>\$53,463</b>			

Rent Schedule				Dallas Procedure Centre		
Year	Begin Date	Annual Rent Per SF	Yearly Rent	Monthly Rent	Increase	
<b>Current</b>	<b>2025</b>	<b>\$33.00</b>	<b>\$641,553</b>	<b>\$53,463</b>		
1	2026	\$33.99	\$660,800	\$55,067	3.0%	
2	2027	\$35.01	\$680,624	\$56,719	3.0%	
3	2028	\$36.06	\$701,042	\$58,420	3.0%	
4	2029	\$37.14	\$722,074	\$60,173	3.0%	
5	2030	\$38.26	\$743,736	\$61,978	3.0%	
6	2031	\$39.40	\$766,048	\$63,837	3.0%	
7	2032	\$40.59	\$789,029	\$65,752	3.0%	
8	2033	\$41.80	\$812,700	\$67,725	3.0%	
9	2034	\$43.06	\$837,081	\$69,757	3.0%	
10	2035	\$44.35	\$862,194	\$71,849	3.0%	



**Tenant Summary - Dallas Procedure Centre**

**Tenant Summary - Summary about the business and company 2-3 paragraphs**

At SEVA Med Care, Dallas Procedure Center (DPC) is a state of the art surgery center that is AAAHC certified, a state licensed facility that is capable of being your home for outpatient surgery. DPC has 6 operating suites, 4 procedure suites, state of the art sterile processing department, 2 luxurious overnight suites and 6 pre op / 12 post op beds.

<b>Total locations</b>	4
<b>Years in the business</b>	5



# Dallas Procedure Center

## CONTACT INFORMATION

SkyView Advisors, LLC

**David Montalvo, Broker**

TX Listing Broker

512-810-9685

[marketing@skyviewadvisors.com](mailto:marketing@skyviewadvisors.com)

RE Lic. No. TX 9014373

For more information, please contact the out-of-state cooperating broker:

SkyView Advisors, LLC

**Patrick Dugan**

Senior Associate

(978) 835-9101

[pdugan@skyviewadvisors.com](mailto:pdugan@skyviewadvisors.com)

RE Lic. No. MA 9629429 RE-S