

All About Dentistry | Dental Office Investment Opportunity

A confidential offering memorandum presenting a prime investment opportunity: a fully operational dental office on 1.73 acres of commercial land in Southeast Dallas, featuring both turnkey medical facilities and significant development potential.





Investment Summary

Koa Partners presents the exclusive opportunity to acquire **10215 Scyene Rd**, a fully operational dental office with **1.73 acres of prime commercial land** in Southeast Dallas. This modern, stand-alone facility features a **turnkey medical buildout** and significant surplus land ideal for expansion or development.

Located along a highly traveled corridor with excellent visibility and accessibility, this asset presents an ideal investment for healthcare professionals or developers looking for a flexible-use commercial property in a growing submarket.





Property Highlights



Freestanding Dental Office

Modern facility situated on 1.73 acres of prime commercial land



Private Parking

Dedicated lot with ADA-compliant spaces provides convenience for patients and staff



High-Traffic Location

Positioned on Scyne Rd, near major residential areas with excellent visibility



Development Potential

Additional land ideal for building expansion, more medical suites, or complete redevelopment



Building Details At A Glance



Address:

10215 Scyene Rd, Dallas, TX 75227

Building Size:

±2,000 - 2,500 SF (estimate)

Lot Size:

1.73 Acres

Use Type:

Owner-User / Medical / Investment

Parking:

Surface lot with designated ADA spaces

Construction:

Stucco, Stone, and Brick Façade with Black Iron Double Entry Doors

Interior Finishes:

Contemporary medical buildout, neutral palette, wood-style flooring



Interior Features

Interior Highlights – Turnkey Dental Suite

- **Welcoming Reception**
- Sleek tile-front desk, ambient lighting, digital check-in
- **Patient-Friendly Waiting Area**
- Natural light + professional décor
- **Outfitted Operatories**
- Dental chairs, overhead lights, built-in cabinetry
- **Modern Architectural Touches**
- Glass block accents boost natural light
- **Efficient Admin Zones**
- File stations, check-in/out, private offices

Expansion & Development Opportunity



With approximately **1.5 acres of surplus land**, this site is uniquely suited for significant expansion or development, offering exceptional flexibility for investors and healthcare providers.

- Building additions for additional operatories or medical suites
- Standalone structures for healthcare, retail, or office use
- Outdoor amenity space or patient parking expansion

Location Advantages



Strategic Southeast Dallas Location

Easy access to I-635, I-30, and Downtown Dallas, providing excellent connectivity



Proximity to Residential Areas

Surrounded by dense housing and schools—ideal for family dentistry or pediatric practices



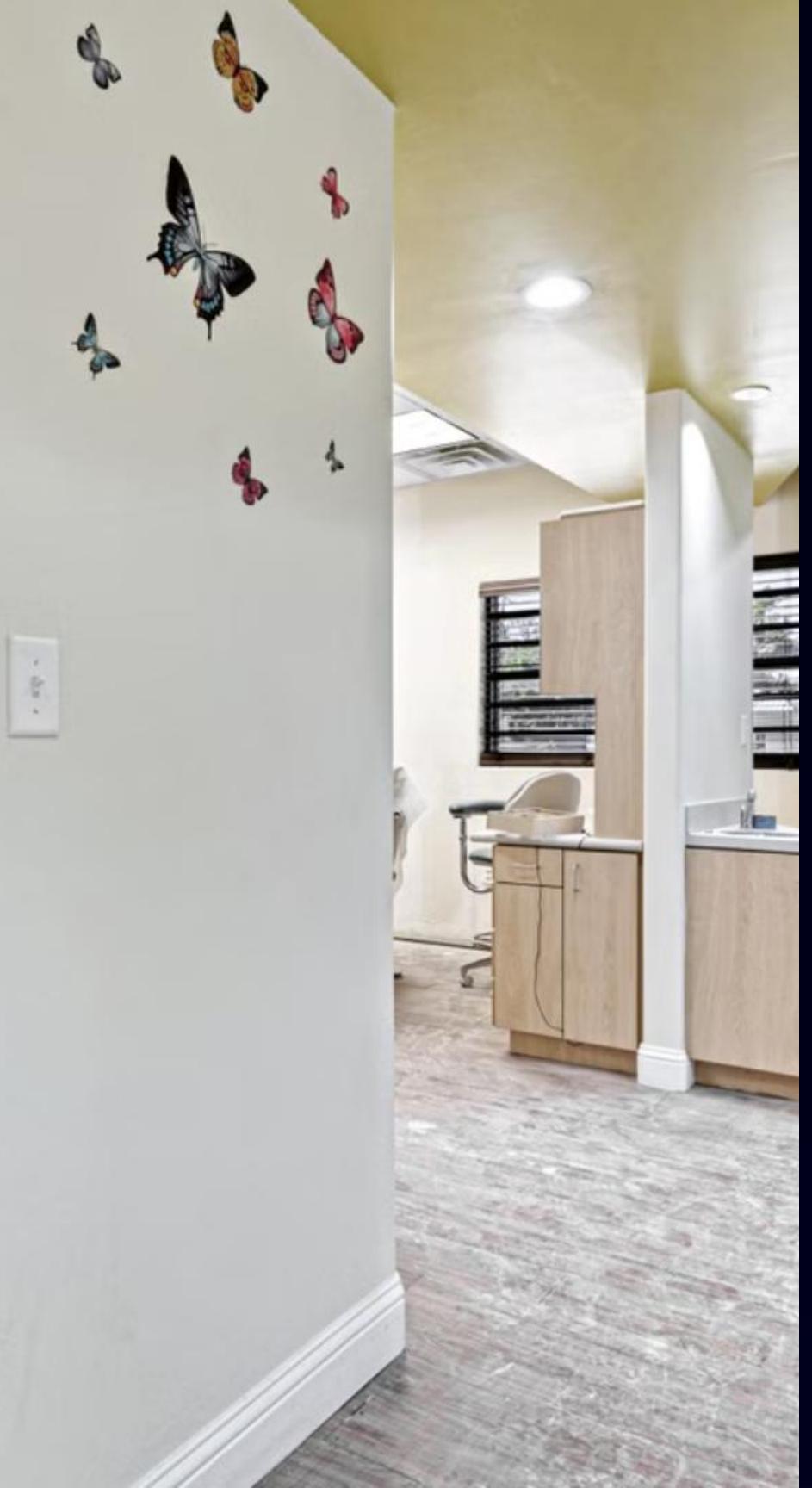
Growing Healthcare Demand

Located in the expanding Dallas-Fort Worth Metroplex with increasing need for medical services



Flexible Zoning

Commercial designation allows for various uses and significant long-term development upside



Investment Opportunity

This offering represents a **rare blend of operational readiness and expansion potential** in one of the most accessible submarkets in Dallas.

The property's combination of existing infrastructure and developable land creates multiple value streams for investors.

Whether you're a practicing dental professional, healthcare investor, or commercial developer, 10215 Scyene Rd offers a **strategic asset primed for immediate use and future growth** in a rapidly developing market.



Contact Leander Johnson at 214.364.3187

Contact Information



For More Information

Contact Leander Johnson at 214.364.3187 for detailed financial information, property tours, and acquisition details.



Koa Partners

Koa Partners, a leader in commercial real estate investment sales, provides comprehensive brokerage services for healthcare properties throughout Texas and nationwide.

Confidentiality Notice

This offering memorandum contains confidential information. Recipients agree to maintain strict confidentiality regarding all aspects of this investment opportunity.