

# 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 Scyene 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 Scylene 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.