

**FOR SALE & LEASE**

# Shell Medical / Office / Retail Property

840 Ranchview Dr, Irving, TX 75063




**partners**




## PRIMARY CONTACT



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## PROPERTY AT A GLANCE

ADDRESS

**840 RANCHVIEW DR**

CITY, STATE, ZIPCODE

**IRVING, TX 75063**

LAND ACRES

**0.74 AC**

BUILDING SIZE

**8,704 SF**

YEAR BUILT

**2024**

PARCEL NUMBER

**322796100D04R0000**

ZONING, COUNTY

**NEIGHBORHOOD COMMERCIAL C-N, DALLAS**



## EXECUTIVE SUMMARY

Partners is pleased to present 840 Ranchview Dr for sale and lease. Located at the entrance to Valley Ranch at the intersection of Ranchview Dr and N. MacArthur Blvd, this 8,704 sq ft commercial space benefits from easy access to significant residential and commercial hubs. As a standalone building, this property is not encumbered by a condo association and has abundant dedicated parking to suite a variety of uses. With its excellent visibility, this property is perfectly positioned to attract steady traffic from the neighboring residential units, as well as from the Cypress Waters masterplanned community less than a mile to the west making it ideal for a wide variety of retail, medical, or professional office uses. This property is demiseable. Seller financing available.

**Please contact Sean Anderson for More information at (512) 647-1541**





## OFFERING DETAILS



SALE PRICE  
**\$3,100,000**



PRICE PER SQUARE FOOT  
**\$356.16**



LEASE RATE  
**\$30 PSF + NNN**



ESTIMATED NNN ANNUAL OPEX  
**~\$11 PSF**



OCCUPANCY  
**Multi**



LOT SIZE  
**0.74 AC**



TOTAL BUILDING SIZE  
**8,704 SF**



CONDO FLOORPLANS AVAILABLE  
**2,000 - 4,000 SF**



YEAR BUILT  
**2024**



PARKING RATIO  
**4.375**

### SELLER FINANCING TERMS

LTV	30%
Term	36-48 Months
Amortization	Interest Only
Rate	Prime Rate



## PROPERTY HIGHLIGHTS

### ■ VERSATILE SHELL SPACE IN GROWTH MARKET

Shell medical office, professional office, or retail space in the fast-growing North Irving / Coppel / Valley Ranch submarket, ideal for a wide variety of medical specialties and professional uses, owner-users, and investors.

### ■ PROXIMITY TO KEY MEDICAL ANCHORS

Close proximity to Medical City Las Colinas, Baylor Scott & White Medical Health and Surgical Center, and many other synergistic medical practices.

### ■ NEAR MAJOR MIXED-USE DEVELOPMENT

Located less than 1 mile from the Cypress Waters masterplanned development promising 3.4 million SF of office space, 282,000 SF of retail, and 3,470 apartment units upon completion.

### ■ EXCELLENT ACCESS AND VISIBILITY

Adjacent to the intersection of Ranchview Dr and N MacArthur Blvd with easy access to the LBJ Freeway, George W. Bush Turnpike, I-35E, and DFW International Airport.

### ■ IRVING'S MEDICAL & BUSINESS HUB

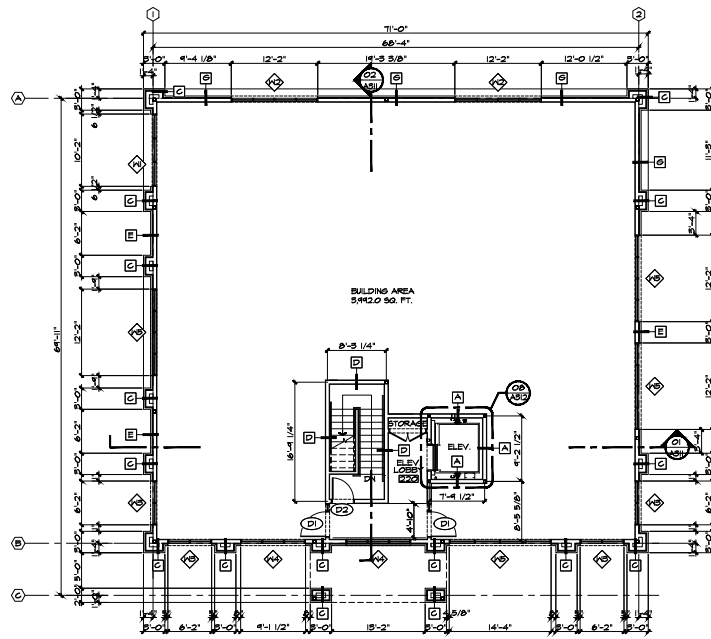
Located in one of DFW's most dynamic submarkets, this office benefits from Irving's strong business infrastructure and healthcare demand, offering long-term value and investment stability.

### ■ FAVORABLE TAX ENVIRONMENT

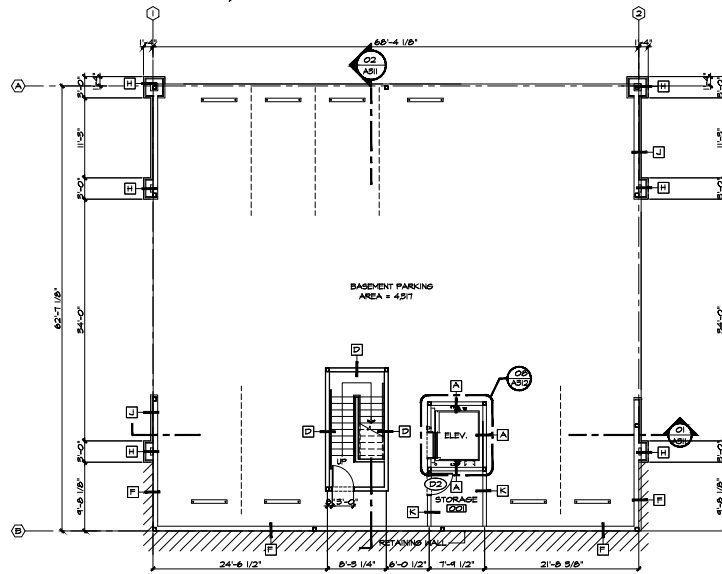
Texas' business-friendly tax structure, with no state income or investment tax, enhances profitability and long-term financial benefits for owner-operators and investors.



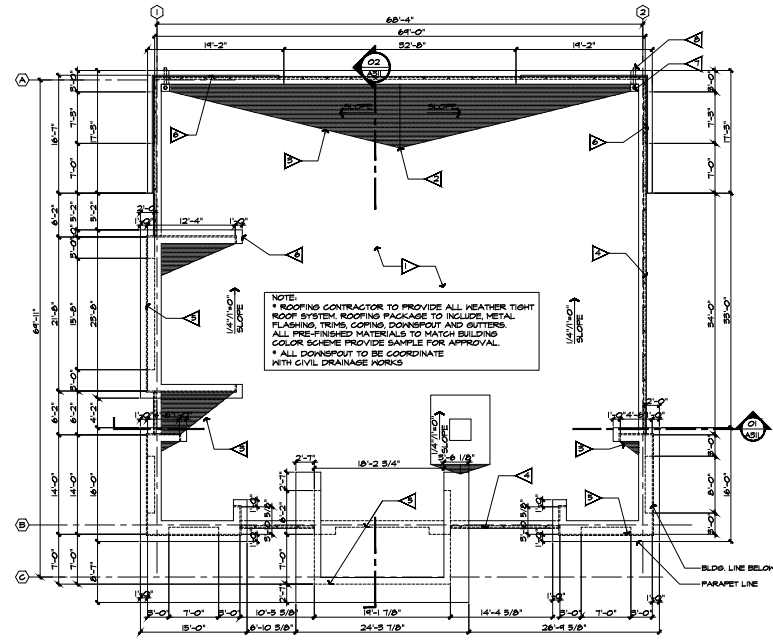
# FLOORPLAN



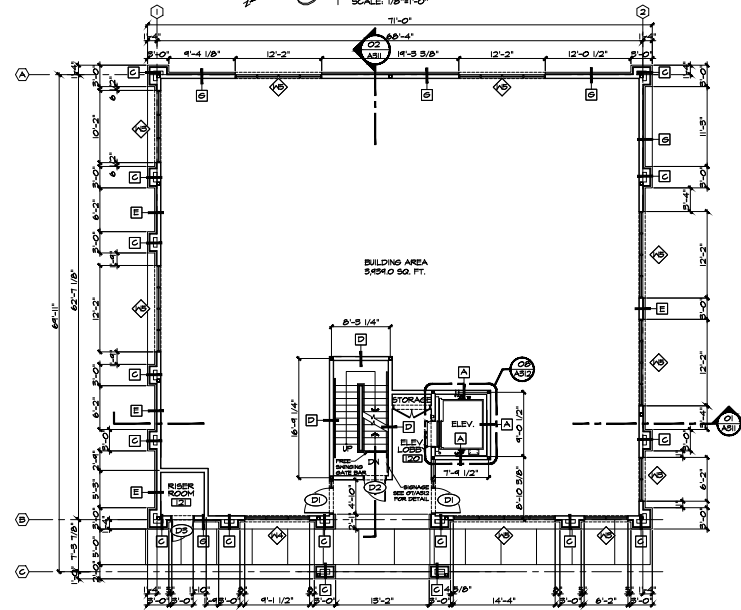
03 SECOND FLOOR PLAN  
SCALE: 1/8"=1'-0"



01 BASEMENT PLAN  
SCALE: 1/8"=1'-0"



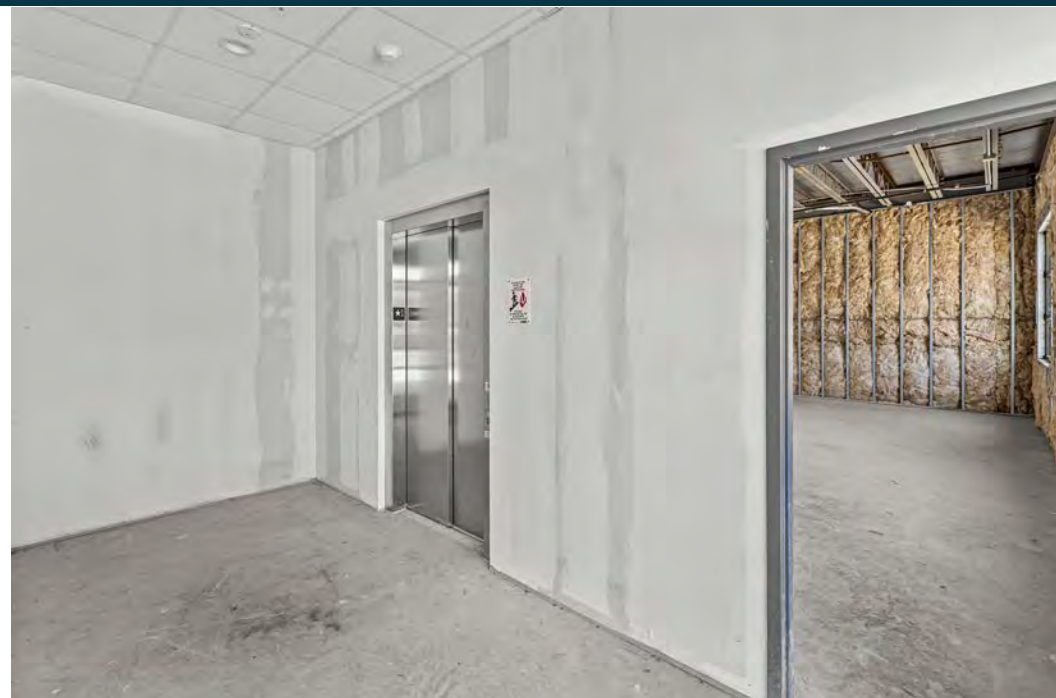
04 ROOF PLAN  
SCALE: 1/8"=1'-0"



02 FIRST FLOOR PLAN  
SCALE: 1/8"=1'-0"

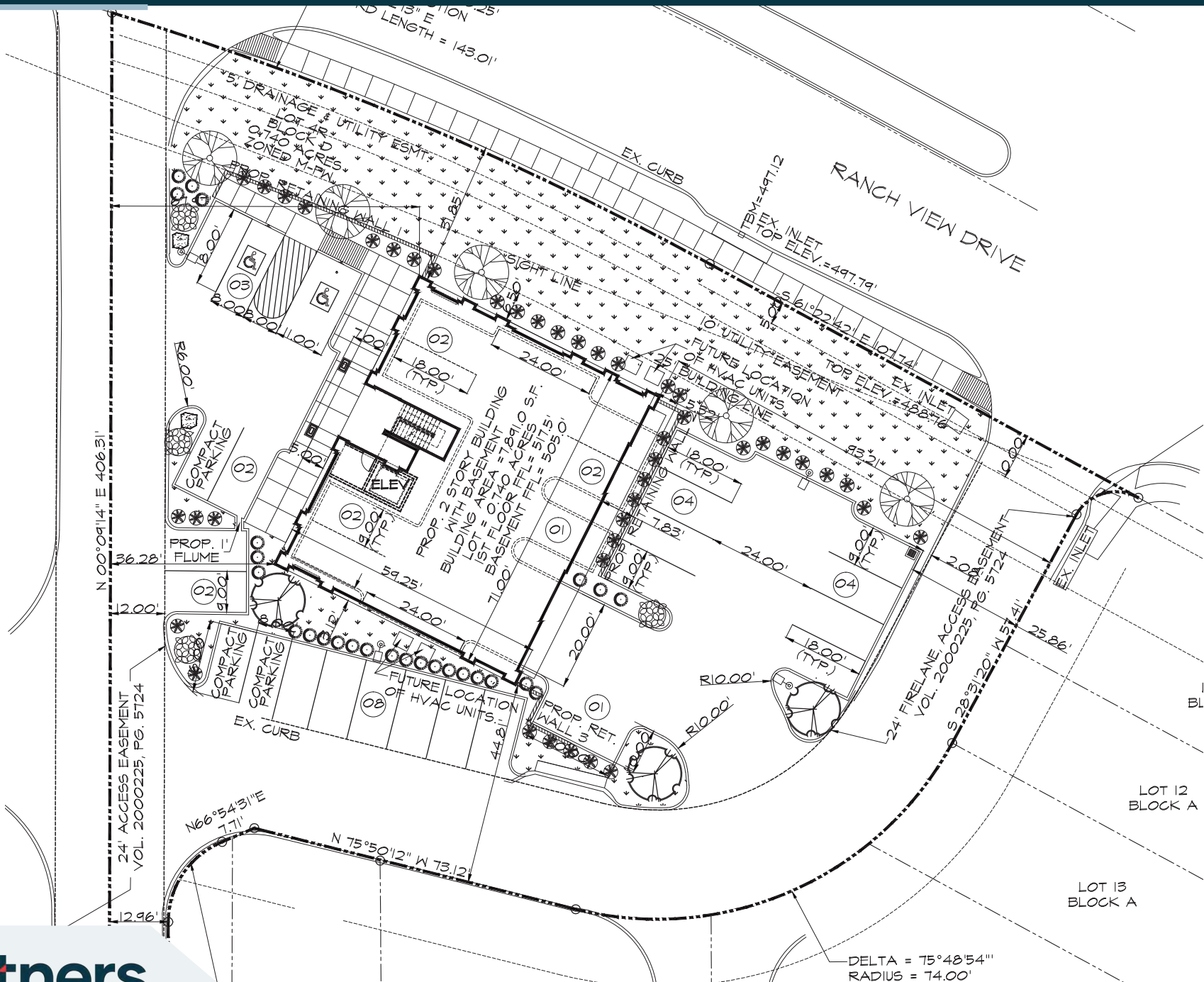


# INTERIOR PHOTOS

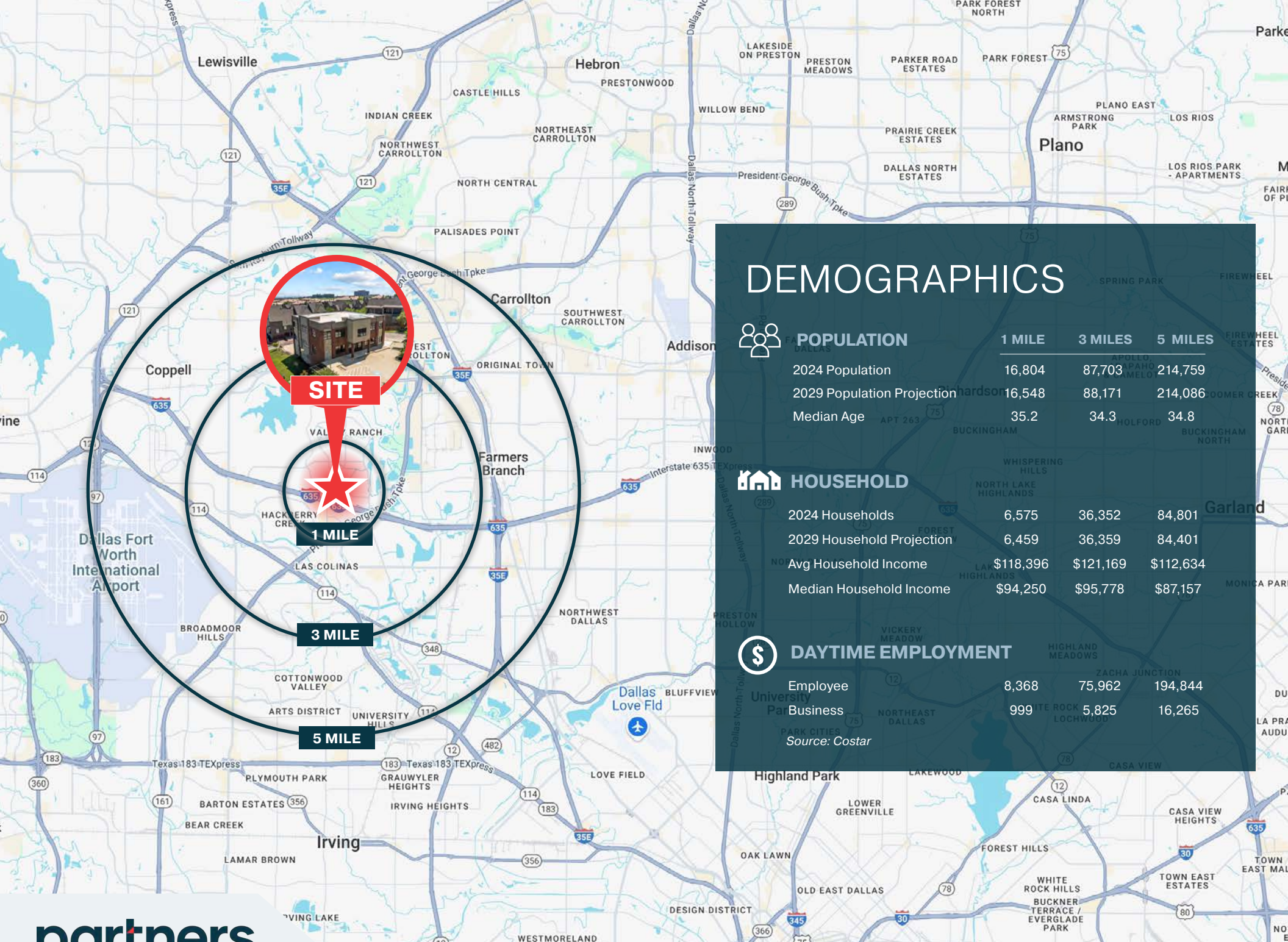




# SITE PLAN







## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	16,804	87,703	214,759
2029 Population Projection	16,548	88,171	214,086
Median Age	35.2	34.3	34.8



### HOUSEHOLD

2024 Households	6,575	36,352	84,801
2029 Household Projection	6,459	36,359	84,401
Avg Household Income	\$118,396	\$121,169	\$112,634
Median Household Income	\$94,250	\$95,778	\$87,157



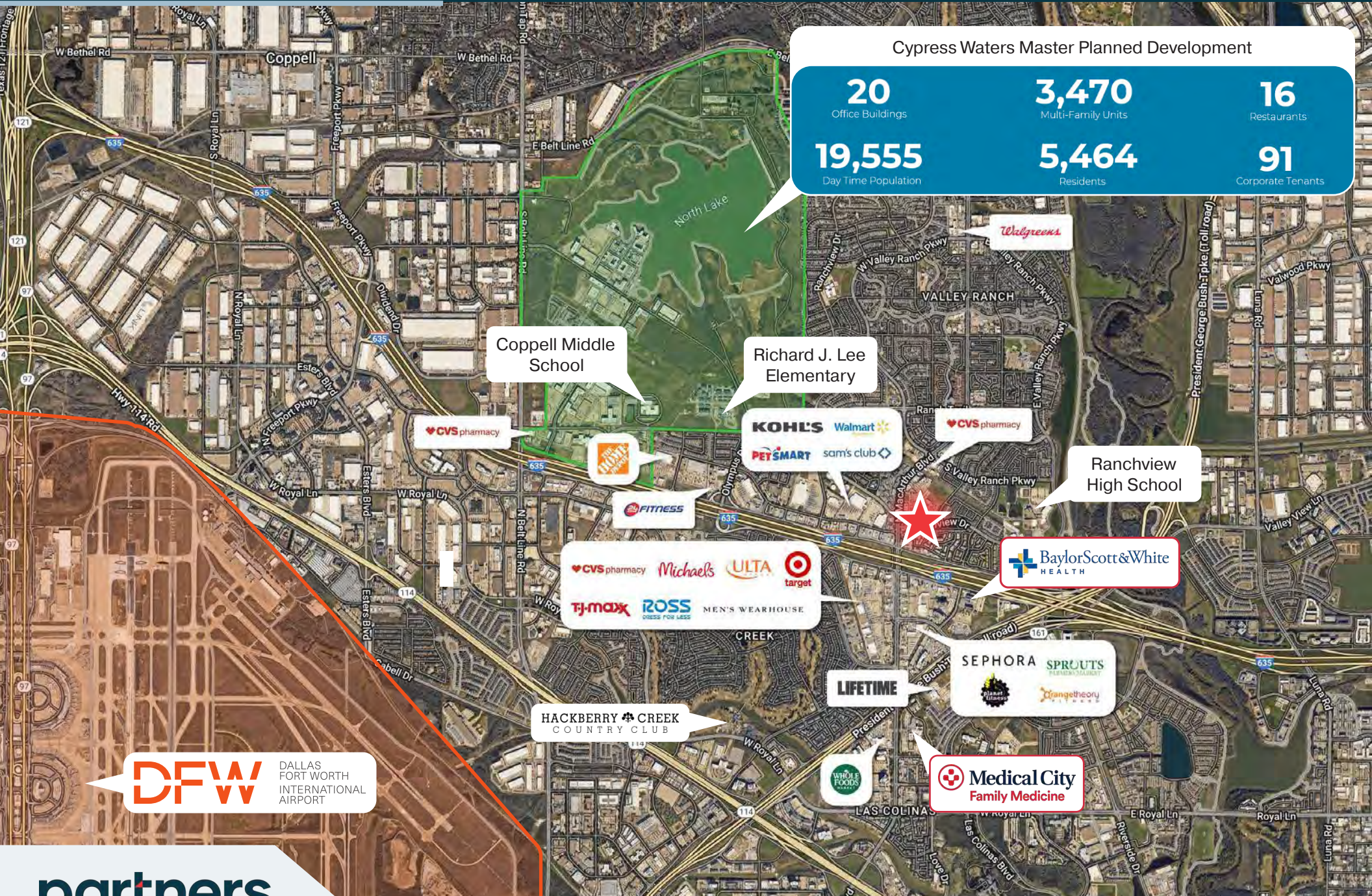
### DAYTIME EMPLOYMENT

Employee	8,368	75,962	194,844
Business	999	5,825	16,265

Source: Costar



# AERIAL OVERVIEW







## DISCLAIMER

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