

FOR SALE

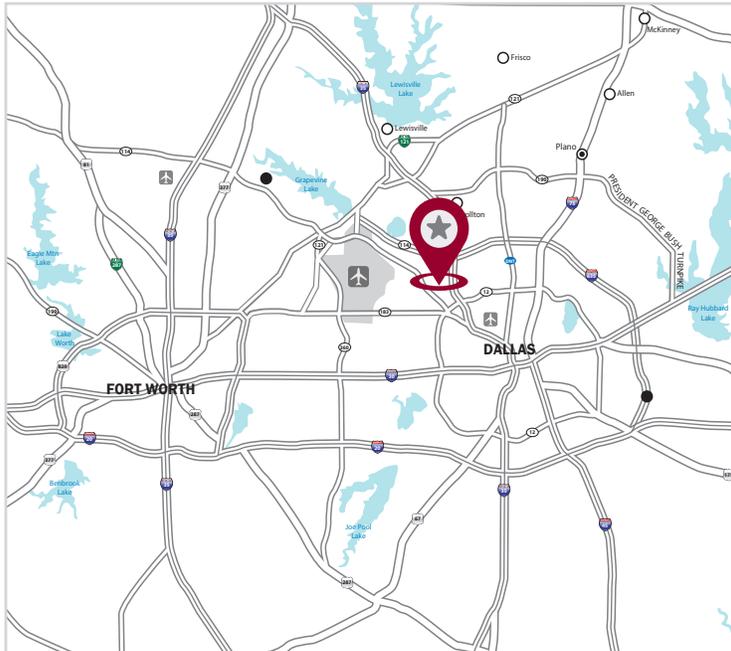
1031 EXCHANGE READY

3204 N MacArthur | Irving, TX 75062



±4,461 SF | OFFICE/MEDICAL

100% LEASED



AVAILABILITY HIGHLIGHTS

- Located on MacArthur between 183 and 114
- One-story medical office building
- Abundant surface parking
- In the heart of Irving medical community
- Prestigious Las Colinas area

NEARBY AMENITIES

- Close proximity to Baylor Scott & White at Irving & Irving Arts Center 1.1 miles
- Ritz Carlton - 1.2 miles
- Las Colinas Country Club - 1.8 miles
- Toyota Music Factory
- DFW Airport - 8 miles

FOR INFORMATION:

ALLY TANGHONGS

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GEORGE TANGHONGS, SIOR, CCIM

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

4,461 SF



AVAILABILITY

4,461 SF Total

Situated on 0.33 AC

30 parking spaces

Roof is approx. 7.5 years old

All HVAC is between 6.5 years old and 9.5 years old

CURRENT TENANTS

SUITE A	SUITE B	SUITE C
2,081 SF	1,219 SF	1,164 SF
1/1/2025 - 12/31/2029	12/1/2024 - 11/30/2026	12/1/2021 - 11/30/2026
46.65% of the building	27.33% of the building	26.63% of the building
14 parking spaces	8 parking spaces	8 parking spaces

GROSS MONTHLY RENT

SUITE A	SUITE B	SUITE C
\$3,111.31	\$2,080.88	\$1,800

2024 Actuals

Tax:	\$16,500
Insurance:	\$4,000
CAM:	\$2,200
Total:	\$22,700 (\$5.09/PSF)

Annual Gross Rent:	\$83,906.28
Annual Net Rent:	\$61,206.28
Cap Rate:	5.8%



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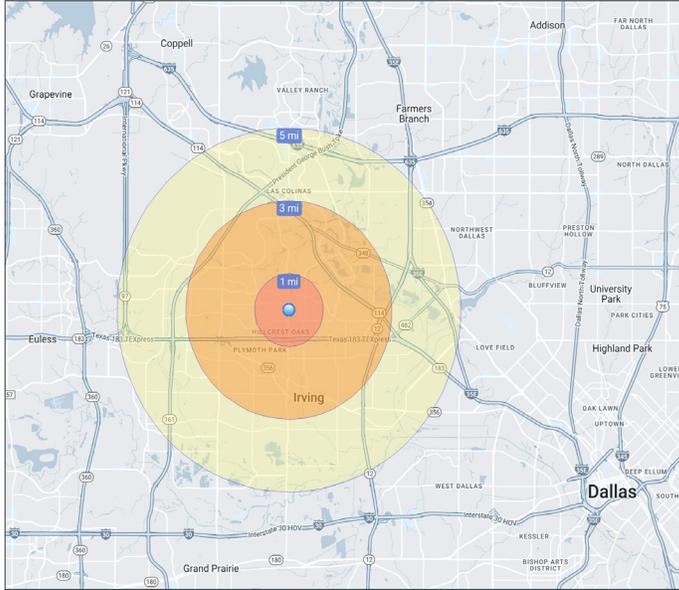
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DEMOGRAPHICS & TRAFFIC COUNTS



LOCATION	TRAFFIC VOLUME	YEAR	DISTANCE FROM PROPERTY
N MacArthur & Janell Dr	24,726	2022	0.09 Miles
N MacArthur & Merton Way S	23,778	2022	0.22 Miles
W Rochelle Rd & N MacArthur	8,089	2022	0.31 Miles
Finley Rd & Sheffield St E	2,954	2022	0.33 Miles

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,919	142,784	243,209
Average age	36.9	34.7	34.6
Average age (Male)	35.9	34.2	34.1
Average age (Female)	38	35.2	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,853	53,958	91,500
# of persons per household	2.7	2.6	2.6
Average household income	\$88,556	\$85,757	\$89,983
Median home value	\$243,147	\$239,819	\$252,073

**Demographic data derived from Costar*

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