

HEALTH CARE FOR LEASE

13000 JOSEY LANE, STE 100

FARMERS BRANCH, TX 75234



5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



*PRESENTED BY:*

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# PROPERTY SUMMARY

Medical Office Space  
13000 Josey Lane | Farmers Branch, TX 75234



## Design Highlights

Price:	\$37/NNN
Building SF:	2,500 SF
Exam Rooms:	7
Additional Rooms:	Laboratory, Break Room, Reception/Waiting Area, Storage
Class:	A

## Property Overview

13000 Josie Lane, Suite 100 is a well-appointed 2,500 SF medical office in the heart of Farmers Branch, designed for both functionality and patient comfort. The space features a spacious reception and waiting area, seven private exam rooms, and a dedicated lab for on-site testing. Additional amenities include a staff break room and ample storage. The efficient layout supports a variety of medical and wellness uses. Conveniently located with easy access for patients and staff, this property offers a turnkey opportunity for healthcare providers.

The office also features a break room, giving staff a comfortable place to rest and regroup throughout the day. Additional storage space is available to keep medical supplies and equipment organized and easily accessible. The floor plan is thoughtfully designed to promote efficiency and privacy, making it suitable for a wide range of medical and wellness practices.

Baylor Scott & White serves as a neighboring Class A tenant, offering a strong presence and trusted reputation in the medical community.

## Location Overview

Farmers Branch is a well-established Dallas-Fort Worth suburb known for strong accessibility and a growing healthcare presence. The area offers a wide range of providers, including primary care, specialists, urgent care, dental, vision, and outpatient services. Its proximity to major hospitals and convenient highway access makes it an attractive, practical location for both established and new medical practices.

Located in a convenient area of Farmers Branch, this property is easily accessible for patients and staff alike, with neighboring medical services and amenities just a short drive away. 13000 Josie Lane presents an excellent opportunity for healthcare professionals seeking a ready-to-use office tailored to modern medical needs.

# PROPERTY PHOTOS

Medical Office Space

13000 Josey Lane, Ste 100 | Farmers Branch, TX 75234



# PROPERTY PHOTOS

Medical Office Space

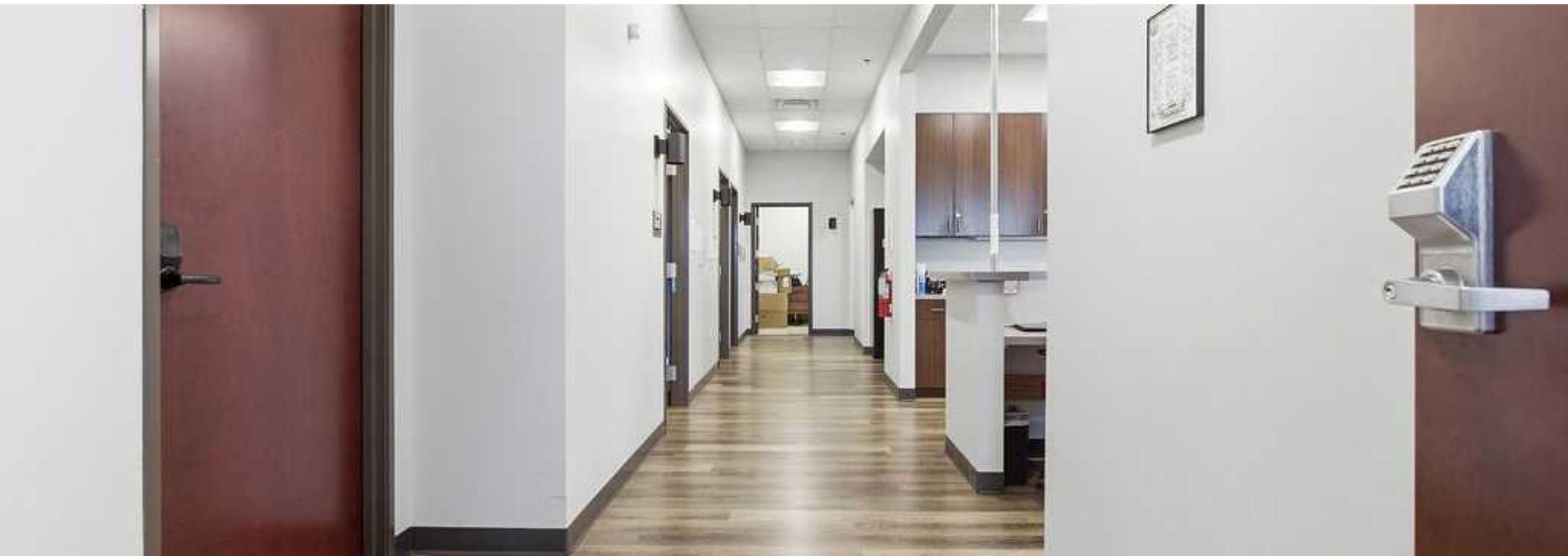
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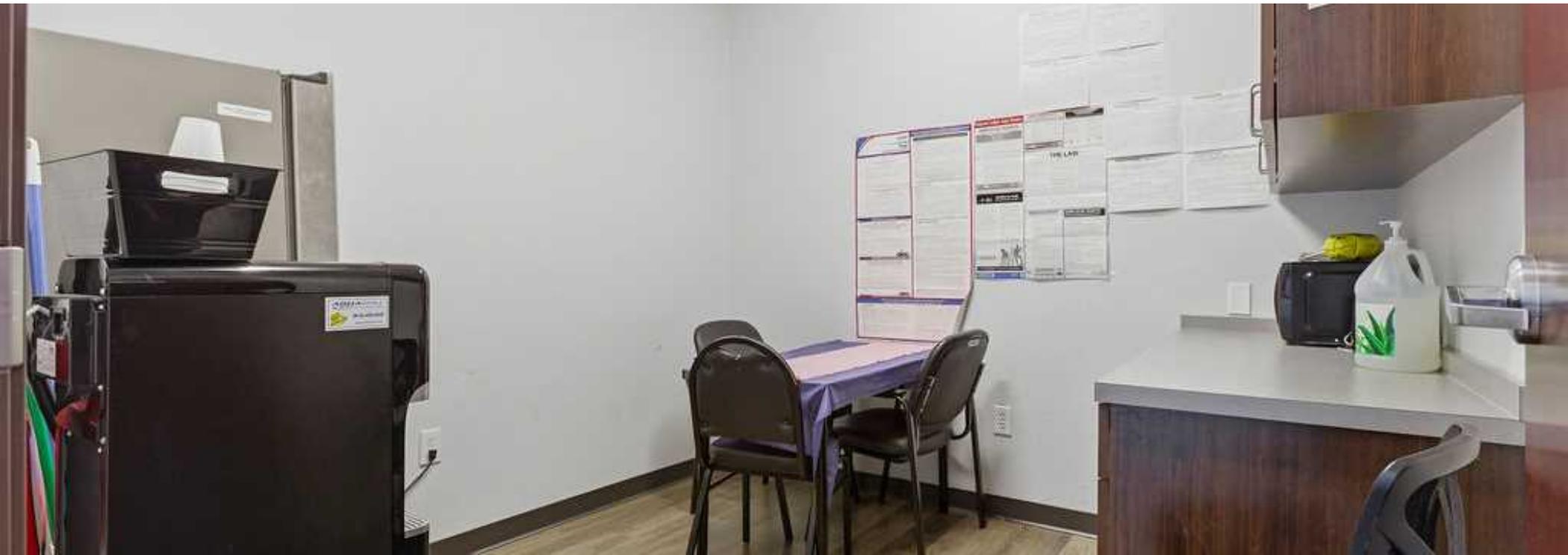
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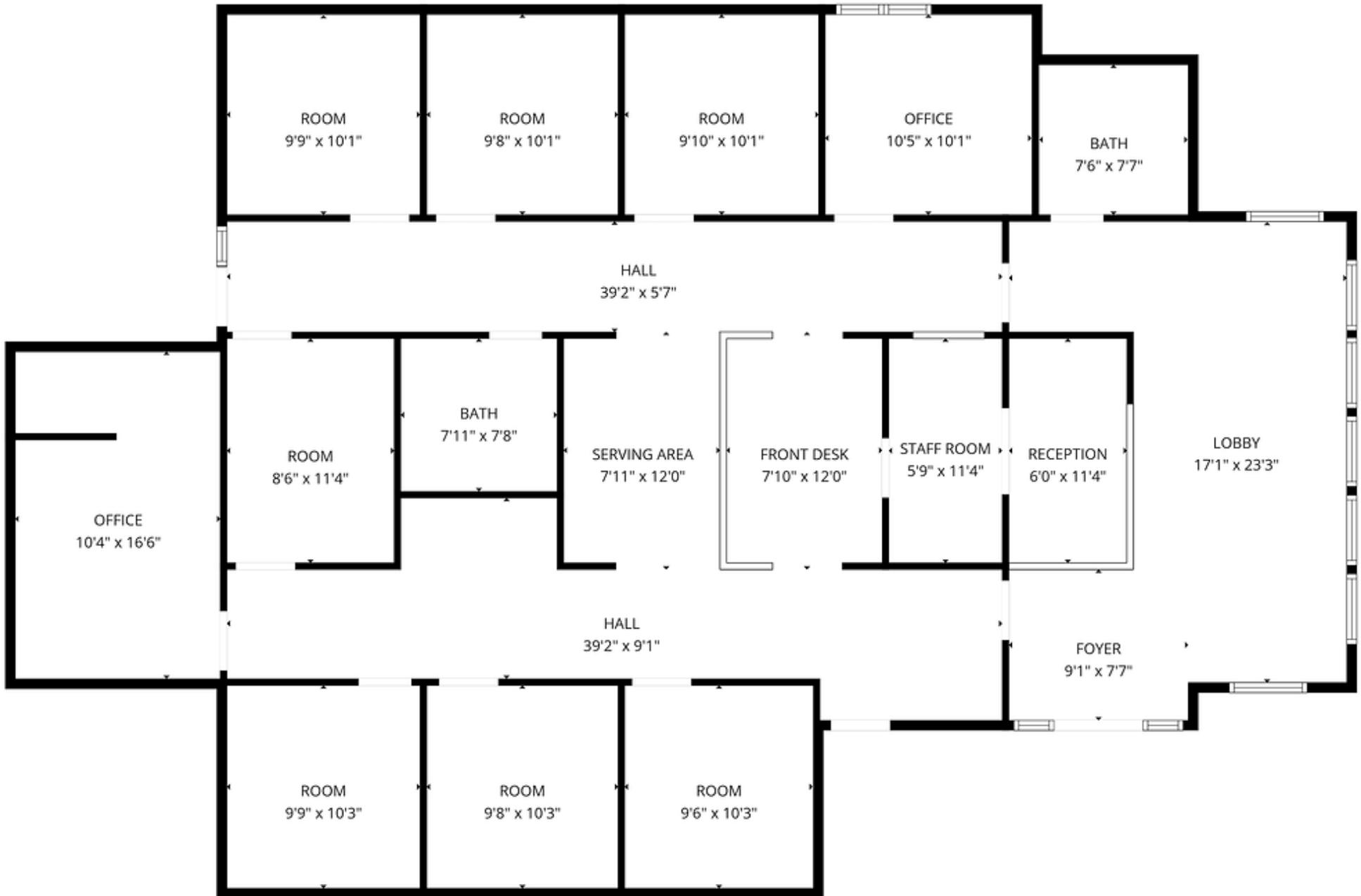
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# FLOORPLAN

Medical Office Space

13000 Josey Lane | Farmers Branch, TX 75234



# BUSINESS LAYOUT

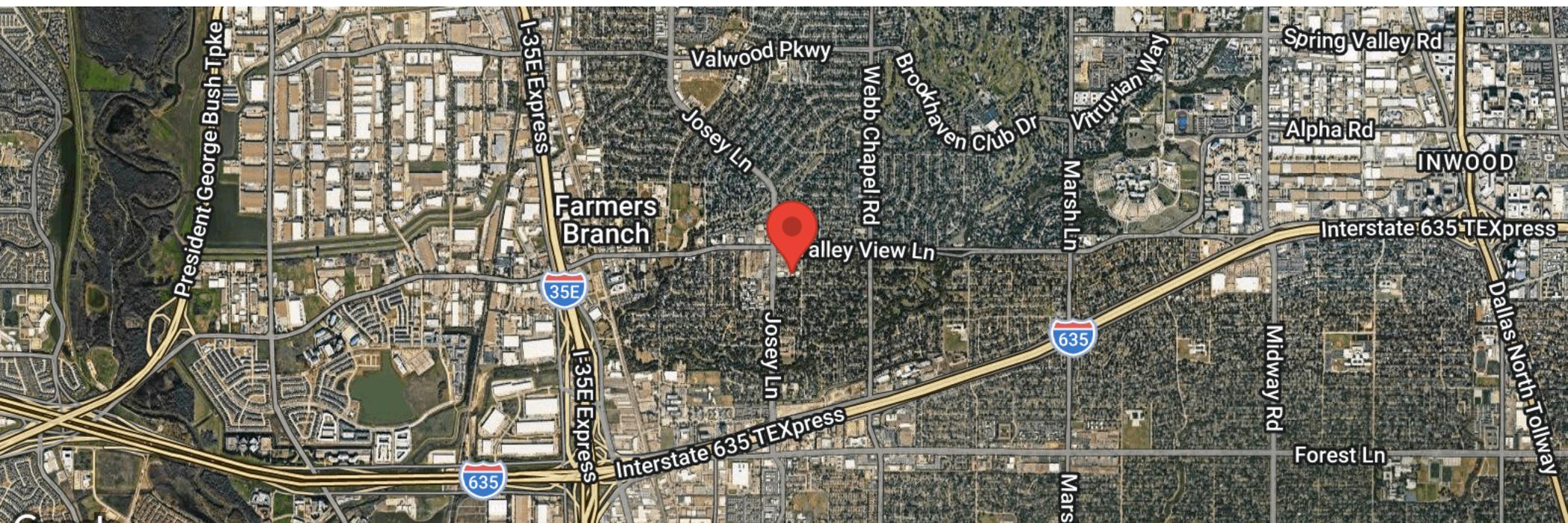
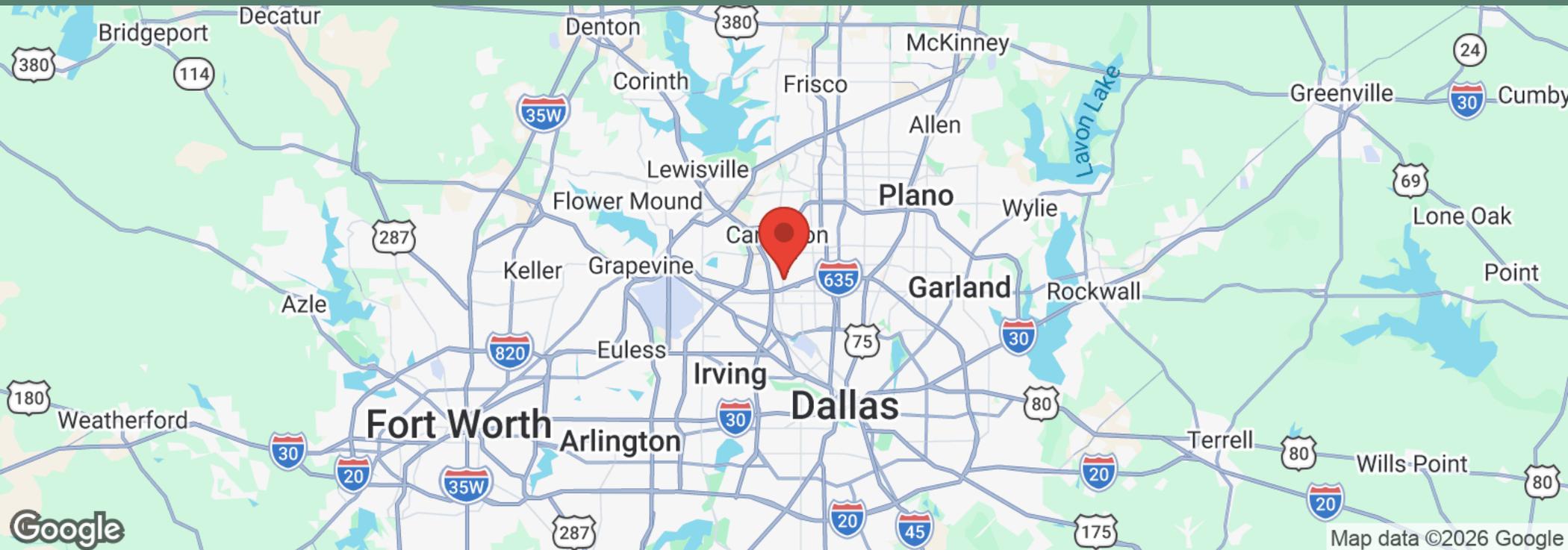
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# LOCATION MAPS

Medical Office Space

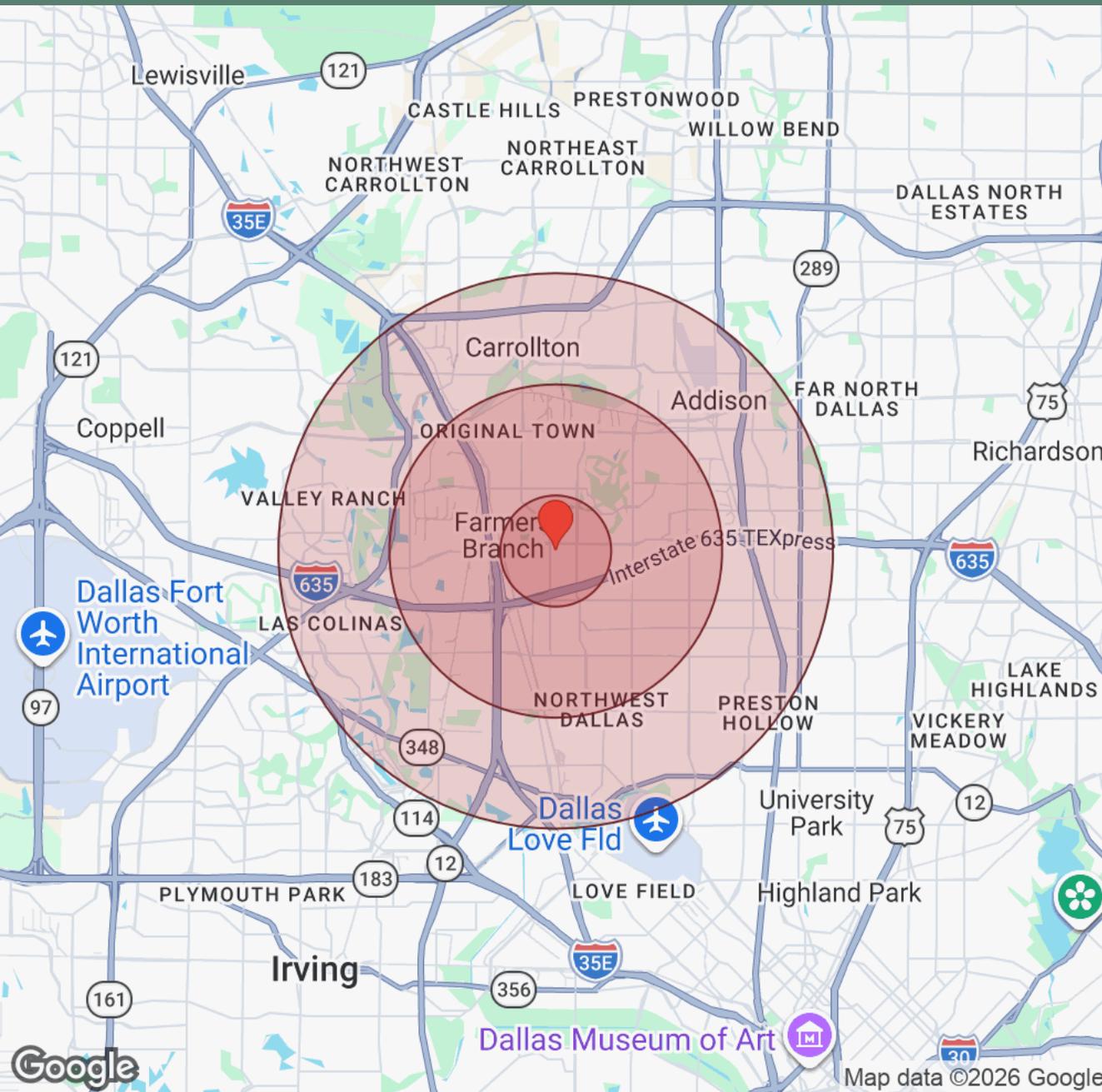
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# DEMOGRAPHICS

Medical Office Space

13000 Josey Lane, Ste 100 | Farmers Branch, TX 75234



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,454	51,209	157,117
Female	6,250	49,650	153,537
Total Population	12,704	100,858	310,654

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,430	31,377	92,202
Black	882	11,478	43,833
Am In/AK Nat	33	192	497
Hawaiian	4	20	93
Hispanic	6,465	48,311	124,293
Asian	664	7,706	44,330
Multiracial	208	1,664	5,064
Other	18	111	404

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,152	44,214	146,085
Occupied	4,629	39,818	131,621
Owner Occupied	3,230	18,482	48,097
Renter Occupied	1,399	21,336	83,524
Vacant	523	4,397	14,464

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,161	18,383	58,210
Ages 15 - 24	1,737	13,733	38,406
Ages 25 - 54	4,983	44,634	144,090
Ages 55 - 64	1,677	10,963	32,072
Ages 65+	2,146	13,147	37,877

Income	1 Mile	3 Miles	5 Miles
Median	\$93,653	\$91,215	\$88,930
Under \$15k	282	1,844	7,206
\$15k - \$25k	179	1,350	5,680
\$25k - \$35k	133	2,352	7,382
\$35k - \$50k	400	3,844	11,853
\$50k - \$75k	872	6,740	22,545
\$75k - \$100k	604	5,824	20,000
\$100k - \$150k	1,164	7,720	24,848
\$150k - \$200k	453	4,259	12,475
Over \$200k	544	5,882	19,632



## Commercial Broker

Stephen Coleman  
Scoleman@transworldcre.com  
(972) 684-0135

### Professional Bio:

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensee holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
• A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
• Inform the client of any material information about the property or transaction received by the broker;
• Answer the client's questions and present any offer to or counter-offer from the client; and
• Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
• May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
• Must not, unless specifically authorized in writing to do so by the party, disclose:
o that the owner will accept a price less than the written asking price;
o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
• Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Table with 4 columns: Name/Title, License No., Email, Phone. Rows include TransWorld Commercial Real Estate, Philip Kubat (Designated Broker of Firm), and Stephen Coleman (Sales Agent/Associate).

Buyer/Tenant/Seller/Landlord Initials

Date