

FOR SALE/FOR LEASE

1320 W. Walnut Hill Ln,
Irving, Texas 75038
19,952 SF (5,583 SF available)

ABOUT THE PROPERTY

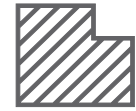


Situated at 1320 W Walnut Hill Ln, this property offers a strategic location perfect for medical professionals, with easy access to major highways and nearby airports. This property sits in a prime location near Irving Convention Center at Las Colinas and surrounded by places to dine and explore in Dallas.

HIGHLIGHTS



19,952 SF
Rectangular floor plate



Situated on 2.30 acres



6: 1,000 SF Parking



Recently Renovated



Prime location near the
medical district



High ceilings
Rehab pool
Covered porte-cochère



Building and monument
signage on Walnut Hill



Near DFW and Dallas Love



Zoning: M-FW Freeway District
Includes public and private school,
hospital, office building, lab



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EXECUTIVE SUMMARY

1320 W. Walnut Hill Lane is a unique opportunity to own a 19,952 SF stand alone building on 2.3 acres of land. At the crossroads of several highways -114, George Bush Turnpike and 635 -there is exceptional accessibility. DFW Airport and Love Field airport are short distances away. Several medical facilities are in the vicinity. In addition, the area boasts several retail establishments and strong demographics.

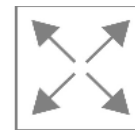
The property has a porte-cochere to help with patient drop off as well as 120 surface parking spots. Current occupancy stands at 54% with a mix of medical related tenancy. This is a great opportunity to locate your office in the building and receive investment income or to invest in a property with upside potential.



Listing Price
\$3,500,000



Estimated Cap Rate
6.9%



Price/SF
\$175



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PHOTOS



REHAB POOL



LUNCH ROOM



SPEC SUITES
AVAILABLE



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PHOTOS



MONUMENT
SIGN



OFFICE



HALL

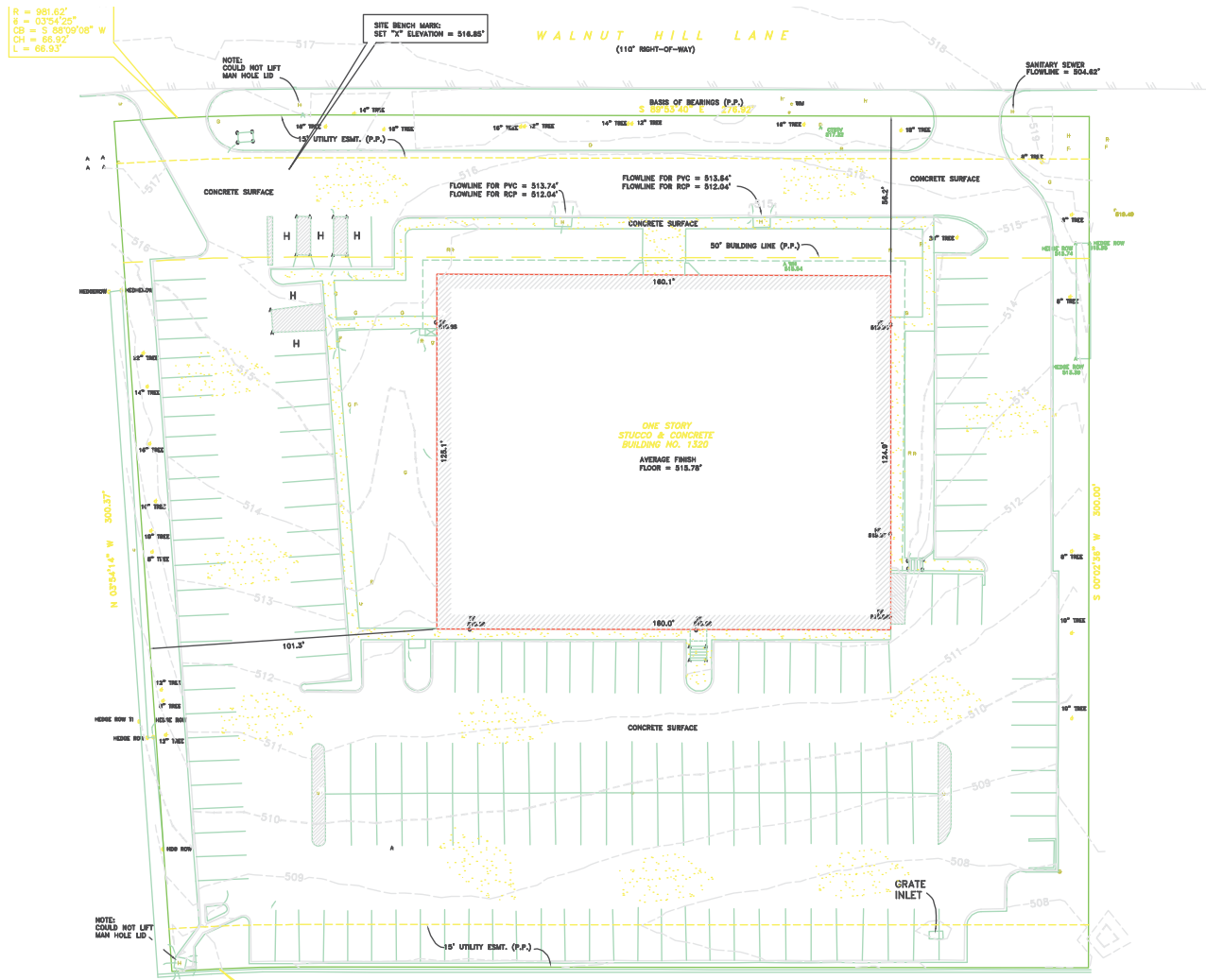


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SURVEY

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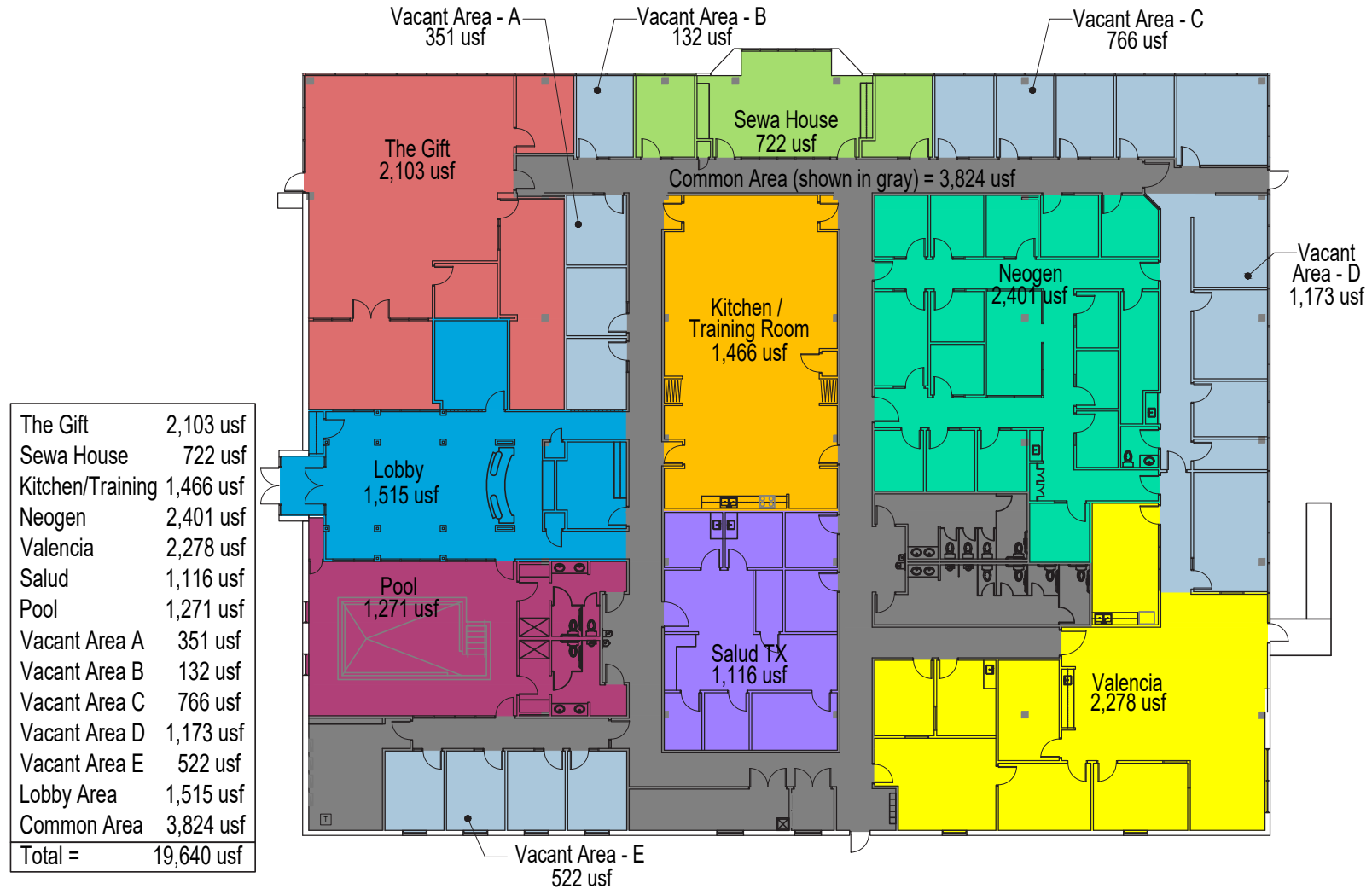


The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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FLOOR PLAN



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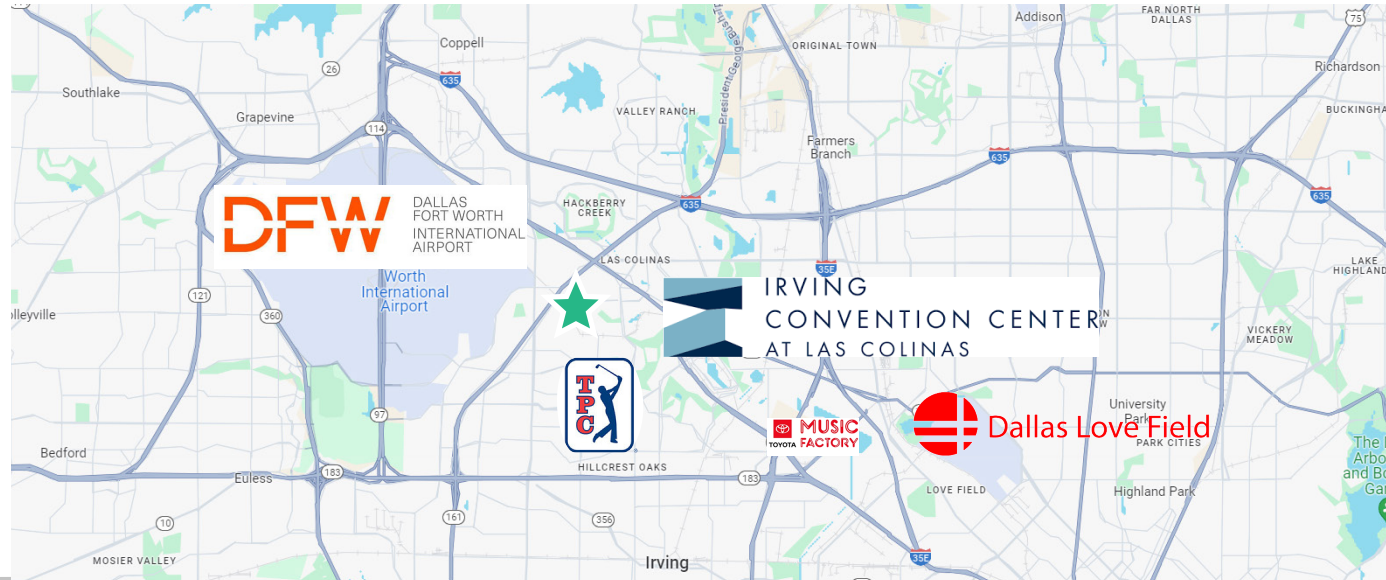


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REGIONAL MAP & DEMOGRAPHICS

Premier Location near Love Field & The Medical District

Located near Love Field and the bustling Medical District, this prime property offers unmatched convenience for healthcare professionals and easy access to Dallas' busiest airports.



DEMOGRAPHICS

2023 Population

1 Mile:	9,688
5 Miles:	220,035
10 Miles:	878,725

2028 Population Projection

1 Mile:	9,707
5 Miles:	220,867
10 Miles:	879,402

Average Household Income
1 Mile: \$101,015
5 Miles: \$95,074



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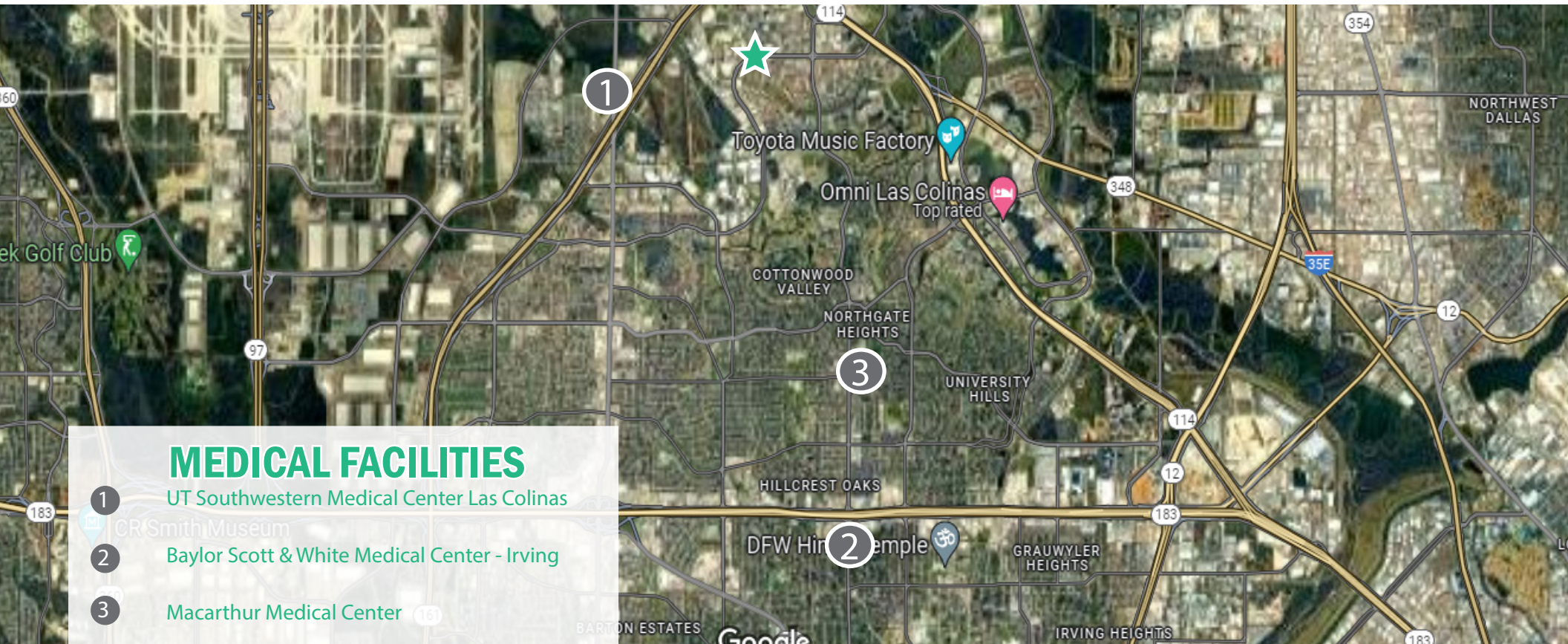
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MEDICAL FACILITIES & TRAFFIC COUNTS



13,287 VPD (W Walnut Hill Ln)

112,135 VPD (TX-114)



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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

<u>Lion's Gate Commercial Medical LLC</u>	<u>9010229</u>	<u>sanober@lionsgatemedical.com</u>	<u>(972)737-2503</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Sanober Sofia Syed</u>	<u>576984</u>	<u>sanober@lionsgatemedical.com</u>	<u>(972)707-1171</u>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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Sanober Syed

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