

Pre-Configured Office—Reducing Buildout Time and Cost

FREESTANDING DENTAL/MEDICAL/MED-SPA OR PROFESSIONAL OFFICES LOCATION



Amaze Dental
DeSoto & Cedar Hill Dentist
972-230-1100

1,788 SF on ±0.50 Acre Site
Existing Dental/Medical Setup
Minimal Buildout Required
Flexible Office Conversion
Immediate Occupancy Potential
Plumbing Infrastructure Throughout

216 Dalton Dr | Desoto, TX

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Property Overview

M&D CRE presents a pre-configured 1,788 SF dental/medical office on approximately 0.50 acres with existing infrastructure and efficient layout, offering reduced buildout costs and immediate occupancy potential for healthcare or office users.

Listed By:
Will Greenstein | 214.707.3793



Property Summary

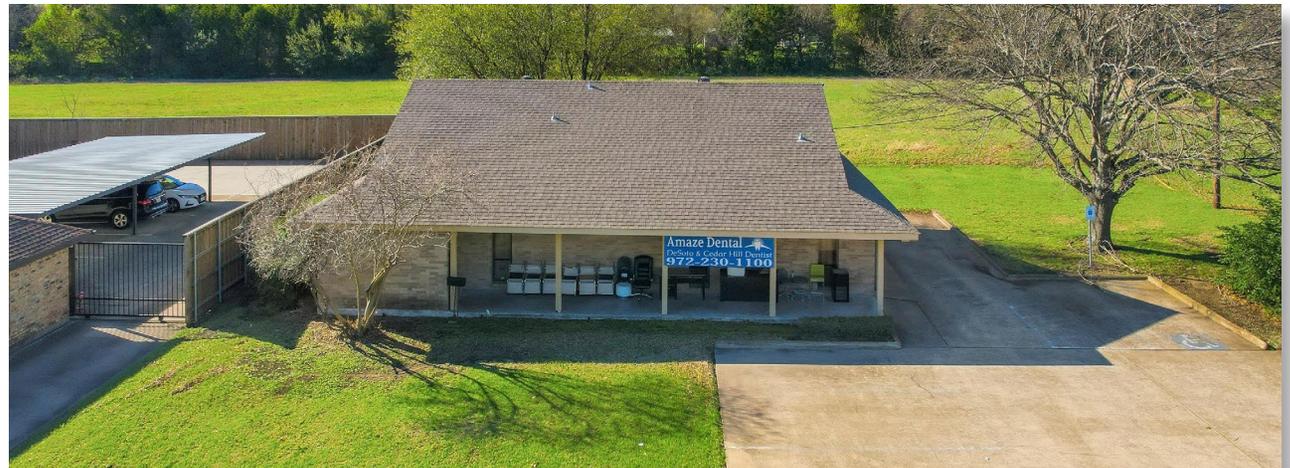
M&D CRE is pleased to present a pre-configured dental/medical office offering a highly functional, built-out layout with existing infrastructure in place—reducing buildout costs and accelerating time to open. The 1,788 SF freestanding building on ±0.50 acres features a dedicated reception area with built-in check-in window, waiting room, multiple private treatment or office rooms with plumbing pre-run, and a provider office with private restroom and cabinetry.

The layout supports efficient patient or client flow, with a front foyer featuring secondary glass doors for climate control and a rear corridor providing access to multiple rooms with built-in cabinetry, counter workspace, and storage. The property is equipped with two HVAC units, a security system with sensors, integrated audio wiring, and full cable/internet infrastructure throughout. Additional features include a breakroom, abundant electrical capacity, X-ray door between treatment rooms, gray-toned vinyl flooring, and covered front and rear porch areas, including an approximately 40-foot covered front entry.

Ideal for dental and medical users seeking a plug-and-play opportunity, as well as specialty, med spa, or wellness operators requiring multiple treatment rooms. The space also offers adaptability for general office users, with a private office layout, built-in reception, and infrastructure supporting immediate occupancy with minimal modifications.

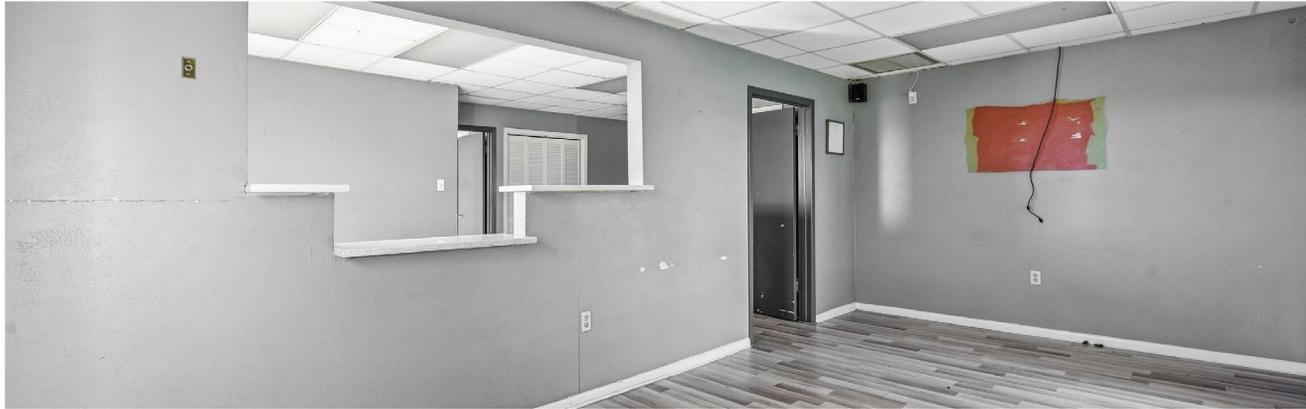
For additional information, please contact Will Greenstein at 214.460.8926.

Size	0.496 Acres
Square Feet	1,788
Utilities	Available
Occupancy	Vacant
Zoning	O-1, Neighborhood Office
Plumbing	Pre-Plumbed Throughout
Easements	None Known



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Highlights

1,788 SF Building on ±0.50 Acres

Existing Dental Infrastructure

Plumbing in Private Treatment Rooms/Offices

X-Ray Ready Opening Between Operatories/Patient Rooms

Dedicated Provider Office with Private Restroom Included

Reception Check-In Window

Extensive Built-In Cabinetry

Two HVAC Units

Freestanding Single-Tenant

High Electrical Capacity



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Location Overview

The property is situated in Desoto, Texas within Dallas County.

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Established Suburb with Excellent Regional Access

Desoto, TX Overview

DeSoto, Texas, located in southern Dallas County, is an established suburban community within the Dallas-Fort Worth Metroplex, offering strong connectivity to major employment centers and a stable residential base. Positioned approximately 15 miles south of downtown Dallas, the city benefits from access to key regional corridors including I-35E, I-20, and US-67, supporting efficient commuter and business travel. The area is characterized by established neighborhoods and consistent demand for neighborhood-serving retail and healthcare services. The subject property is situated within a built-out residential subdivision, supporting medical, dental, and professional office users seeking proximity to a stable patient and customer base. DeSoto is served by DeSoto ISD and functions as a primary residential hub within southern Dallas County, supporting local service-oriented businesses and healthcare providers. With its infill location and access to major highways, DeSoto offers a reliable environment for long-term medical and office users within the broader DFW market.

15 Miles
South of
Downtown Dallas

(Google Maps)

\$1.86M
Annual Dental
Spend

(STDB)

80.7%
Visited Doctor
Annually

(STDB)

\$95,844
Average
Household
Income

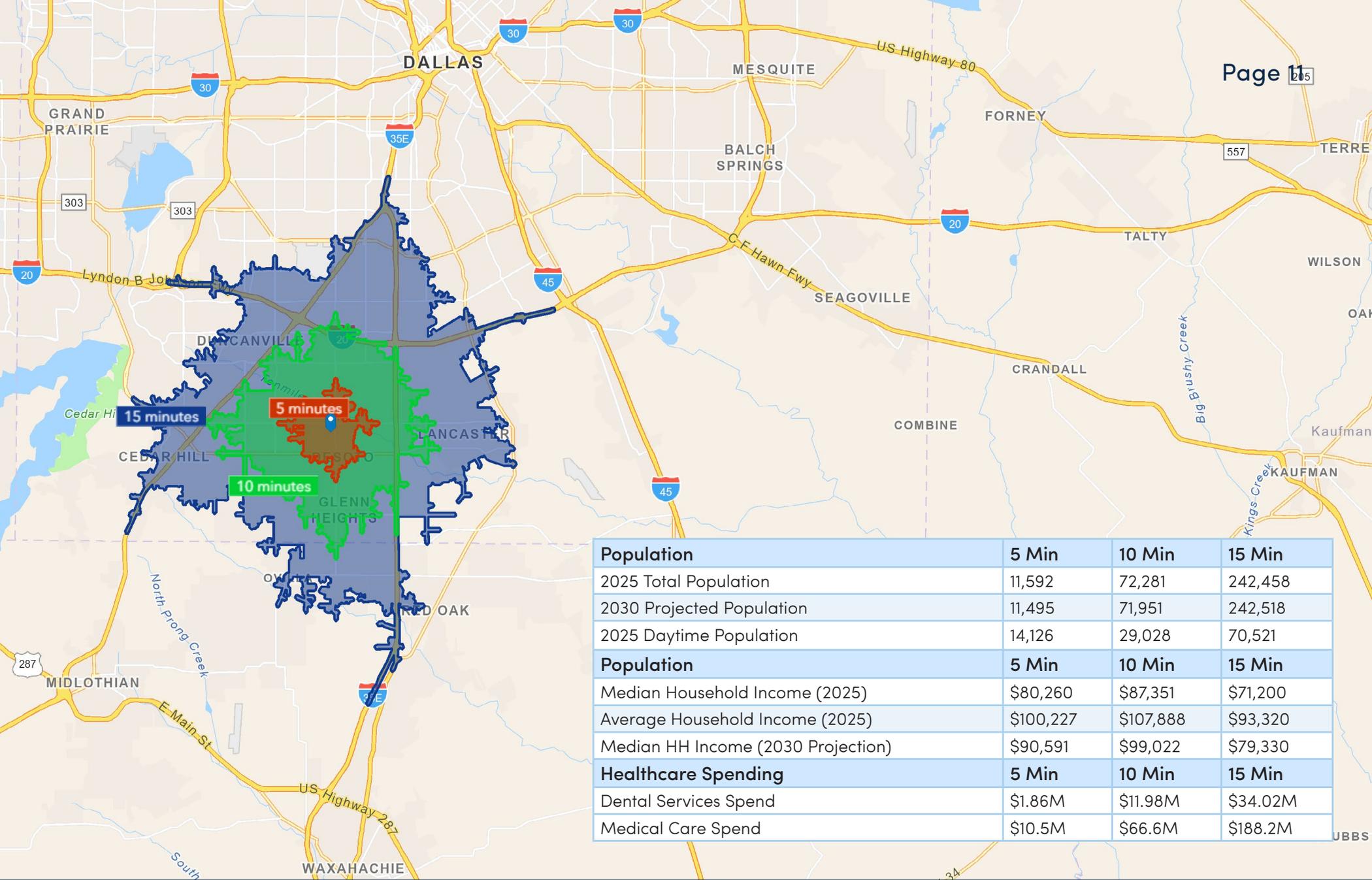
(STDB)





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Population	5 Min	10 Min	15 Min
2025 Total Population	11,592	72,281	242,458
2030 Projected Population	11,495	71,951	242,518
2025 Daytime Population	14,126	29,028	70,521
Population	5 Min	10 Min	15 Min
Median Household Income (2025)	\$80,260	\$87,351	\$71,200
Average Household Income (2025)	\$100,227	\$107,888	\$93,320
Median HH Income (2030 Projection)	\$90,591	\$99,022	\$79,330
Healthcare Spending	5 Min	10 Min	15 Min
Dental Services Spend	\$1.86M	\$11.98M	\$34.02M
Medical Care Spend	\$10.5M	\$66.6M	\$188.2M

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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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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