

FOR LEASE

4801 S. BUCKNER BLVD

Medical Office | 28,443 SF | Dallas, TX



EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for lease by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Owner nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



4801 S. Buckner Blvd, Dallas, TX 75227

PROPERTY OVERVIEW



RENT PRICE \$15/NNN/SF
Expense estimated at \$7/SF
*not including ELEC



YEAR BUILT 2003



RENTABLE SPACE 28,443 SF



LOT SIZE 3.0 ACRES



ZONING MC-1



BUCKNER MEDICAL CENTER

Buckner Medical Center is a ±27,942 SF Class B medical office building situated on a spacious ±3-acre site in Dallas. Ideally positioned near the intersection of I-30 and Loop 12/Buckner Boulevard, the property offers excellent accessibility and visibility in a well-trafficked corridor.

The building provides flexible suite options ranging from 1,177 to 7,979 SF, accommodating a wide variety of medical practices and healthcare providers.

Located just south of Walmart Supercenter and Sam's Club, the property benefits from strong area activity and direct connectivity to I-30.

With its strategic location and adaptable floor plans, Buckner Medical Center presents an attractive option for medical users seeking visibility and convenience in the Dallas market.



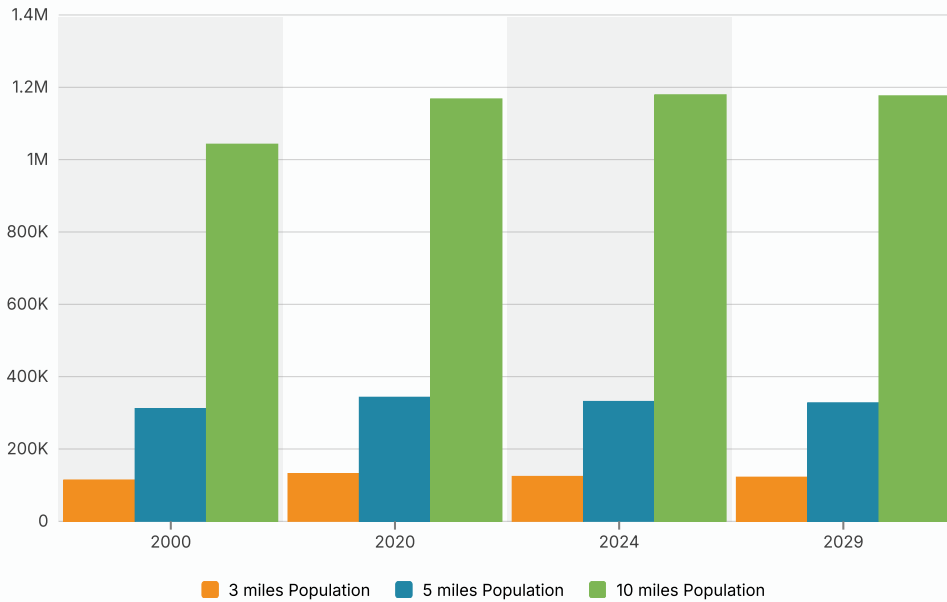
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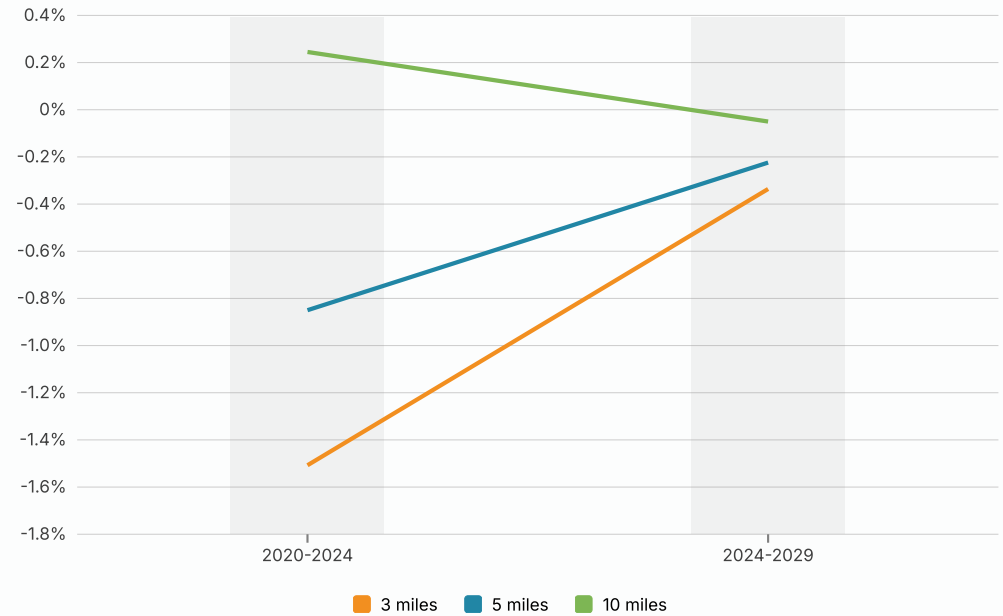
DEMOGRAPHICS



Population



Annual Population Growth



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Buckner Blvd	Chariot Dr N	42,040	2025	0.08 mi
Moberly Ln	Endicott Ln N	1,058	2025	0.18 mi
Moberly Ln	Endicott Ln S	2,602	2025	0.19 mi
Buckner Blvd	Heinen Dr S	40,705	2025	0.36 mi
Heinen Dr	Buckner Blvd SE	776	2025	0.41 mi
Endicott Ln	Catron Dr E	1,363	2025	0.43 mi
Forney Rd	Wilburton Dr W	4,726	2025	0.43 mi
Moberly Ln	Wilburton Dr W	868	2025	0.44 mi
Eastpoint Dr	Catron Dr E	1,191	2025	0.47 mi
Forney Rd	Lomax Dr W	6,898	2025	0.53 mi



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ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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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.

11-2-2015



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:
 - 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date