

Fully Built-Out Medical Office in Excellent, Move-in Condition



2,482 SqFt. Turnkey Medical Office
Fully Furnished & Equipped
Zero Buildout Required
Immediate Occupancy
39,000+ VPD w/ Building Signage

2321 Ira E. Woods Ave. Suite 120 Grapevine, Texas

Shane Hendrix

Main Contact | First Vice President

214.460.8926 | shane.hendrix@mdcregroup.com

Kevin Weable, CCIM

Market Director

972.845.1663 | kevin@mdcregroup.com



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation or M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.



Table of Contents

Pages 4-7 | Property Overview

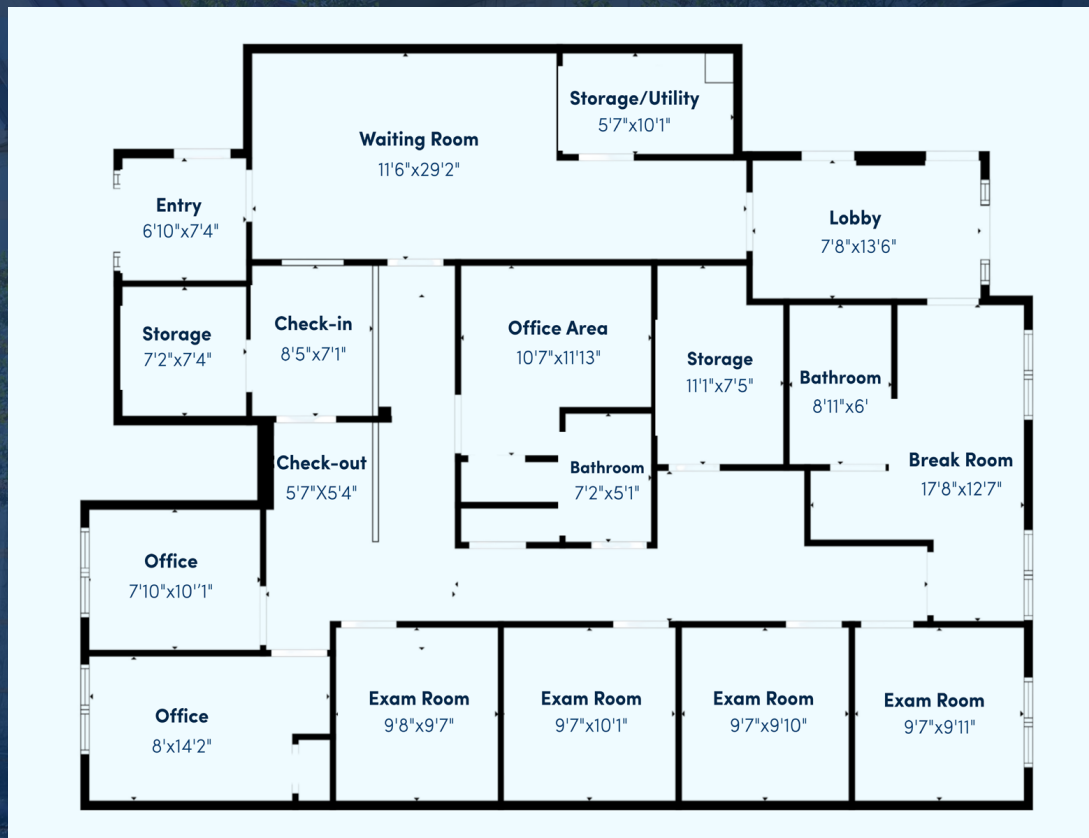
Pages 8-11 | Location Overview

Page 12 | Contacts



Property Overview

M&D CRE is pleased to present the opportunity to lease a ground-floor level 2,482 square-foot office in Grapevine, Texas.



Suite 120 FLOOR PLAN

Contact
Shane Hendrix | 214.460.8926



Property Overview

Step into a fully furnished, move-in-ready medical office spanning 2,482 square feet—equipped with all furnishings, medical equipment, and patient treatment beds for day-one operations. Every detail of this turnkey space has been designed with clinical efficiency and patient comfort in mind, making it a natural fit for medical, wellness, therapy, or specialty practices.

Skip the months-long buildout timeline and significant upfront capital investment with a professionally outfitted facility that's ready now. Whether you're expanding an established practice or launching a new one, this is your fastest path from signed lease to open doors.

Situated within a well-maintained medical park just one mile from Highway 114, the location delivers outstanding visibility with over 39,000 vehicles per day along Ira E. Woods Avenue/SH-26—plus the opportunity for prominent building signage to put your brand front and center.

For additional information, please contact **Shane Hendrix** at 214.460.8926.

Suite Size	2,482 SF
Offices	Three
Exam Rooms	Four
Private Restrooms	Two
Other Spaces	Waiting & Check-in & Out
Extras	Break Room & Storage
Handicap Accessible	Yes
Parking	Ample, On-Site



Contact
Shane Hendrix | 214.460.8926





Contact
Shane Hendrix | 214.460.8926



Property Highlights

2,482 Turnkey medical office in excellent, move-in condition

Spacious waiting room with dedicated check-in and check-out areas

Generously sized exam rooms and private office spaces

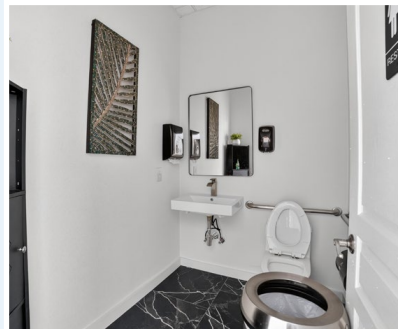
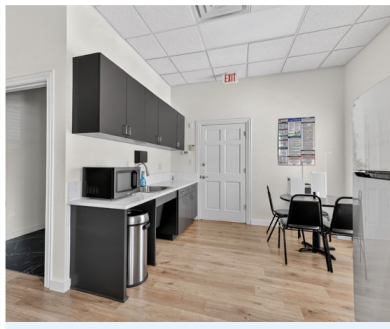
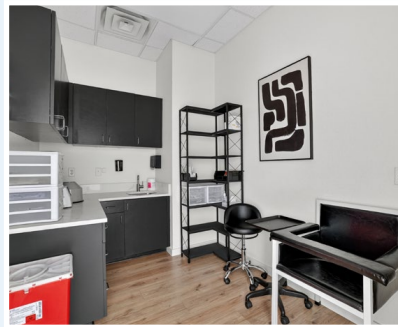
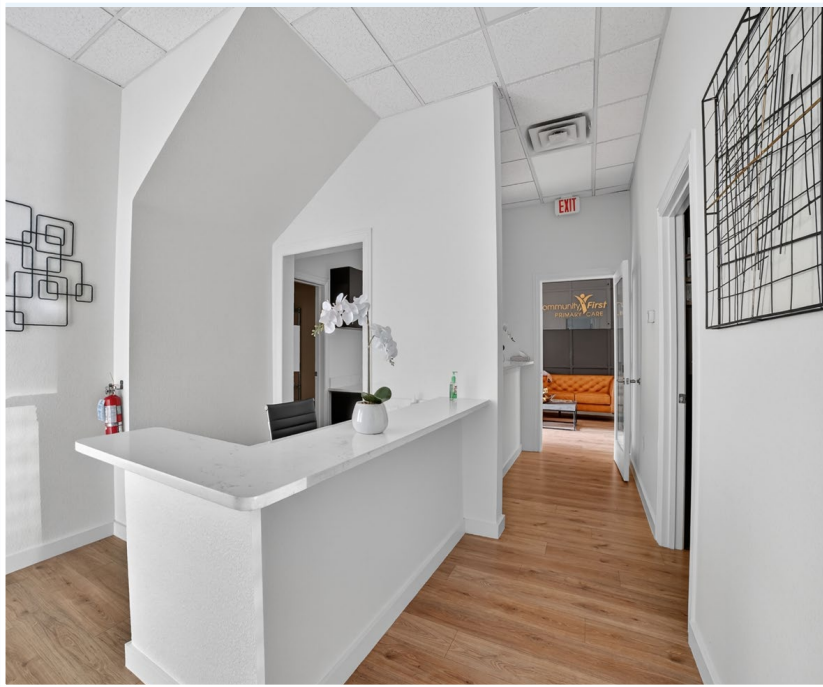
Break Room & Ample Storage

Located < 1 Mile From Hwy 114

39,000 VPD on Ira E. Woods

Available for Immediate Occupancy

Ideal for General Practice, Specialty Clinics, Urgent Care, Wellness & Therapy



Contact
Shane Hendrix | 214.460.8926



Location Overview

Centrally located between Dallas and Fort Worth with direct access to major highways and two international airports, Grapevine is a corporate and commercial hub anchored by national headquarters, a diverse labor force, and the purchasing power of the broader DFW metroplex's 4 million+ workers.

Contact
Shane Hendrix | 214.460.8926



Grapevine, TX: Strategically Located. Built-in Demand.

Grapevine, TX Overview

Located in the center of the Dallas-Fort Worth Metroplex, Grapevine is perfectly situated a short 25-minutes away from both Dallas and Fort Worth. Grapevine boasts many large and small businesses, offers access to several major highways and is within minutes to two international airports and global markets. Grapevine is home to a variety of major employers such as Kubota’s North American Headquarters, Gamestop Headquarters, a regional training center for Mercedes Benz, the Gaylord Texan Resort and Convention Center, Great Wolf Lodge, Bass Pro Shops Outdoor World, and Paycom. Grapevine’s labor force is powered by a diverse economy spanning corporate headquarters, healthcare, hospitality, technology, and professional services. Combined with the broader DFW labor pool of over 4 million workers, Grapevine offers a compelling blend of accessibility, purchasing power, and built-in demand.

53,286

Grapevine
Population
(Grapevine EDC)

62%

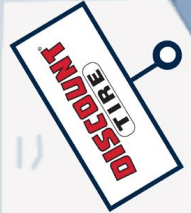
Hold Associate
Degree or Higher
(Grapevine EDC)

42,668

Total
Employees
(Grapevine EDC)

\$115,4680

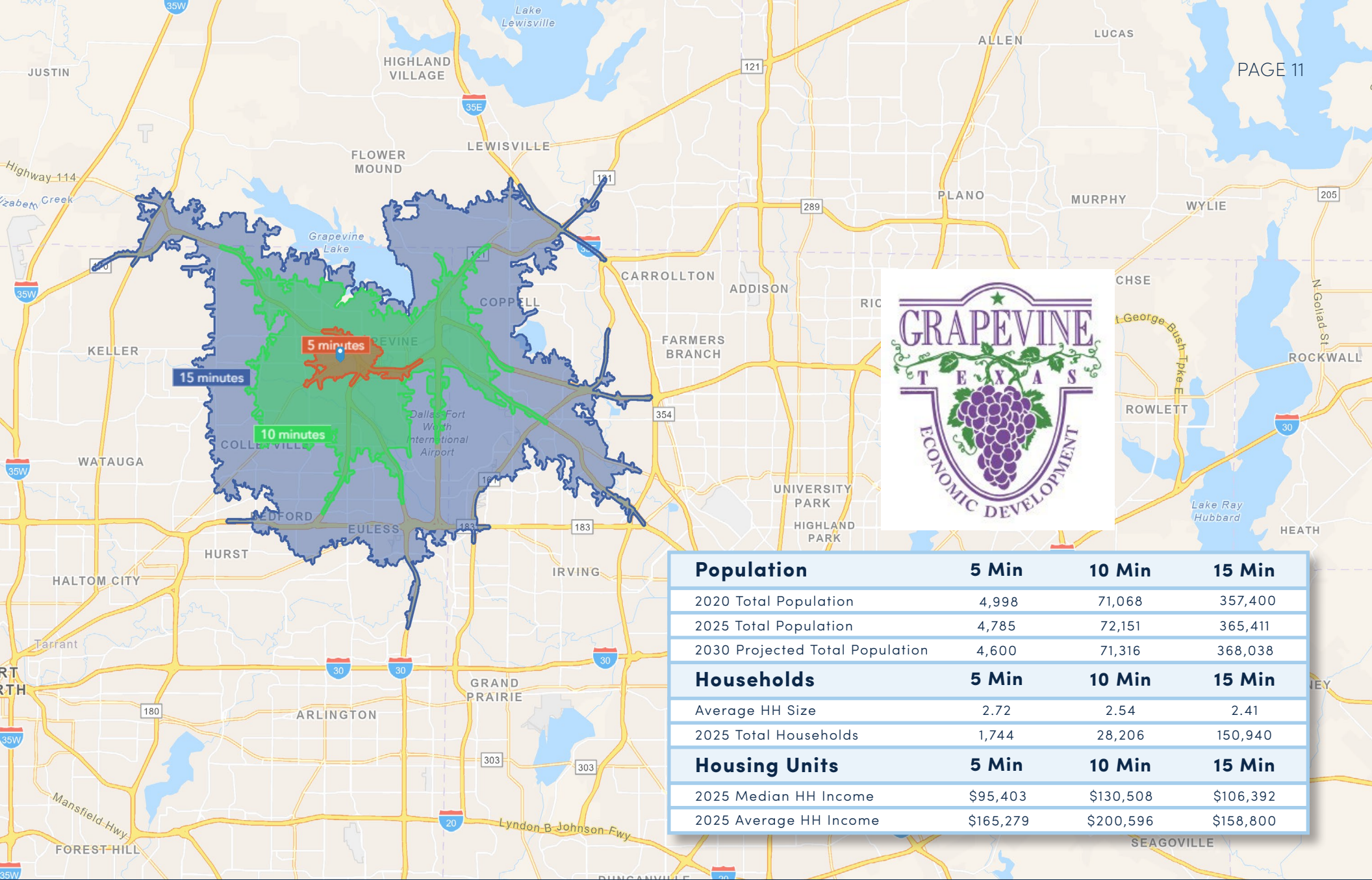
Median HH
Income
(Grapevine EDC)



2,482 SqFt. Office for Lease
 2321 Ira E. Woods, Ste. 120 Grapevine

Contact
 Shane Hendrix | 214.460.8926





Population	5 Min	10 Min	15 Min
2020 Total Population	4,998	71,068	357,400
2025 Total Population	4,785	72,151	365,411
2030 Projected Total Population	4,600	71,316	368,038
Households	5 Min	10 Min	15 Min
Average HH Size	2.72	2.54	2.41
2025 Total Households	1,744	28,206	150,940
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$95,403	\$130,508	\$106,392
2025 Average HH Income	\$165,279	\$200,596	\$158,800

Contact
Shane Hendrix | 214.460.8926



Shane Hendrix

First Vice President

shane.hendrix@mdcregroup.com

972.322.3388

Kevin Weable

Market Director

kevin@mdcregroup.com

972.845.1663

Office Information

2701 Sunset Ridge Dr, Suite 109 Rockwall, TX 75032

info@mdcregroup.com

469.407.0471





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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div>			
Buyer/Tenant/Seller/Landlord Initials	Date		