



NOW LEASING

MEDICAL/PROFESSIONAL OFFICE SPACES AVAILABLE

Ready for Immediate Occupancy

3690 W. WHEATLAND RD, STE. 150 | DALLAS, TEXAS



EXECUTIVE SUMMARY

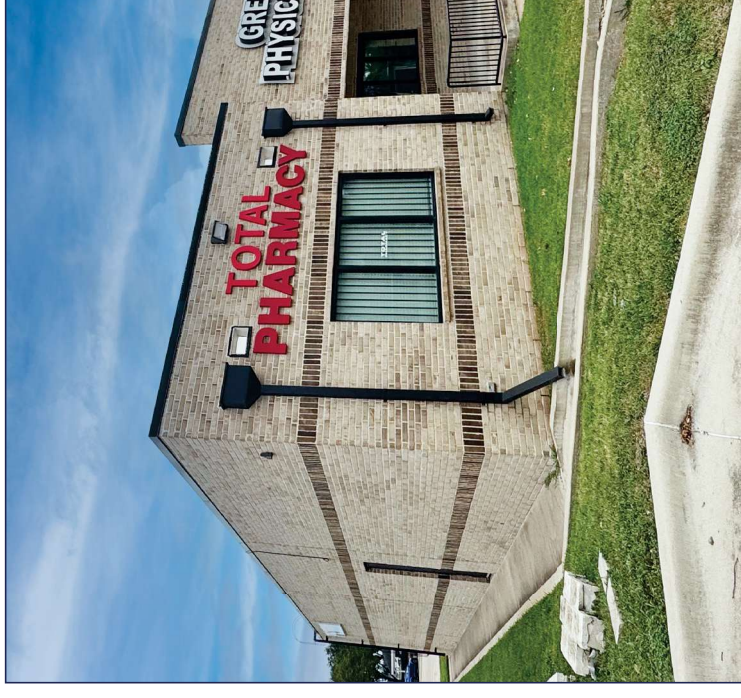
Opportunity to lease prime medical suites, situated across street from Methodist Charlton Medical Center and less than a mile south of the intersection of Interstate 20 and Highway 67.

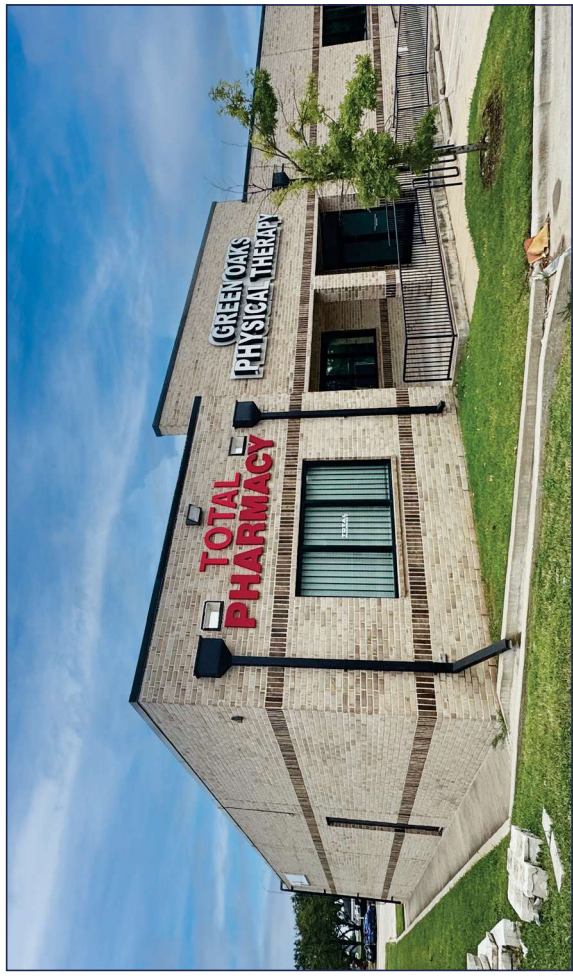
AVAILABILITY OVERVIEW

- Two Spaces Available
 - +/- 1,921 SF
 - +/- 975 SF
- Availability: Ready for immediate occupancy
- Lease Rate: \$22.10/SF/YR + NNN (\$2.89/sf)

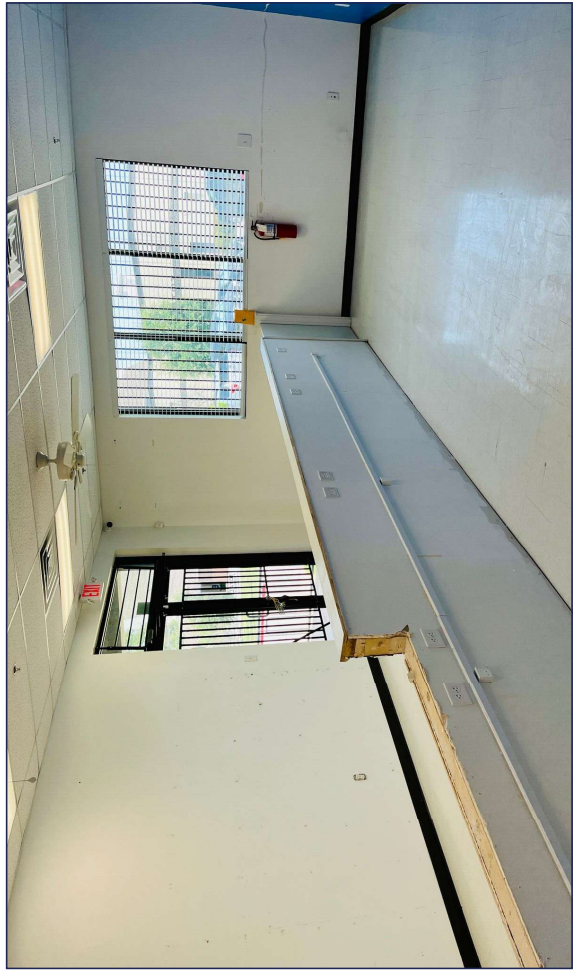
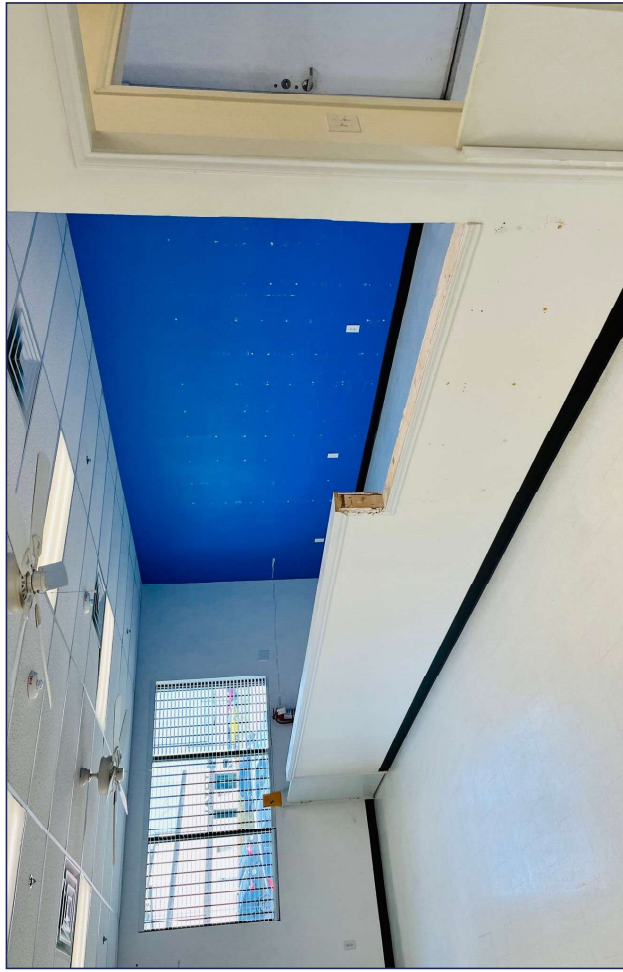
AMENITIES OF AVAILABLE SUITES

- Waiting room, reception desk
- Nurse's station with sink
- 5 examination rooms with sinks
- 2 restrooms
- Break room with sink
- 2 offices
- 4 storage closets
- Ample parking and private entrance
- Security system
- Facade signage
- Built in 2020

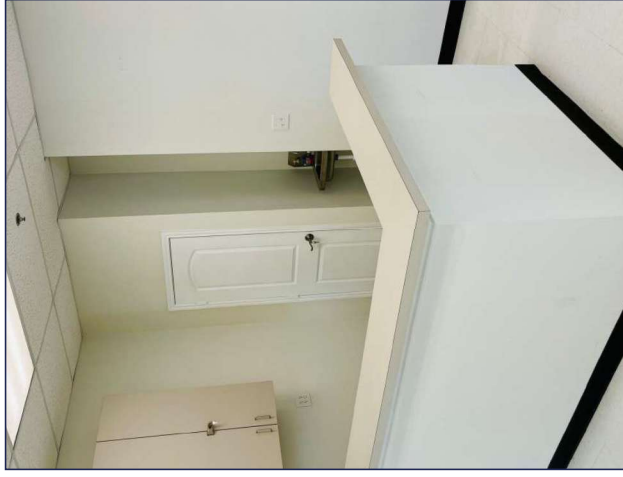
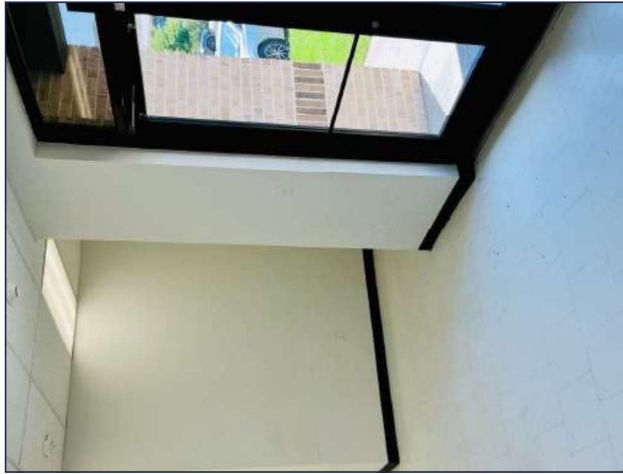


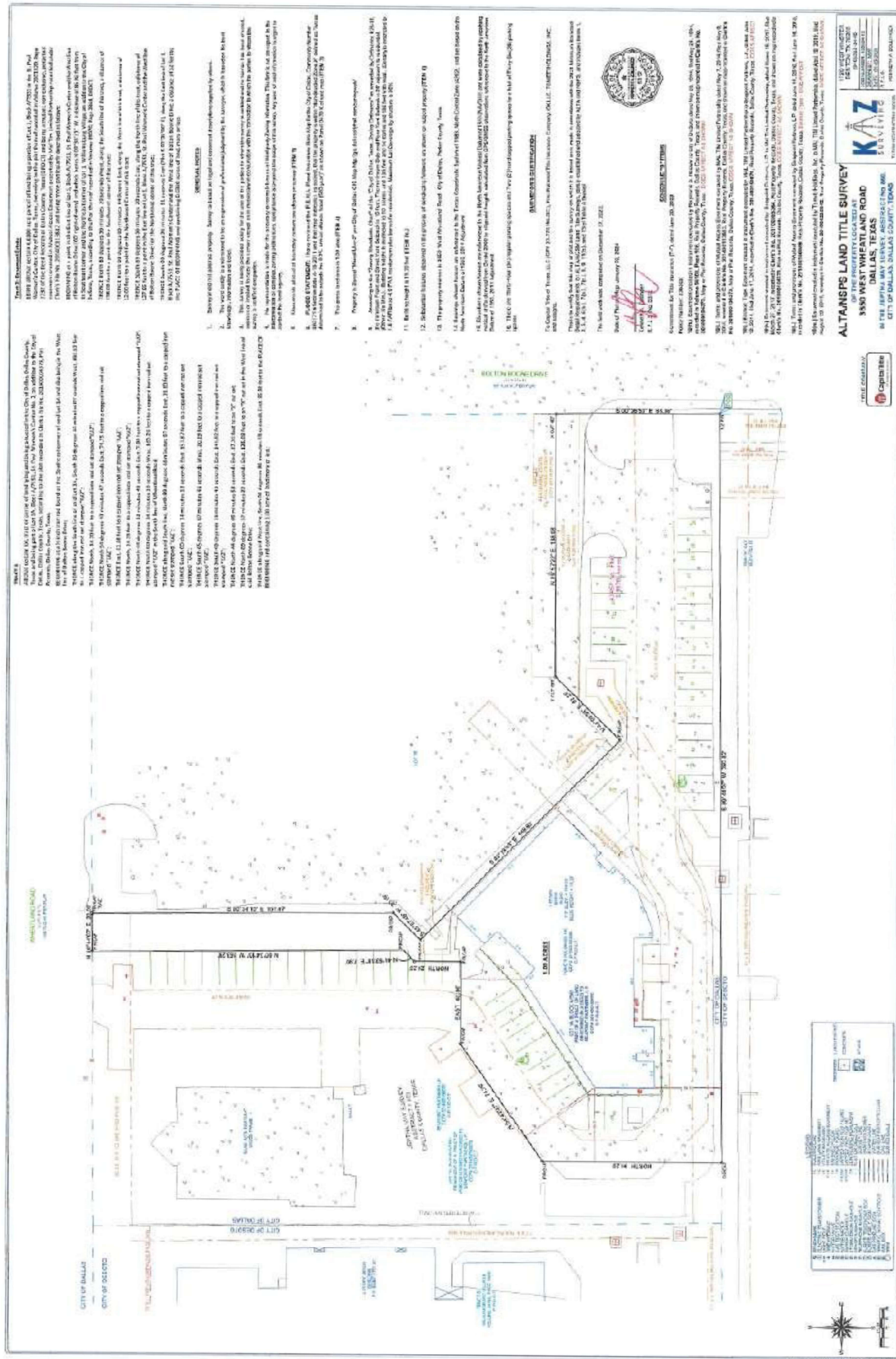


SUITE 140



SUITE 150









POPULATION	1 MILE	3 MILES	5 MILES
2020 Population	18,406	237,406	714,492
2024 Population	17,867	226,020	707,642
2029 Population Projection	17,685	222,832	712,426
Median Age	33	35.8	34.8

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2020 Households	7,741	82,617	237,028
2024 Households	7,428	77,905	233,397
2029 Household Projection	7,335	76,657	234,760
Annual Growth 2020-2024	0.8%	-0.1%	0.7%

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$47,489	\$72,004	\$75,551
Median Household Income	\$33,325	\$55,059	\$56,738
< \$25,000	3,030	17,562	50,962
\$25,000 - 50,000	2,122	17,841	52,065
\$50,000 - 75,000	1,184	15,457	44,187
\$75,000 - 100,000	349	8,955	26,568

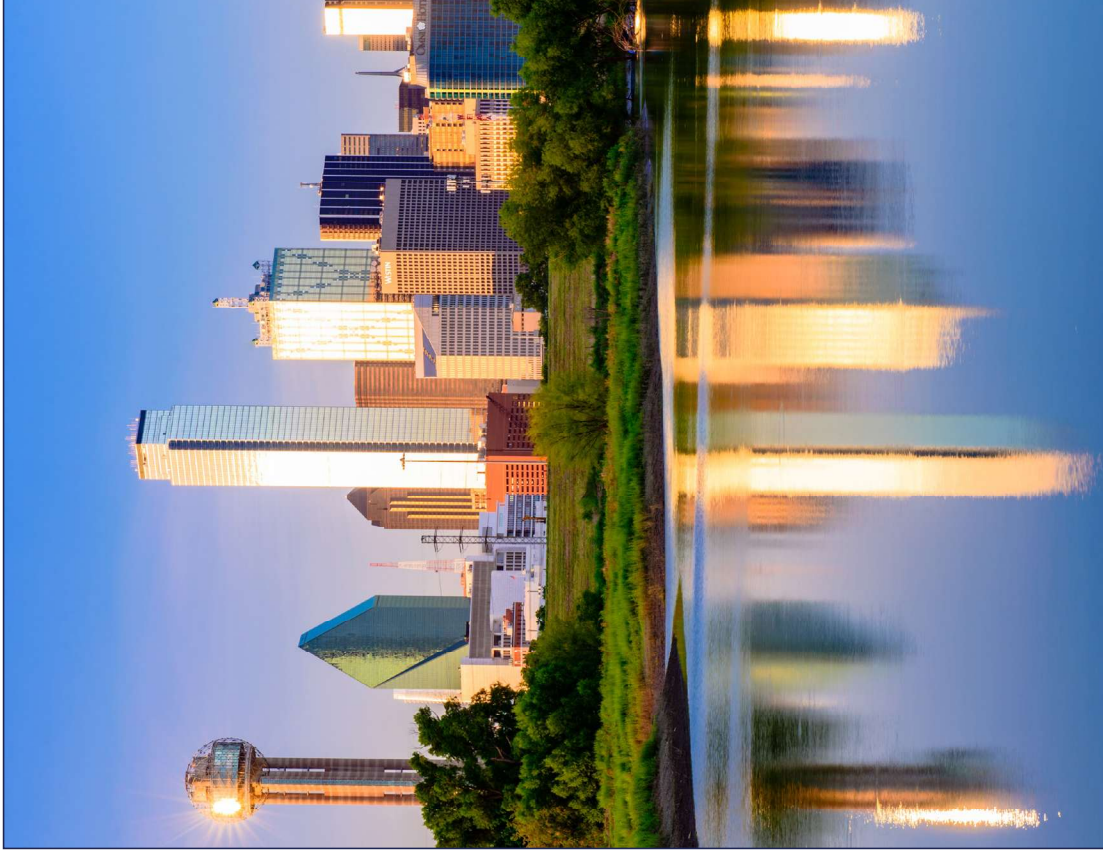
DALLAS, TX

Dallas is a major engine of growth within the Dallas-Fort Worth metroplex, one of the fastest-growing regions in the United States. The city's population has climbed to over 1.3 million, with the broader metro now exceeding 8 million residents. Fueled by a strong economy, affordable cost of living, and a central U.S. location, Dallas continues to attract corporate relocations, talent, and investment. As demand increases for urban, amenity-rich environments, areas south of downtown—such as The Cedars, South Dallas, and parts of Oak Cliff—are drawing heightened interest from developers and investors seeking redevelopment opportunities near the urban core.

Economic development in Dallas is broad-based, spanning industries such as finance, logistics, healthcare, and technology. Major employers including AT&T, JPMorgan Chase, and Texas Instruments support a diverse employment base, while city-led initiatives are actively targeting revitalization of southern Dallas through infrastructure upgrades, small business support, and housing incentives. These efforts aim to create more inclusive, balanced growth and are opening new doors for commercial and mixed-use development in historically underserved neighborhoods.

Ongoing infrastructure improvements are enhancing accessibility and unlocking value south of downtown. Key projects like the Southern Gateway Deck Park, DART light rail expansions, and highway enhancements along I-35E and U.S. Highway 67 are connecting neighborhoods to the urban core and increasing development viability. These upgrades are complemented by the area's cultural assets—such as Fair Park and the South Dallas Cultural Center—which are also undergoing revitalization and helping to attract new investment, residents, and visitors.

For real estate clients, south Dallas presents a rare opportunity: large, underutilized properties near downtown with rising demand and growing public support. Competitive land prices, a strong talent pipeline, and a regional economy poised for continued growth make this area particularly appealing for redevelopment. As Dallas continues to evolve, the southern sector is positioned to become a key destination for transformative projects that align with the city's broader goals for connectivity, equity, and long-term economic vitality.



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