

9616 & 9622 WEBB CHAPEL ROAD
DALLAS, TX 75220



Sale Price

\$3,250,000

OFFERING SUMMARY

Building Size:	10,000 SF
Price / SF:	\$325.00
Year Built:	1930
Renovated:	2021

PROPERTY OVERVIEW

Remarkable opportunity to invest in 2 medical office buildings totaling 10,000 SF located at 9616 & 9622 Webb Chapel Road, Dallas, TX, 75220. Built in 1930 and renovated in 2021, this property offers a unique blend of classic charm and modern potential. With 100% occupancy by a national medical tenant, it promises a stable and reliable income stream. Situated in the vibrant Dallas area, this property is a prime opportunity for the discerning medical office building investor seeking a dependable addition to their portfolio.

PROPERTY HIGHLIGHTS

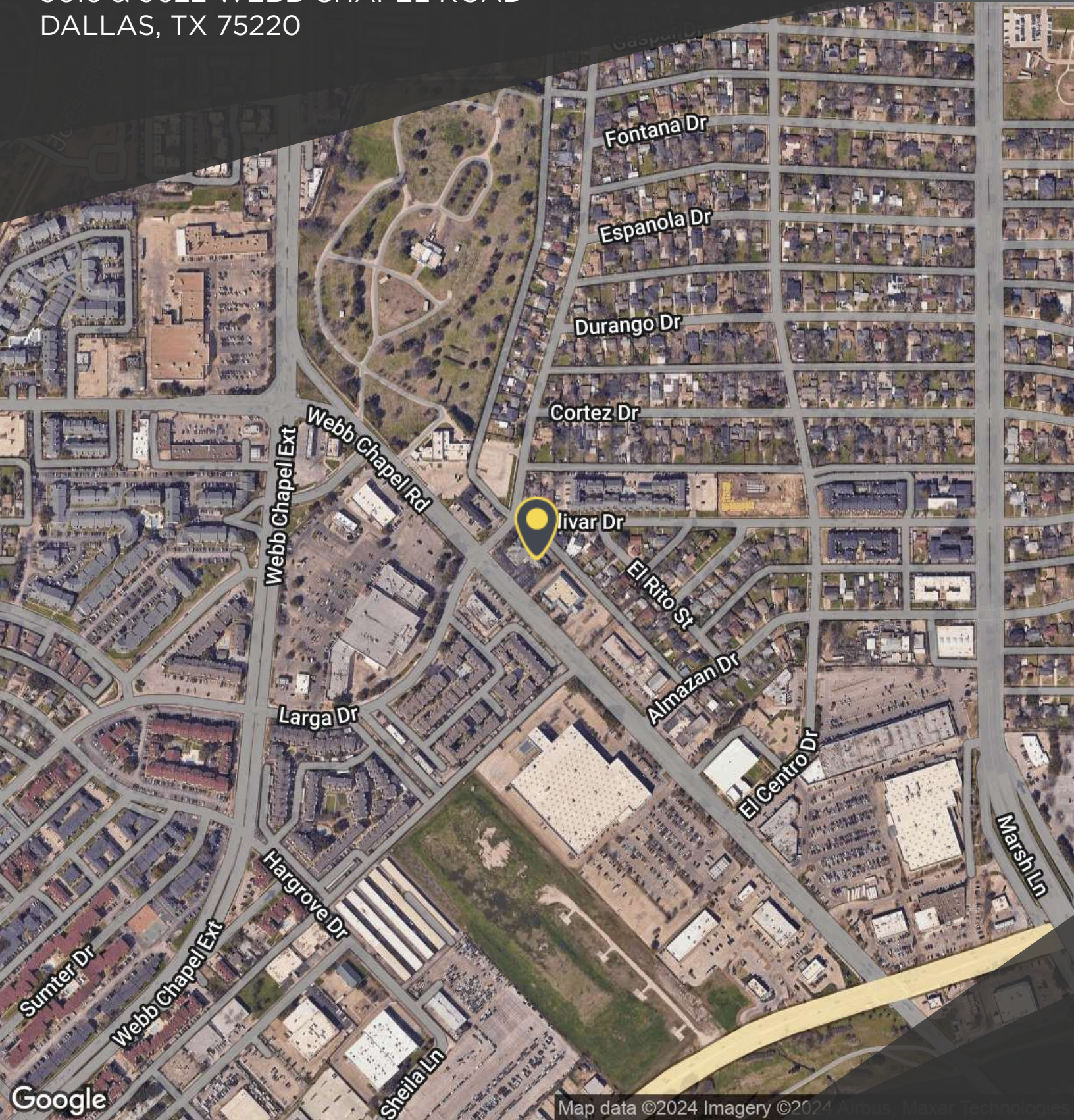
- 10,000 SF office space consisting of 2 separate buildings
- Built in 1930, renovated in 2021
- New HVAC
- Prime location in the vibrant Dallas area
- 100% occupancy by a national medical tenant, promising a stable and reliable income stream

For more information or to schedule a tour, please contact:

Najdi Rafaty O: 214.267.9860
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LINC.
COMMERCIAL REALTY

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Google

Map data ©2024 Imagery ©2024

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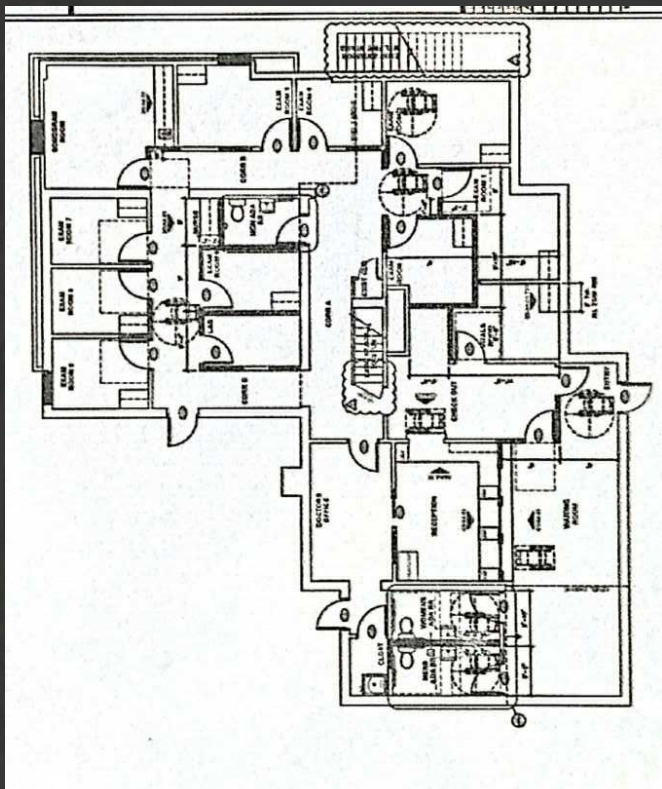
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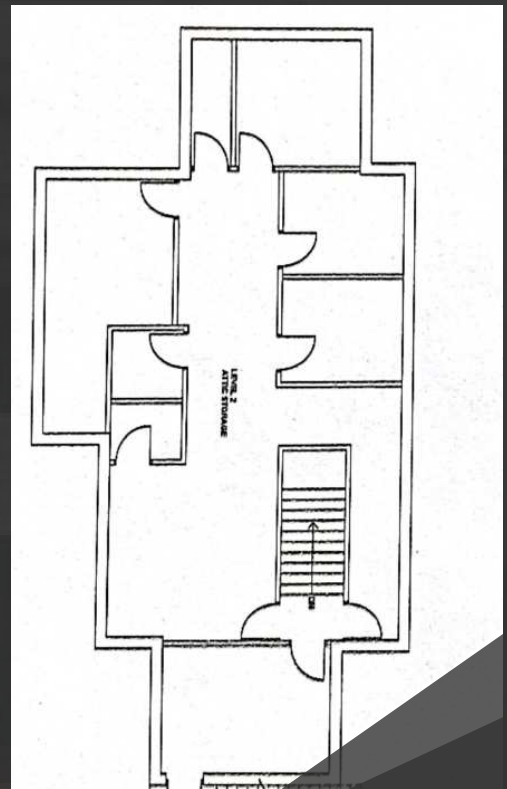
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9622 Webb Chapel Floor Plan



9616 Level 1 Floor Plan



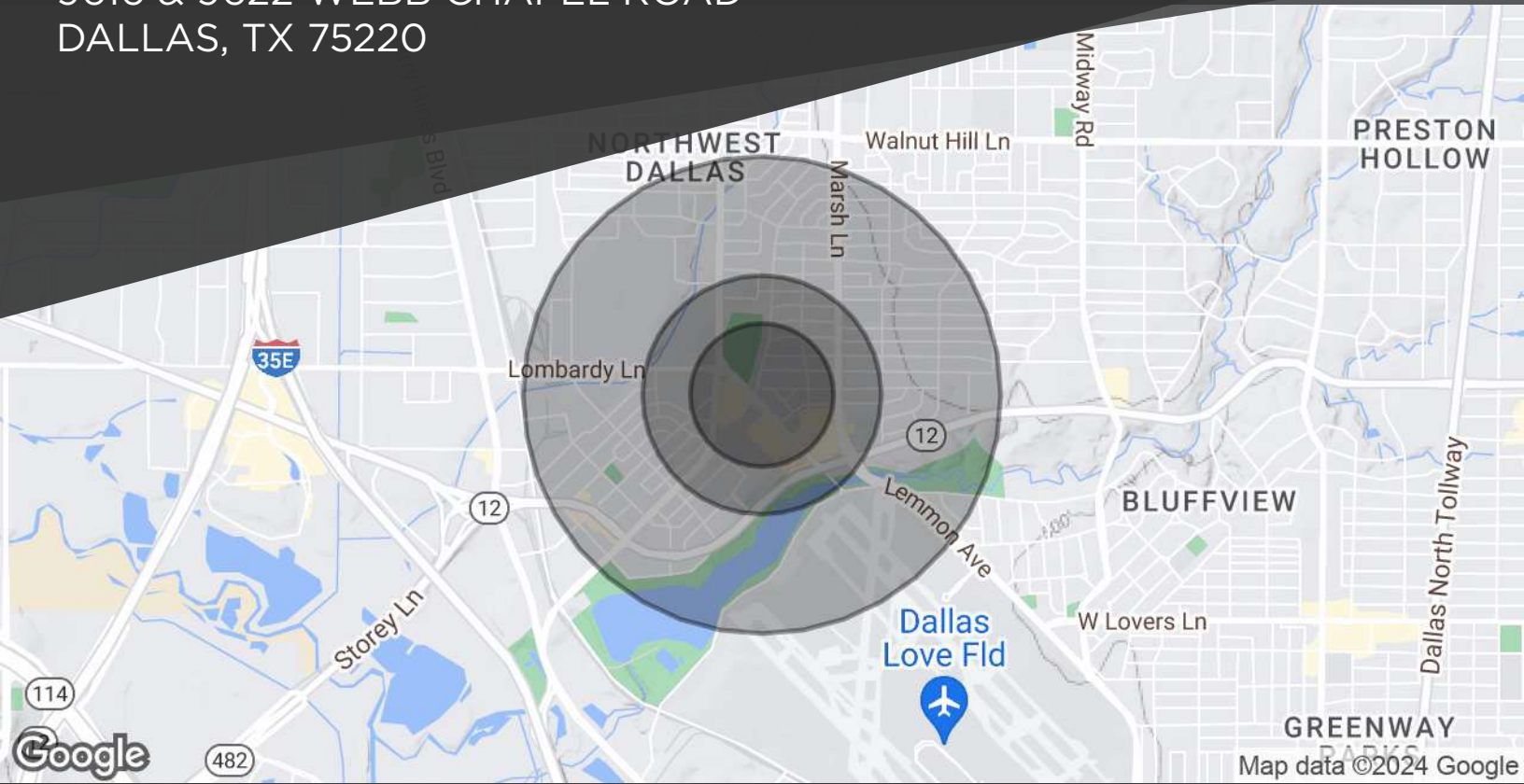
9616 Level 2 Floor Plan

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,723	9,558	28,089
Average Age	34	33	33
Average Age (Male)	34	34	34
Average Age (Female)	34	33	33

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	978	3,444	9,740
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$52,617	\$55,280	\$67,728
Average House Value	\$215,205	\$182,207	\$338,637

Demographics data derived from AlphaMap

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