



M  
MONUMENT REALTY  
CHENEY GROUP

# OFFERING MEMORANDUM

9991 MARSH LANE  
DALLAS | TEXAS

## CONTACT

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## TABLE OF **CONTENTS**

04	EXECUTIVE SUMMARY
05	PROPERTY SUMMARY
06	INVESTMENT OVERVIEW
08	PROPERTY PHOTOS
11	LOCATION OVERVIEW
14	OUR TEAM
15	CONTACT US

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## EXECUTIVE SUMMARY

9991 Marsh Lane is a ±9,000 square foot turnkey medical office building strategically located in North Dallas, just south of Walnut Hill Lane. Situated on 0.75 acres with excellent visibility and access, the property is fully built out for medical use and currently occupied by long-term tenants including Topcare Medical Group, North Dallas Dental Center, and IRH I LLC.

Originally constructed in 1983 and, the building has been well maintained and is zoned for medical/clinical use. The property offers stable in-place income with significant long-term tenancy, providing investors with a dependable return and limited operational risk. Additionally, the site's location within a dense commercial and residential corridor offers strong demographics, high traffic counts, and future upside potential through lease-up or repositioning.

This asset is ideal for both owner-users seeking to occupy part of the building while benefiting from rental income, or for investors looking for long-term medical tenancy in a supply-constrained healthcare corridor.





# PROPERTY SUMMARY



Listing price  
Contact Agent



Property Size  
~9,000 Sqft



Zoning  
NO (A)

## FINANCIAL DETAILS

Listing price Contact Agent

Price PSF Contact Agent

## PROPERTY DETAILS

Property Address 9991 Marsh Ln., Dallas, TX 75220

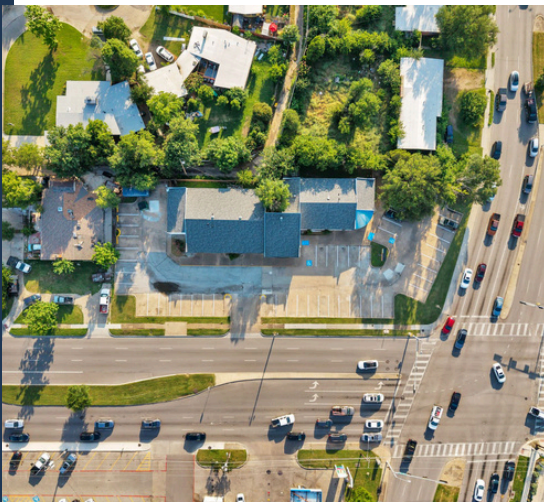
Property Size ~9,000 SF

Lot Size 0.75 acres (32,515 SF)

Zoning NO (A) - Neighborhood Office

Year Built/Renovated 1983/2025

Traffic Count +28,000 VPD





# INVESTMENT OVERVIEW



## OWNER-USER (MEDICAL PRACTICE)

Can occupy immediately



## DEVELOPER

High-traffic corner could support future redevelopment (subject to zoning)



## INVESTOR

Cash flow + Upside from new lease



## MEDICAL GROUP EXPANSION

Perfect for a growing multi-provider practice or outpatient care network seeking a satellite location.

## RENT ROLL

TYPE	TENANT NAME	FROM	THROUGH	SQFT	ANNUAL RATE	MONTHLY RENT
Medical	MD Family Clinic	10/01/2016	09/30/2021	~9,000	\$11.00	\$8,240.00
Medical	MD Family Clinic	10/01/2021	09/30/2026	~9,000	\$20.00	\$15,000.00

**Note:** *Tenant has vacated; paying through Sept 2026.*



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## THEN & NOW

The building has just undergone over **\$100,000 in capital improvements**, including essential updates that give it a refreshed, modern look and feel — perfect for medical, dental, or specialty healthcare use.







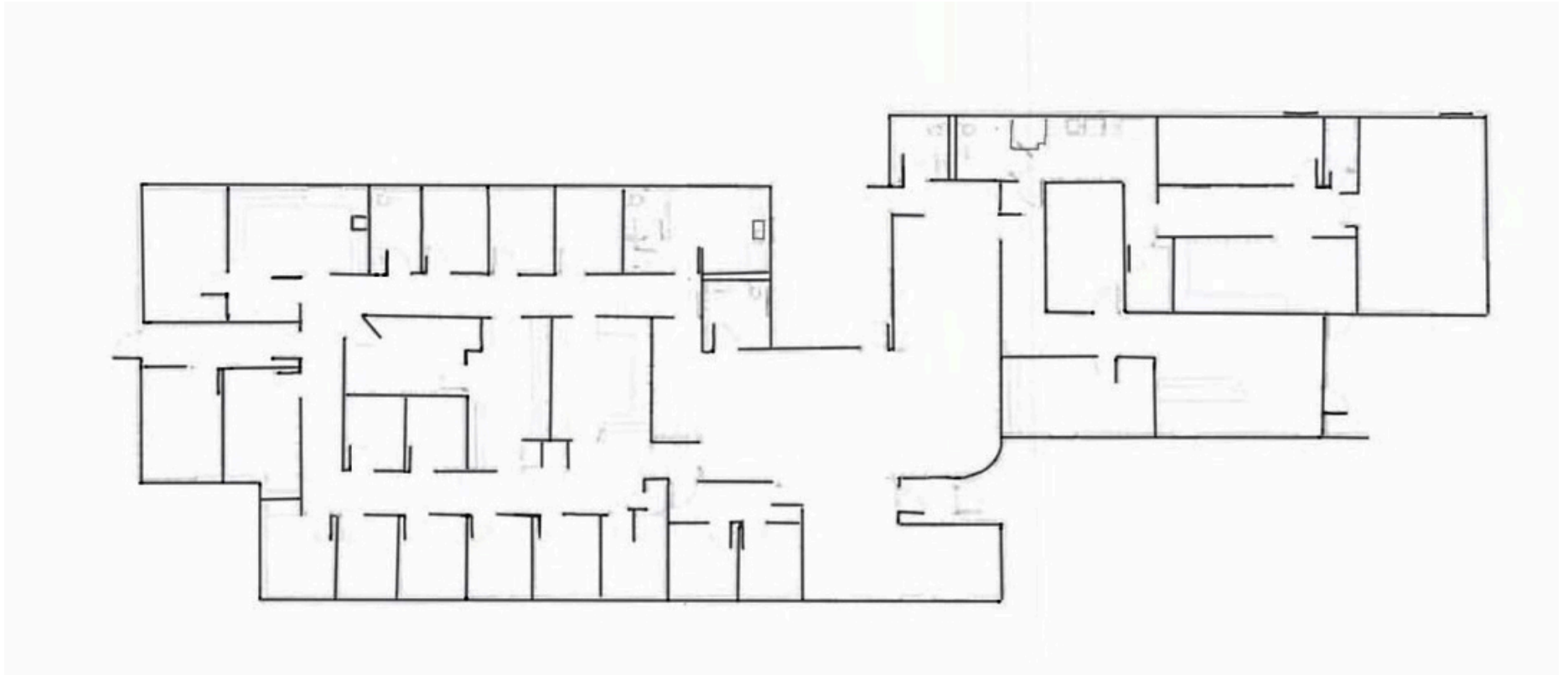






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## SITE PLAN



## LOCATION OVERVIEW

# DALLAS, TEXAS

The Dallas-Fort Worth (DFW) commercial real estate market in 2025 is showing resilience and transformation across sectors. The industrial sector has cooled after rapid expansion, with 33.6 million square feet delivered in the past year and a 9.5% vacancy rate. Still, rents are growing at 4.1% annually, and investor interest remains strong. The office market continues to adapt to hybrid work trends, posting 4.9 million square feet of negative net absorption year-to-date. However, major developments by Wells Fargo and Goldman Sachs reflect long-term confidence in the sector.

Retail is a standout, leading the nation in demand with 3.1 million square feet of net absorption and a low 4.5% vacancy rate. Most leases are for smaller spaces, and rents are up 4.5% year-over-year. The multifamily sector faces high vacancies (11.4%) due to a construction boom, but demand is steady with over 29,000 units absorbed in the past year. Data centers are also booming, driven by AI and cloud growth, with a 1.4% vacancy rate and major projects like the \$1 billion GigaPop underway.

Ongoing infrastructure investments, including a \$9 billion expansion at DFW Airport and a \$6 billion convention center redevelopment, are further enhancing the region's appeal. Overall, DFW's commercial real estate market is adjusting to new trends while remaining a strong, growth-oriented investment environment.



**\$110,000**  
MEDIAN HH  
INCOME



**\$392,000**  
MEDIAN  
PROPERTY VALUE



**1.45M**  
EMPLOYED  
POPULATION



**35.0**  
MEDIAN  
AGE





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# TRAFFIC VISIBILITY

This site benefits from exceptional visibility and access, located at the highly trafficked intersection of Marsh Lane and Walnut Hill Lane in Dallas, TX. According to 2024 traffic studies, Marsh Lane sees an estimated 28,228 daily vehicles at its intersection with Walnut Hill, while 26,066 vehicles travel daily through Marsh and Valley Ridge Rd. These consistently high volumes reflect the area's strong commuter activity and accessibility for both local residents and regional travelers. The surrounding road infrastructure and traffic flow make this an ideal location for commercial visibility and customer access.



The intersection of Walnut Hill Ln and Glenrio Ln also contributes to the area's strong vehicular exposure, with a 2024 estimated daily traffic count of 21,128 vehicles. Historical data across all measurement points shows sustained traffic growth over the past two decades, underscoring the long-term vitality and relevance of this corridor. Businesses at this location will benefit from high daily impressions and strong brand exposure, making it an attractive investment for a wide range of retail, medical, or service-oriented tenants.



## HIGHWAYS & CONNECTIVITY

*I-635 (LBJ Freeway) – 5 minutes north*  
*Dallas North Tollway – 10 minutes east*  
*I-35E – 10 minutes west*

## SHOPPING & RETAIL

*Galleria Dallas – 10 minutes north*  
*Preston Hollow Village – Mixed-use  
retail/dining center nearby*  
*NorthPark Center – 15 minutes east*

## AIRPORT ACCESS

*Dallas Love Field Airport – 15 minutes  
south*  
*DFW International Airport – 20-25  
minutes northwest*





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## OUR TEAM



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