



FOR SALE OR LEASE

THE WATERMARK

4340 N Josey Lane, Carrollton, Texas 75010



MedCore

MedCorePartners.com

214.443.8300

PROPERTY OVERVIEW

ABOUT THE PROPERTY

4340 N Josey Lane presents a premier opportunity to purchase or lease move-in ready medical office space in the heart of Carrollton, Texas. Two suites are immediately available for occupancy, complemented by an existing tenancy with a General Dentist, providing built-in foot traffic from day one. The building offers exceptional amenities including prominent building signage and covered parking, delivering both visibility and convenience for patients and staff alike.

Strategically positioned in one of the Dallas-Fort Worth Metroplex's most dynamic submarkets, Carrollton is a thriving, business-forward city serving a growing population of over 135,000 residents. Its diverse economic base features healthcare, technology, manufacturing, and logistics, and creates a stable and expanding demand for medical services. Tenants and owners benefit from regional connectivity via I-35E, the George Bush Turnpike, and the Dallas North Tollway, ensuring access for patients across the greater DFW area. The surrounding community further strengthens the investment case, with top-rated schools, abundant parks, and a robust mix of retail and dining destinations that appeal to both residents and healthcare professionals.



AVAILABLE SF

16,014 SF



LOT SIZE

1.48 ACRES



YEAR BUILT

2004

PROPERTY DETAILS



SUITE AVAILABILITY: 2,800 — 16,014 SF

Suite 100 — 2nd Generation Medical Move-In Ready Clinic

- 8,820 SF
- 16 Exam Rooms

Suite 200 — 2nd Generation Medical Move-In Ready Clinic

- 2,800 SF
- 6 Exam Rooms

Suite 300 — Investment Sale

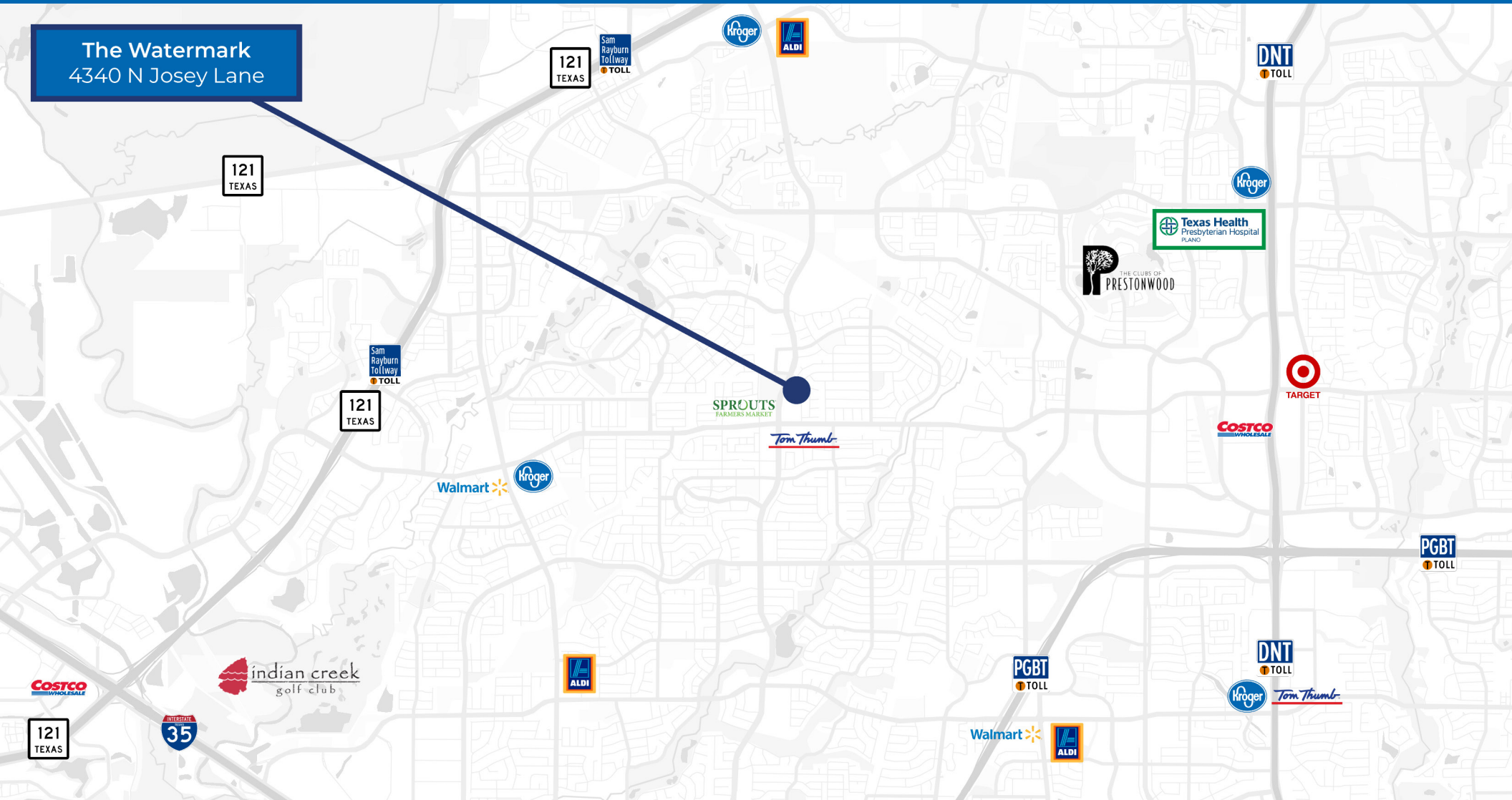
- 3,347 SF
- Leased to a Dentist
- 6 Years of Lease Term Remaining



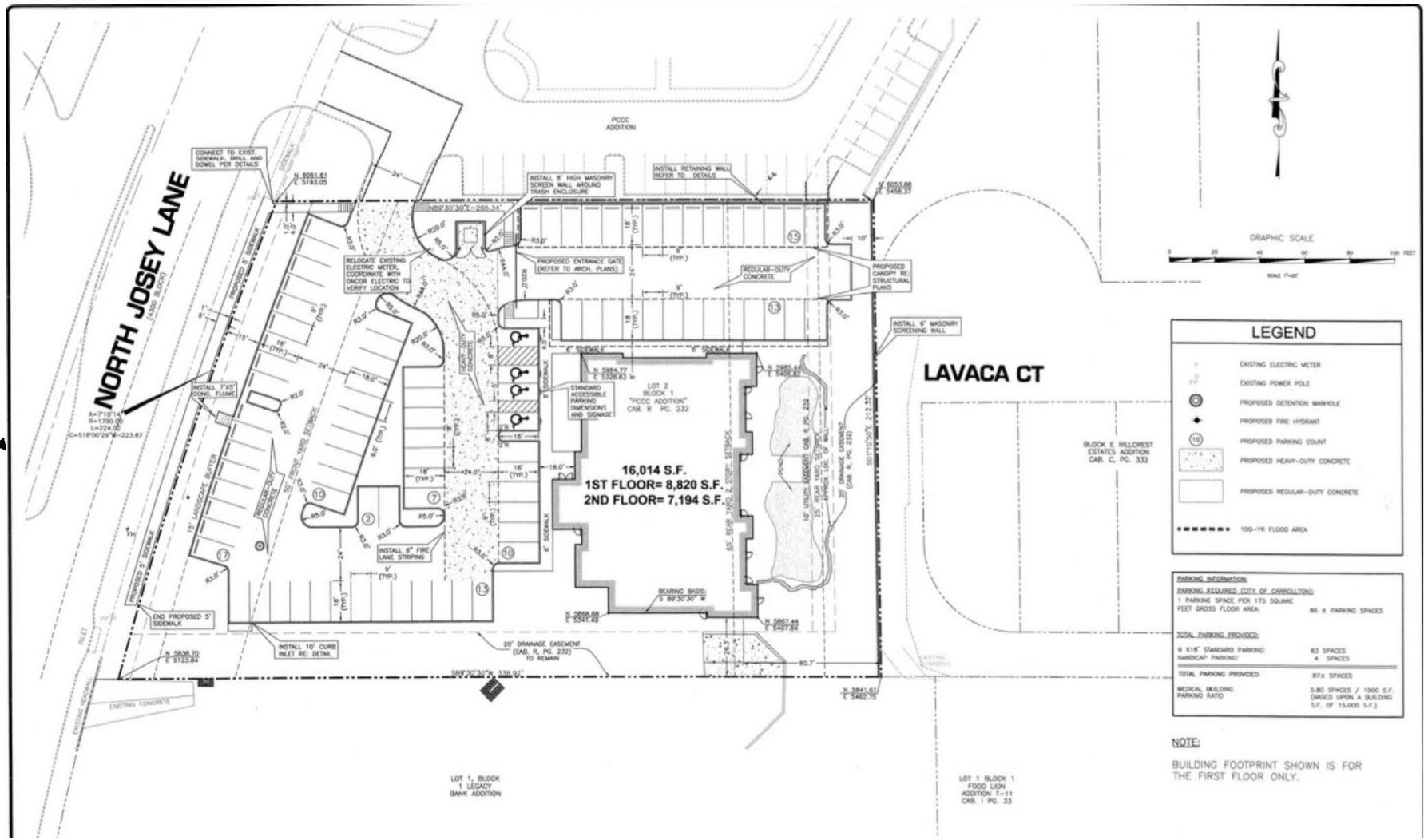
PROPERTY PHOTOS



PROPERTY LOCATION MAP



SITE PLAN

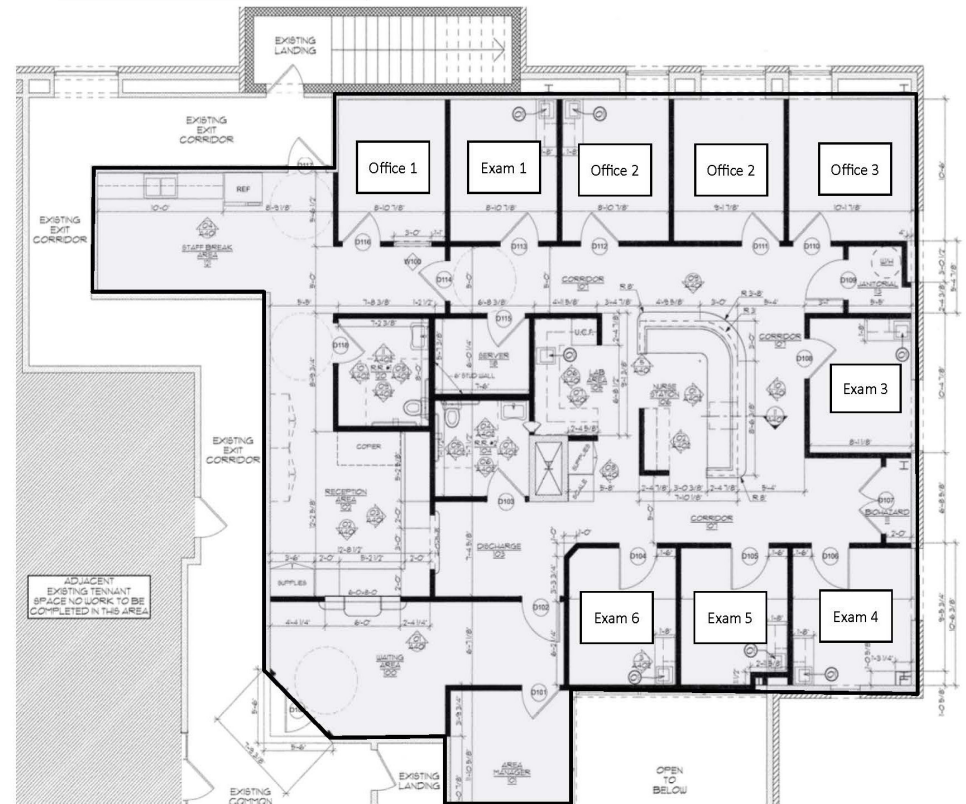


FLOOR PLAN

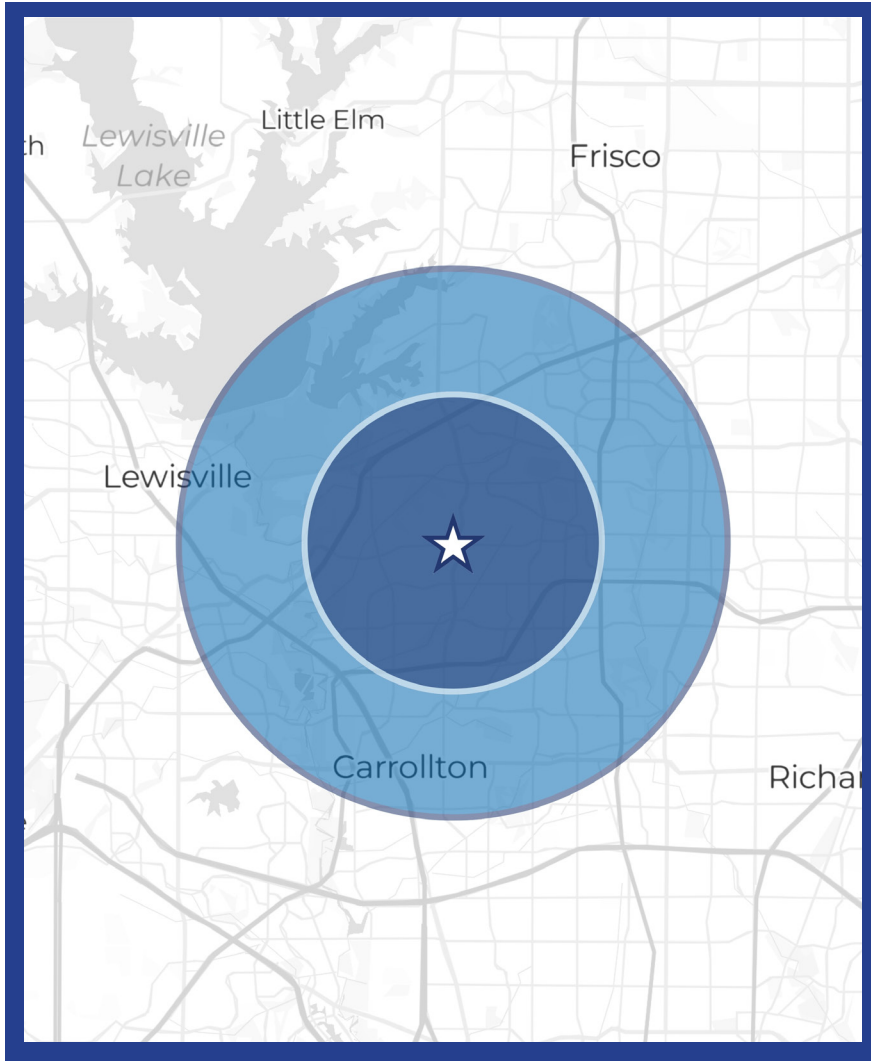
SUITE 100 — FIRST FLOOR



SUITE 200 — SECOND FLOOR



DEMOGRAPHICS



POPULATION

	3 MI	5 MI
Population	142,403	287,038
Households	61,168	123,918
Average Age	37.1	37.4
Median Household Income	\$103,641	\$99,577
Population Growth (2026 - 2031)*	+2.38%	+3.26%
Household Growth (2026 - 2031)*	+4.92%	+5.21%

*Projected Growth as of 2026



CONTACT FOR MORE INFORMATION



Thomas Byers

Vice President

tbyers@medcorepartners.com | 214.668.4412



MedCore

12377 Merit Drive, Suite 500

Dallas, Texas 75251

MedCorePartners.com

214.443.8300