

**FOR SALE**

# Turnkey Medical Office Condo

18170 Dallas Pkwy, Suite 201, 202, & 203, Dallas, TX 75287




# EXCLUSIVELY LISTED BY:

## PRIMARY CONTACT




**Bennett Greenbaum**  
Associate


 **214.493.6006**

 [bennett.greenbaum@partnersrealestate.com](mailto:bennett.greenbaum@partnersrealestate.com)



**Ryan McCullough, SIO®**  
Partner

 **512.580.6224**

 [ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)

## PROPERTY AT A GLANCE

ADDRESS

**18170 DALLAS PKWY, SUITE 201, 202, & 203**

CITY, STATE, ZIPCODE

**DALLAS, TX 75287**

LAND ACRES

**CONDO**

BUILDING SIZE

**2,350 SF**

YEAR BUILT

**2007**

PARCEL NUMBER

**R-9373-002-0201-1 & R-9373-002-0202-1**

ZONING, COUNTY

**F1 - COLLIN**

## EXECUTIVE SUMMARY

Partners Medical Team is proud to offer this turnkey medical office condo directly off the Dallas North Tollway, which sees over 150,000 vehicles per day. With its proximity to all the major hospitals and primary markets of Dallas, this medical office condo is very well located. It is beautifully built out with 5 exam rooms and two offices, making it perfect for a variety of medical users.

**Please contact Bennett Greenbaum with inquiries (214) 493-6006**



# OFFERING DETAILS



SALE PRICE  
**\$1,410,000**



PRICE PER SF  
**\$400.00**



LOT SIZE  
**Condo**



BUILDING SIZE  
**3,525 SF**



YEAR BUILT  
**2007**



PARKING RATIO  
**2:01**



## PROPERTY HIGHLIGHTS

### BEAUTIFUL TURN-KEY CONDO

This condo features a beautiful buildout and is completely turn-key, making it ideal for a wide variety of potential users.

### PRIME LOCATION

Conveniently located right off the Dallas North Tollway, the property benefits from high visibility and accessibility with an average of 154,115 vehicles passing daily.

### PROXIMITY TO MAJOR MEDICAL CENTERS

Situated near Baylor Medical Center, Texas Health Resources, and Methodist Hospital, the condo is ideally positioned for medical and professional tenants.

### UNPARALLELED MARKET GROWTH

In Dallas, Texas, the medical office market is driven by advanced facilities like Baylor University Medical Center and Texas Health Presbyterian Hospital Dallas. These facilities exemplify the shift towards cost-effective, patient-centered outpatient care, with state-of-the-art technologies and a focus on patient recovery. This positive trajectory in Dallas's healthcare real estate market reflects its capability to meet growing demands with efficiency and excellence.

### FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.

# INTERIOR PHOTOS



Click or Scan for  
Virtual Tour



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023 Population	50,262	214,597	464,923
2028 Population Projection	56,708	233,887	495,270
Median Age	39.4	39.5	39.5



## HOUSEHOLD

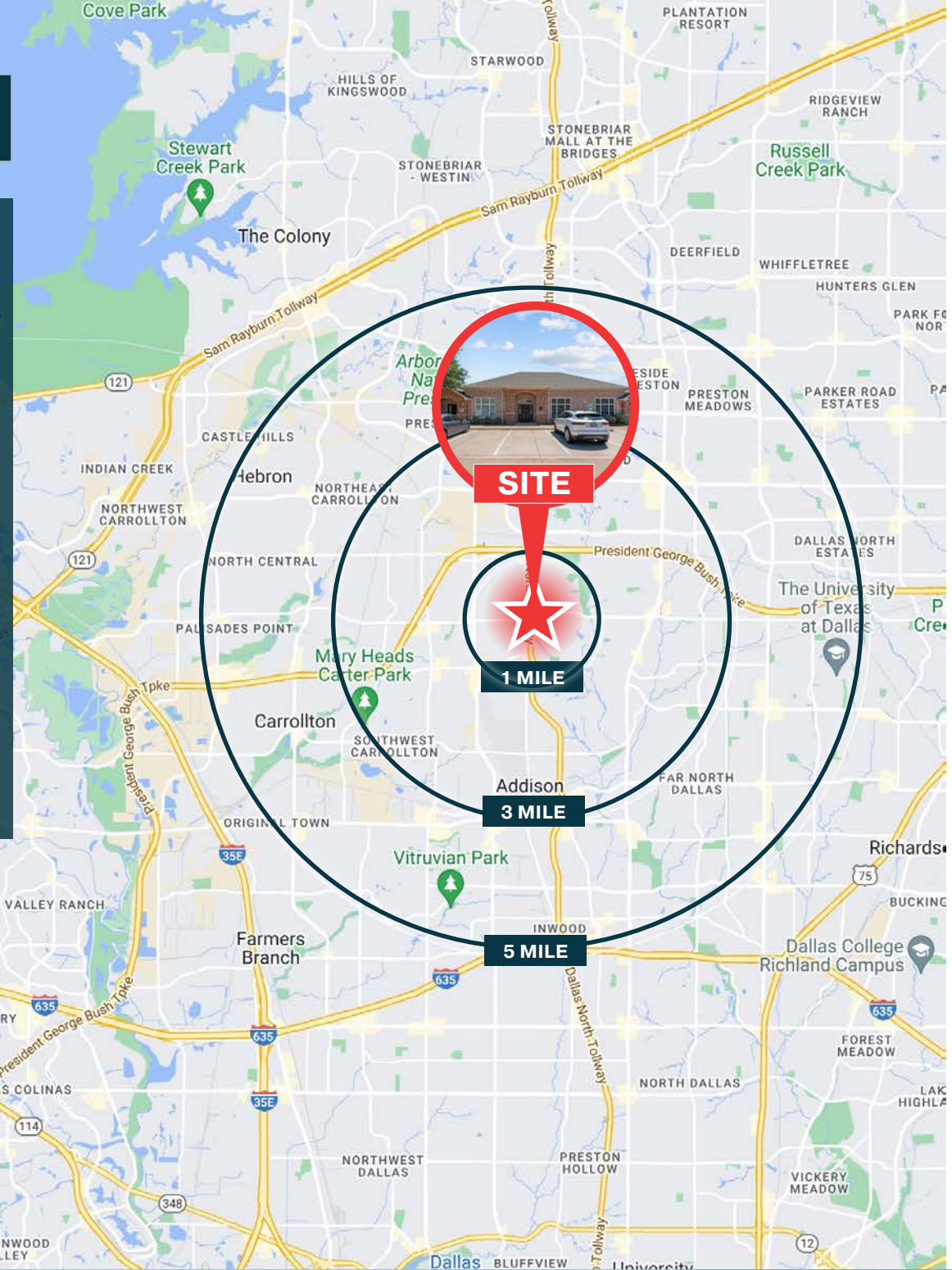
2023 Households	21,030	92,635	195,365
2028 Household Projection	23,452	99,793	206,907
Avg Household Income	\$105,712	\$100,181	\$105,207
Median Household Income	\$66,733	\$69,065	\$75,075

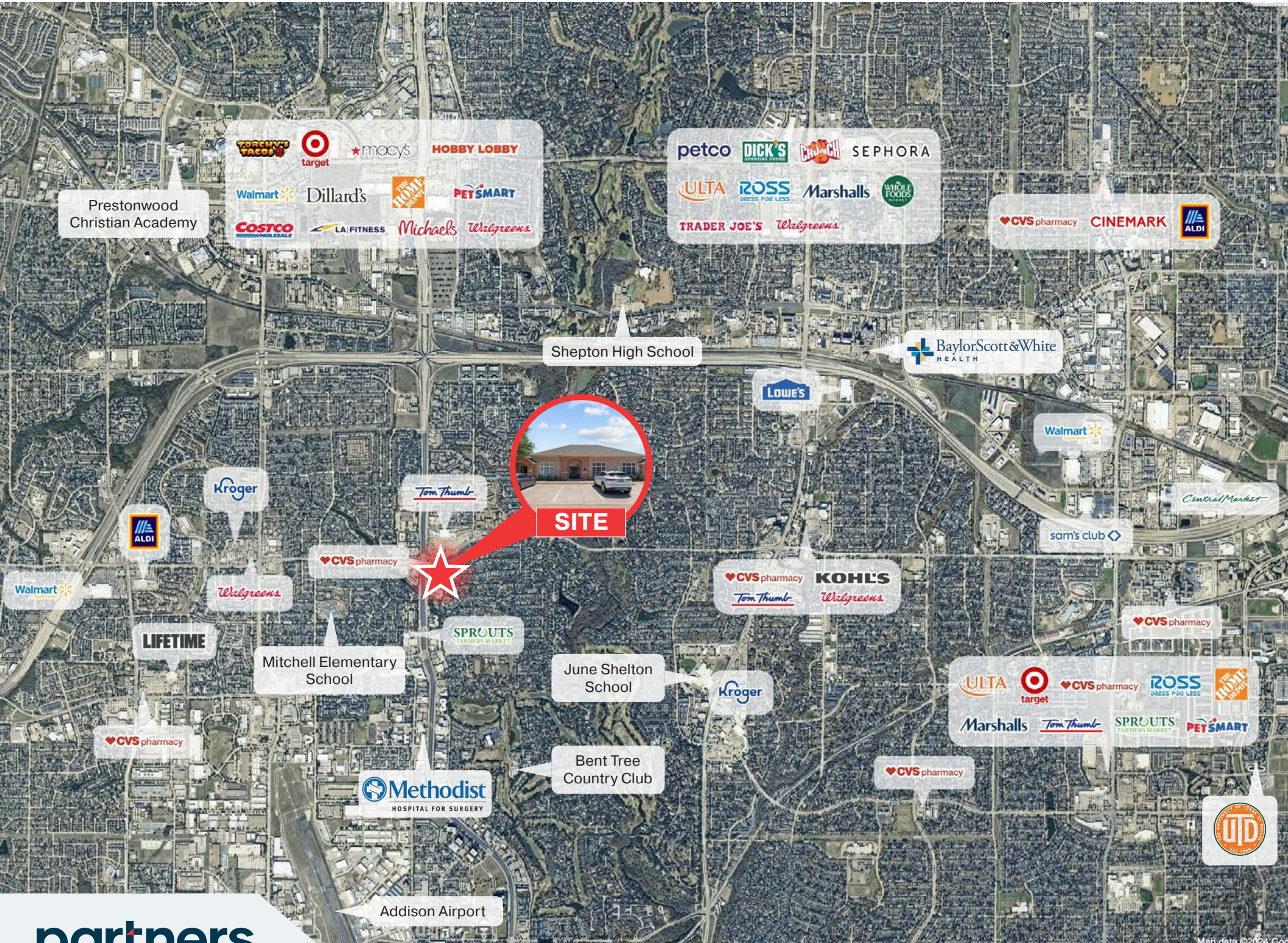


## DAYTIME EMPLOYMENT

Employee	7,492	102,269	254,740
Business	968	11,451	28,156

Source: Costar





Prestonwood Christian Academy

Shepton High School

BaylorScott&White HEALTH



**SITE**

LOWE'S

Kroger

Tom Thumb

Walmart

Central Market

ALDI

CVS pharmacy

Walmart

Walgreens

sam's club

LIFETIME

SPROUTS FARMERS MARKET

CVS pharmacy

Mitchell Elementary School

June Shelton School

CVS pharmacy

Methodist HOSPITAL FOR SURGERY

Bent Tree Country Club

CVS pharmacy



Addison Airport

partners

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