MedCore

OFFERING SUMMERY

# COPPELL MEDICAL OFFICE

149 SH 121, Suite 110 and 115, Coppell, TX 75019

MedCorePartners.com

# EXECUTIVE SUMMARY

MedCore Partners is pleased to exclusively present the opportunity for qualified investors to acquire a medical condominium located at 149 SH 121, Coppell, Texas 75019. This well-located outpatient medical asset offers a compelling blend of in-place income and value-add upside within a highly desirable Dallas–Fort Worth submarket.

This offering consists of two medical suites totaling 5,766 square feet. Suite 115 (3,486 SF) is leased to Medhealth, a 501(c) (3) healthcare organization that operates as a subsidiary of Methodist Health System under a five-year lease, providing investors with stable, institutional-quality cash flow. Suite 110 (2,280 SF) is currently vacant, presenting a clear opportunity for lease-up and rent growth, allowing an investor to enhance returns through strategic tenancy.

The suites are configured to support outpatient medical and clinical uses, benefiting from strong demand driven by the continued shift toward outpatient healthcare delivery in the DFW market.

**Key Investment Highlights:**

- Dual-strategy opportunity with in-place income from Suite 115 and value-add upside through lease-up of Suite 110
- Institutional tenant in Medhealth providing reliable cash flow
- Recession-resistant asset class with healthcare real estate historically demonstrating stability across economic cycles
- Outpatient medical focus designed to support modern clinical operations
- Strategic Coppell location with strong demographics, excellent access from SH 121, and proximity to the broader DFW medical ecosystem

This offering represents a rare opportunity to acquire a medical condo investment that combines immediate cash flow with future upside in one of North Texas's most supply-constrained healthcare markets. The property is well suited for investors seeking durable income, downside protection, and long-term value creation.

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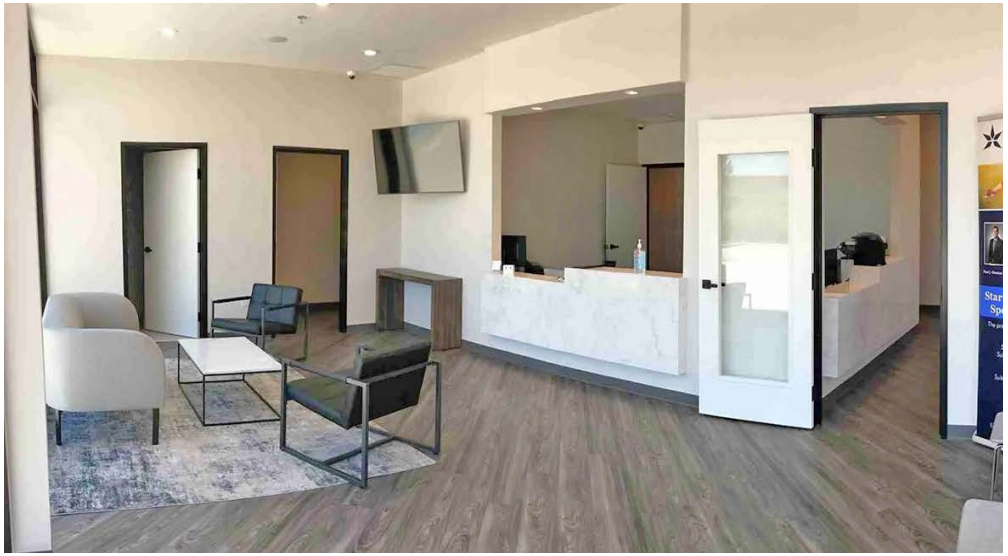
## PROPERTY DETAILS



### PROPERTY HIGHLIGHTS

| 5,766 RSF | 60.5% | +/- 5 Years |
|---|---|---|
| Rentable Square Feet | LEASED | LEASE TERM |

### PROPERTY DETAILS

**CONDOMINIUM SIZE**
5,766 SF

**TENANTS**
Suite 110 – 2,280 – VACANT
Suite 115 – 3,486 – LEASED TO MEDHEALTH

**YEAR BUILT/YEAR FINISHED OUT**
2019/2020

**PARKING SPACES**
Surface

# TENANT OVERVIEW

Medhealth (also known as Methodist Medical Group) is a Texas-based non-profit, tax-exempt 501(c)(3) healthcare organization that operates as a subsidiary of Methodist Health System, supporting the system's mission to deliver high-quality medical care across the Dallas-Fort Worth region. It was originally founded as MedHealth and later evolved into Methodist Medical Group as part of Methodist Health System's broader outpatient and physician services strategy.

Medhealth employs hundreds of primary care and specialty providers and operates numerous clinics and care facilities throughout the DFW metroplex. Its provider network includes family medicine, primary care, and a broad range of specialty services such as neurosurgery, otolaryngology (ENT), orthopedics, gastroenterology, oncology, cardiology, and general surgery. Medhealth providers also staff key services at Methodist Dallas Medical Center, including trauma and orthopedic trauma care, helping meet the needs of both insured and uninsured patients.

Functionally, Medhealth provides physician services that complement Methodist Health System's hospital-based care by increasing access to outpatient and community-based care. This includes preventive care, specialty consultations, ambulatory services, and coordination with hospital resources, enhancing continuum-of-care delivery across the health system.

Medhealth's history reflects its growth from a small association of physicians into a broad medical group integrated with Methodist Health System's strategic focus on expanding access to quality healthcare. Its operations support the overall mission of Methodist Health System to improve and save lives through compassionate, quality care.

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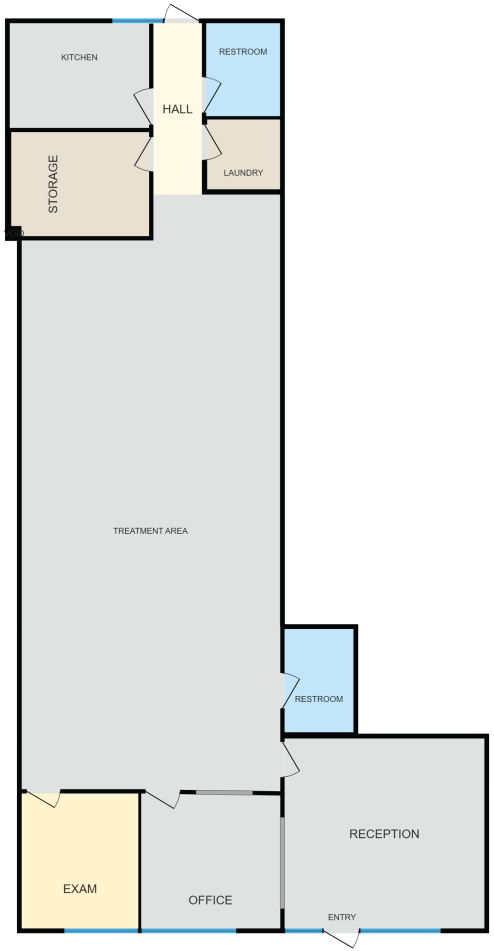
## FLOOR PLANS

**Suite 110**
**2,280 SF**
**Click Here For Virtual Tour**

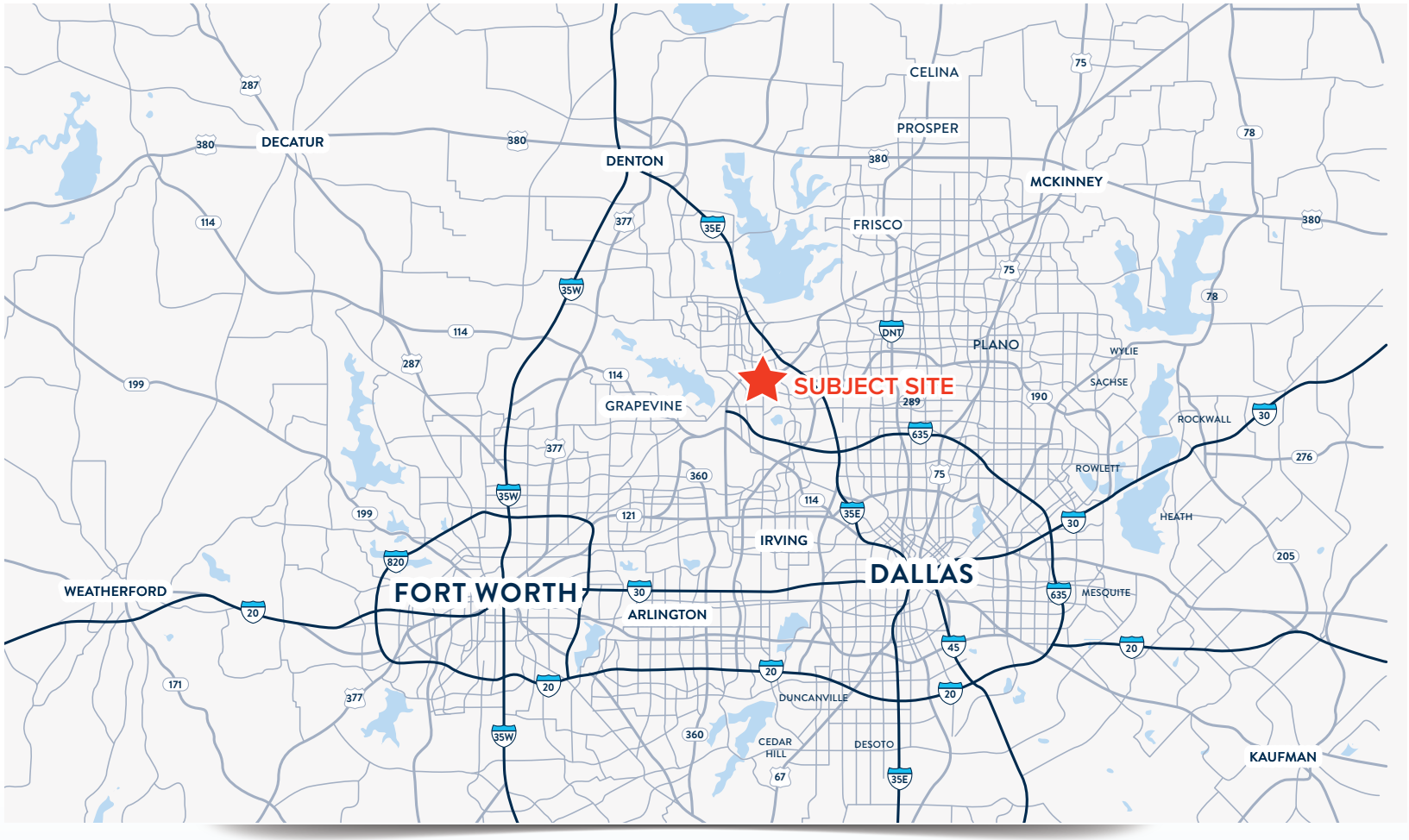



**Suite 115**
**3,486 SF**
**Click Here For Virtual Tour**

# LOCATION

## Coppell Medical Office

149 SH 121, Coppell, TX 75019



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## For More Information:

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker; · Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary: · Must treat all parties to the transaction impartially and fairly; · May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.

- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writtng not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|---|---|---|---|
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| | | | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| | | | |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

2-10-2025