



SALE / LEASE

4100 Fairway Court

4100 FAIRWAY COURT

Carrollton, TX 75010

PRESENTED BY:

GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,700,000
LEASE RATE:	\$21.00 SF/yr (NNN)
NUMBER OF UNITS:	2
AVAILABLE SF:	2,500 SF
BUILDING SIZE:	5,005 SF

GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

4100 FAIRWAY COURT | Carrollton, TX 75010

PROPERTY DESCRIPTION

This building offers a rare opportunity to own a well-maintained, move-in-ready medical office building in one of Carrollton's most desirable professional parks. The two ±2,500 SF suites features a flexible floor plan ideal for medical, dental, or general office use, with existing buildout including multiple exam rooms or private offices, a reception area, restroom, and break room. This location is ideal for owner-users or investors looking to grow in a thriving healthcare corridor.

PROPERTY HIGHLIGHTS

- **Suite 100**
 - Waiting Room/Reception
 - Children's Reception
 - 4 Offices
 - 4 Exam Rooms
 - Nurse Station
 - Breakroom
- **Suite 120**
 - Large Waiting Room/Reception
 - 3 Offices
 - 4 Exam/Procedure Rooms
 - X-Ray Room
 - 2 Restrooms
 - Break Room

ADDITIONAL PHOTOS



GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

LEASE SPACES

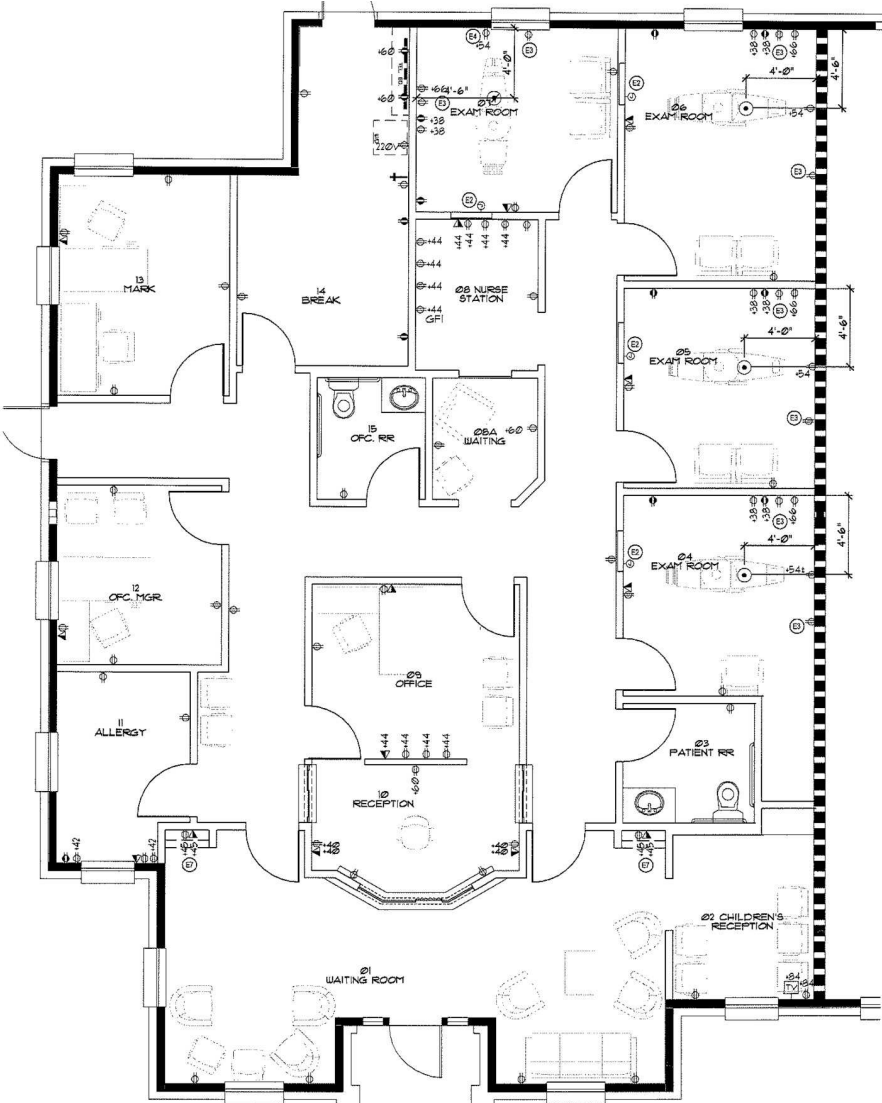
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,500 SF	LEASE RATE:	\$21.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
-------	--------	-----------	------------	------------

Suite 100	Available	2,500 SF	NNN	\$21.00 SF/yr
-----------	-----------	----------	-----	---------------



GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com

AERIAL PHOTOS



GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

BRYSON HUDGENS

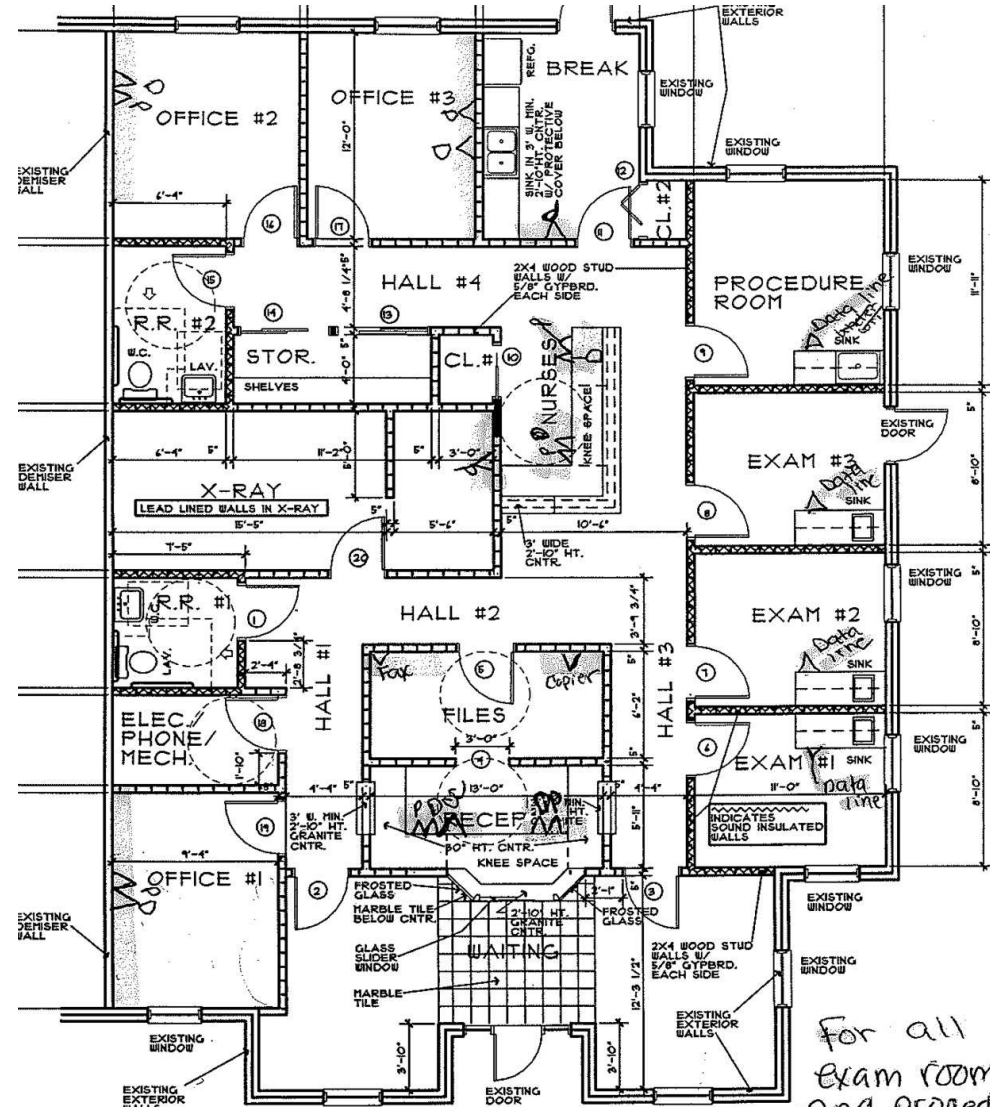
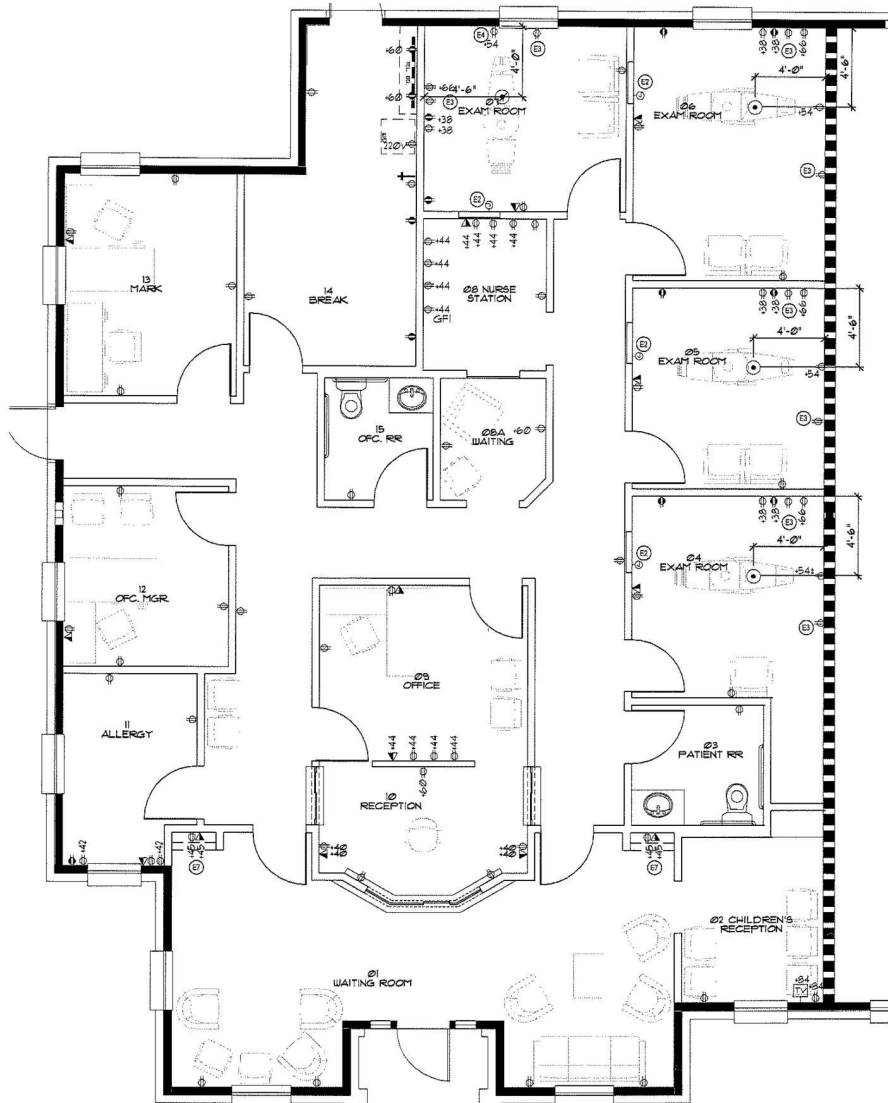
O: 940.381.2220

bryson.hudgens@svn.com

greg.johnson@svn.com

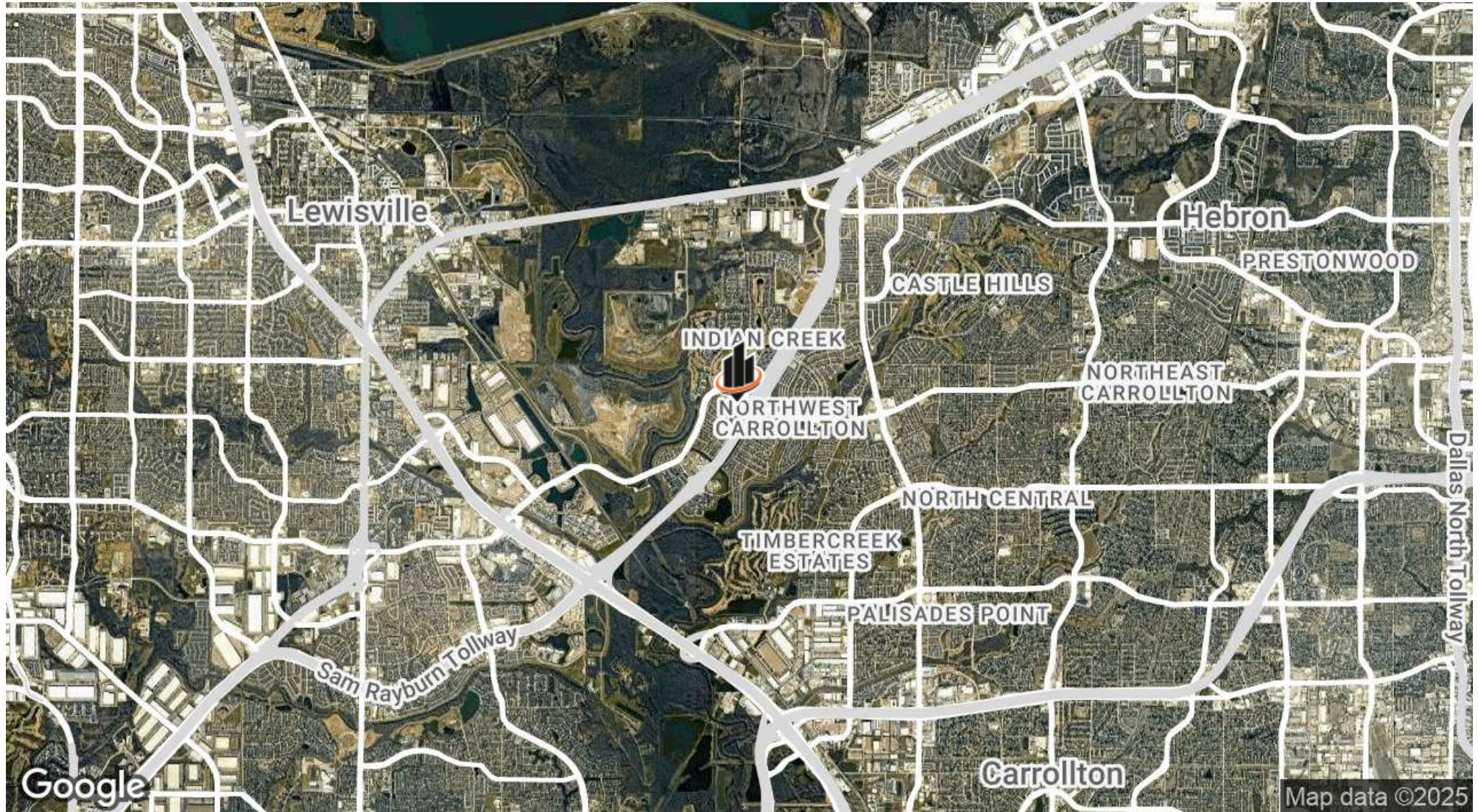
bryson.hudgens@svn.com

4100 FAIRWAY COURT | Carrollton, TX 75010



For all
exam room
and passed

LOCATION MAP



GREG JOHNSON

O: 940.381.2220

greg.johnson@svn.com

BRYSON HUDGENS

O: 940.381.2220

bryson.hudgens@svn.com

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	13,358	43,120	86,926
AVERAGE AGE	38	38	38
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	39	39	39

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	5,020	16,460	33,242
# OF PERSONS PER HH	2.7	2.6	2.6
AVERAGE HH INCOME	\$123,971	\$134,240	\$137,848
AVERAGE HOUSE VALUE	\$483,567	\$436,673	\$437,512

Demographics data derived from AlphaMap



GREG JOHNSON
O: 940.381.2220
greg.johnson@svn.com

BRYSON HUDGENS
O: 940.381.2220
bryson.hudgens@svn.com