

OFFERED  
FOR SALE

# DUNCANVILLE MEDICAL OFFICES

920 E Highway 67, Duncanville, TX 75137



Omar Manlapaz, MD  
Endocrinology  
Endocrinology and Diabetes Institute of North Texas, PLLC

Medissage Wellness



LISTED BY:

Gavin M. Kam  
Brad F. Kam  
972.375.3438

NNN Retail Advisors  
17304 Preston Road  
Suite #800  
Dallas, Texas 75252









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# OFFERING SUMMARY



Price: \$2,907,140

CAP: 7.00% CAP

Pro Forma CAP: 8.23% CAP

Year Built: 2017

GLA: 10,744 SF

Price/SF: \$299

Occupancy: 88%

Lot Size: 1.13 Acres



Omar Manlapaz, MD

Endocrinology

Endocrinology and Diabetes Institute of North Texas, PLLC

**Medissage Wellness**







# AERIAL MAP





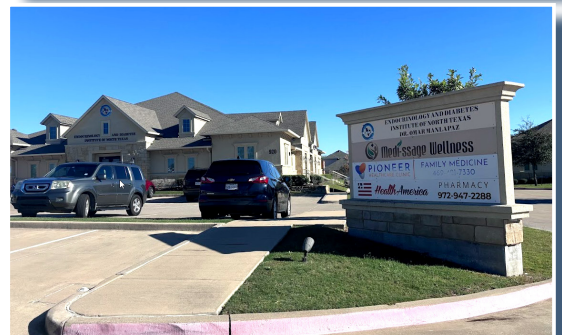
# AERIAL MAP





# INVESTMENT HIGHLIGHTS

- NNN leased medical office investment opportunity in the Dallas/Fort Worth Metroplex. Access from Highway 67 and Avenue of the Stars, with a combined daily traffic count exceeding 120,000 cars per day.
- Healthcare tenant mix: Endocrinology and Diabetes Institute of North Texas , Pioneer Healthcare, and Medissage Wellness
- Densely populated, infill DFW location. The population in a one mile radius exceeds 15,000 people. Close proximity to Methodist Charleton Medical Center.
- Triple net lease leases with rent increases in primary terms and options
- Upside to lease remaining 1,265 sf vacancy





# RENT ROLL

TENANT NAME	SQ FT	ANNUAL RENT	RENT PSF	LEASE COMMENCE	LEASE EXPIRATION	OPTIONS/ INCREASES
100 Endrocronology and Diabetes of North Texas	3,332	\$63,425	\$19.03	<u>7/11/2019</u>	10/31/2029	9/1/25 - \$5,942.07 9/1/26 - \$6,061.46 9/1/27 - \$6,180.86 9/1/28 - \$6,305.81 9/1/29 - \$6,430.76 Option 1: FMV
108 Pioneer Healthcare Clinic	3,358	\$76,461	\$22.77	12/20/2022	11/30/2027	12/1/25 - \$6,595.67 12/1/26 - \$5,827.94 No Options
112 Medi-ssage Wellness	2,789	\$75,462	\$27.05	8/4/2018	10/31/2028	9/1/25 - \$6,288.54 9/1/26 - \$6,477.19 9/1/27 - \$6,671.51 9/1/28 - \$6,871.66 5 Year Option: \$7,077
110 Vacant	1,265	N/A	N/A	N/A	N/A	N/A
<b>SUBTOTAL</b>	10,744	\$215,348				



# FINANCIAL SUMMARY

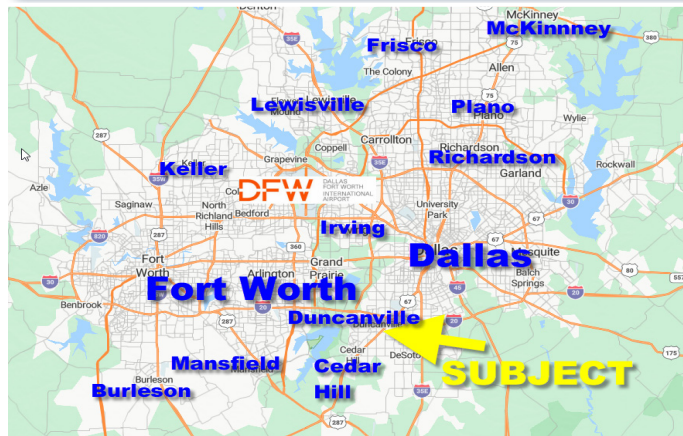
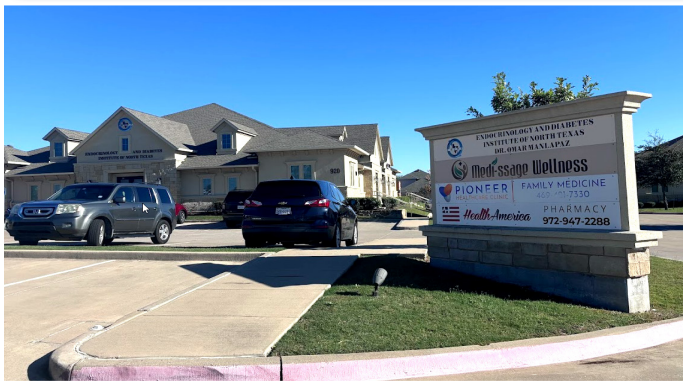
## CURRENT INCOME

### INCOME

Base Rent	\$215,348
Reimbursements	\$87,700
<b>Gross Income</b>	<b>\$303,048</b>

### EXPENSES

Taxes	\$47,755
Insurance	\$17,640
CAM	\$25,000
Management	\$9,100
<b>Total Expenses</b>	<b>\$99,500</b>
<b>Net Operating Income:</b>	<b>\$203,500</b>





# FINANCIAL SUMMARY

## PROFORMA INCOME

### INCOME

Base Rent	\$239,383*
Reimbursements	\$99,500
<b>Gross Income</b>	<b>\$338,883</b>

### EXPENSES

Taxes	\$47,755
Insurance	\$17,640
CAM	\$25,000
Management	\$9,100
<b>Total Expenses</b>	<b>\$99,500</b>
5% Vacancy Allowance	\$16,900
<b>Net Operating Income:</b>	<b>\$239,383</b>

**\*Assumes leasing existing vacancy at \$19/PSF**







Pioneer Healthcare Clinic has 5 Dallas-Fort Worth Metroplex urgent care locations.

NAME:	Pioneer Healthcare Clinic (Urgent Care)
SUITE #	110
SQUARE FOOTAGE	3,358
RENT PSF	\$22.77
COM-MENCE-MENT	12/20/2022
EXPIRATION	11/30/2027
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

Visit any of our locations and find yourself the most trusted doctor. Trusted by Doctors & Patients.

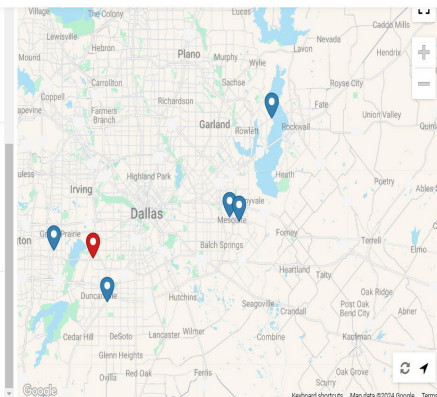
- Well Reputed
- Found Near You
- No Wait Times
- Pre-fill Application Available
- No Hassles
- Great Service
- Thankful Community



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OUR LOCATIONS PROVIDERS INSURANCE PLANS CALL US

<p>1200 East Davis, Suite 113 Mesquite, TX 75149 ● Mon - Fri: 8:00 AM to 5:00 PM ☎ 972.980.5007</p>	<p>2100 Virginia Street, Suite D Grand Prairie, TX 75051 ● Mon - Fri: 8:00 AM to 5:00 PM ☎ 866.977.7186</p>
<p>9812 Lakeview Pkwy Rowlett, TX 75088 ● Mon - Fri: 8:00 AM to 5:00 PM ☎ 866.977.7186</p>	<p>502 West Kearney, Suite 700 Mesquite, TX 75149 ● Mon - Fri: 8:00 AM to 5:00 PM ☎ 866.977.7186</p>
<p>920 East Hwy 67, Suite 108 Duncanville, TX 75137 ● Hours: By Appointment Only (for now) ☎ 469.674-1114</p>	



## Omar Manlapaz, MD

Endocrinology

Endocrinology and Diabetes Institute of North Texas, PLLC

NAME:	Endocrinology and Diabetes Institute of North Texas, PLLC
SUITE #	100
SQUARE FOOT-AGE	3,332 (Expanded in 2022)
RENT PSF	\$19.03
COMMENCEMENT	7/11/2019
EXPIRATION	10/31/2029
INCREASES	See Rent Roll
OPTIONS	See Rent Roll

Dr. Omar T. Manlapaz is an endocrinologist in Duncanville, Texas and is affiliated with multiple hospitals in the area, including Methodist Charlton Medical Center and Texas Health Presbyterian Hospital Dallas. He received his medical degree from Texas Tech University Health Sciences Center at Lubbock. Dr. Omar T. Manlapaz has expertise in treating diabetes, among other conditions - see all areas of expertise. Dr. Omar T. Manlapaz accepts Medicare, Aetna, Humana, Cigna, Blue Cross, United Healthcare, and more.

Dr. Manlapaz has extensive experience in Osteoporosis & Screening, Thyroid Disorders, and Diabetes & Glucose Monitoring.

### Southwestern Health Resources



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### Endocrinology and Diabetes Institute of North Texas, PLLC

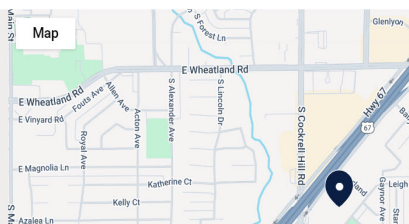
#### Our location

**ADDRESS**  
920 E Hwy 67, Ste 100  
Duncanville, TX 75137

#### Directions

#### CONTACT

Phone: (972) 296-5557  
Fax: (972) 296-5592



### Expert care for every patient

UT Southwestern Medical Center is the No. 1 hospital in Dallas-Fort Worth for the eighth consecutive year and ranks among the nation's top hospitals for care in 11 specialties - the most in Texas, according to *U.S. News & World Report*. No matter how complex or common the condition, patients can count on UT Southwestern to deliver the expert, compassionate care that has consistently made us No. 1 in North Texas.

[Learn More](#)



## Medissage Wellness

Medissage Wellness has been providing massage and wellness services in Duncanville since 2018.

Medissage receives excellent online reviews:

NAME: Medissage Wellness

SUITE # 100

SQUARE FOOT-  
AGE 2,789

RENT PSF \$27.05

COMMENCE-  
MENT 8/4/2018

EXPIRATION 10/31/2028

INCREASES See Rent Roll

OPTIONS See Rent Roll

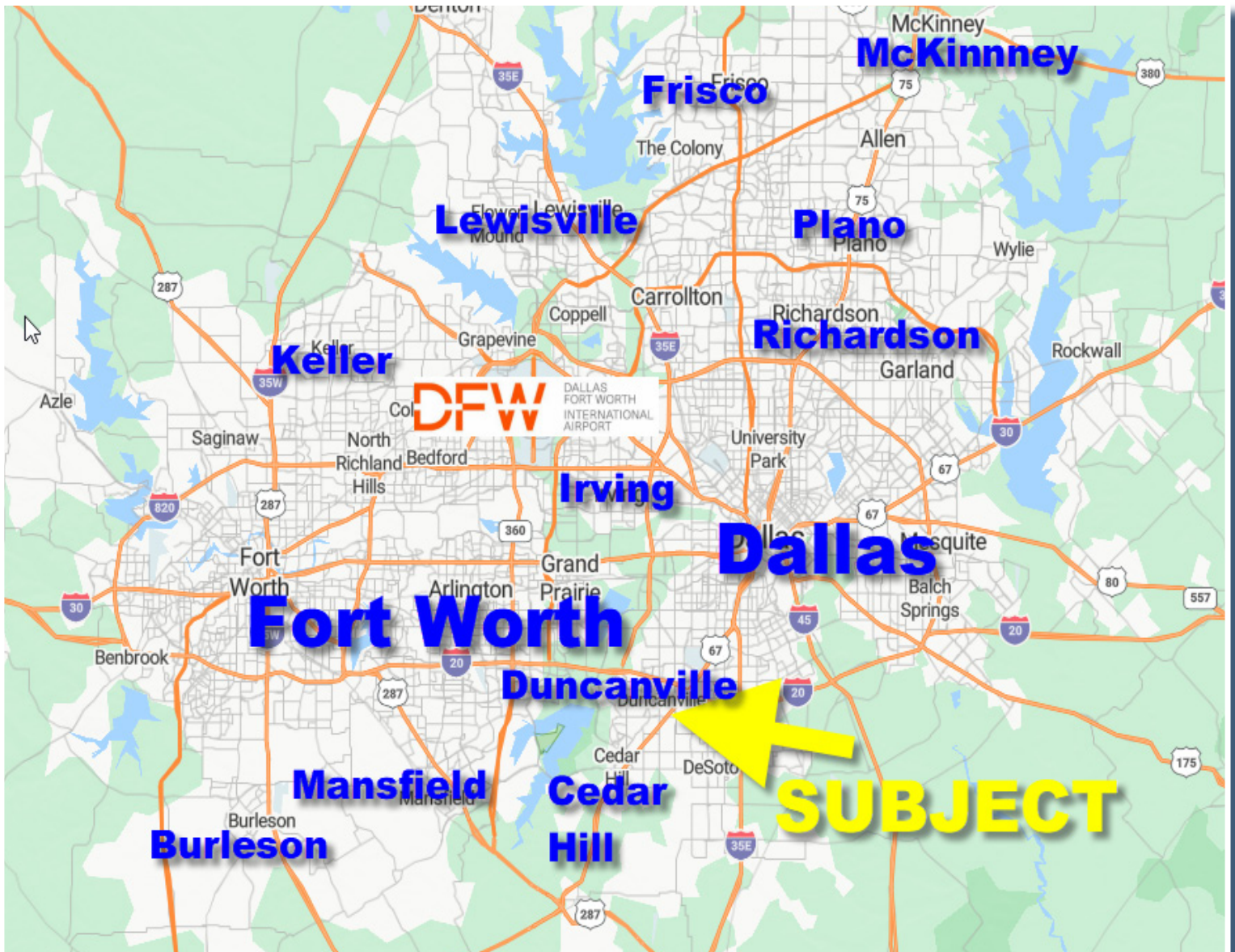
"I had the best experience I've ever had here!!! Walked in tense I came out feeling so much lighter and refreshed. I recommend.. They really work on your troubled areas to promote better health 10/10"

"Love the treatments and customer service"

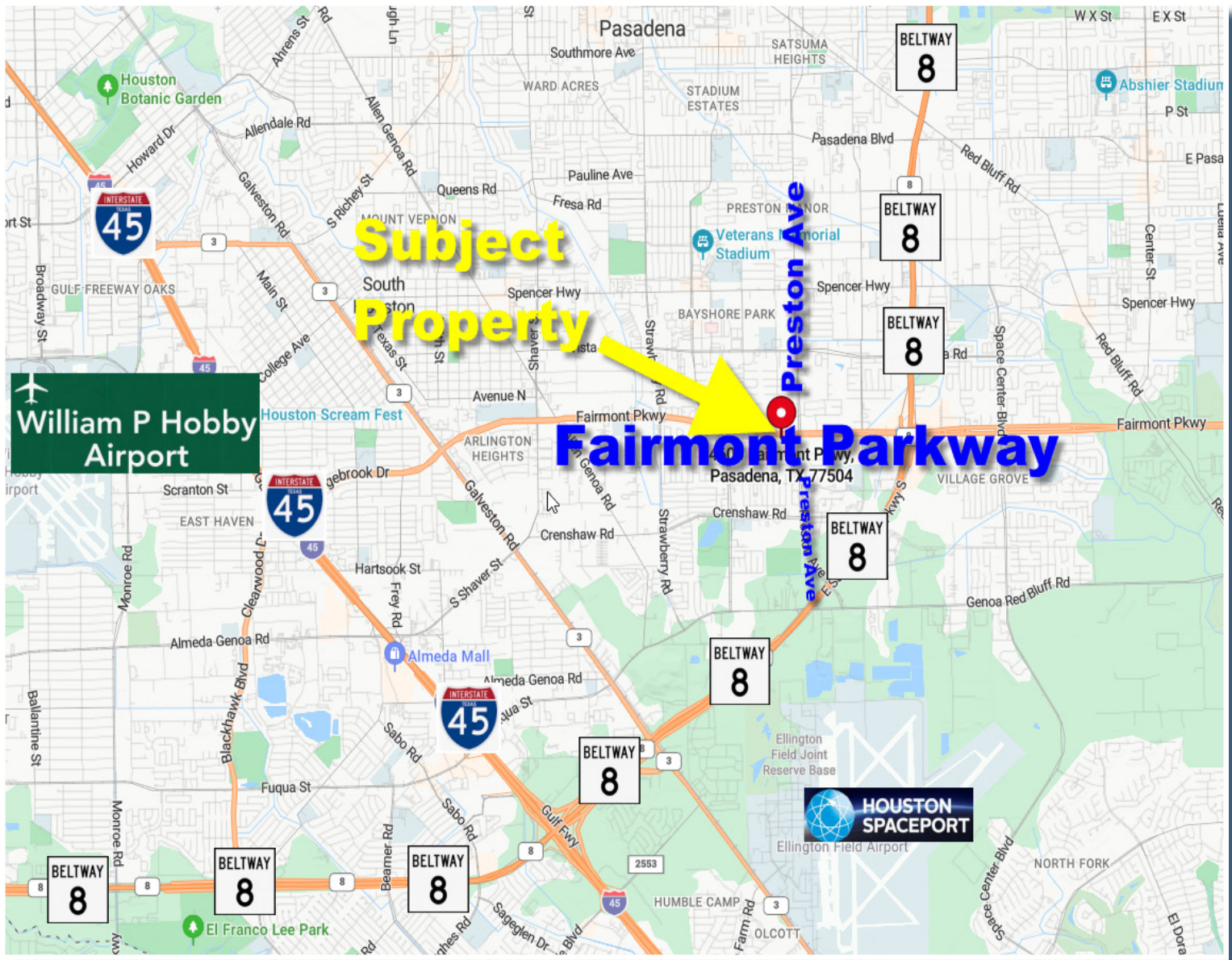




# LOCATION MAPS



# LOCATION MAPS







# Demographic Summary Report

920 E Highway 67, Duncanville, TX 75137

Building Type: **Class B Office**      Total Available: **1,265 SF**  
 Class: **B**      % Leased: **88.23%**  
 RBA: **10,744 SF**      Rent/SF/Yr: **\$21.00**  
 Typical Floor: **10,744 SF**



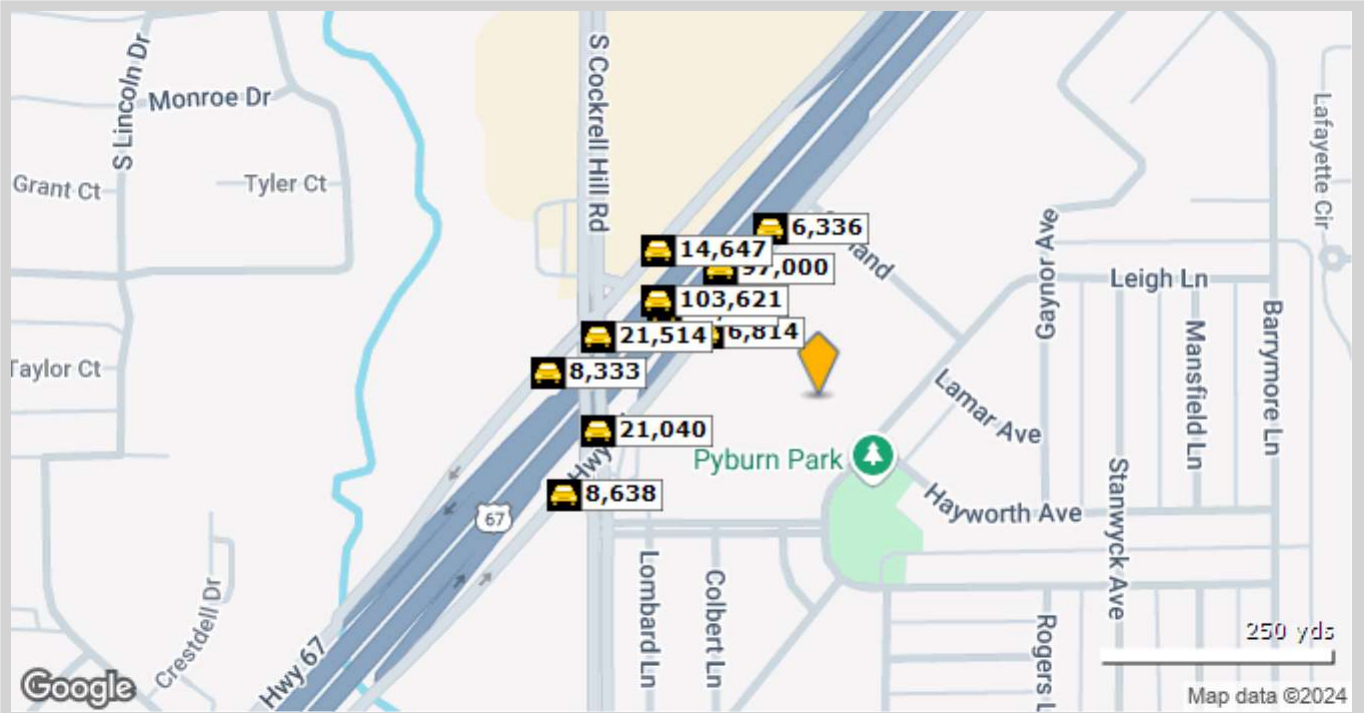
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2029 Projection	14,887	78,724	211,693
2024 Estimate	15,080	79,874	214,716
2020 Census	15,734	84,023	225,513
<b>2024 Population by Hispanic Origin</b>			
2024 Population	15,080	79,874	214,716
White	2,106 13.97%	13,988 17.51%	34,352 16.00%
Black	8,856 58.73%	41,324 51.74%	112,811 52.54%
Am. Indian & Alaskan	162 1.07%	678 0.85%	1,516 0.71%
Asian	161 1.07%	860 1.08%	2,710 1.26%
Hawaiian & Pacific Island	3 0.02%	35 0.04%	74 0.03%
Other	3,792 25.15%	22,990 28.78%	63,253 29.46%
U.S. Armed Forces	31	35	89
<b>Households</b>			
2029 Projection	5,839	28,661	72,817
2024 Estimate	5,926	29,124	73,998
2020 Census	6,238	30,868	78,443
Owner Occupied	1,974 33.31%	13,852 47.56%	41,438 56.00%
Renter Occupied	3,952 66.69%	15,273 52.44%	32,560 44.00%
<b>2024 Households by HH Income</b>			
Income: <\$25,000	1,803 30.42%	6,852 23.53%	15,089 20.39%
Income: \$25,000 - \$50,000	1,694 28.58%	7,265 24.95%	16,766 22.66%
Income: \$50,000 - \$75,000	1,041 17.56%	5,746 19.73%	14,906 20.14%
Income: \$75,000 - \$100,000	565 9.53%	3,175 10.90%	8,863 11.98%
Income: \$100,000 - \$125,000	337 5.69%	2,211 7.59%	7,105 9.60%
Income: \$125,000 - \$150,000	160 2.70%	1,433 4.92%	4,221 5.70%
Income: \$150,000 - \$200,000	159 2.68%	1,129 3.88%	4,039 5.46%
Income: \$200,000+	168 2.83%	1,311 4.50%	3,010 4.07%
<b>2024 Avg Household Income</b>	<b>\$57,656</b>	<b>\$70,372</b>	<b>\$75,035</b>
<b>2024 Med Household Income</b>	<b>\$41,257</b>	<b>\$51,562</b>	<b>\$57,565</b>



# Traffic Count Report

920 E Highway 67, Duncanville, TX 75137

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **10,744 SF**  
 Typical Floor: **10,744 SF**  
 Total Available: **1,265 SF**  
 % Leased: **88.23%**  
 Rent/SF/Yr: **\$21.00**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Hwy 67	S Cockrell Hill Rd	0.07 W	2022	6,814	MPSI	.08
2 S G Alexander Fwy	S Cockrell Hill Rd	0.09 SW	2017	97,000	MPSI	.10
3 S G Alexander Fwy	S Cockrell Hill Rd	0.05 SW	2022	99,489	MPSI	.11
4 S G Alexander Fwy	S Cockrell Hill Rd	0.14 SW	2022	6,336	MPSI	.11
5 East S.G. Alexander Freeway	S Cockrell Hill Rd	0.05 SW	2020	103,621	AADT	.12
6 E Hwy 67	S Cockrell Hill Rd	0.05 SW	2022	14,647	MPSI	.14
7 S Cockrell Hill Rd	E Hwy 67	0.01 S	2022	21,040	MPSI	.14
8 S Cockrell Hill Rd	E Hwy 67	0.01 NW	2022	21,514	MPSI	.14
9 E Hwy 67	S Cockrell Hill Rd	0.02 NE	2022	8,638	MPSI	.17
10 E Hwy 67	S Cockrell Hill Rd	0.04 NE	2022	8,333	MPSI	.17



## 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.

**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.

**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 writing 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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Gavin M Kam	493003	gavin@netrealtyadvisors.com	972 661 8476
Designated Broker of Firm	License No.	Email	Phone
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