

# Professional/Medical Office Opportunity

1115 Kinwest Parkway, Irving, TX 75063

**FOR SUBLEASE**



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## PROPERTY DETAILS



1115 Kinwest Pky  
Irving, TX 75063

**DFW Freeport/Coppell**  
Submarket

**Dallas**  
County

**1,000 SF**  
Total Rentable Available SF

**5,900 SF**  
Total Building SF

**2.42 AC**  
Land Size (AC)

**105,415 SF**  
Land Size (SF)

**2004**  
Year Built/Renovated

**1**  
Number of Floors

**Commercial**  
Zoning

**Wood Frame**  
Construction Material



## PROPERTY HIGHLIGHTS



- Located in Hackberry Office Park in Irving, TX 75063, an urban medical office space
- 1,000 sq ft second-generation space with layout including three exam rooms, two offices, reception area, and waiting area
- Property situated in a B-class office building constructed in 2004
- Part of the DFW Freeport/Coppell submarket with proximity to Dallas-Fort Worth International Airport (13 min drive)
- Current primary tenant is Daniel Suez, M.D. Allergy, Asthma & Immunology Clinic
- Walk Score of 72 (Very Walkable) and low transit score of 26

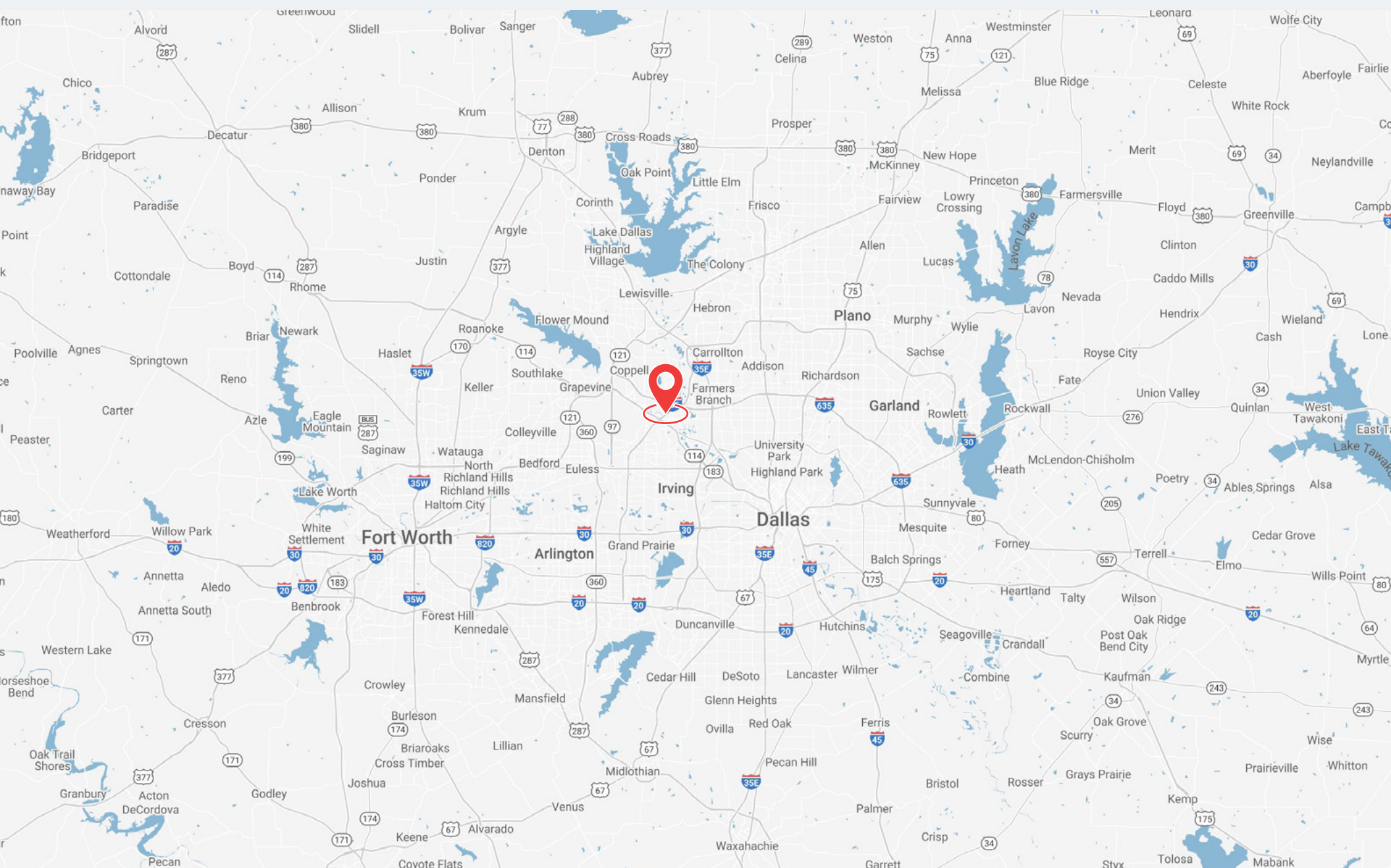


## PHOTOS





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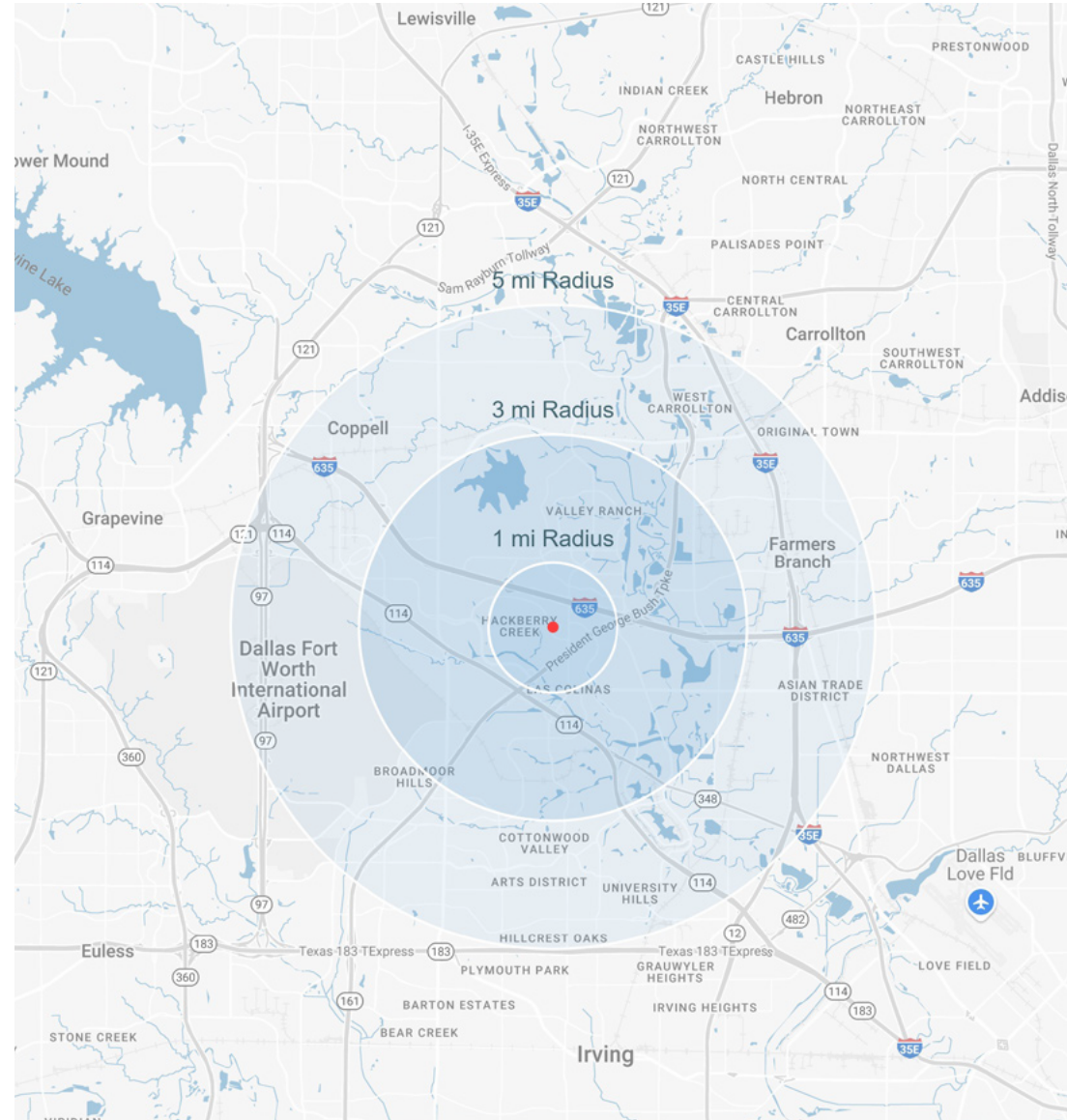


## DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
Estimated Population (2024)	12,288	82,063	216,495
Projected Population (2029)	12,781	84,643	216,831
Projected Annual Growth (2024-2029)	4%	3.10%	0.20%

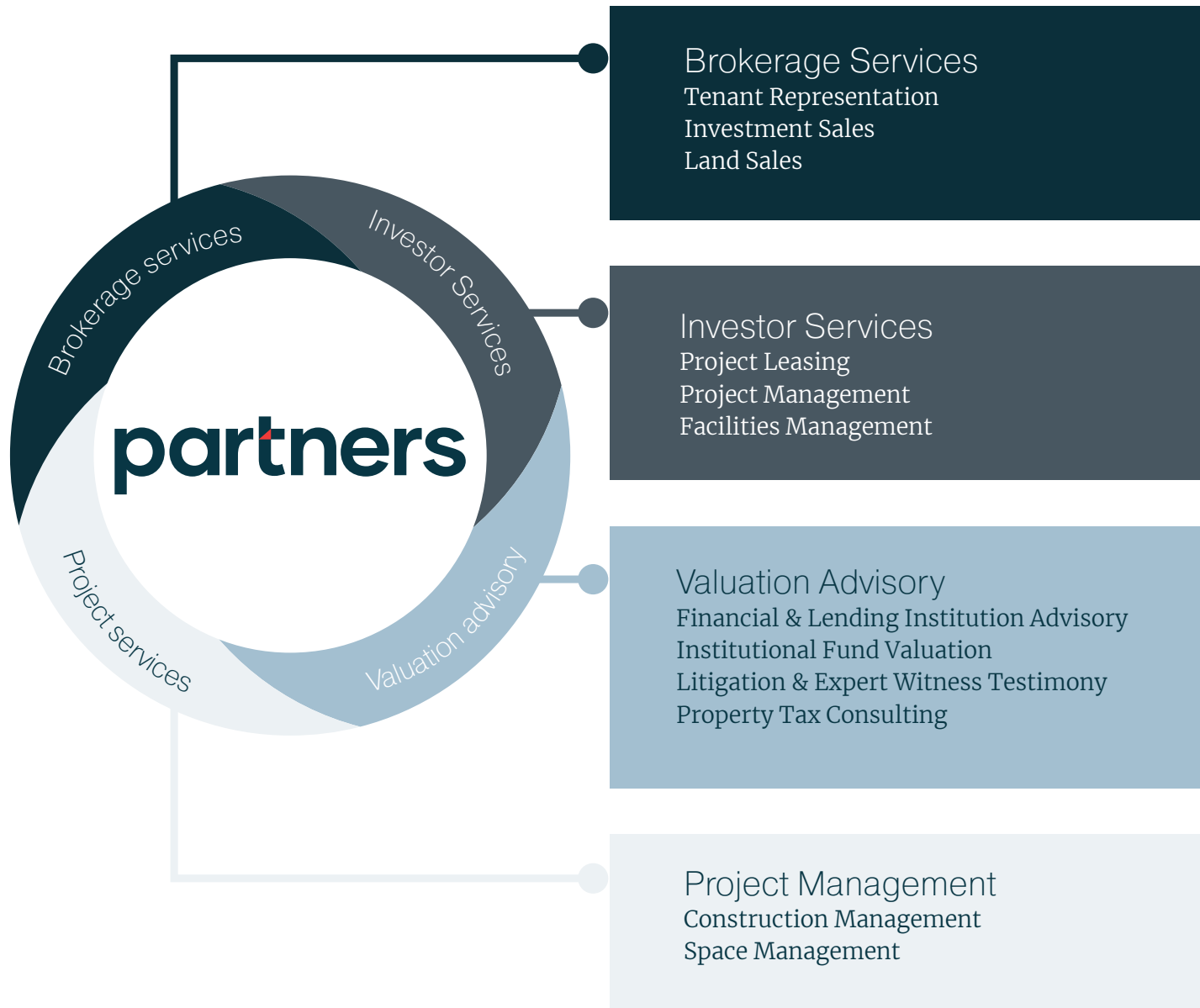
HOUSEHOLD INCOME	#	#	#
\$35K - \$49.9K	317	2,178	7,438
\$50K - \$74.9K	714	4,446	14,670
\$75K - \$99.9K	833	6,121	13,653
\$100K - \$124.9K	698	4,569	9,638
\$125K - \$149.9K	363	2,831	5,951
\$150K - \$199.9K	1,123	6,511	13,328
\$200K or More	496	3,948	9,232

HOUSEHOLD SIZE	1 mile	3 miles	5 miles
Estimated Household (2023)	5,176	35,192	86,485
Projected Households (2028)	5,299	36,301	86,265



Source: SitesUSA

## OUR SERVICES







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