

Offering Memorandum
FOR SALE

920 E HWY 67
DUNCANVILLE TX 75137



Value Add Multi-Tenant MOB

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medicalcre.com

Our Team



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Investment Summary

Partners Real Estate is pleased to present 920 E Hwy 67, a 10,744 SF multi-tenant medical office building in Duncanville, TX. Built in 2017 and currently 88% occupied, the property offers reliable in-place income with upside through lease-up of remaining space. Positioned along Highway 67 with direct access to I-20 and I-35E, the site offers strong visibility, signage, and connectivity to the broader Dallas metro. Surrounded by major healthcare providers and dense residential neighborhoods, the property is supported by strong demographics and continued area growth. This professionally maintained asset offers a compelling value-add opportunity in a tax-advantaged Texas market.

Price	\$3,225,000
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Price Per SF	\$300.17
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Cap Rate	7.01%
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Net Operating Income	\$225,915.50
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Occupancy	88%
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Lot Size	1.13 AC
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Building Size	10,744 SF
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Year Built	2017
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Parking Ratio	5/1000
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Financials

RENT ROLL											
TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
Endocrinology and Diabetes of N TX (Ste 100)	3,332	31%	10-years	NNN	7/11/19	10/31/29	\$21.40	\$5,942.07	\$71,304.84	2% annually	One 10-year
Pioneer Healthcare Clinic (Ste 108)	3,358	31%	5-years	NNN	12/1/22	11/30/27	\$23.57	\$6,595.67	\$79,148.06	3.5% annually	N/A
Medi-ssage Wellness (Ste 112)	2,789	26%	10-years	NNN	8/4/18	10/31/28	\$27.06	\$6,288.55	\$75,462.60	3% annually	One 5-year
Vacant (Shell)	1,265	12%									
Total	10,744								\$225,915.50		



OPERATING STATEMENT	
INCOME	CURRENT
Rental Income	\$225,915.50
CAM	\$73,204.63
12 Month CAM Credit	\$9,769.37
Gross Potential Income	\$308,889.50
REIMBURSABLE EXPENSES	CURRENT
CAM	\$12,800.00
Property Taxes	\$50,174.00
Insurance	\$20,000.00
Total Operating Expenses	\$82,974.00
Total Operating Expenses PSF	\$7.72
NET OPERATING INCOME	CURRENT
Total	\$225,915.50

Property Highlights

PRIME HIGHWAY 67 LOCATION

Highly visible location along East Highway 67 with direct access to I-20, I-35E, and major Dallas thoroughfares, connecting the property to a broad regional patient base. The site offers strong traffic counts, excellent signage visibility, and convenient access for patients and staff.

STABILIZED INVESTMENT WITH UPSIDE

Currently 88 percent occupied by a diverse mix of long-term medical and professional tenants, the property provides reliable in-place income with a healthy 7 percent capitalization rate and upside potential through remaining lease-up.

ESTABLISHED MEDICAL CORRIDOR

Professionally maintained multi-tenant building surrounded by hospitals, specialty providers, and dense residential neighborhoods. Strong area demographics and continued population growth drive consistent tenant demand and long-term appreciation.

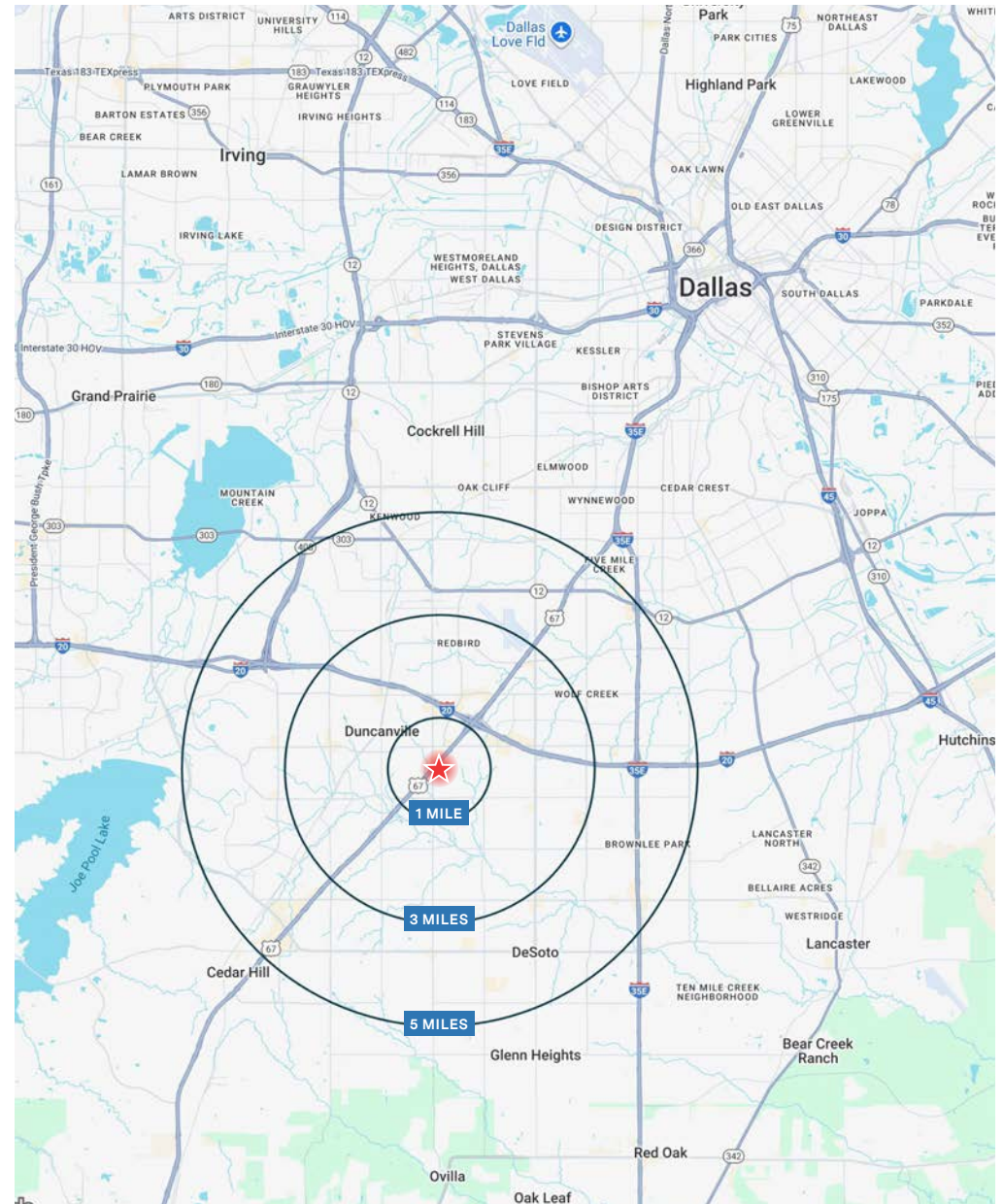
DUNCANVILLE MARKET GROWTH

Benefiting from its proximity to Dallas and major transportation corridors, Duncanville continues to see expanding healthcare services, residential development, and commercial investment—supporting long-term stability and sustained market demand.

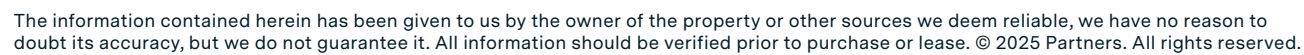


Demographics

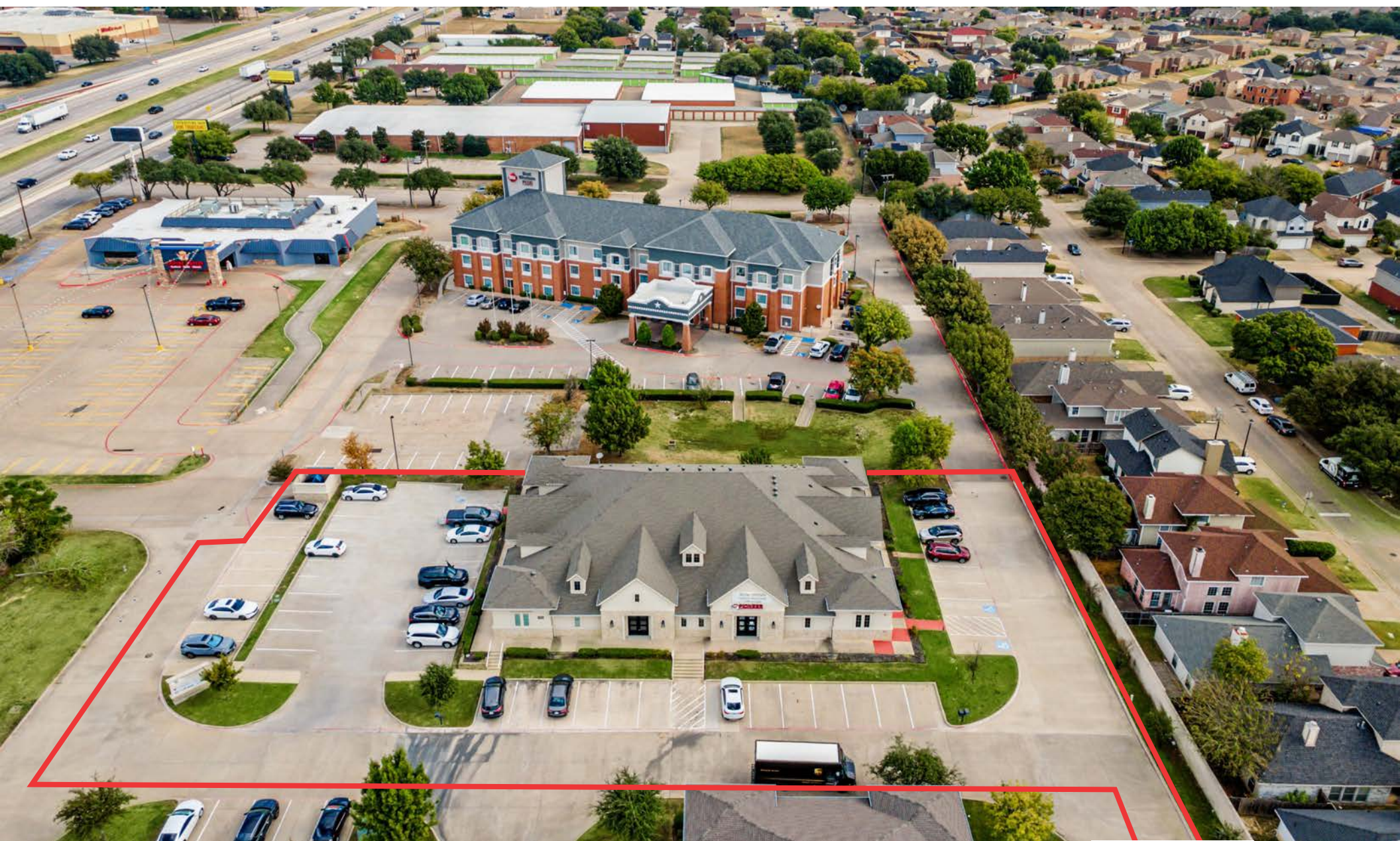
POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	15,080	79,874	214,716
2029 Population Projection	14,887	78,724	211,693
Median Age	36.4	36.3	35.9
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	5,926	29,124	73,998
2029 Household Projection	5,839	28,661	72,817
Avg Household Income	\$57,656	\$70,372	\$75,035
Median Household Income	\$41,257	\$51,562	\$57,565
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	4,773	35,260	75,196
Businesses	647	4,102	8,134



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Site Overview





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 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.

PCR Brokerage Austin, LLC dba Partners **9003950** **licensing@partnersrealestate.com** **713-629-0500**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-629-0500
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date