



Offering Memorandum

2707 Bolton Boone Drive

DeSoto, TX (Dallas/Fort Worth)

Exclusively Listed by **Mote and Associates**

Sarah R. Mitchell

972-296-2856

sarahm@moteandassociates.com



MOTE & ASSOCIATES

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All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. All square footage and acreage is based on information obtained from county data records.

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PROPERTY SUMMARY

Address	2707 Bolton Boone Drive, DeSoto
Price	\$1,600,000.00 \$215.81 SF
Cap Rate:	5.08% - 2025 P&L
Occupancy:	Suite 100: IA Healthlink (+/-3,000 SF) Suite 101: Stat Labs (+/-1,300 SF) Suite 102: My Care on Demand (+/-1,318 SF) Suite 103: Advantage FootCare (+/-1,440 SF)
Size	Approx. 7,414 SF building +/-30,219 SF lot
Location	Located in Williamsburg Village, which is a medical district adjacent to Methodist Charlton Medical Center
Zoning	Planned Development
Construction	Built in 1990. Remodeled in 2020 & 2021
Parking	36 parking spaces.

Mote & Associates is pleased to offer the opportunity to acquire a +/-7,414 SF multi-tenant medical office building in DeSoto, TX in the Williamsburg Village Medical District adjacent to Methodist Charlton Medical Center.

Property is currently 100% occupied by IA Healthlink, Stat Labs, My Care on Demand, and Advantage FootCare.

Tenants are on modified gross leases with the tenants paying their own utilities, repairs and maintenance. Landlord is responsible for property taxes, insurance, roof and structure, and common area maintenance.

DeSoto is a growing city of 56,711 people just +/-15.8 miles from the heart of Dallas and centrally located between I-20, I-35, and US Highway 67. Property is only +/-0.4 miles from US-67, +/-1.4 miles from I-20, +/-3.8 miles from I-35E. Average household income for DeSoto is estimated at \$103,229.

The subject property is located just a block away from Methodist Charlton Medical Center, +/-4.0 miles to Dallas Executive airport, +/-19.0 miles to Dallas Love Field Airport, and +/-26.6 miles to DFW International Airport. The subject property enjoys the benefits of attracting a vast source of local workforce and patients with the DART line located on Wheatland Drive, just +/-0.1 miles from the subject property.

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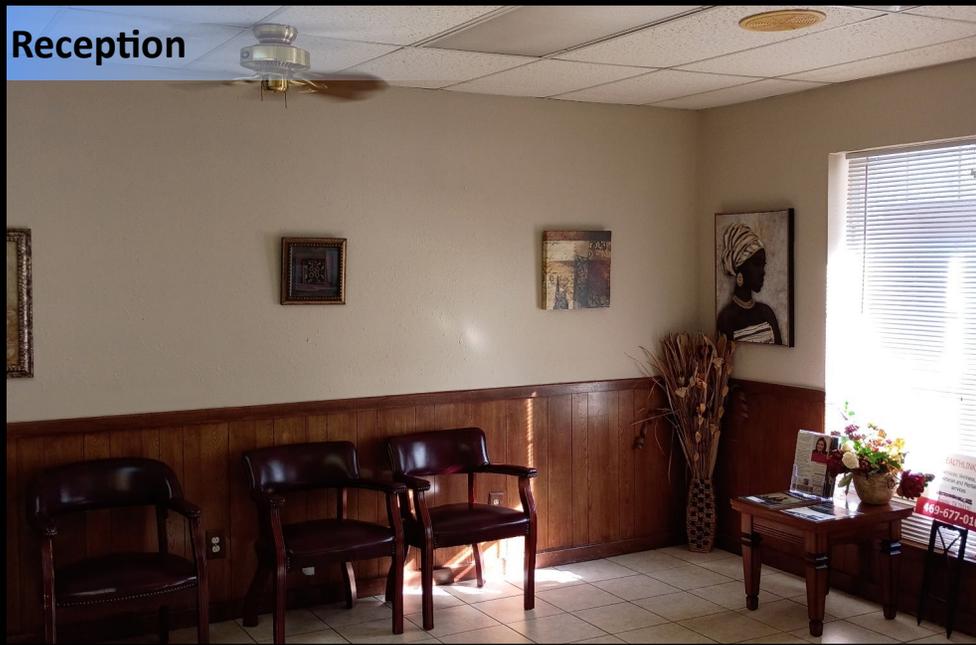
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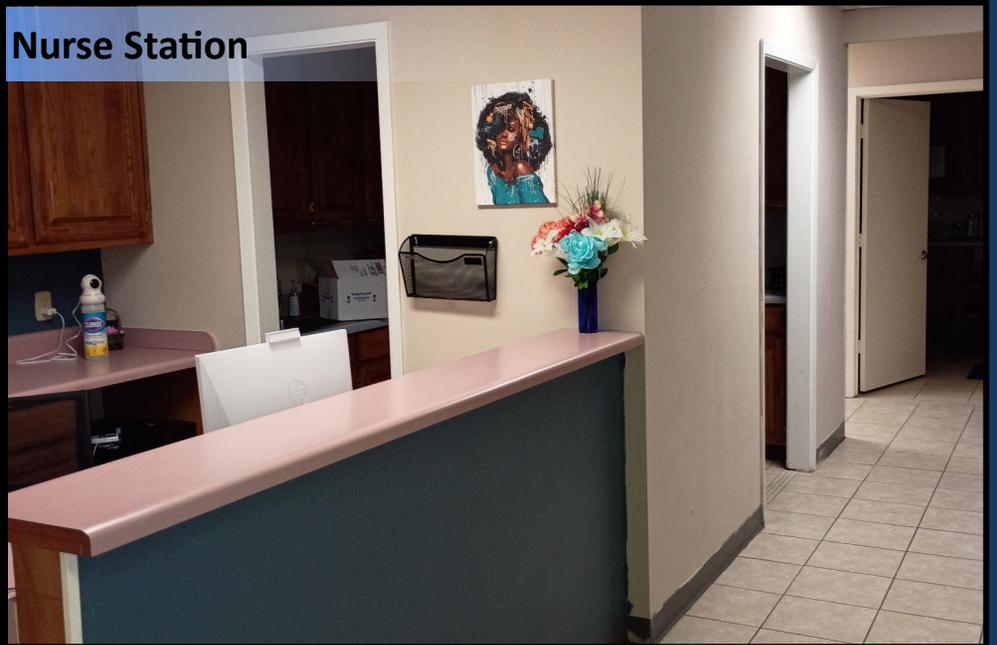
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Reception



Nurse Station



Exam Room



Breakroom



Suite 100

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Waiting Area



Waiting Area



Exam Room



Lab



Suite 101

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Reception



Exam Room



Receptionist Area



Nurse Station



Suite 102

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Office



Break Area



Exam Room



Restroom



Suite 103

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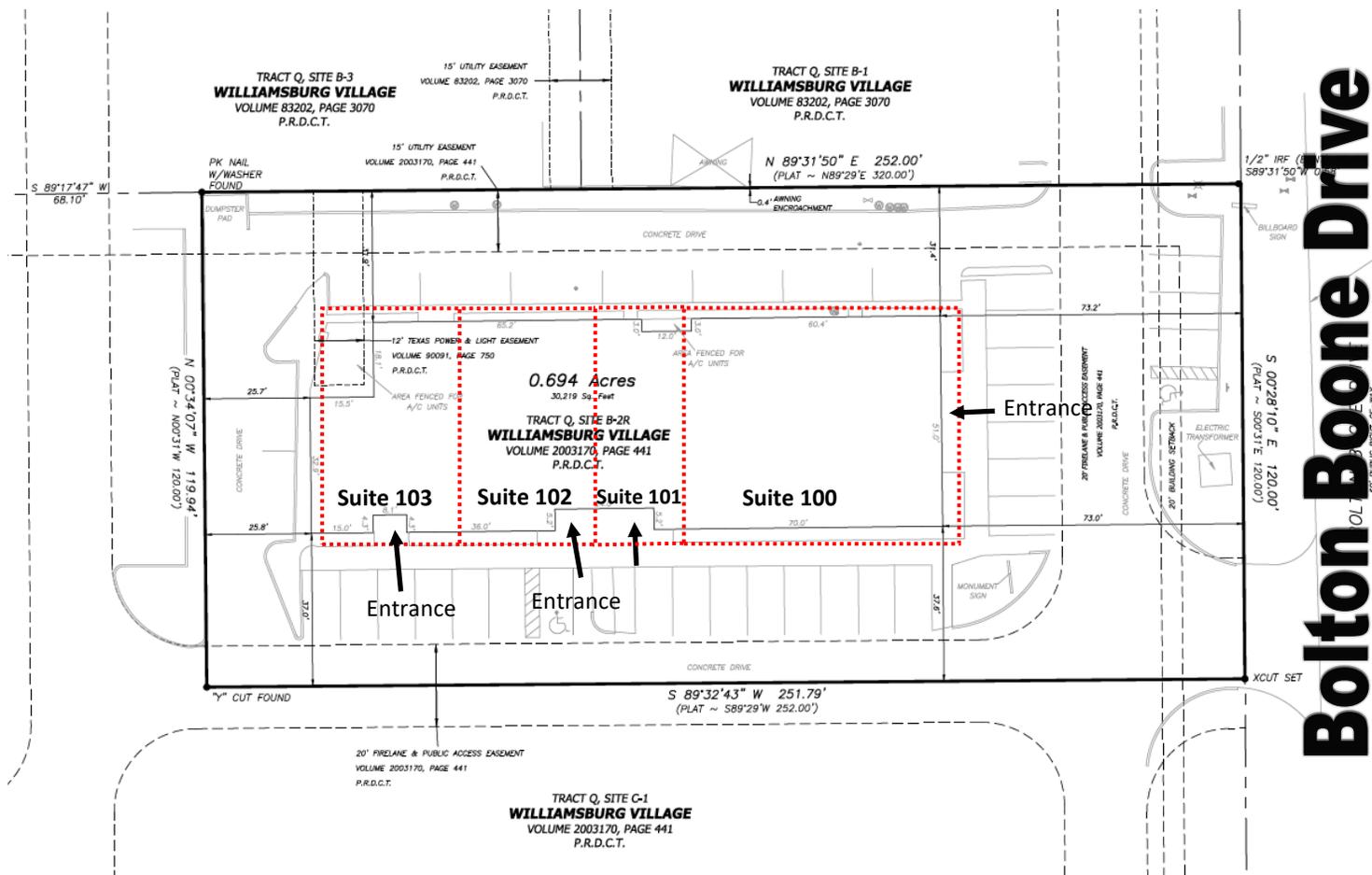
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Survey

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*Lot lines are approximate

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Aerial View

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- Walters Medical Pa
- Methodist Family Health Center
- North Texas Surgery Center
- John Tenny MD PA
- Lennwood the Nursing & Rehab
- Raj Kakarla, MD
- Hand and Upper Extremity Center

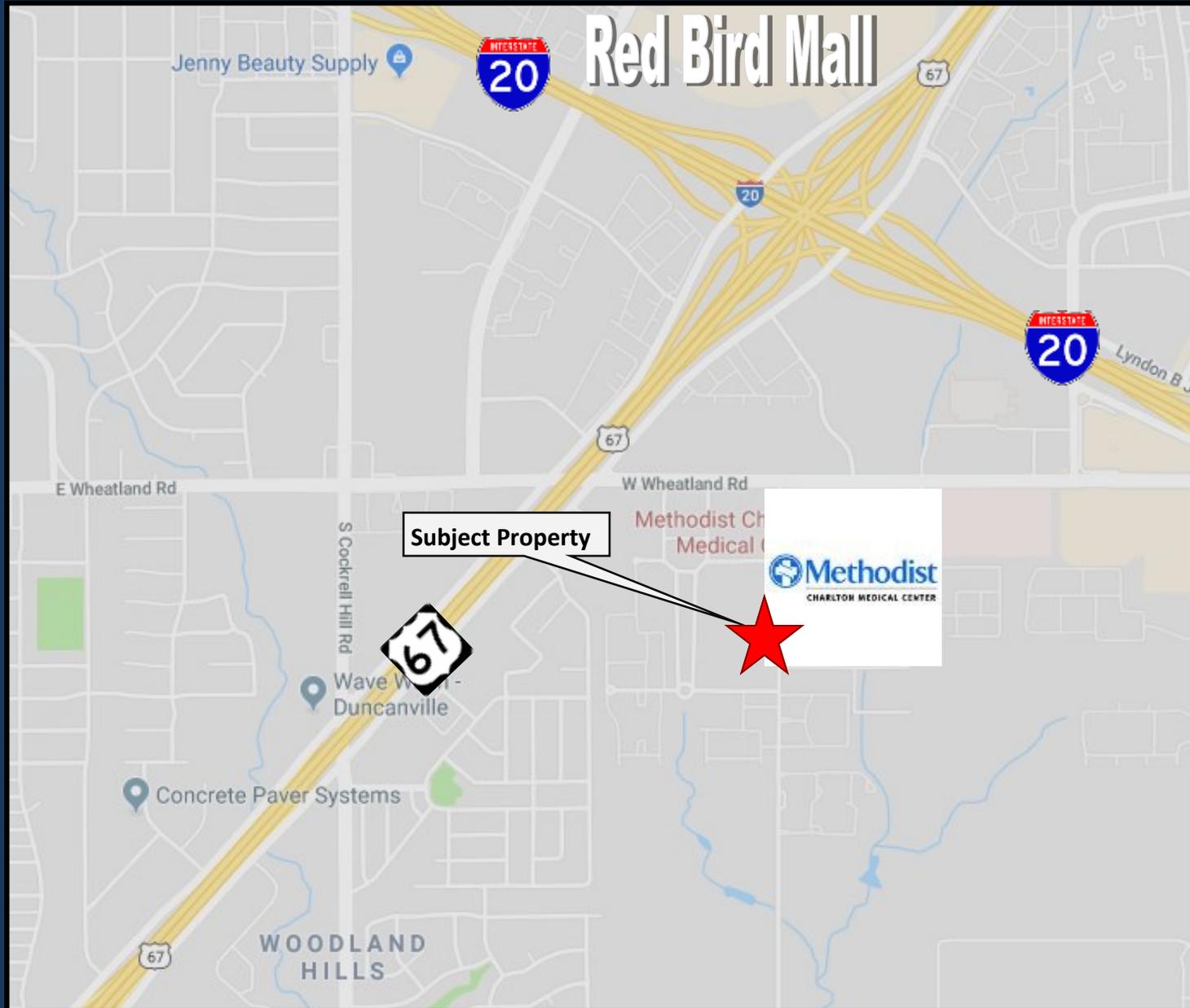
- Wheatland Dental Care
- Dallas Adult Medicine
- Spirit Health Care
- Elizabeth E. Weeks, NP
- Vibra Speciality Hospital
- Dr. Allan C. Van Horn, MD
- Texas Hand Rehabilitation

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Business Map
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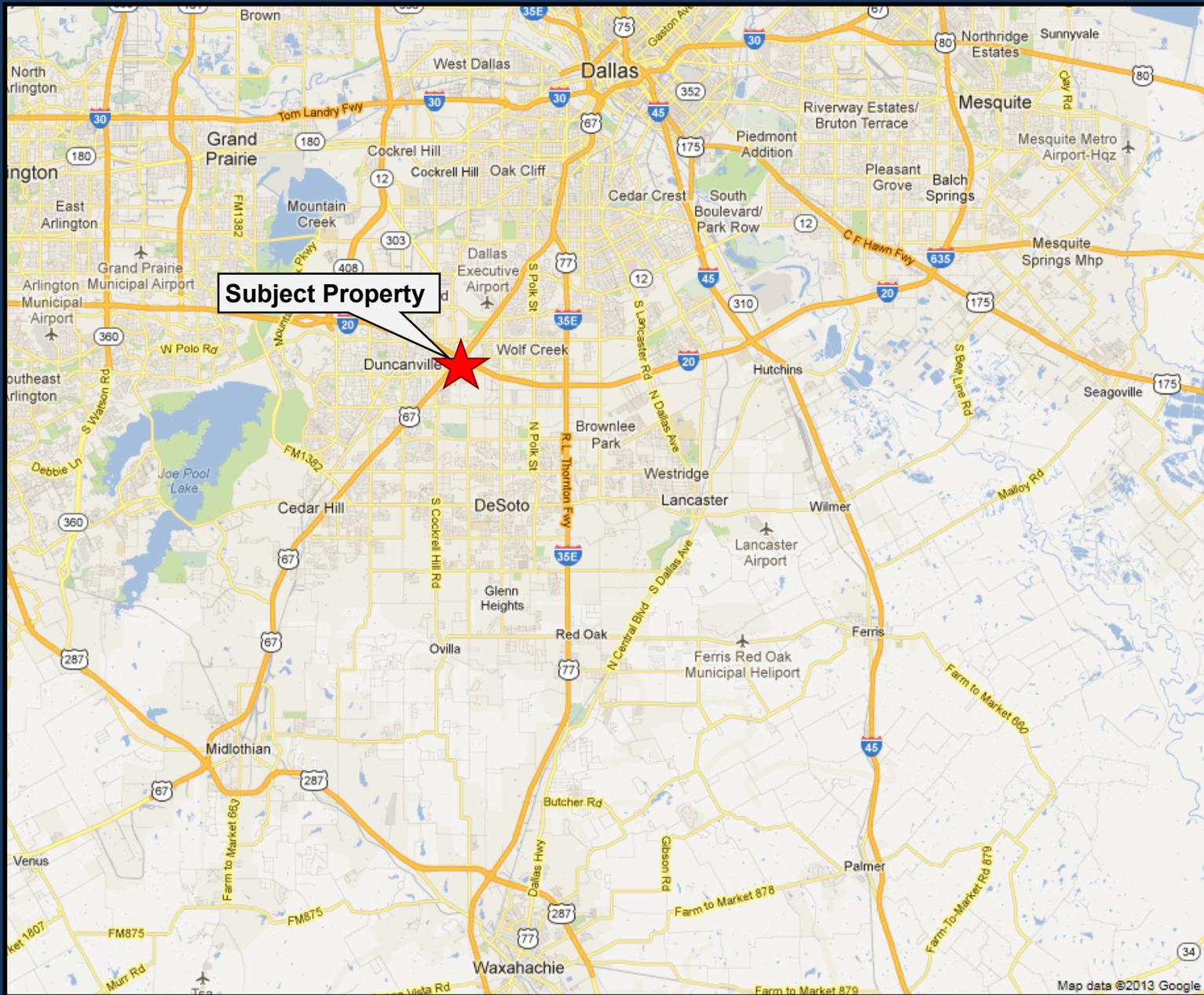
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Road Map

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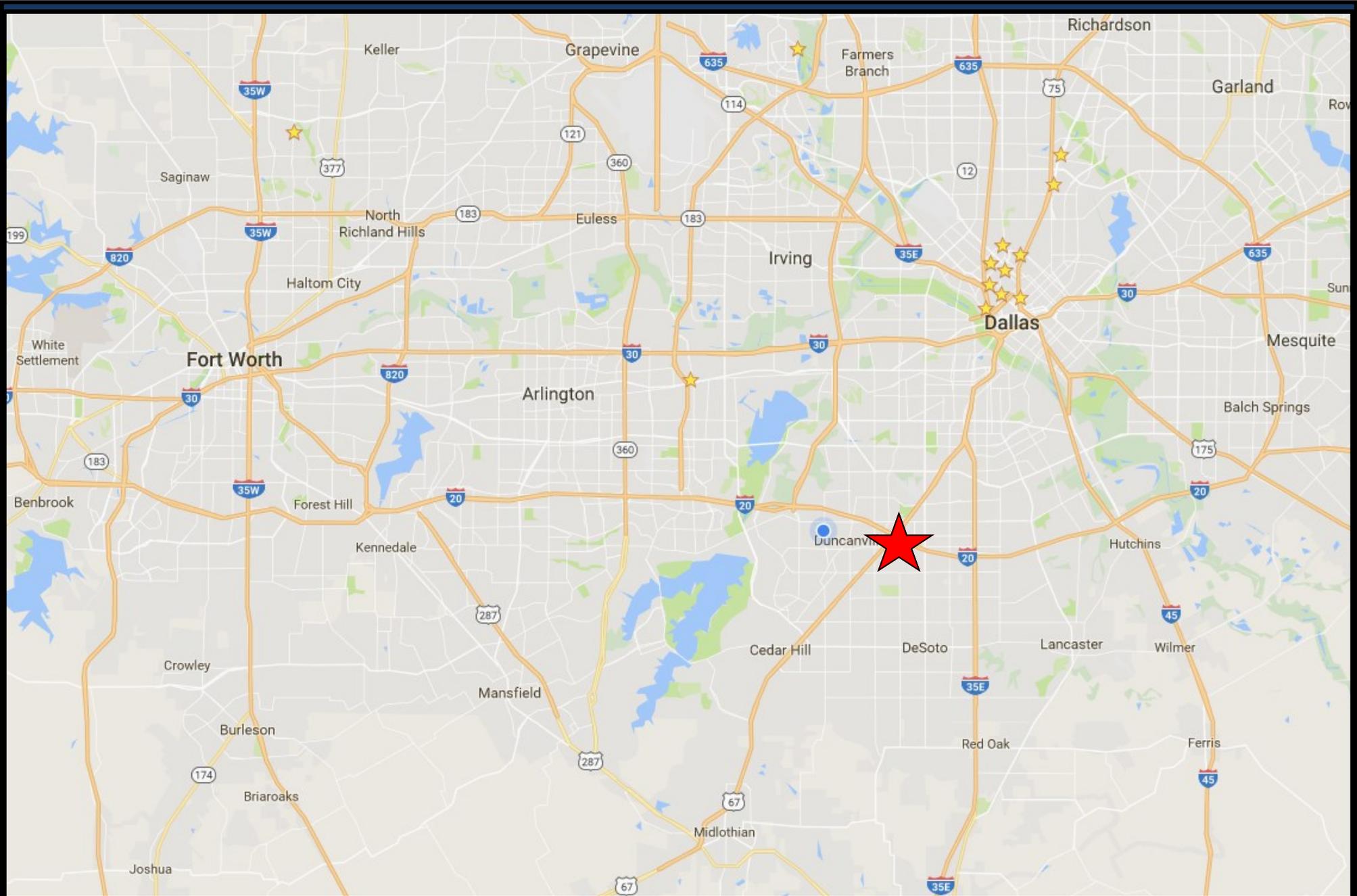
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Area Map

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Demographics and Submarket Report

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2707 Bolton Boone

Building Type: **Class B Office**

Class: **B**

RBA: **7,414 SF**

Typical Floor: **7,414 SF**

% Leased: 100%



Radius	2 Miles		5 Miles		10 Miles	
2029 Projection	40,563		222,349		706,541	
2020 Population	43,034		236,889		708,161	
2024 Population	41,113		225,530		701,266	
Growth 2019 - 2024	7.24%		4.43%		3.51%	
Growth 2010 - 2019	39.16%		13.69%		7.24%	
2024 Population by Hispanic Origin	13,353		77,009		315,950	
2024 Population	41,113		225,530		701,266	
White	5,575	13.56%	34,363	15.24%	142,312	20.29%
Black	23,377	56.86%	119,613	53.04%	270,263	38.54%
Am. Indian & Alaskan	383	0.93%	1,581	0.70%	5,722	0.82%
Asian	330	0.80%	2,732	1.21%	14,013	2.00%
Hawaiian & Pacific Island	21	0.05%	75	0.03%	255	0.04%
Other	11,428	27.80%	67,167	29.78%	268,701	38.32%
U.S. Armed Forces	34	0.000827	102	0.000452	341	0.000486
Households						
2029 Projection	15,469		76,656		232,683	
2020 Households	16,553		82,628		234,805	
2024 Census	15,702		77,906		231,150	
Growth 2020 - 2024	-1.10%		-1.20%		-0.20%	
Growth 2024 - 2029	-0.3%		-0.3%		0.2%	
Owner Occupied	5,075		41,237		133,336	
Renter Occupied	10,394		35,419		99,347	
2019 Households by HH Income						
Income: <\$25,000	4,947	31.51%	17,335	22.25%	50,235	21.73%
Income: \$25,000 - \$50,000	4,324	27.54%	17,758	22.79%	51,489	22.27%
Income: \$50,000 - \$75,000	2,962	18.86%	15,399	19.77%	43,795	18.95%
Income: \$75,000 - \$100,000	1,381	8.80%	9,019	11.58%	26,288	11.37%
Income: \$100,000 - \$125,000	881	5.61%	7,151	9.18%	21,414	9.26%
Income: \$125,000 - \$150,000	349	2.22%	4,295	5.51%	13,725	5.94%
Income: \$150,000 - \$200,000	347	2.21%	3,994	5.13%	13,835	5.99%
Income: \$200,000+	511	3.25%	2,955	3.79%	10,371	4.49%
Avg Household Income	\$57,235		\$72,574		\$75,778	
Med Household Income	\$41,512		\$55,558		\$56,876	

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Overview

Southwest Dallas Office

12 Mo Deliveries in SF

3K

12 Mo Net Absorption in SF

(2K)

Vacancy Rate

11.3%

Market Asking Rent Growth

2.0%

The Southwest Dallas office submarket has a vacancy rate of 11.3% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.09%, a result of no net delivered space and -2,000 SF of net absorption.

Southwest Dallas's vacancy rate of 11.3% compares to the submarket's five-year average of 7.7% and the 10-year average of 7.2%.

The Southwest Dallas office submarket has roughly 610,000 SF of space listed as available, for an availability rate of 8.7%. As of the fourth quarter of 2025, there is no office space under construction in Southwest Dallas. In comparison, the submarket has averaged

120,000 SF of under construction inventory over the past 10 years.

Southwest Dallas contains 7.1 million SF of inventory, compared to 431 million SF of inventory metro wide.

Average rents in Southwest Dallas are roughly \$27.00/SF, compared to the wider Dallas-Fort Worth market average of \$32.00/SF.

Rents have changed by 2.0% year over year in Southwest Dallas, compared to a change of 2.0% metro wide. Annual rent growth of 2.0% in Southwest Dallas compares to the submarket's five-year average of 2.9% and its 10-year average of 3.0%.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	876,799	37.9%	\$36.17	16.0%	2,394	0	0
3 Star	3,487,462	8.6%	\$27.76	8.8%	53,336	0	0
1 & 2 Star	2,693,207	6.1%	\$23.05	6.1%	(5,781)	0	0
Submarket	7,057,468	11.3%	\$27.01	8.7%	49,949	0	0
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.1% (YOY)	10.6%	8.6%	17.0%	1990 Q1	4.8%	2022 Q1
Net Absorption SF	(2K)	59,955	71,802	375,233	2008 Q1	(197,708)	2023 Q2
Deliveries SF	3K	69,940	37,653	320,540	2025 Q1	693	2013 Q3
Market Asking Rent Growth	2.0%	3.2%	2.4%	17.6%	1996 Q4	-5.6%	2009 Q3
Sales Volume	\$1.8M	\$9.3M	N/A	\$50.9M	2015 Q4	\$0	1995 Q3

Submarket Report

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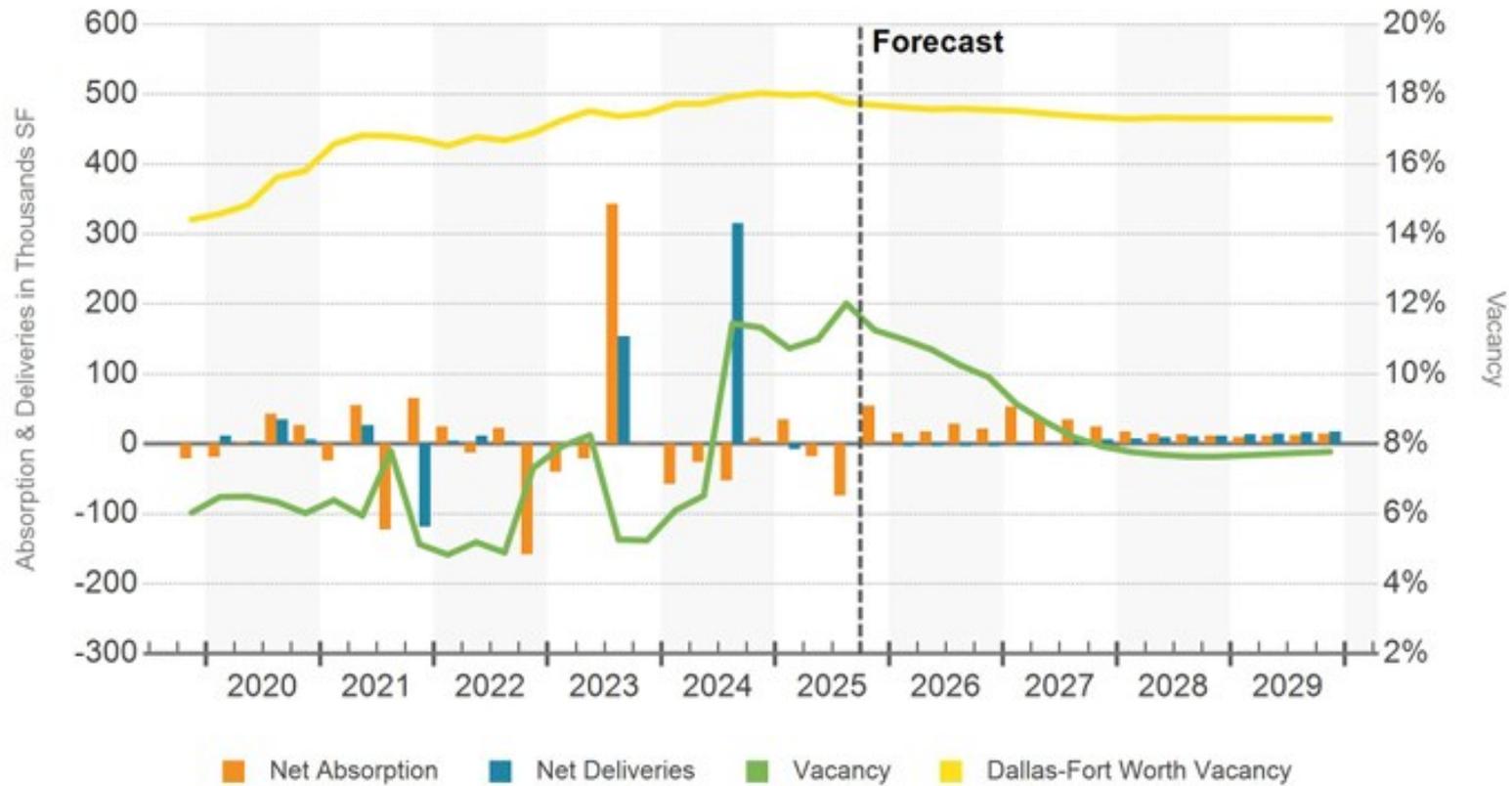
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Leasing

Southwest Dallas Office

NET ABSORPTION, NET DELIVERIES & VACANCY



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