

CARROLL AVENUE PHYSICIANS CENTER



BIG | SKY®

Schedule your tour today!

1015 N. Carroll Avenue, Dallas, TX 75204

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HIGHLIGHTS

YOUR
SIGN HERE

SIGNAGE AVAILABLE

Building & monument
signage available



IMAGING READY

Existing infrastructure
for MRI and X-Ray Room



NEARBY HOSPITAL

<0.5 miles from Baylor
University Medical
Center



AMPLE PARKING

6.3:1,000 parking ratio
in gated surface lot



GENEROUS TI'S

Lower out-of-pocket
costs for new practices



RENOVATED '24

Common area
renovations in 2024



ENTIRE FLOOR

10,062 RSF 2nd floor
opportunity available



EXPERT MANAGERS

Experienced healthcare
landlords & management



AERIAL IMAGE

DOWNTOWN DALLAS



Baylor Scott & White
BAYLOR UNIVERSITY MEDICAL CENTER
DALLAS

GASTON AVE 11,958 VPD '24

**CARROLL AVE
PHYSICIANS CENTER**

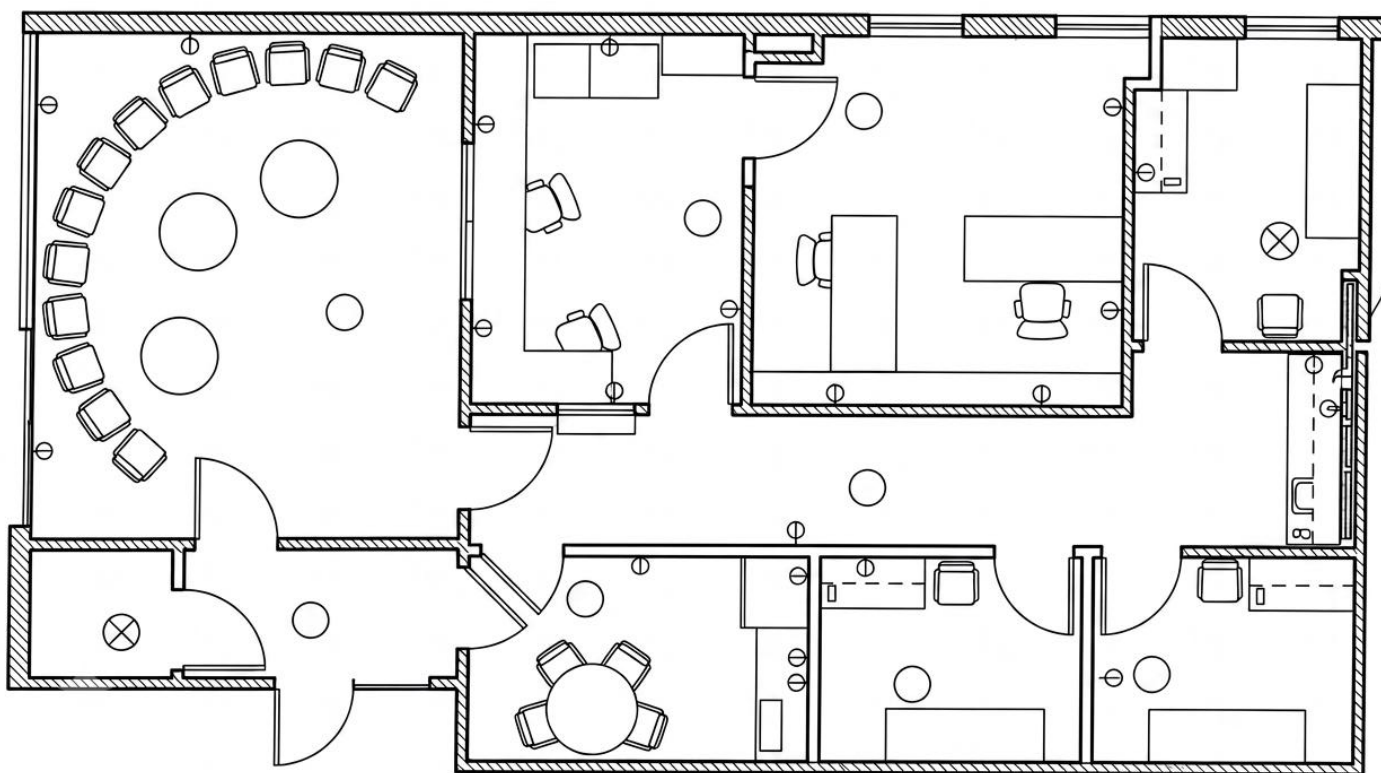


FLOOR PLAN

1st Floor

CARROLL AVE PHYSICIAN'S CENTER

1,535 RSF | AVAILABLE

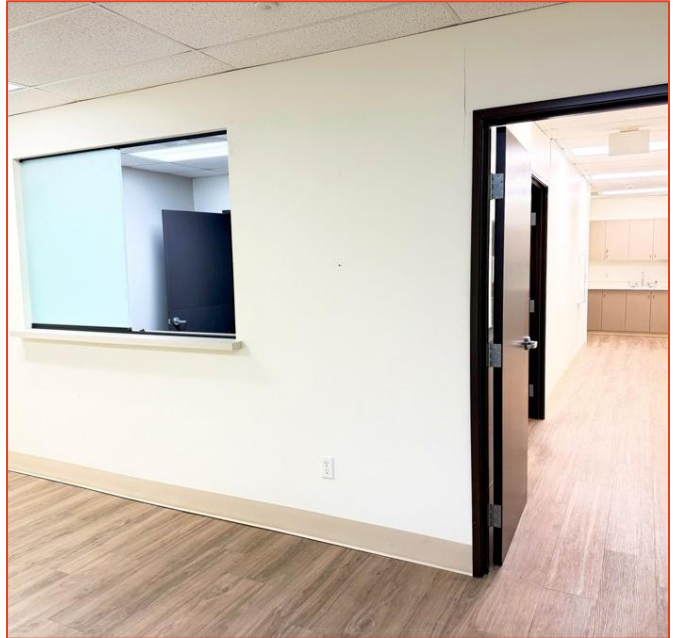


AVAILABILITIES

Suite	RSF	Min. Divisible	Contiguous	Condition
103	1,535	-	-	2 nd Gen Medical

SUITE PHOTOS

STE. 103



SUITE PHOTOS

STE. 103



2nd Floor

CARROLL AVE
PHYSICIAN'S CENTER
10,062 RSF | AVAILABLE

AVAILABILITIES

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SUITE PHOTOS

STE. 200



SUITE PHOTOS

STE. 200



SUITE PHOTOS

STE. 200

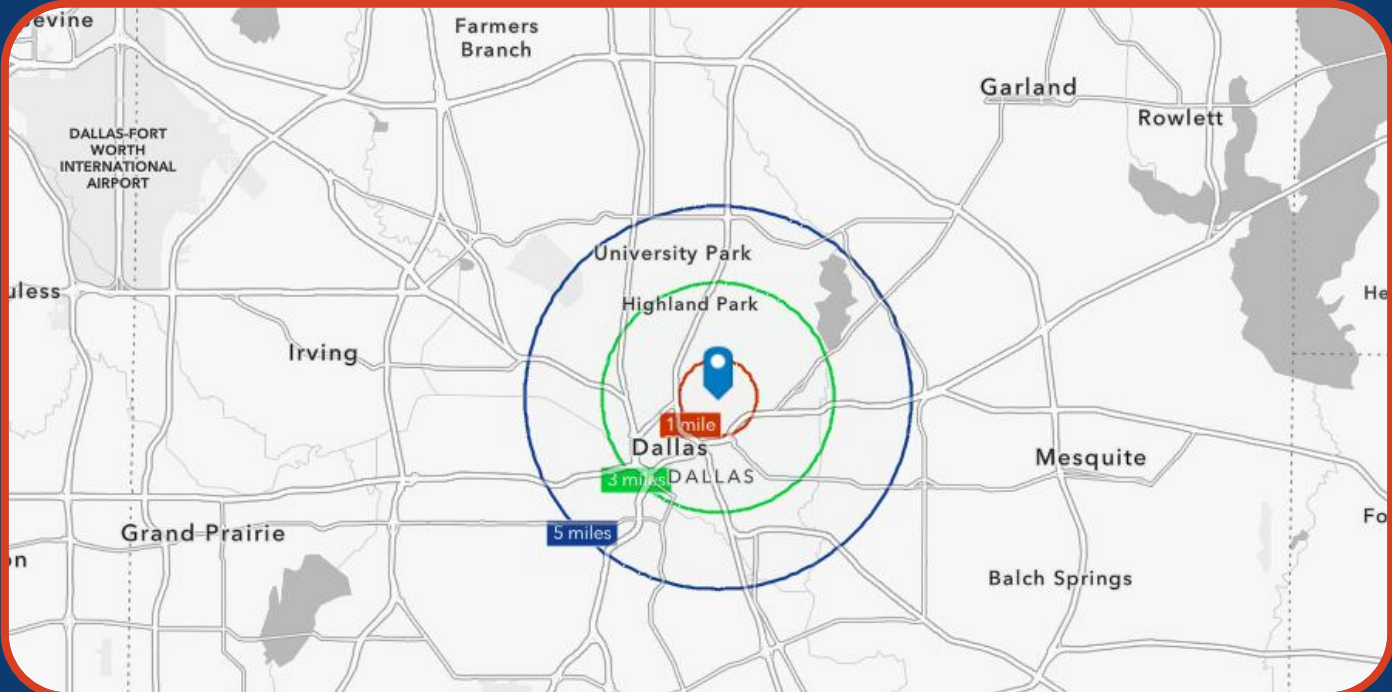


LOCATION



SUBJECT

AERIAL



DEMOGRAPHICS

	1 - Mile	3 - Mile	5 - Mile
2026 Total Population	29,498	192,841	395,457
2026 Population 65+	10.1%	10.8%	15.5%
2026 Average HH Income	\$115,902	\$167,216	\$160,417
2026 Total Healthcare Spending	\$110,575,153	\$1,020,589,288	\$1,853,108,455

Dallas County, TX

2026 Patient to Primary Care Physician Ratio	1,640 to 1
2024 Total Insured Population	2.1M (78.1%)
2024 Total Insured 65+ Population	317K (98%)
2024 Total Private Coverage Population	1.5M (57.7%)
2024 Total Medicare Population	406K (15.4%)



BAYLOR SCOTT & WHITE UNIVERSITY MEDICAL CENTER

- Carroll Ave Physicians Center is **located less than .5 miles** from the Baylor University Medical Center
- **914-bed flagship hospital** & Level I Trauma Center
- Cares for **over 300,000 patients annually** including 100,000 + Emergency department visits
- Ranked **#2 hospital in DFW** & **#3 hospital in Texas** by U.S. News Best Regional Hospitals

PHOTOS





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CALL FOR PRICING:



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