

FOR SALE/FOR LEASE

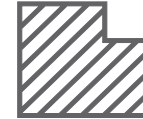
1320 W. Walnut Hill Ln,
Irving, Texas 75038
19,952 SF



Property Highlights



19,952 SF
Rectangular floor plate



Situated on 2.30 acres



6: 1,000 SF Parking (120 Spaces)



Recently Renovated



Prime location near the
medical district



High ceilings
Rehab pool
Covered porte-cochère



Building and monument
signage on Walnut Hill



Near DFW and Dallas Love
Field Airport

ABOUT THE PROPERTY

Situated at 1320 W Walnut Hill Ln, this property offers a strategic location perfect for medical professionals, with easy access to major highways and nearby airports.

This property sits in a prime location near Irving Convention Center at Las Colinas and surrounded by places to dine and explore in Dallas.

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REHAB POOL



LUNCH ROOM



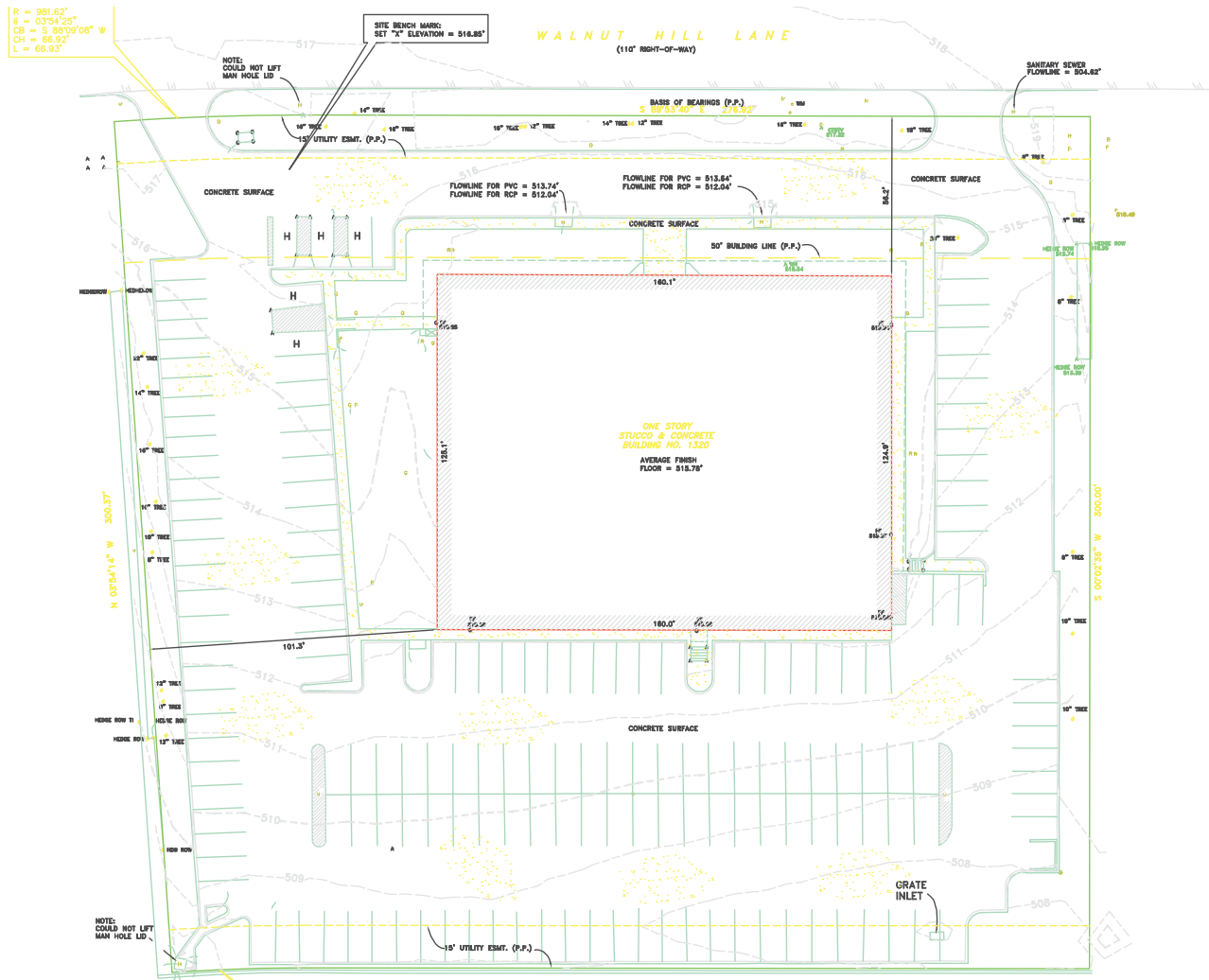
**SPEC SUITES
AVAILABLE**



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SURVEY



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FLOOR PLAN



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PREMIER LOCATION NEAR LOVE FIELD & THE MEDICAL DISTRICT

Located near Love Field and the bustling Medical District, this prime property offers unmatched convenience for healthcare professionals and easy access to Dallas' busiest airports.



DEMOGRAPHICS

2023 Population
1 Mile: 9,688
5 Miles: 220,035
10 Miles: 878,725

2028 Population Projection
1 Mile: 9,707
5 Miles: 220,867
10 Miles: 879,402

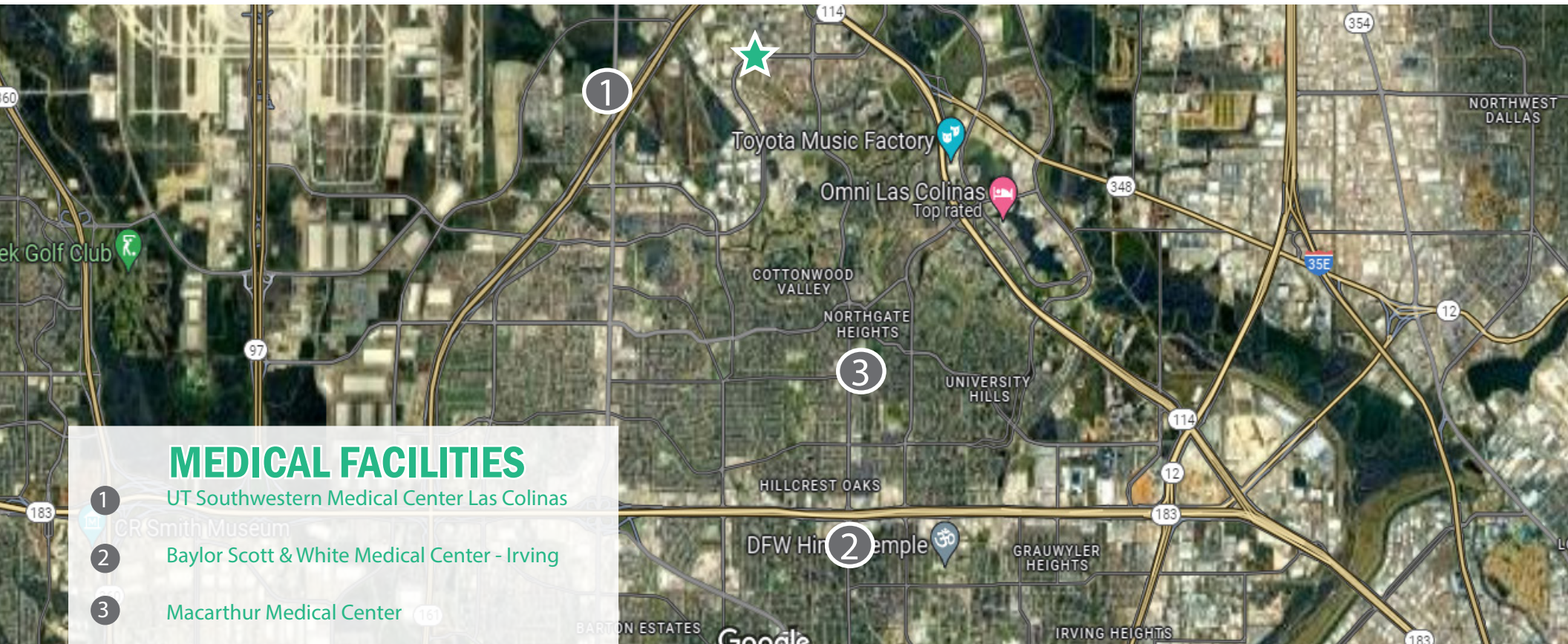
Average Household Income
1 Mile: \$101,015
5 Miles: \$95,074

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13,287 VPD (W Walnut Hill Ln)
112,135 VPD (TX-114)



MEDICAL FACILITIES

- 1 UT Southwestern Medical Center Las Colinas
- 2 Baylor Scott & White Medical Center - Irving
- 3 Macarthur Medical Center

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Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with the Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner,
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer, and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by the Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate license, you should contact TREC at P.O. Box 12188, Austin, TX 78711-2188 or 812-486-3680.

