

18170
Dallas Pkwy. #400

Dallas, TX

MEDICAL CONDO

Medical · For Sale

View Online

CREST
COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- First class medical office building for sale.
- 6 operatories, lab room, break room, 2 restrooms, office.
- Pylon signage visible to Tollway traffic.
- Perfect for Owner/Operator.
- Convenient to area hospitals.
- Situated in a professional office park immediately off the Dallas North Tollway. Near SEC Dallas Pkwy and Frankford.

OFFERING SUMMARY

Sale Price:	**1,395,000**
Building Size:	**2,350**
Year Built:	**2007**
Zoning:	**CR**

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	27,192	103,653	207,905
Total Population	52,835	219,636	481,854
Average HH Income	$119,247	$127,575	$131,887

PROPERTY PHOTOS

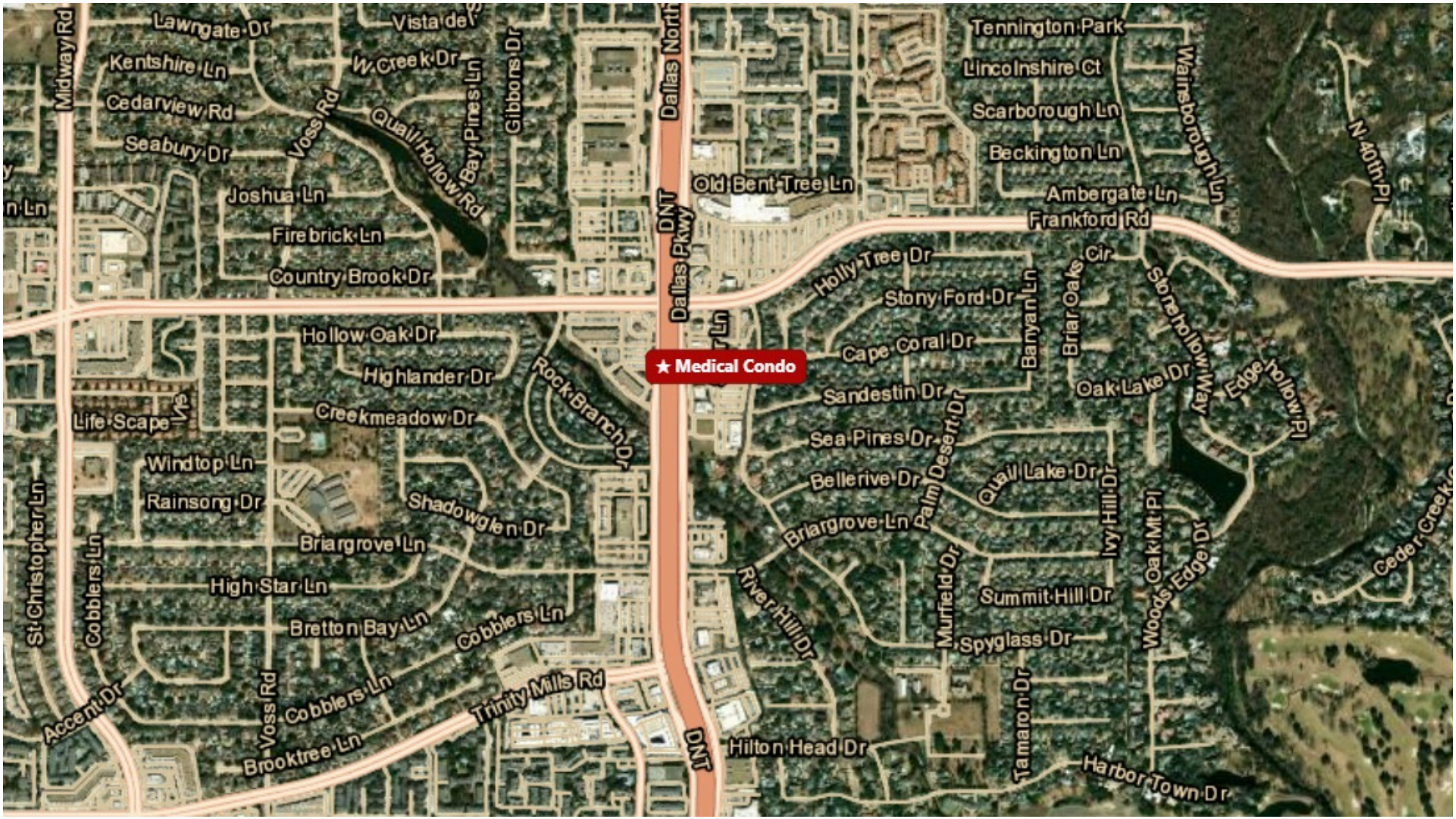








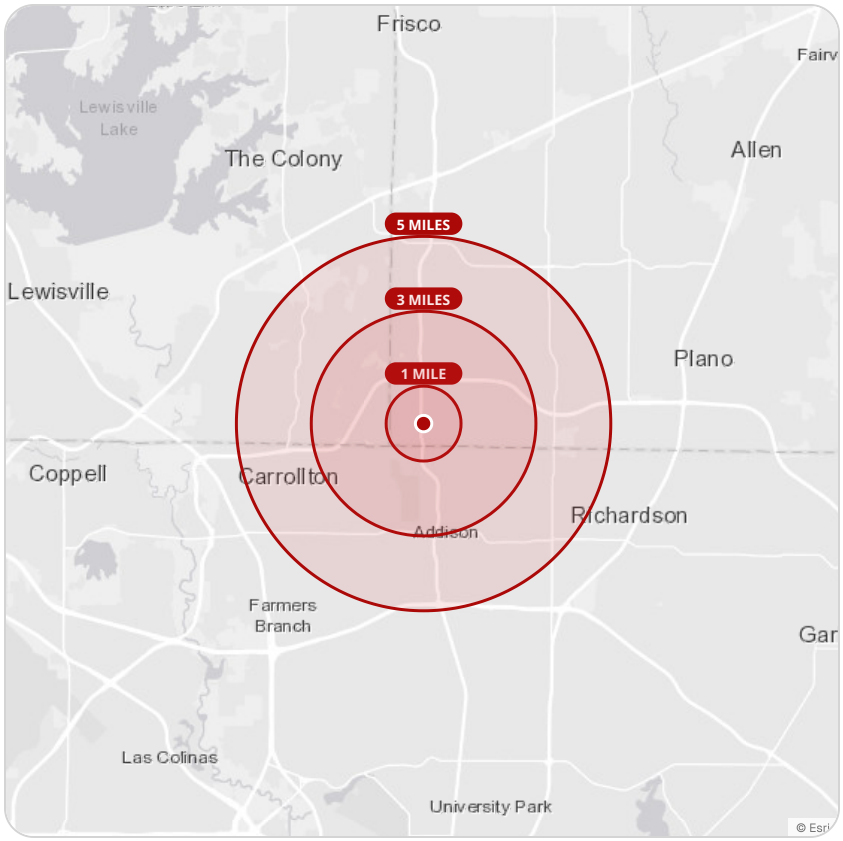
AERIAL / RETAILER MAP



DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	52,835	219,636	481,854
Households	27,192	103,653	207,905
Median Age	38.4	38.6	38.6
Median HH Income	$81,613	$91,400	$98,940
Average HH Income	$119,247	$127,575	$131,887
Median Home Value	$591,190	$494,710	$479,054
Median Gross Rent	$1,494	$1,530	$1,613
Bachelor's Degree +	53.5	55	53.7
Labor Force	35,387	139,313	290,995
Employed	33,883	133,833	279,520
Avg Commute (min)	24.1	24.3	24.1
Housing Units	29,888	113,335	225,022
Owner Occupied %	30.3	40.3	46.4

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



TREC

Information About Brokerage Services

11-2-2015

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.

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.

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.

Crest Commercial Real Estate, Inc.	0412595	erik@crestcommercial.com	2146966677
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Designated Broker of Firm	License No.	Email	Phone
Erik Fulkerson	0325490	erik@crestcommercial.com	2146966677
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
			2146966677
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

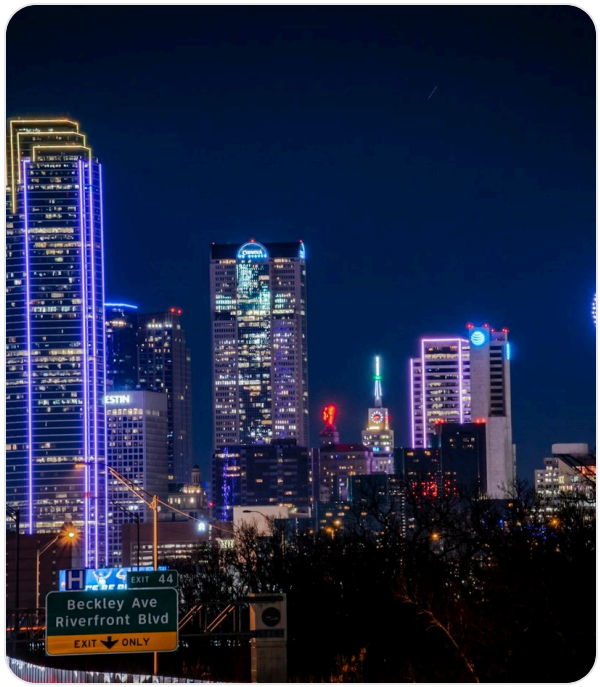
Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Full-Service Firm

We do it all

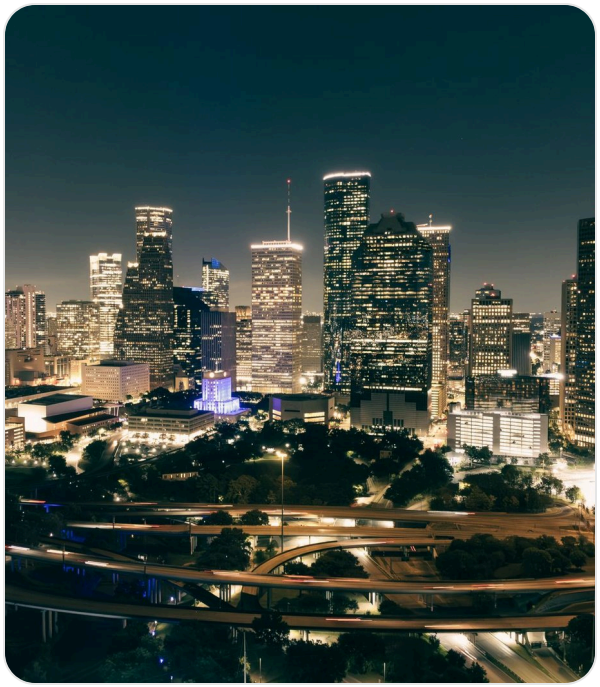
Leasing Services | Sales | Property Management | Investment



DALLAS



FORT WORTH



HOUSTON

Crest Commercial Real Estate

214.696.6677 • www.crestcommercial.com

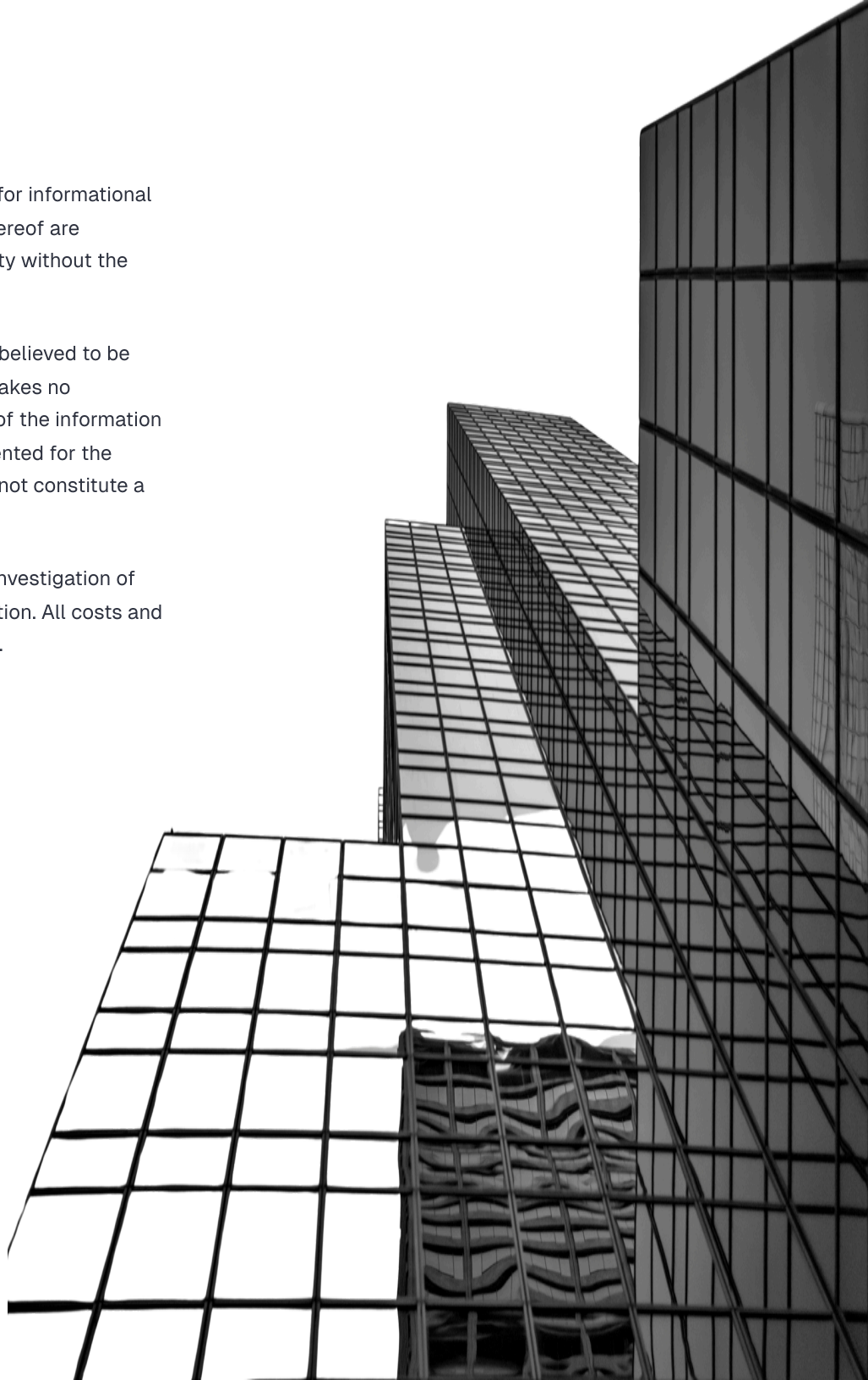
9330 Lyndon B Johnson Fwy, Suite 1080 • Dallas, TX 75243

DISCLAIMER

This Offering Memorandum has been prepared by **Crest Commercial Real Estate** solely for informational purposes and is intended exclusively for the party to whom it is delivered. The contents hereof are confidential and may not be reproduced, copied, or distributed to any other person or entity without the prior written consent of Crest Commercial Real Estate.

The information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, it has not been independently verified. Crest Commercial Real Estate makes no representations or warranties, expressed or implied, as to the accuracy or completeness of the information provided, and shall not be responsible for any errors or omissions. The materials are presented for the purpose of establishing only a preliminary level of interest in the subject property and do not constitute a representation or offer to sell.

Prospective purchasers are encouraged to conduct their own independent due diligence investigation of the property, including verification of all financial, legal, physical, and operational information. All costs and expenses related to such investigation shall be borne solely by the prospective purchaser.



OFFERED EXCLUSIVELY BY:

Crest Commercial Real Estate
214.696.6677
www.crestcommercial.com
9330 Lyndon B Johnson Fwy
Suite 1080 • Dallas, TX 75243