

FOR LEASE

3946 S. Buckner Blvd - 1,500 SF Available

2,805 SF Building | Medical Office



3946 Buckner Blvd, Dallas, TX 75227

PROPERTY OVERVIEW



RENT

Contact Broker



YEAR BUILT 1987



BUILDING 2,805 SF



SPACE

1,500 SF



ZONING

Z239

FAMILY MED

100

Srilatha Reddy, M.D.

214-381-7700

Monday - Friday

9:00 AM - 6:00 PM

WE DO NOT KEEP MEDICATIONS AND CASH



3946 S. BUCKNER

Approximately 1,500 square feet is available for lease within a well-positioned 2,805 square foot building at 3946 Buckner Blvd. The space offers an ideal opportunity for medical or professional office users seeking a smaller footprint in an established East Dallas corridor. Ownership occupies the remaining suite, creating a professionally maintained environment with direct on-site involvement.

The property benefits from strong accessibility and proximity to several major healthcare systems, including White Rock Medical Center and Baylor University Medical Center, making it well suited for medical practices, therapy users, wellness groups, or other healthcare-related tenants seeking convenience and connectivity within the Dallas market.





NEARBY HOSPITALS

3946 Buckner Blvd offers medical users strong access to several major healthcare systems throughout Dallas, positioning the property within an established healthcare corridor serving East Dallas and the surrounding communities. The property is located approximately 5 miles from White Rock Medical Center, 7.4 miles from Baylor University Medical Center, 12.5 miles from Methodist Dallas Medical Center, 13 miles from Children's Medical Center Dallas, and 13.4 miles from Parkland Health.

The location also benefits from convenient regional accessibility, with Dallas Love Field located approximately 15 miles away, supporting accessibility for physicians, staff, and patients traveling throughout the Dallas Fort Worth metroplex.

White Rock Medical Center – 5 miles

Baylor University Medical Center – 7.4 miles

Methodist Dallas Medical Center – 12.5 miles

Children's Medical Center Dallas – 13 miles

Parkland Health – 13.4 miles



FAMILY MEDICINE 3946

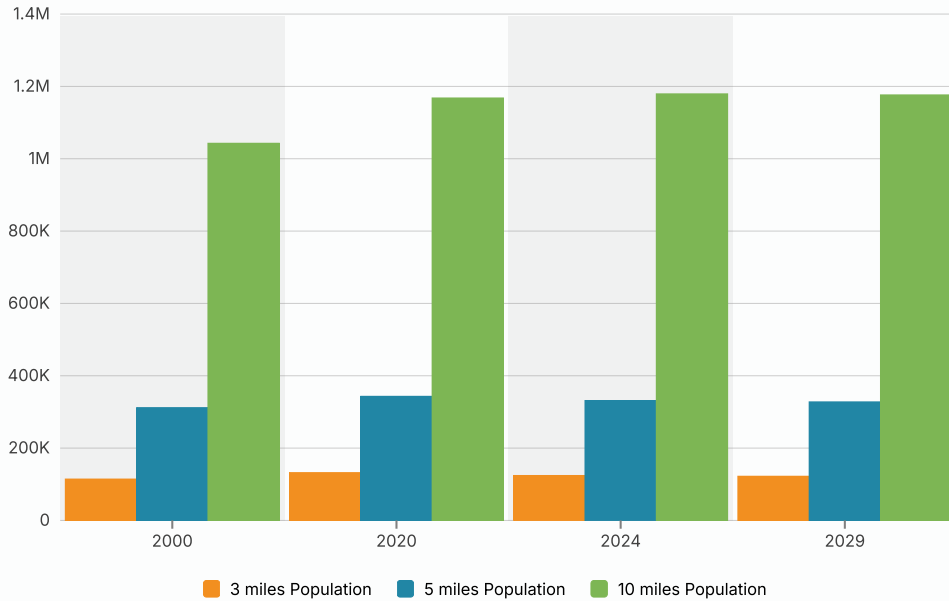


3946 Buckner Blvd, Dallas, TX 75227

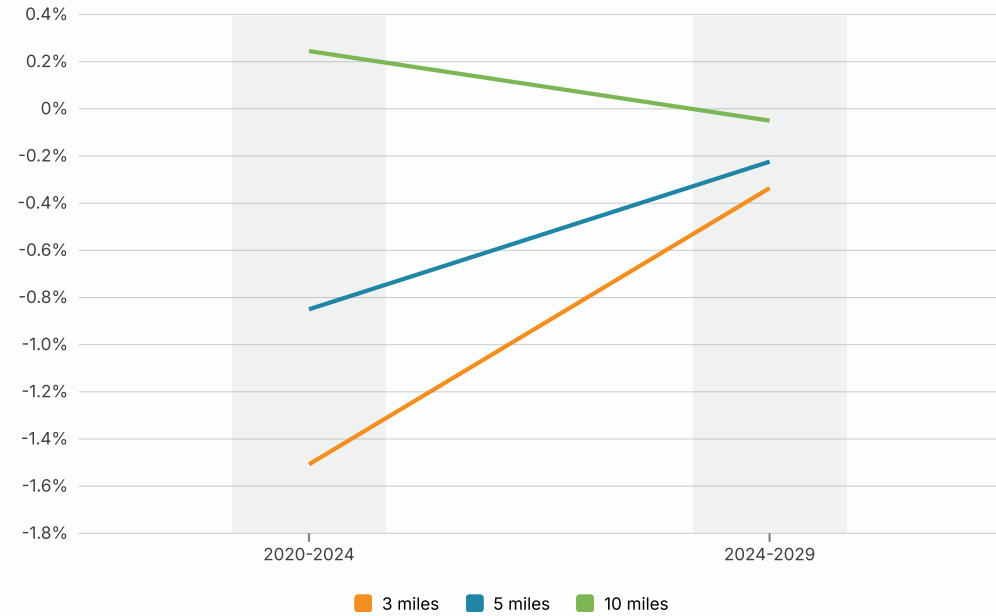
DEMOGRAPHICS



Population



Annual Population Growth



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Buckner Blvd	Chariot Dr N	42,040	2025	0.08 mi
Moberly Ln	Endicott Ln N	1,058	2025	0.18 mi
Moberly Ln	Endicott Ln S	2,602	2025	0.19 mi
Buckner Blvd	Heinen Dr S	40,705	2025	0.36 mi
Heinen Dr	Buckner Blvd SE	776	2025	0.41 mi
Endicott Ln	Catron Dr E	1,363	2025	0.43 mi
Forney Rd	Wilburton Dr W	4,726	2025	0.43 mi
Moberly Ln	Wilburton Dr W	868	2025	0.44 mi
Eastpoint Dr	Catron Dr E	1,191	2025	0.47 mi
Forney Rd	Lomax Dr W	6,898	2025	0.53 mi



3946 Buckner Blvd, Dallas, TX 75227



ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



3946 Buckner Blvd, Dallas, TX 75227



Jerad Rector

President/Broker

214-618-0550

jrector@wwcpartners.com



Catie Cagle

Associate Broker

972-310-3999

ccagle@wwcpartners.com

FAMILY MEDICINE