

Offering Memorandum
FOR SALE & LEASE

920 E HWY 67
DUNCANVILLE TX 75137



Owner-User Opportunity with Income

partners
medicalcre.com

Our Team



William Kane

Associate

214 223 3393

william.kane@partnersrealestate.com



Ryan McCullough

Partner & Managing Director

512 580 6224

ryan.mccullough@partnersrealestate.com

DISCLAIMER: This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

Investment Summary

Partners Real Estate is pleased to present 920 E Hwy 67, a 10,744 SF multi-tenant medical office building in Duncanville, TX. Built in 2017 and currently 57% occupied, the property offers reliable in-place income with upside through lease-up of remaining space. Positioned along Highway 67 with direct access to I-20 and I-35E, the site offers strong visibility, signage, and connectivity to the broader Dallas metro. Surrounded by major healthcare providers and dense residential neighborhoods, the property is supported by strong demographics and continued area growth. This professionally maintained asset offers a compelling value-add opportunity in a tax-advantaged Texas market.

Price	\$3,225,000
Price Per SF	\$300.17
Lease Rate	\$22/PSF + NNN
Net Operating Income	\$111,064.83
Occupancy	57% Leased 43% Vacant
Lot Size	1.13 AC
Building Size	10,744 SF
Year Built	2017
Parking Ratio	5/1000



Financials

RENT ROLL

TENANT	RENTABLE SF	% OF TOTAL	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/YEAR	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
Endocrinology and Diabetes of N TX (Ste 100)	3,332	31%	10-years	NNN	7/11/19	10/31/29	\$21.40	\$5,942.07	\$71,304.84	2% annually	One 10-year
Vacant (Turnkey 2nd-Gen Medical) (Ste 108)	3,358	31%									N/A
Medi-ssage Wellness (Ste 112)	2,789	26%	10-years	NNN	8/4/18	10/31/28	\$27.06	\$6,288.55	\$75,462.60	3% annually	One 5-year
Vacant (Shell)	1,265	12%									
Total	10,744								\$146,767.44		



OPERATING STATEMENT

INCOME	CURRENT
Rental Income	\$146,767.44
CAM	\$47,271.39
Gross Potential Income	\$194,038.83
REIMBURSABLE EXPENSES	CURRENT
CAM	\$12,800.00
Property Taxes	\$50,174.00
Insurance	\$20,000.00
Total Operating Expenses	\$82,974.00
Total Operating Expenses PSF	\$7.72
NET OPERATING INCOME	CURRENT
Total	\$111,064.83

Property Highlights

PRIME HIGHWAY 67 LOCATION

Highly visible location along East Highway 67 with direct access to I-20, I-35E, and major Dallas thoroughfares, connecting the property to a broad regional patient base. The site offers strong traffic counts, excellent signage visibility, and convenient access for patients and staff.

INCOME PRODUCING WITH UPSIDE

Currently 57 percent occupied by a diverse mix of long-term medical and professional tenants, the property provides reliable in-place income with upside potential through remaining lease-up.

ESTABLISHED MEDICAL CORRIDOR

Professionally maintained multi-tenant building surrounded by hospitals, specialty providers, and dense residential neighborhoods. Strong area demographics and continued population growth drive consistent tenant demand and long-term appreciation.

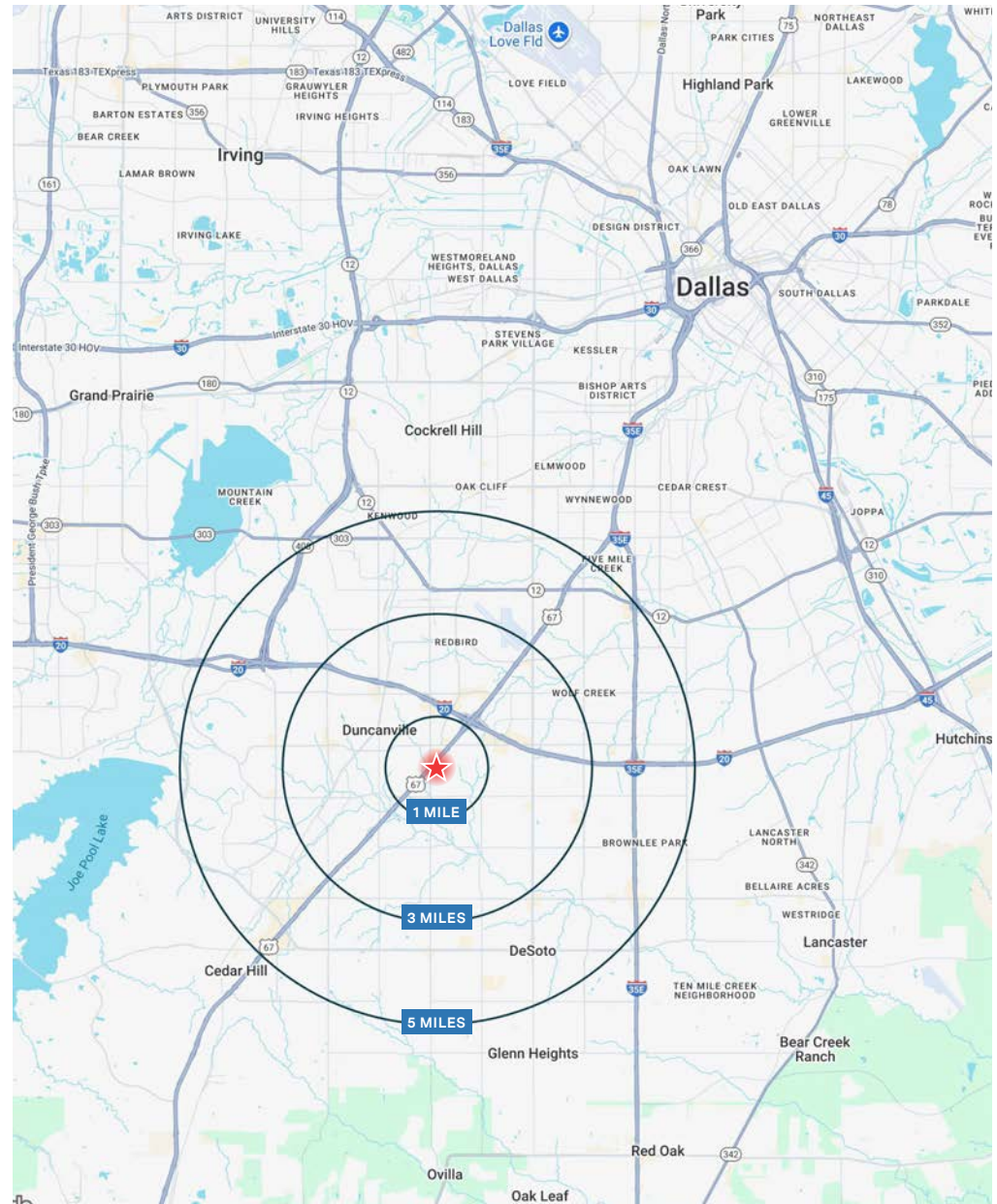
DUNCANVILLE MARKET GROWTH

Benefiting from its proximity to Dallas and major transportation corridors, Duncanville continues to see expanding healthcare services, residential development, and commercial investment—supporting long-term stability and sustained market demand.

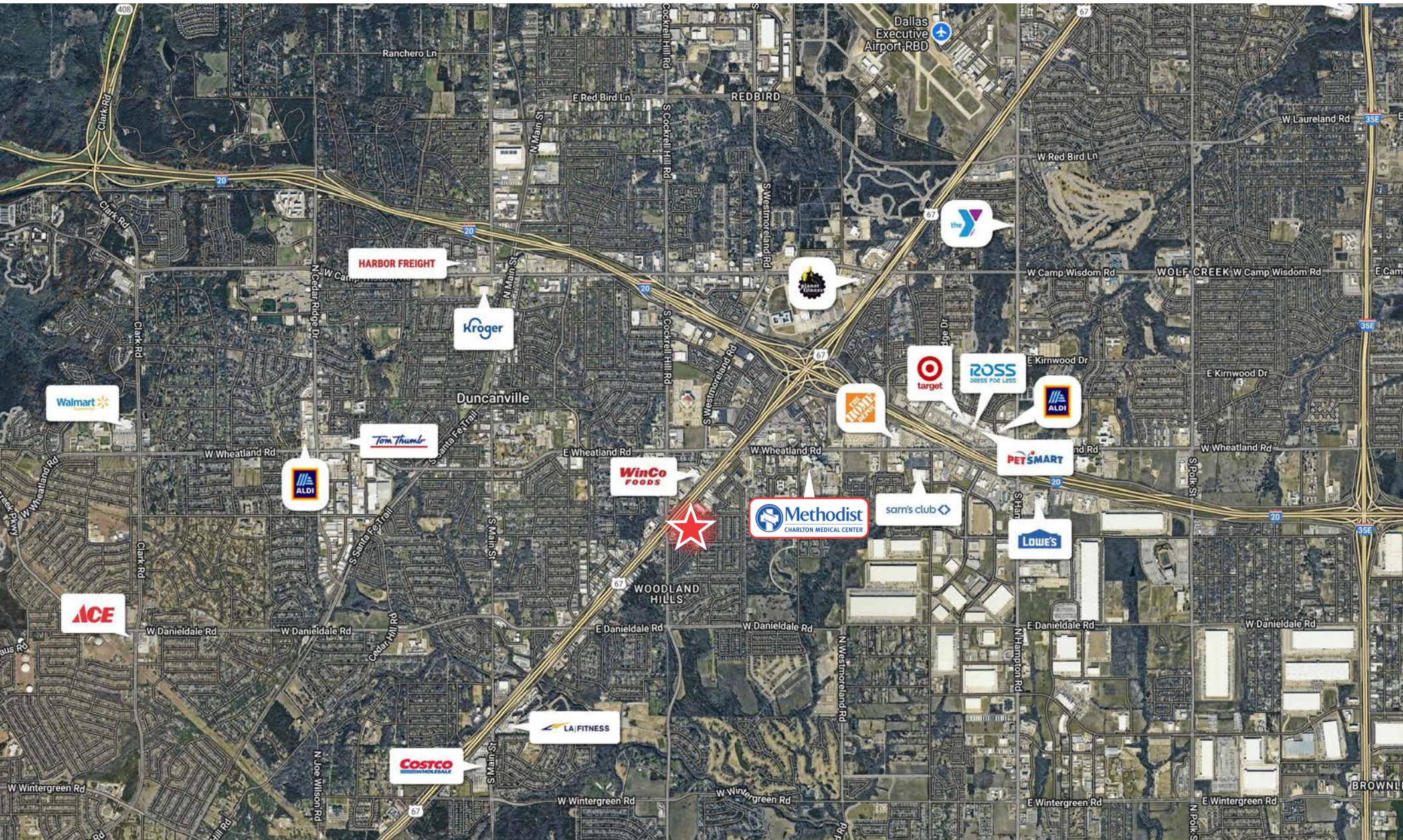


Demographics

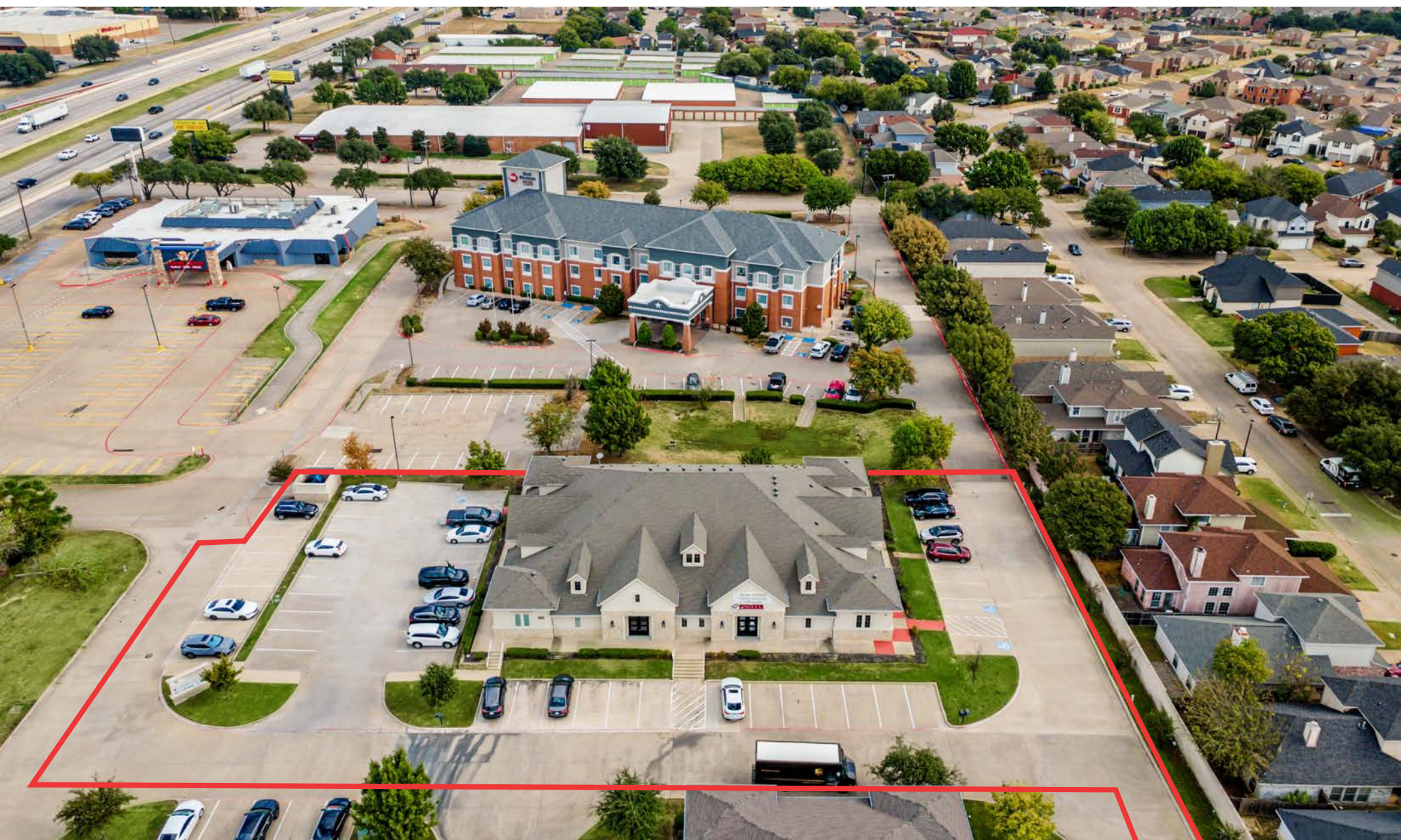
	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Population	15,080	79,874	214,716
2029 Population Projection	14,887	78,724	211,693
Median Age	36.4	36.3	35.9
HOUSEHOLDS			
2024 Households	5,926	29,124	73,998
2029 Household Projection	5,839	28,661	72,817
Avg Household Income	\$57,656	\$70,372	\$75,035
Median Household Income	\$41,257	\$51,562	\$57,565
EMPLOYMENT			
Employees	4,773	35,260	75,196
Businesses	647	4,102	8,134



Nearby Businesses



Site Overview





Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	713-620-0500
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Travis Rodgers	739840	travis.rodgers@partnersrealestate.com	713-275-9608
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____