



TURNKEY DENTAL · 4 OPERATORIES · GRANDFATHERED USE

MEDICAL / OFFICE · DENTAL · IRVING, TX

**737 Irby Lane,
Irving, TX 75061.**

A rare dental real estate opportunity for an owner-user, investor, or redevelopment. ±3,166 SF freestanding building configured as two separate suites — a 1,656 SF dental suite with four operatories and a 1,510 SF office suite.

SALE OR LEASE

Contact Broker

FOR PRICING & TERMS

BUILDING SF

3,166

DENTAL SUITE

1,656 SF

OFFICE SUITE

1,510 SF

SITE SIZE

0.28 AC

▼ SCHEDULE A PRIVATE TOUR

LISTING BROKERS

Larry Robbins

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CAPSTONE COMMERCIAL

Real Estate Group

Leasing · Sales · Acquisitions
Dallas-Fort Worth, TX

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Dallas, TX



737 IRBY LANE · IRVING, TX 75061

Property Details.

PROPERTY OVERVIEW

A rare dental real estate opportunity, well suited to an owner-user, an investor, or redevelopment. The ±3,166 SF building is currently configured as two separate suites — a 1,656 SF dental suite with four operatories and a 1,510 SF office suite.

The property has a long-standing history as a dental practice and is grandfathered for dental use. The existing dental infrastructure and equipment give a dental professional an excellent turnkey location. The two suites can also be combined to create a larger, fully integrated dental practice with additional office and support space.

Recent improvements include a new roof installed in 2020, along with new windows and signage. The building has two separate entrances, giving flexibility for multiple users or a single combined practice. The property is available for sale or for lease.

PROPERTY HIGHLIGHTS

- ±3,166 SF freestanding building on ±0.28 AC
- Two suites: 1,656 SF dental (4 operatories) + 1,510 SF office
- Grandfathered dental use · long-established practice
- Turnkey — existing dental infrastructure & equipment convey
- Two separate entrances · combine the suites or lease one out
- New roof (2020) · new windows · new signage
- Owner-user, investor, or redevelopment · available sale or lease

PROPERTY SPECS

PROPERTY TYPE	Medical / Office
PROPERTY SUBTYPE	Dental
BUILDING SF	±3,166 SF
SITE SIZE	±0.28 AC
YEAR BUILT	1968
RECENT IMPROVEMENTS	Roof 2020 · Windows · Signage
STORIES	1
SUITES	2 · Separate Entries
OPERATORIES	4
PARKING	8 Spaces (2.5/1,000)
ZONING	Grandfathered Dental
COUNTY	Dallas
MARKET	Irving / Las Colinas
DCAD PARCEL	321235000C16R0000
SALE / LEASE	Contact Broker

SUITE CONFIGURATION

Lease one suite, both, or buy the building

GRANDFATHERED DENTAL USE

Turnkey

Dental infrastructure & equipment in place

A use that is difficult to replicate on a new site today

Suite	Configuration	Size
Dental Suite	4 operatories · sterilization · lab · reception	1,656 SF
Office Suite	Private offices · reception · support space	1,510 SF
Combined	Fully integrated practice + office / support	3,166 SF

Suite sizes as provided by ownership. Dallas CAD records the building at 3,162 SF; the 3,166 SF total reflects the two suite areas as configured. Square footage, acreage, year built, zoning and grandfathered-use status are approximate and must be independently verified by buyer and buyer's agent with Dallas CAD and the City of Irving.

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Photos · Location

INTERIOR

Dental suite · reception · office suite



LOCATION & TRADE AREA

Irving, TX · Dallas County



Aerial is approximate and for marketing illustration only; parcel boundary, distances and surrounding uses must be independently verified.

All information is deemed reliable but is not guaranteed. Buyer and buyer's agent are responsible for independently verifying all information. Square footage, acreage, year built and zoning are approximate. © 2026 Capstone Commercial Real Estate Group.

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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.

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<i>Buyer/Tenant/Seller/Landlord Initials</i>	<i>Date</i>		