



**Property Features:**

- +/-3,675 SF medical office building on +/-0.469 acre lot. Built in 1979 and is in excellent condition with numerous updates.
- Building features 2 large waiting/reception areas, 2 nurse stations, 6 offices, 4 exam rooms, a First Aid office, 2 multi-stall public restrooms, 1 private restroom, a break room, a janitorial closet, and 2 small storage closets.
- Large monument sign with excellent visibility on W. Wheatland Rd.
- 2 separate entrances with adequate parking.
- Property is located in the heart of Duncanville just under 2 miles away from Hwy 67 and 2.8 miles to Charlton Methodist Medical Center.
- Within walking distance from national chains such as Walgreens, Tom Thumb, Dollar General, and Boston Market.
- Uses might include general physician care, urgent care, chiropractic care, dentistry, etc.

**List Price:**

\$650,000.00

**Location:**

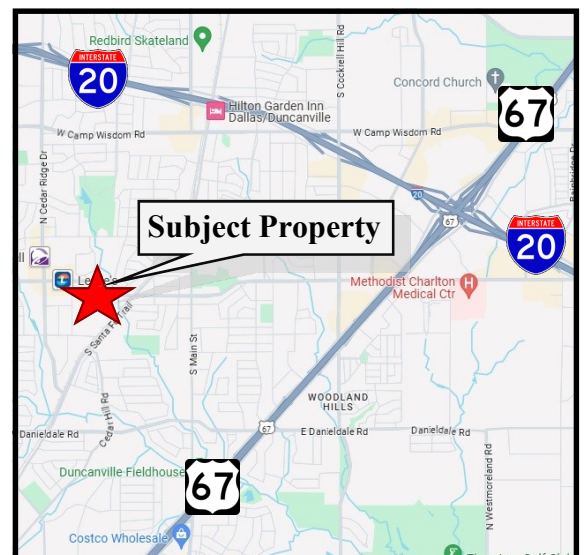
Located on W. Wheatland Rd.  
+/-2 Miles from Hwy 67

**Zoning:**

Planned Development District (PD)



Offered for sale exclusively by:  
**Mote & Associates**  
 Contact: Sarah R. Mitchell  
 O: 972-296-2856  
 M: 469-569-3019  
 sarahm@moteandassociates.com  
 326 Cooper Street, Suite A1  
 Cedar Hill, TX 75104





MOTE & ASSOCIATES

## Property Photos

523 W. Wheatland Rd., Duncanville



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



MOTE & ASSOCIATES

## Property Photos

523 W. Wheatland Rd., Duncanville



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

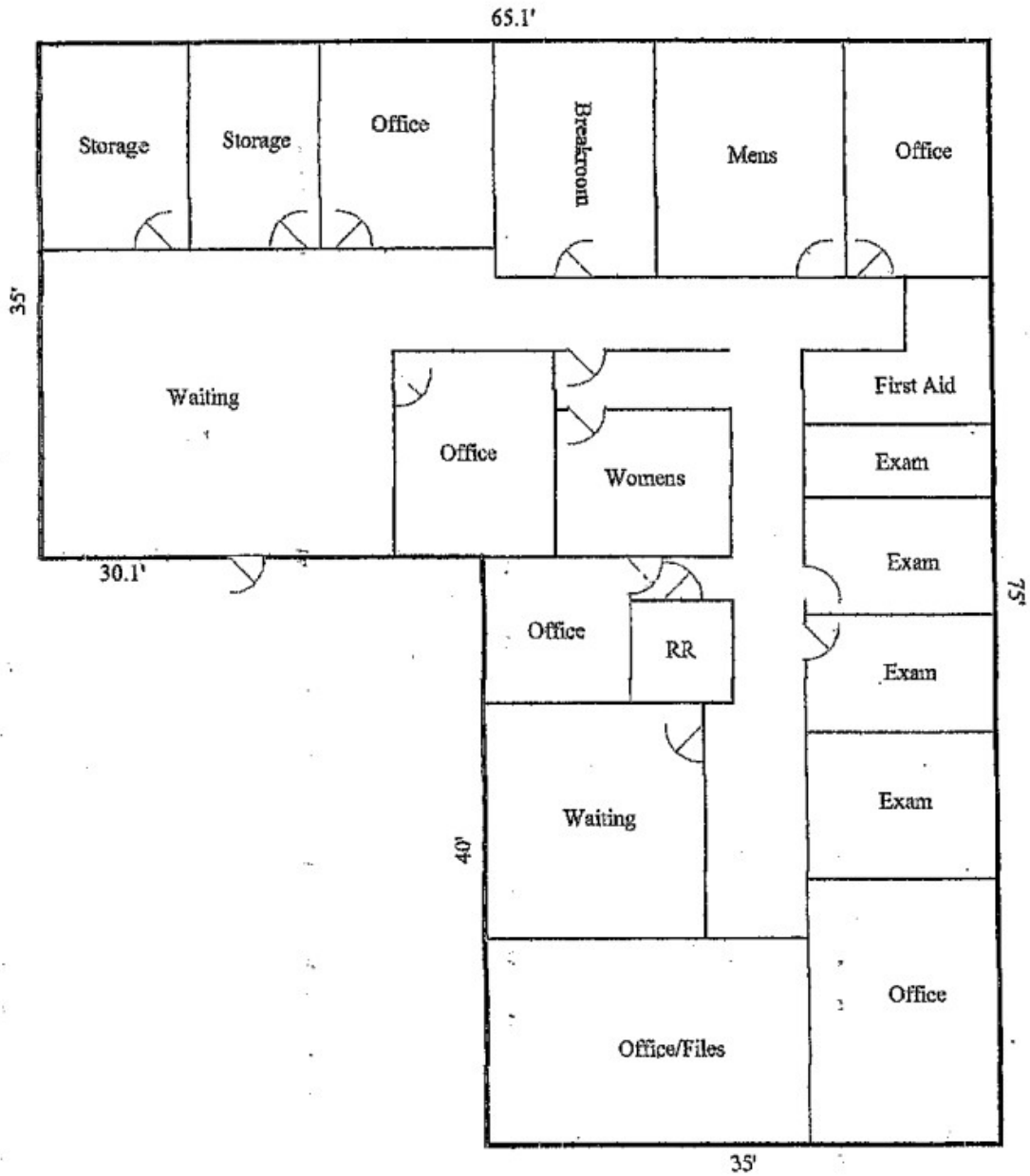
O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



MOTE & ASSOCIATES

## Aerial

523 W. Wheatland Rd., Duncanville



**Lot lines are approximate**

Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104



MOTE & ASSOCIATES

# Business Map

523 W. Wheatland Rd., Duncanville



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper Street, Suite A1

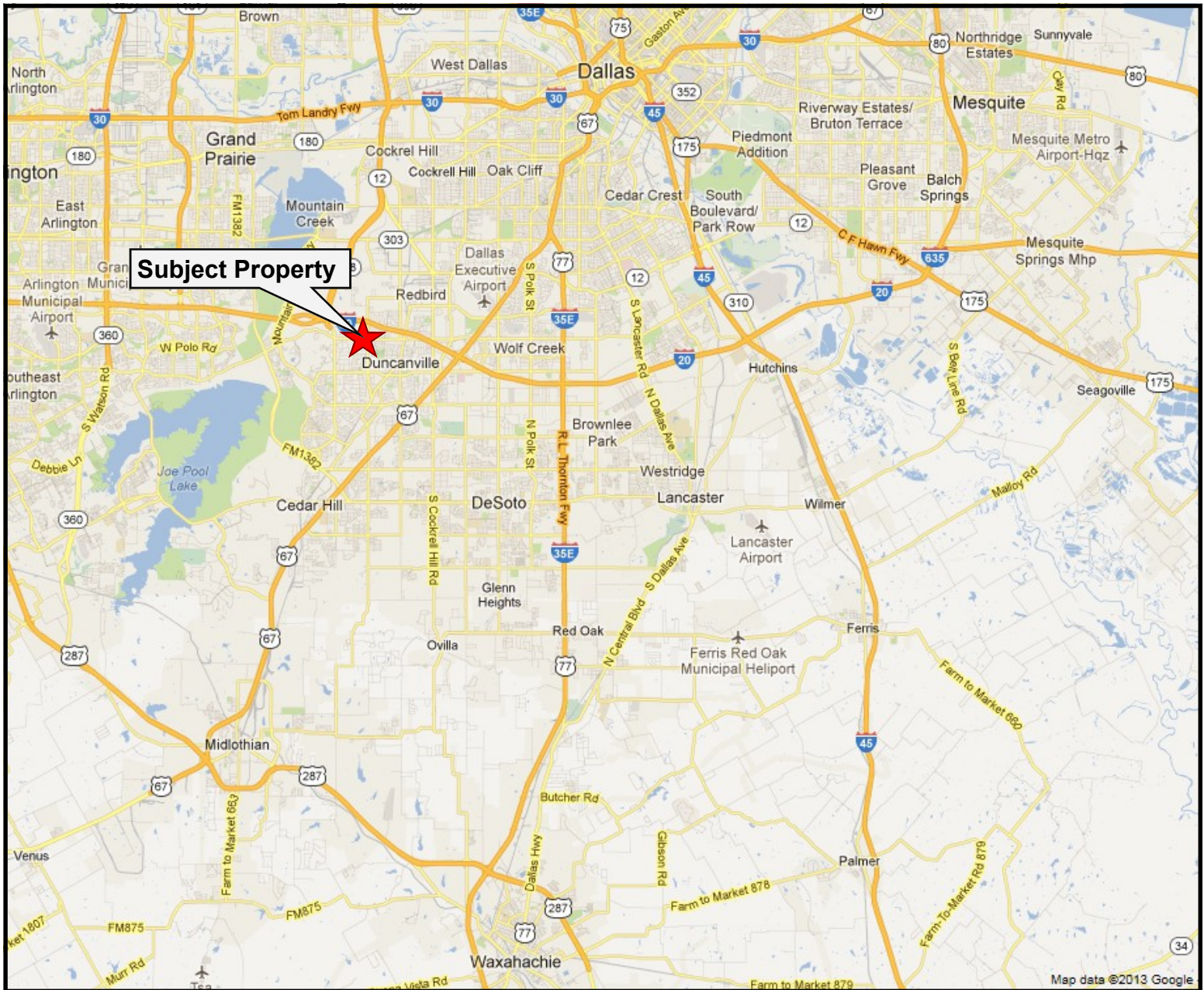
Cedar Hill, TX 75104



MOTE & ASSOCIATES

## Business Map

523 W. Wheatland Rd., Duncanville



Offered for sale exclusively by:

**Mote & Associates**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

sarahm@moteandassociates.com

326 Cooper Street, Suite A1

Cedar Hill, TX 75104

All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.

