



Offering Memorandum

2707 Bolton Boone Drive

DeSoto, TX (Dallas/Fort Worth)

Exclusively Listed by **Mote and Associates**

Sarah R. Mitchell

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sarahm@moteandassociates.com



MOTE & ASSOCIATES

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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. All square footage and acreage is based on information obtained from county data records.

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PROPERTY SUMMARY

Address	2707 Bolton Boone Drive, DeSoto
Price	\$1,600,000.00 \$215.81 SF
Cap Rate:	7.22% - 2025 Pro Forma
Occupancy:	Suite 100: Vacant Suite 101: Stat Labs (+/-1,300 SF) Suite 102: Vacant Suite 103: Advantage FootCare (+/-1,440 SF)
Size	Approx. 7,414 SF building +/-30,219 SF lot
Location	Located in Williamsburg Village, which is a medical district adjacent to Methodist Charlton Medical Center
Zoning	Planned Development
Construction	Built in 1990. Remodeled in 2020 & 2021 with upscale finishes.
Parking	36 parking spaces.

Mote & Associates is pleased to offer the opportunity to acquire a +/-7,414 SF multi-tenant medical office building in DeSoto, TX in the Williamsburg Village Medical District adjacent to Methodist Charlton Medical Center.

Property is currently 41.76 occupied by Stat Labs and Advantage FootCare.

Tenants are on modified gross leases with the tenants paying their own utilities. Landlord is responsible for repairs and maintenance, property taxes, insurance, roof and structure, and common area maintenance.

DeSoto is a growing city of 56,711 people just +/-15.8 miles from the heart of Dallas and centrally located between I-20, I-35, and US Highway 67. Property is only +/-0.4 miles from US-67, +/-1.4 miles from I-20, +/-3.8 miles from I-35E. Average household income for DeSoto is estimated at \$103,229.

The subject property is located just a block away from Methodist Charlton Medical Center, +/-4.0 miles to Dallas Executive airport, +/-19.0 miles to Dallas Love Field Airport, and +/-26.6 miles to DFW International Airport. The subject property enjoys the benefits of attracting a vast source of local workforce and patients with the DART line located on Wheatland Drive, just +/-0.1 miles from the subject property.

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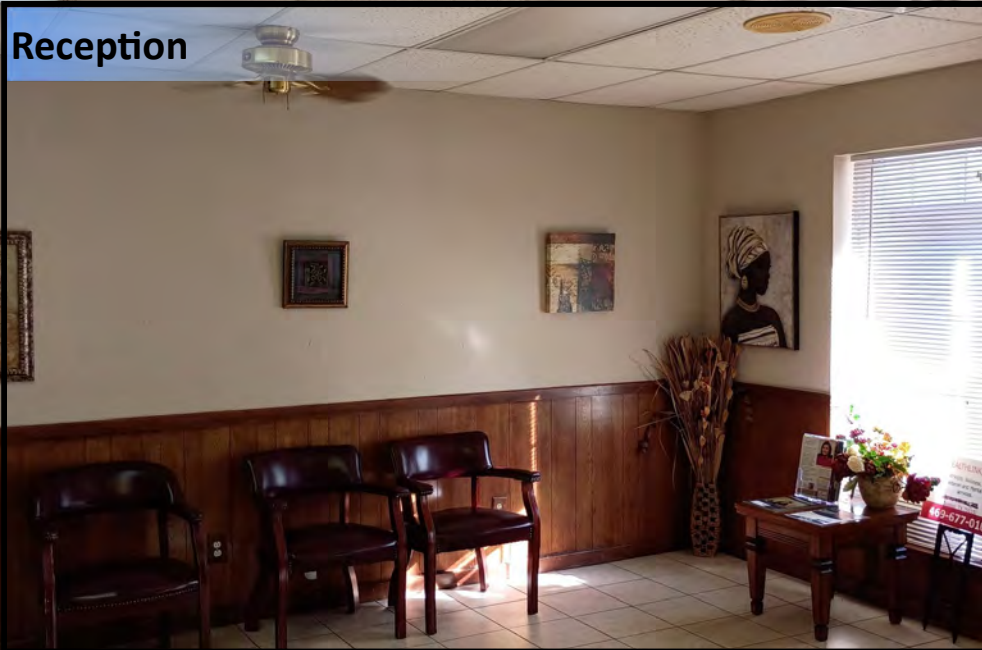
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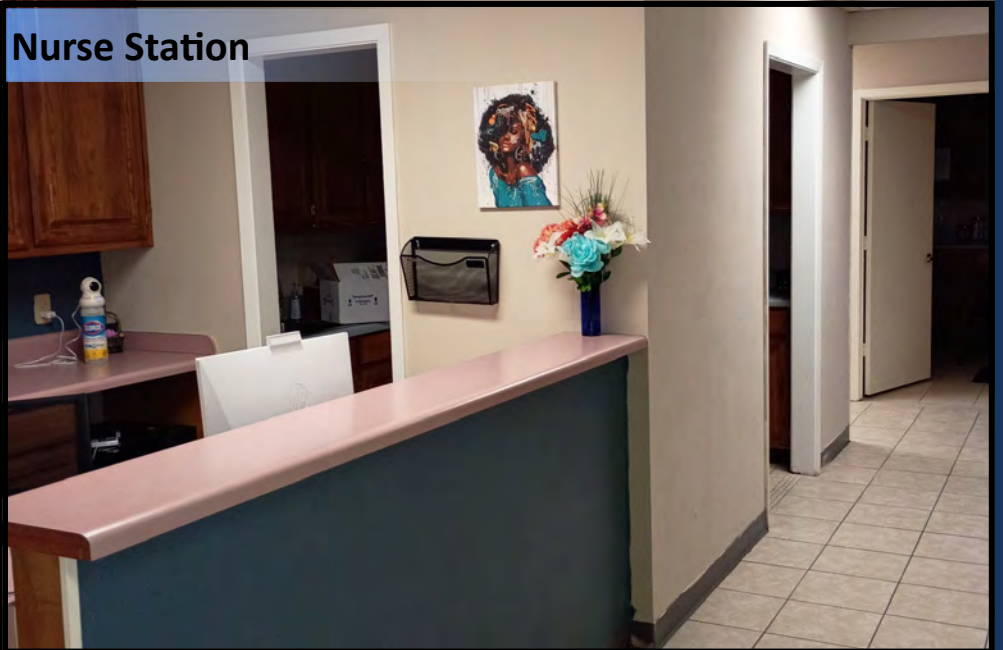
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Reception



Nurse Station



Exam Room



Breakroom



Suite 100

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Waiting Area



Waiting Area



Exam Room



Lab



Suite 101

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Reception



Nurse Station



Exam Room



Breakroom



Suite 102

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Reception



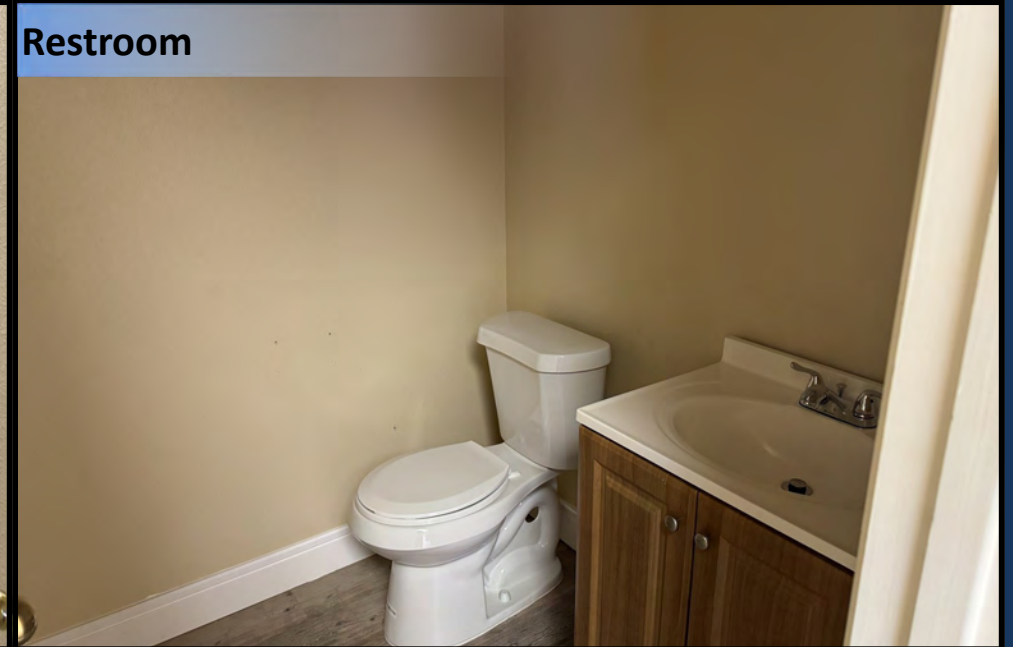
Exam Room



Exam Room



Restroom



Suite 103

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Lot lines are approximate

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Aerial View

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- Walters Medical Pa
- Methodist Family Health Center
- North Texas Surgery Center
- John Tenny MD PA
- Lennwood the Nursing & Rehab
- Raj Kakarla, MD
- Hand and Upper Extremity Center

- Wheatland Dental Care
- Dallas Adult Medicine
- Spirit Health Care
- Elizabeth E. Weeks, NP
- Vibra Speciality Hospital
- Dr. Allan C. Van Horn, MD
- Texas Hand Rehabilitation

LOT lines are approximate

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Business Map

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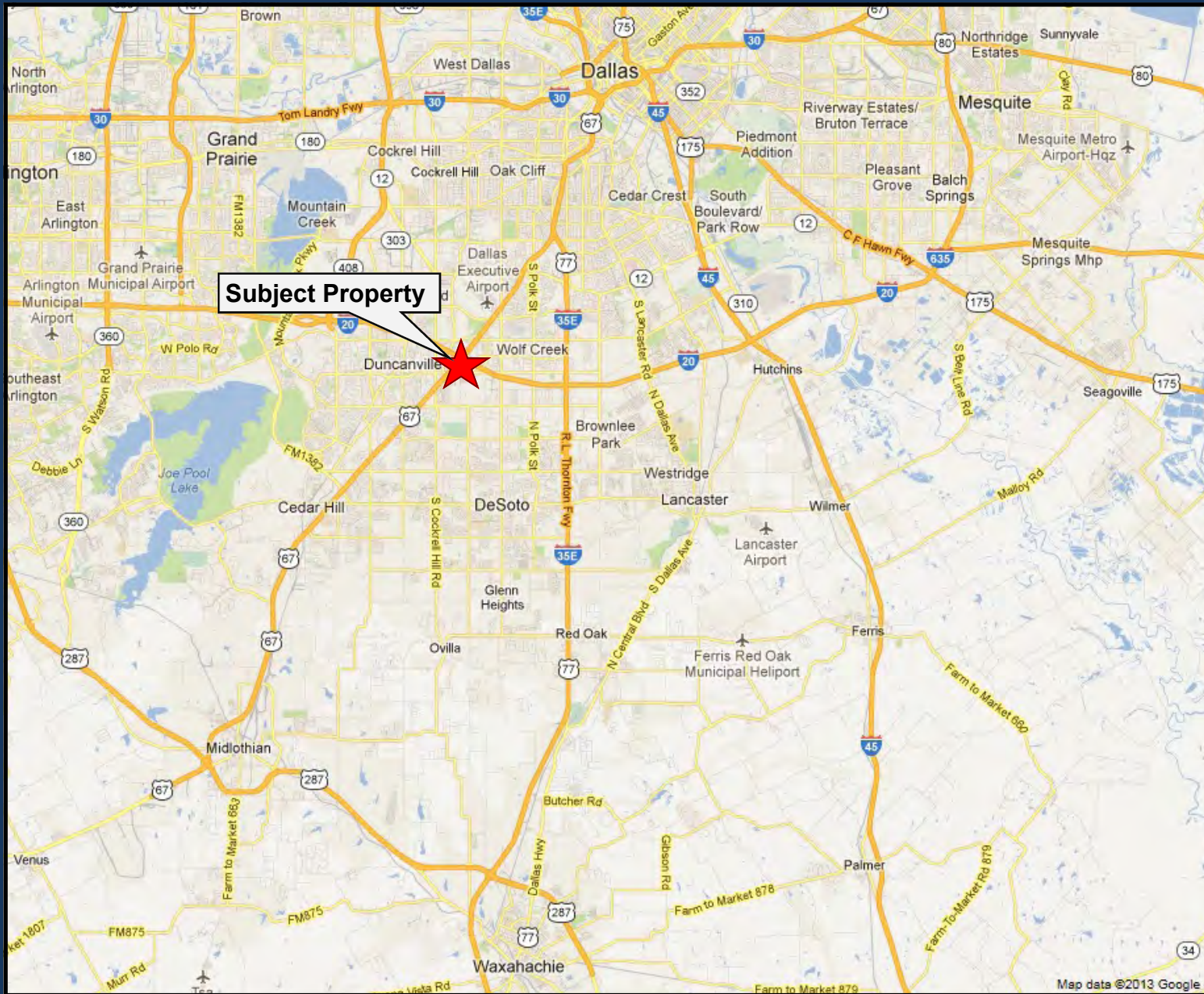
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Road Map

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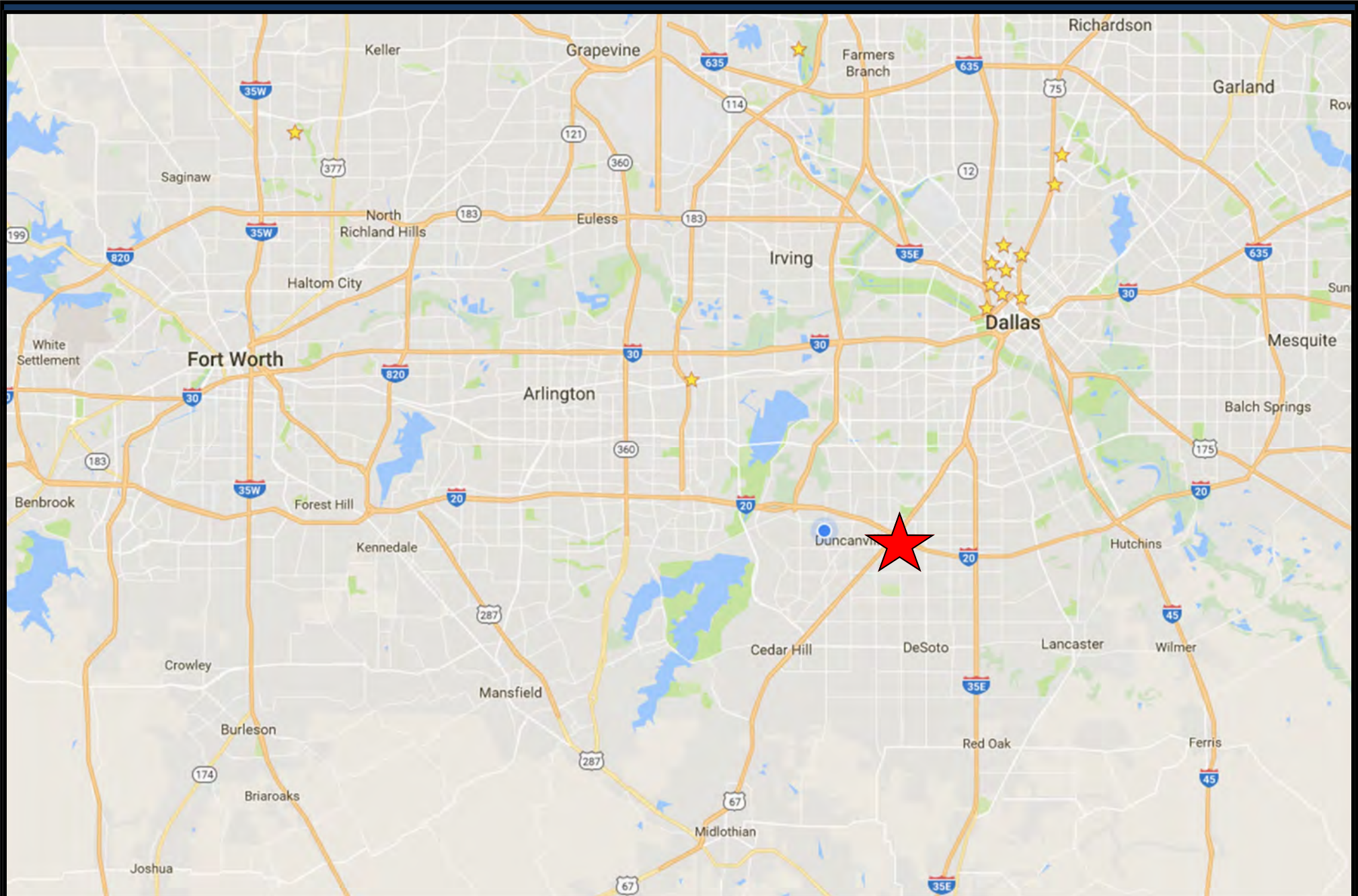
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Area Map

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Demographics and Submarket Report

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2707 Bolton Boone

Building Type: **Class B Office**

Class: **B**

RBA: **7,414 SF**

Typical Floor: **7,414 SF**

% Leased: **100%**



Radius	2 Miles		5 Miles		10 Miles	
2029 Projection	40,563		222,349		706,541	
2020 Population	43,034		236,889		708,161	
2024 Population	41,113		225,530		701,266	
Growth 2019 - 2024	7.24%		4.43%		3.51%	
Growth 2010 - 2019	39.16%		13.69%		7.24%	
2024 Population by Hispanic Origin	13,353		77,009		315,950	
2024 Population	41,113		225,530		701,266	
White	5,575	13.56%	34,363	15.24%	142,312	20.29%
Black	23,377	56.86%	119,613	53.04%	270,263	38.54%
Am. Indian & Alaskan	383	0.93%	1,581	0.70%	5,722	0.82%
Asian	330	0.80%	2,732	1.21%	14,013	2.00%
Hawaiian & Pacific Island	21	0.05%	75	0.03%	255	0.04%
Other	11,428	27.80%	67,167	29.78%	268,701	38.32%
U.S. Armed Forces	34	0.000827	102	0.000452	341	0.000486

Households

2029 Projection	15,469		76,656		232,683	
2020 Households	16,553		82,628		234,805	
2024 Census	15,702		77,906		231,150	
Growth 2020 - 2024	-1.10%		-1.20%		-0.20%	
Growth 2024 - 2029	-0.3%		-0.3%		0.2%	
Owner Occupied	5,075		41,237		133,336	
Renter Occupied	10,394		35,419		99,347	

2019 Households by HH Income

	15,702		77,906		231,152	
Income: <\$25,000	4,947	31.51%	17,335	22.25%	50,235	21.73%
Income: \$25,000 - \$50,000	4,324	27.54%	17,758	22.79%	51,489	22.27%
Income: \$50,000 - \$75,000	2,962	18.86%	15,399	19.77%	43,795	18.95%
Income: \$75,000 - \$100,000	1,381	8.80%	9,019	11.58%	26,288	11.37%
Income: \$100,000 - \$125,000	881	5.61%	7,151	9.18%	21,414	9.26%
Income: \$125,000 - \$150,000	349	2.22%	4,295	5.51%	13,725	5.94%
Income: \$150,000 - \$200,000	347	2.21%	3,994	5.13%	13,835	5.99%
Income: \$200,000+	511	3.25%	2,955	3.79%	10,371	4.49%

Avg Household Income	\$57,235		\$72,574		\$75,778	
Med Household Income	\$41,512		\$55,558		\$56,876	

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Overview

Southwest Dallas Office

12 Mo Deliveries in SF

3K

12 Mo Net Absorption in SF

(2K)

Vacancy Rate

11.3%

Market Asking Rent Growth

2.0%

The Southwest Dallas office submarket has a vacancy rate of 11.3% as of the fourth quarter of 2025. Over the past year, the submarket's vacancy rate has changed by -0.09%, a result of no net delivered space and -2,000 SF of net absorption.

Southwest Dallas's vacancy rate of 11.3% compares to the submarket's five-year average of 7.7% and the 10-year average of 7.2%.

The Southwest Dallas office submarket has roughly 610,000 SF of space listed as available, for an availability rate of 8.7%. As of the fourth quarter of 2025, there is no office space under construction in Southwest Dallas. In comparison, the submarket has averaged

120,000 SF of under construction inventory over the past 10 years.

Southwest Dallas contains 7.1 million SF of inventory, compared to 431 million SF of inventory metro wide.

Average rents in Southwest Dallas are roughly \$27.00/SF, compared to the wider Dallas-Fort Worth market average of \$32.00/SF.

Rents have changed by 2.0% year over year in Southwest Dallas, compared to a change of 2.0% metro wide. Annual rent growth of 2.0% in Southwest Dallas compares to the submarket's five-year average of 2.9% and its 10-year average of 3.0%.

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	876,799	37.9%	\$36.17	16.0%	2,394	0	0
3 Star	3,487,462	8.6%	\$27.76	8.8%	53,336	0	0
1 & 2 Star	2,693,207	6.1%	\$23.05	6.1%	(5,781)	0	0
Submarket	7,057,468	11.3%	\$27.01	8.7%	49,949	0	0
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy	-0.1% (YOY)	10.6%	8.6%	17.0%	1990 Q1	4.8%	2022 Q1
Net Absorption SF	(2K)	59,955	71,802	375,233	2008 Q1	(197,708)	2023 Q2
Deliveries SF	3K	69,940	37,653	320,540	2025 Q1	693	2013 Q3
Market Asking Rent Growth	2.0%	3.2%	2.4%	17.6%	1996 Q4	-5.6%	2009 Q3
Sales Volume	\$1.8M	\$9.3M	N/A	\$50.9M	2015 Q4	\$0	1995 Q3

Submarket Report

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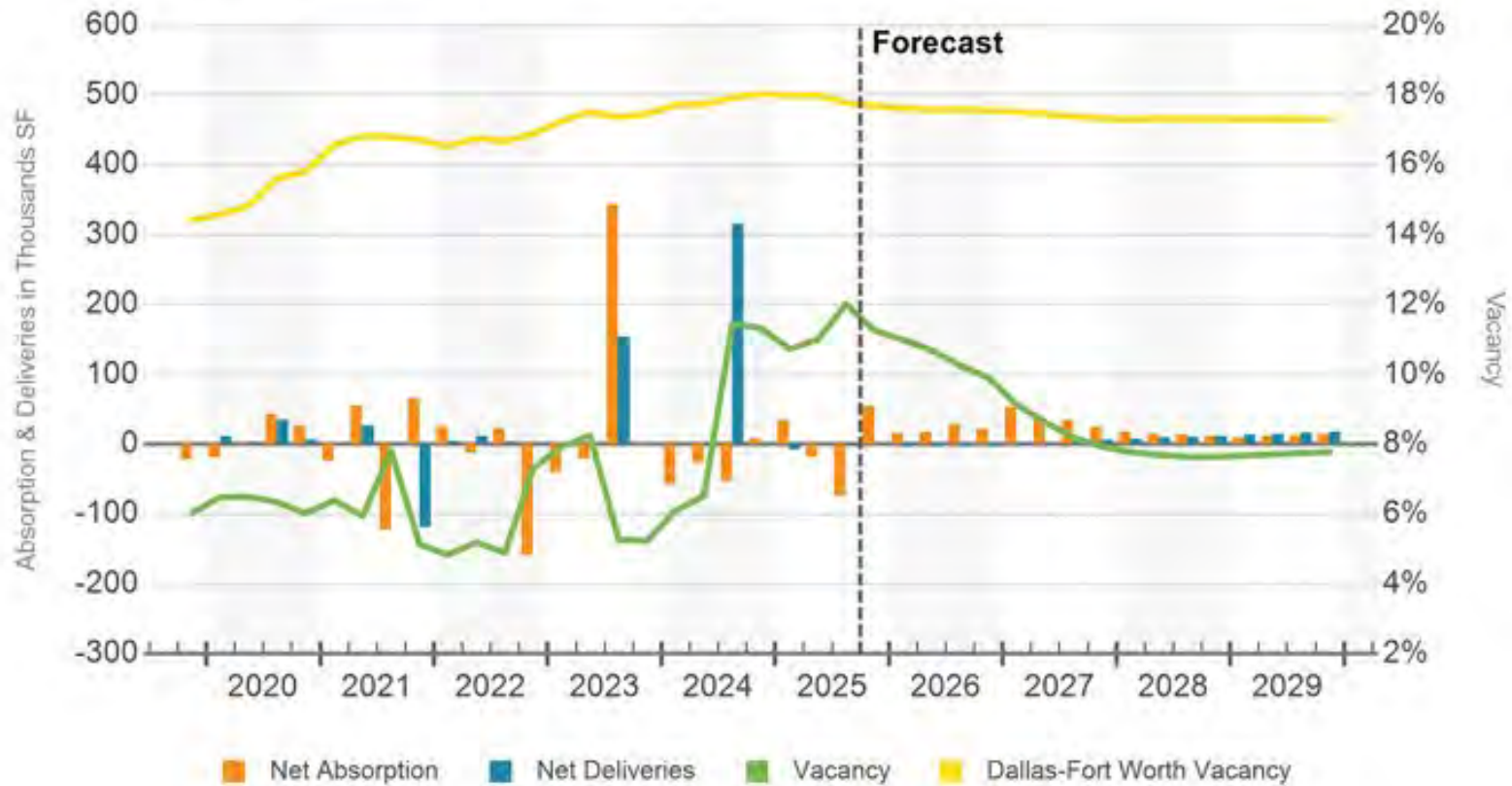
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Leasing

Southwest Dallas Office

NET ABSORPTION, NET DELIVERIES & VACANCY



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Legacy Commercial Ventures, LLC dba Mote & Associates	9015108	sarahm@moteandassociates.com	(972)296-2856
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sarah R. Mitchell	509548	sarahm@moteandassociates.com	(972)296-2856
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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

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IABS 1-0 Date

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