

OFFERING MEMORANDUM

1220 N. KIMBALL AVE., UNIT 120, SOUTHLAKE TX



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CHAMPIONS
DFW COMMERCIAL REALTY



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EXECUTIVE SUMMARY

Located in the highly desirable Southlake submarket, 1220 N Kimball Ave, Unit 120 offers investors a compelling opportunity to acquire a modern, single-tenant medical property backed by a passive NNN lease structure. The $\pm 2,825$ SF facility was built in 2022 and is leased to a national physical therapy operator with more than 200 locations across multiple states.

The property generates approximately \$113,884 in annual NOI at a 6.00% cap rate, with approximately five years remaining on the primary lease term plus renewal options. 3% annual rent increases provide built-in income growth while supporting long-term value appreciation.

With no landlord responsibilities, a strong national credit tenant, modern construction, and minimal anticipated capital expenditures, the property is well suited for 1031 exchange buyers and long-term hold investors seeking stable, growing income. Its Southlake location also provides excellent access to State Highway 114 and surrounding professional and medical corridors, supported by strong area demographics and continued demand for quality commercial space.



PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Passive Single-Tenant NNN Structure – No landlord responsibilities, ideal for 1031 exchange or long-term hold investors
- Stable Income Stream – Approx. 5 years of primary lease term remaining with renewal options available
- Attractive Yield – 6.00% cap rate on \$113,884 NOI
- Built-In Growth – 3% annual rent increases provide steady NOI growth and enhance exit value
- National Credit Tenant – Physical Therapy, operating in multiple states with over 200 locations.
- Modern Construction – ±2,825 SF medical facility built in 2022 minimizes capital expenditures

LOCATION OVERVIEW

- Prime Southlake Location – Located in one of DFW's most desirable submarkets with strong demographics
- Excellent Connectivity - quick access to State Highway 114 and surrounding professional corridors



Single Tenant
TENANCY

\$1,893,500
SALE PRICE

±2,825 SF
BUILDING SIZE

2022
YEAR BUILT

6.00%
CAP RATE

\$113,884
NOI

PROPERTY PHOTOS



SOUTHLAKE AREA OVERVIEW

Southlake is in the northeast portion of the great State of Texas, midway between Dallas and Fort Worth, and only 10 minutes to Arlington, home of the Dallas Cowboys AT&T Stadium, Texas Rangers Stadium, and Six Flags Over Texas. In the heart of the fastest-growing region in the United States, with easy access to Dallas Fort Worth International Airport, Dallas Love Field Airport, and Fort Worth Alliance Airport, Southlake offers an ideal location for businesses and travelers in North Central Texas.



Prime Location

Centrally located in the DFW Metroplex DFW International Airport (5 miles east) Fort Worth Alliance Airport (8 miles west) Downtown Dallas (25 miles east) Downtown Fort Worth (20 miles southwest) AT&T Stadium - Arlington (20 miles south)



1,423,553

Labor Force in 20 mile radius



\$265,839

Average Household Income.



2,600 +

Business in the area



34,188

Current projected population



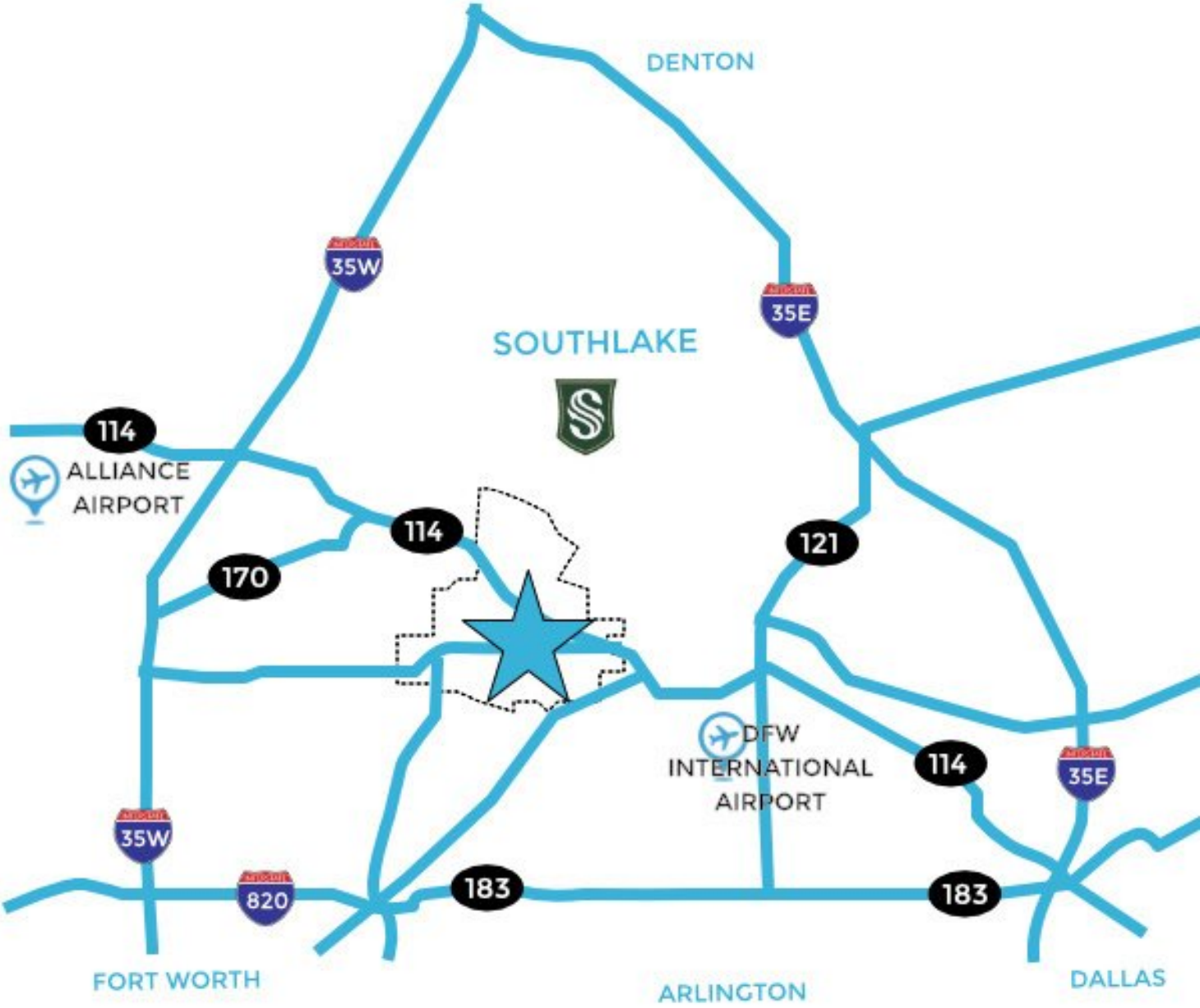
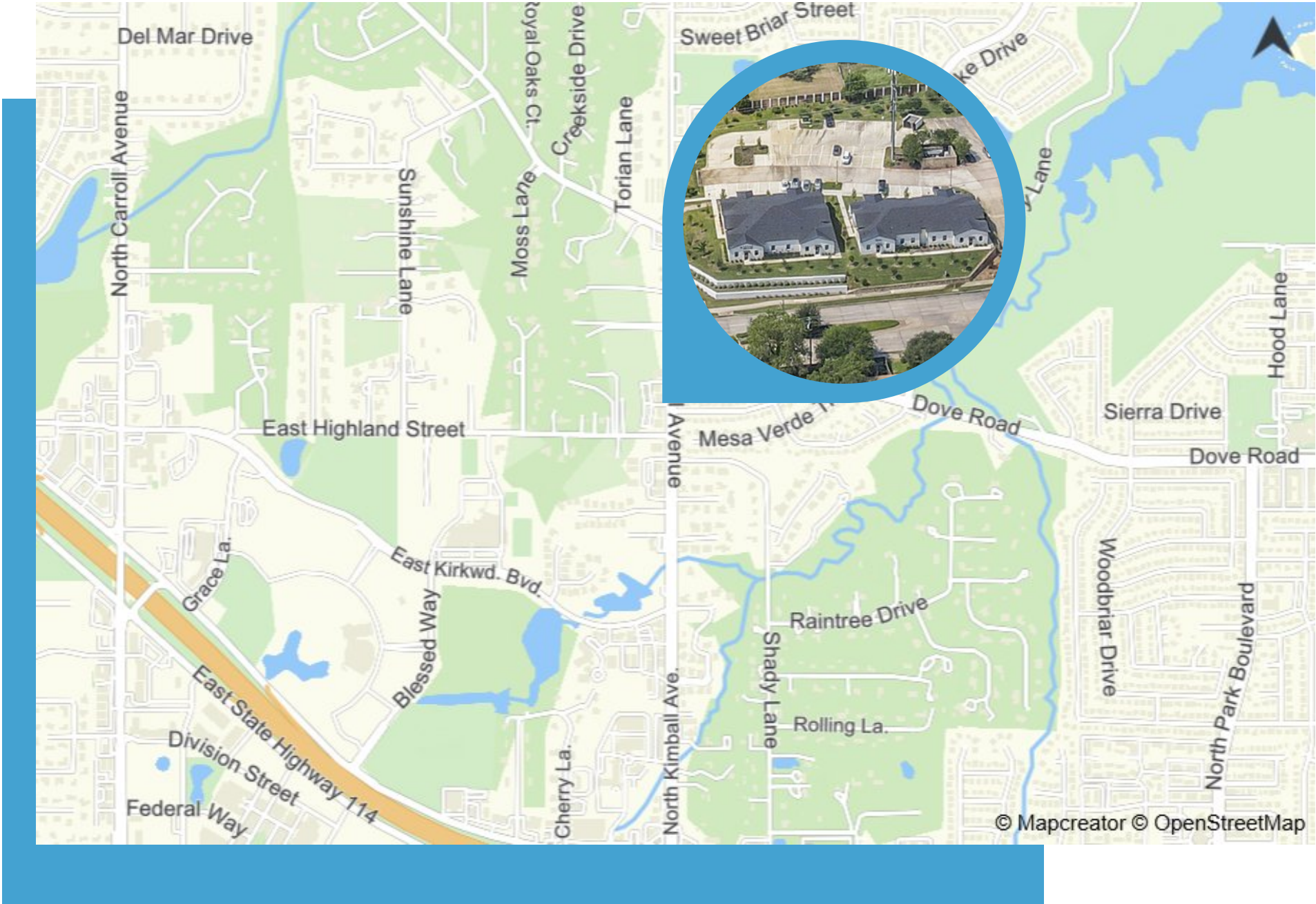
Ranked #10

Ranked top 10 richest towns in USA according to Time Magazine

RETAILER MAP



AREA LOCATION



TENANT PROFILE



Vista Physical Therapy is an established outpatient physical therapy provider serving the Dallas–Fort Worth market and is part of Physical Rehabilitation Network (PRN), a national network of more than 270 clinics. Vista provides comprehensive rehabilitation services, including orthopedic, sports, spine, and post-operative care, to a broad patient base. With multiple locations throughout North Texas and the backing of a national healthcare network, Vista is well positioned as a stable, service-oriented medical-office tenant with a strong presence in the DFW market.



DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
2020 Population	24,127	115,400	765,204
2024 Population	24,039	118,791	787,656
2029 Population Projection	25,225	128,284	858,577
Annual Growth 2020-2024	-0.1%	0.7%	0.7%
Annual Growth 2024-2029	1.0%	1.6%	1.8%
Median Age	41.9	42.1	38.6
Bachelor's Degree or Higher	57%	59%	47%
U.S. Armed Forces	0	1	462

INCOME	2 MILES	5 MILES	10 MILES
Avg Household Income	\$164,852	\$170,112	\$127,037
Median Household Income	\$131,933	\$141,827	\$97,084
< \$25,000	625	2,539	23,332
\$25,000 - 50,000	765	4,114	43,380
\$50,000 - 75,000	971	4,848	45,705
\$75,000 - 100,000	978	4,119	38,660
\$100,000 - 125,000	833	3,701	32,095
\$125,000 - 150,000	485	3,313	24,841
\$150,000 - 200,000	1,125	5,429	32,489
\$200,000+	2,831	15,039	52,637

CONTACT US



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