

OFFERING MEMORANDUM

1210 N. KIMBALL AVE., SOUTHLAKE TX



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CHAMPIONS
DFW COMMERCIAL REALTY



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EXECUTIVE SUMMARY

1210 N. Kimball Avenue presents an attractive single-tenant medical investment opportunity in Southlake, one of the DFW area's most desirable and affluent submarkets. The ±5,997 SF medical facility was constructed in 2022, offering modern construction and limited near-term capital expenditure requirements.

The property features a passive single-tenant NNN lease structure, providing an investor with minimal landlord responsibilities and a streamlined ownership profile well suited for a long-term hold or 1031 exchange. Approximately five years remain on the primary lease term, with additional renewal options providing future occupancy potential.

The tenancy is an institutional-quality, hospital-affiliated orthopedic surgery group, providing a strong medical covenant and established use within the property. Built-in 3% annual rent increases provide contractual income growth and the potential to enhance long-term value.

Strategically located in Southlake with convenient access to State Highway 114 and surrounding professional and medical corridors, the property benefits from strong demographics, connectivity, and proximity to one of the region's most established business and healthcare markets.



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 \$252,304 NOI
- Built-In Growth – 3% annual rent increases provide steady NOI growth and enhance exit value
- Institutional-Grade Tenancy – Hospital-affiliated orthopedic surgery group provides strong medical covenant
- Modern Construction – ±5,997 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

\$4,050,000
SALE PRICE

±5,997 SF
BUILDING SIZE

2022
YEAR BUILT

6.00%
CAP RATE

\$252,304
NOI

1210 N KIMBALL AVE. 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



TENANT PROFILE

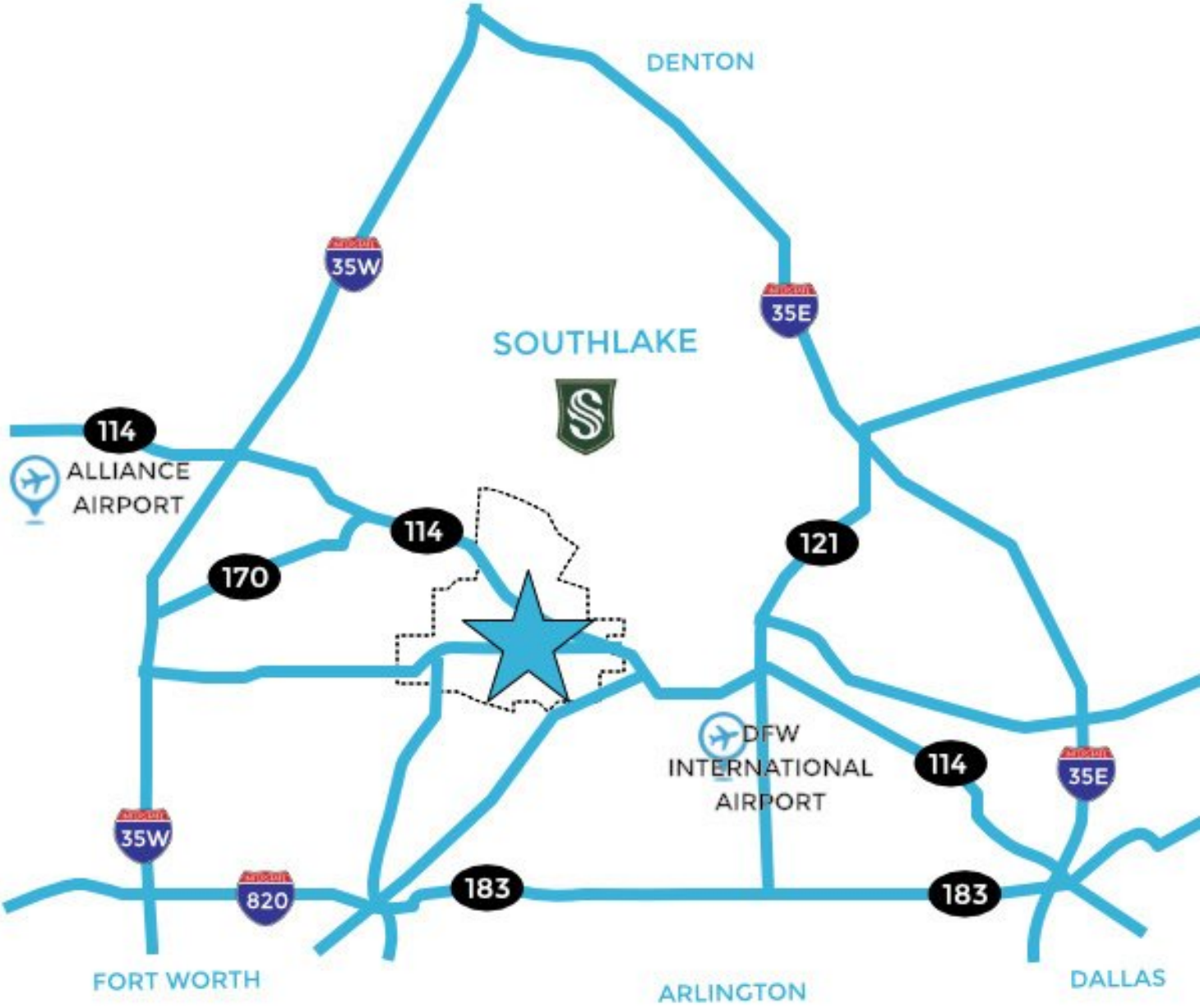
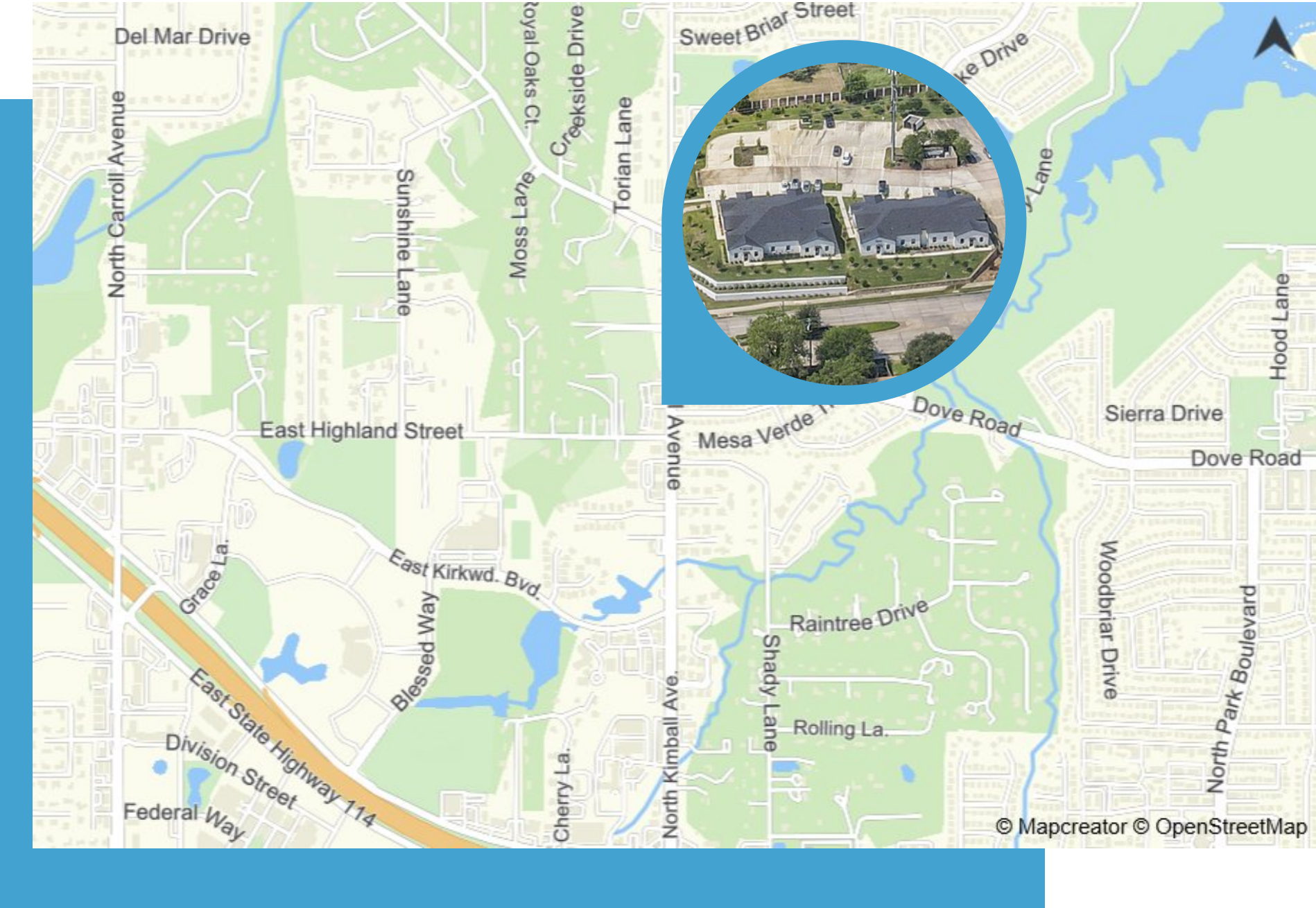


Texas Bone & Joint is an established orthopedic healthcare provider serving the North Texas market, offering comprehensive musculoskeletal care, including joint replacement, sports medicine, imaging and diagnostics, and surgical and non-surgical treatment options. With multiple locations throughout the region, including Southlake, and a broad patient base ranging from athletes to individuals managing joint conditions and injuries, Texas Bone & Joint has a strong established presence in the DFW healthcare market and represents a well-positioned medical-office tenant.

<https://tbjortho.com/>



AREA LOCATION



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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