

TURNKEY MEDICAL / OFFICE SPACE FOR LEASE

8700 US Hwy 380 • Cross Roads, Texas



- 3,825 SF Available
- Expansion Capability (Upstairs)
- C-1 Zoning
- 2nd Gen Medical Buildout
- Anchored by Medical & Dental
- High-Growth 380 Corridor

Located along one of North Texas' most rapidly expanding retail and medical corridors, this property offers a rare opportunity for immediate occupancy with an existing medical buildout. The flexible configuration and expansion capability allow tenants to scale efficiently.

Available SF	3,825
Zoning	C-1
Use	Medical / Dental / Office
Condition	Move-In Ready

AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,500	42,000	95,000
Avg HH Income	\$110K	\$125K	\$132K
Growth	High	Very High	Explosive

LOCATION

Aerial / Map Placement

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