

MEDICAL OFFICE INVESTMENT

1231 E. Belt Line Road, Richardson, Texas 75081



LOCATION:

Located just west of the E. Belt Line Rd & N. Plano Rd intersection in Richardson, Texas

SIZE:

9,200 SF Medical Office Building on 33,680 SF of Land

PARKING:

39 spaces

APPROXIMATE NOI:

\$230,000

TRAFFIC COUNTS:

E. Belt Line Rd: 30,272 VPD
 N Plano Rd: 32,847 VPD
 (TXDOT 2024)

PROPERTY INFORMATION:

100% Leased to Texas Health Resources
7 Year NNN Lease

Located six miles from Medical City Hospital and Methodist Richardson Medical Center

Convenient access from US Highway 75 (Central Expressway), George Bush Tollway and Interstate 635

Financial information available upon request and signed confidentiality agreement

DEMOGRAPHICS:

	1 miles	3 miles	5 miles
2025 Population	12,377	151,867	370,472
Daytime Pop.	20,056	177,448	459,164
Households	4,424	57,943	144,401
Avg HH Income	\$150,989	\$105,892	\$116,936

For more information, please contact David English or Jonathan Young

214-676-6424 (m) • denglish@ridgepcre.com | 214-796-8898 (m) • jyoung@ridgepcre.com

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TENANT SUMMARY:



TEXAS HEALTH RESOURCES:

Texas Health Resources is one of the largest faith-based, nonprofit health systems in the United States and a leading healthcare provider throughout North Texas. Headquartered in Arlington, Texas, the organization serves communities across the Dallas-Fort Worth region through a broad network of hospitals, physician practices, outpatient facilities, urgent care centers, home health services, wellness centers, and preventive care programs.

The system's mission is to improve the health of the people in the communities it serves. Texas Health Resources provides a full continuum of care across all stages of life, ranging from primary and specialty care to acute-care hospitals, trauma centers, outpatient services, rehabilitation, and community-based wellness programs. Its presence within the Richardson market supports strong access to healthcare services for nearby residents, employees, and surrounding communities.

Texas Health Resources represents a high-quality healthcare tenancy with significant regional brand recognition, strong community ties, and a well-established operating history in North Texas. As healthcare demand continues to grow across the Dallas-Fort Worth Metroplex, the tenant's location at 1231 E Belt Line Road benefits from its proximity to established residential neighborhoods, major employment centers, and convenient access throughout Richardson and the surrounding trade area.

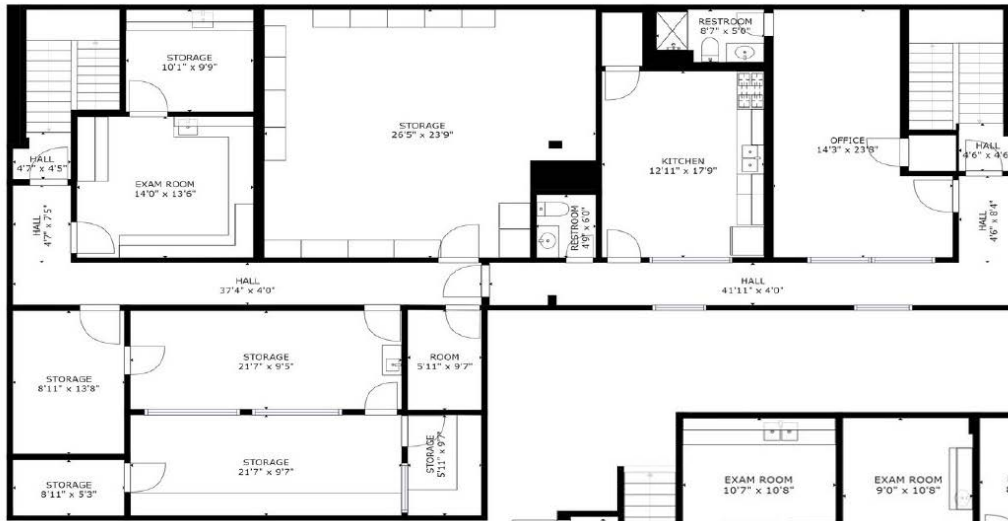
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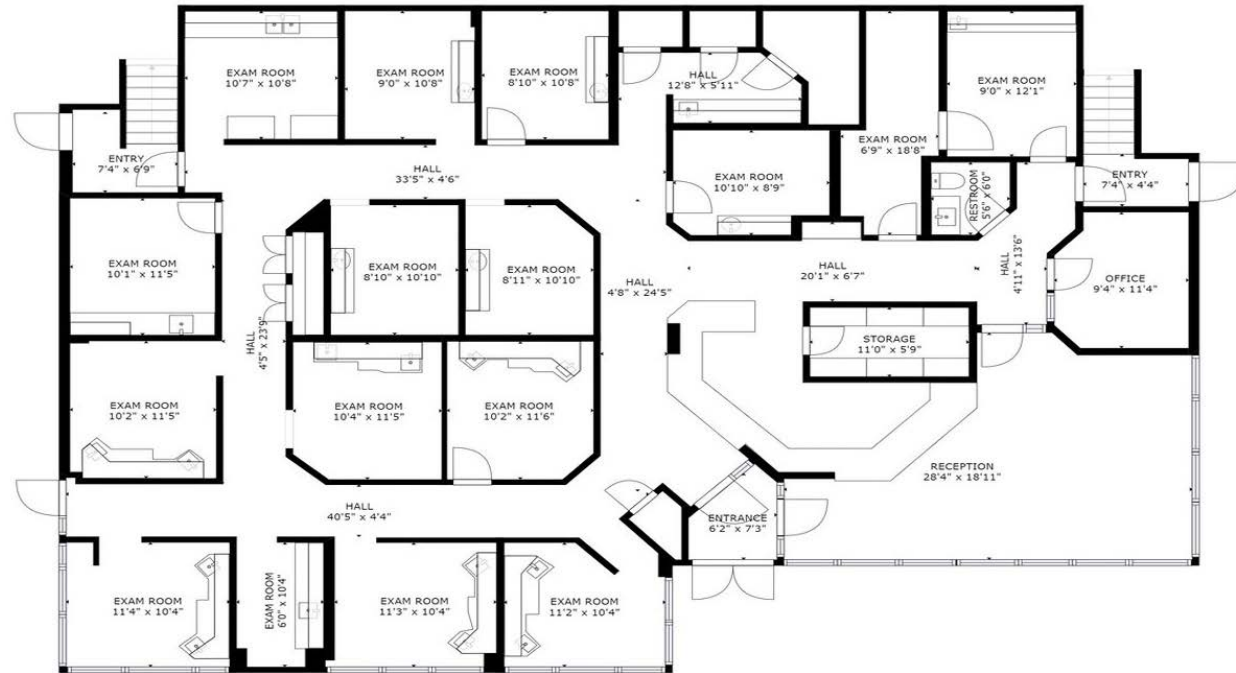
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SUITE 200:



SUITE 100:



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