OFFERING MEMORANDUM

1710 N GREENVILLE AVENUE

Allen, Texas 75002

MedCore
MedCorePartners.com
214.443.8300

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1710 N Greenville Avenue | Allen, Texas 75002

EXECUTIVE SUMMARY

MedCore Partners is pleased to exclusively offer this exceptional investment opportunity, presenting the acquisition of a high-quality, 8,576 square foot, single-story medical office building. Strategically designed for two tenants, the property is configured with each occupant utilizing approximately 50% of the rentable area, delivering an efficient and balanced layout.

The asset is fully leased to Cook Children's Health Care System and Hill Dental Studio, both operating under long-term, triple net (NNN) lease structures that provide stable, predictable cash flow. The tenant mix pairs institutional-grade healthcare with a growth-oriented, private equity-backed dental platform, creating a complementary and diversified income stream. Cook Children's, a nationally recognized pediatric healthcare system, delivers mission-critical services and offers strong creditworthiness alongside long-term operational stability. Hill Dental Studio further enhances the tenancy with a modern, technology-driven practice supported by institutional capital and an active expansion strategy.

The building's dual-tenant configuration strikes an attractive balance between income diversification and management simplicity. Each suite is fully built out for medical use, featuring specialized improvements and layouts tailored to tenant operations, reinforcing long-term retention while minimizing near-term capital expenditure risk.

Supported by strong tenant fundamentals, long-term leases, and a highly functional design, the property is well-positioned as a passive investment opportunity. This offering is ideally suited for investors seeking predictable cash flow backed by essential healthcare services within a growing and affluent North Texas submarket.

PROPERTY DETAILS

PROPERTY ADDRESS
1710 N Greenville Avenue
Allen, TX 75004

PARCEL SIZE
1.0 Acres

PROPERTY SIZE
8,576 SF

OCCUPANCY
100%

YEAR BUILT
2020

NOI
$305,309*
**8/1/2026 - 7/31/2027*

PARKING RATIO
4.5 / 1,000

WALT
5.25 Years

TENANT OVERVIEW

The following profiles outline the key parties involved in operating the clinical space within the Building.

Cook Children's Health Care System is a nationally recognized, nonprofit pediatric healthcare network headquartered in Fort Worth, Texas. Established in 1918, Cook Children's has grown into one of the leading integrated pediatric systems in the United States, providing comprehensive care across a network of hospitals, outpatient clinics, specialty centers, and urgent care facilities throughout North Texas.

The system includes a flagship medical center, physician network, surgery centers, and a health plan, allowing for a fully coordinated continuum of care. Cook Children's is consistently ranked among the top pediatric healthcare providers in the country and is known for its strong clinical outcomes, patient-centered approach, and commitment to innovation.

With a longstanding reputation, strong balance sheet, and continued regional expansion, Cook Children's represents a highly creditworthy tenant with long-term operational stability and a mission-critical presence in its locations.

Hill Dental Studio is a modern, multi-location dental services organization focused on delivering comprehensive general and cosmetic dentistry through a patient-centric, technology-forward model. Backed by private equity, Hill Dental Studio is executing a strategic growth initiative aimed at expanding its footprint across key markets through both de novo development and acquisitions.

The platform emphasizes high-quality clinical care, efficient operations, and a premium patient experience, supported by centralized management, marketing, and administrative infrastructure. This model allows providers to focus on clinical excellence while benefiting from the scale and resources of a larger organization.

With access to institutional capital, experienced leadership, and an active expansion pipeline, Hill Dental Studio is well-positioned for continued growth. Its private equity sponsorship enhances financial backing and operational sophistication, making it a strong and reliable tenant with a forward-looking business strategy.

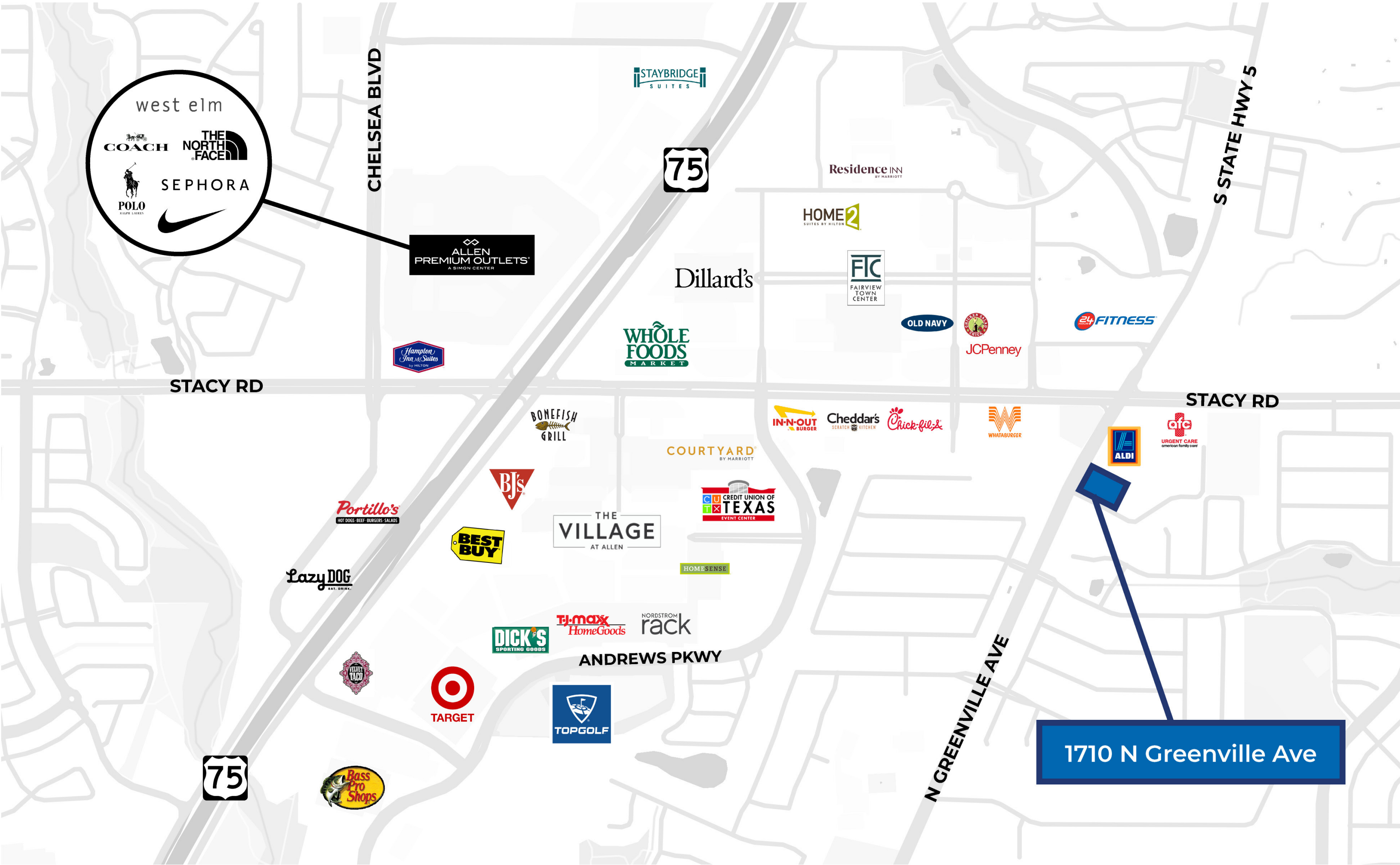
PROPERTY PHOTOS

1710 N Greenville Avenue | Allen, Texas 75002

PROPERTY PHOTOS

PROPERTY LOCATION MAP

PROPERTY LOCATION MAP



DFW MARKET SUMMARY

The Dallas–Fort Worth (DFW) region continues to experience robust demand for medical office space, driven by fast growing population trends, increasing outpatient care utilization, and expanding healthcare services. According to national real estate analytics, DFW has one of the highest trailing 12 month net absorption rates for medical office space among major U.S. markets, with occupancy near 91% and strong absorption trends continuing into 2026.

Healthcare providers in DFW are actively seeking modern, flexible space to accommodate growth in outpatient care, specialty practices, diagnostic services, and ancillary health services. Industry data suggests that despite significant new construction, demand continues to outpace supply in many submarkets, particularly those adjacent to major hospitals.

DFW FUN FACTS

Metro Population — **8,344,032**
Metro Area Size — **8,675 Sq. Miles**
Population / Sq. Mile — **961.8**
Market GDP — **$770.229B**

Population Growth — **+2.17% YOY**
Total Households — **3,012,855**
Median Household Income — **$92,733**
Median Age — **35.8**

**Source: U.S. Census Bureau (2024)*

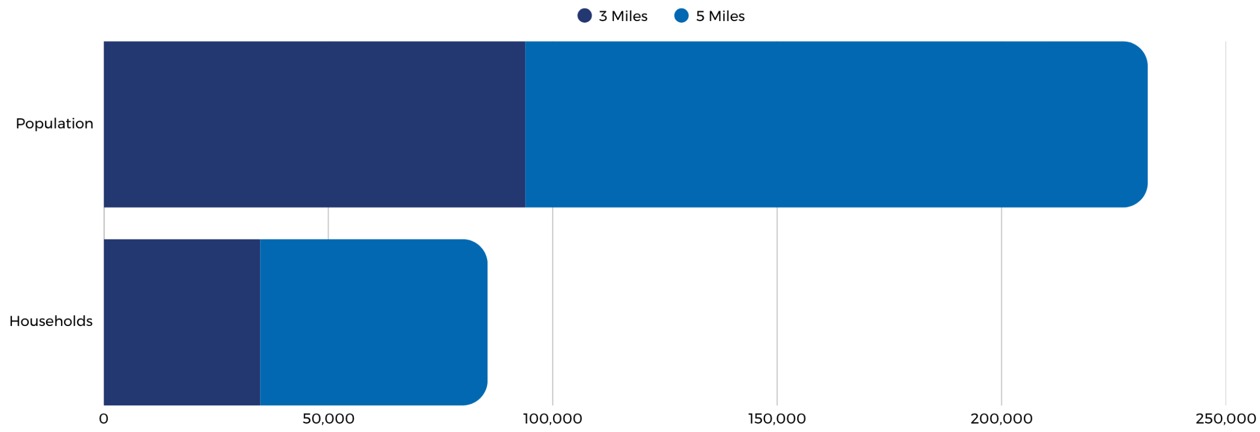
ALLEN MARKET SUMMARY

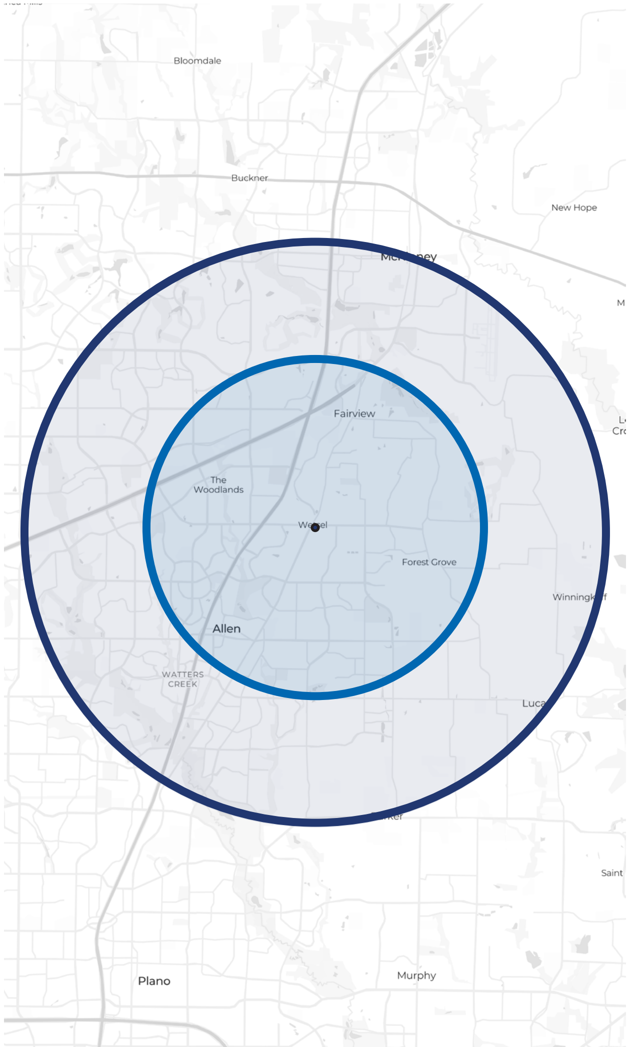
Allen, Texas is a rapidly growing and affluent suburb located approximately 25 miles north of Dallas, Texas along the highly trafficked U.S. Highway 75 corridor. Situated within Collin County—one of the fastest-growing counties in the nation—Allen benefits from exceptional regional connectivity and convenient access to major employment hubs throughout the Dallas–Fort Worth Metroplex. Its strategic location continues to attract both residents and businesses seeking proximity to North Dallas' economic centers.

Allen has experienced sustained population growth, now exceeding 110,000 residents, driven by corporate relocation, strong public schools, and a high quality of life. The city is characterized by above-average household incomes, a highly educated workforce, and a strong daytime population supported by nearby employment centers in Plano, Frisco, and McKinney. These favorable demographics create a robust consumer base that supports retail demand and increased utilization of healthcare and service-oriented businesses.

MARKET DEMOGRAPHICS

POPULATION	3 MILES	5 MILES
Population	93,893	232,575
Households	34,838	85,498
Median Age	38.4	37.9
Median Household Income	$118,858	$123,788
Population Growth	+9.3%	+6.85%
Household Growth	+12.29%	+9.06%





MedCore

12377 Merit Drive, Suite 500
Dallas, Texas 75251

MedCorePartners.com
214.443.8300

CONTACT FOR MORE INFORMATION

Kyle A. Libby
Partner
kyle@medcorepartners.com
214.228.0300

Michael Collins
Managing Director of Brokerage
mcollins@medcorepartners.com
214.244.2278

TREC

Information About Brokerage Services

Texas law requires all real estate license holders 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle A. Libby	482468	kyle@medcorepartners.com	(214) 443-8300
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

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