

MEDICAL OFFICE PROPERTY AVAILABLE

911 N. MACARTHUR BLVD • IRVING, TX 75061

FOR SALE



Excellent Opportunity for a Small to Medium Orthodontist or Dentist

911 Macarthur Boulevard is located in Irving, Texas south of Highway 183 at MacArthur and Blaylock Circle. The property has close access Highway 183, and Loop 12 as well as other major thoroughfares and surrounding cities. This Medical Office space is located in a major residential area a located less than two miles from several major Irving schools.

PROPERTY DETAILS

ADDRESS: 911 N. MACARTHUR BLVD.
IRVING, TX 75061

BUILDING SIZE: ± 2,475 SF of Medical Office on
±23,871 SF of Land

YEAR BUILT: 1989

RENOVATED: 2009

BUILDING FEATURES:

- Medical Office Building
- Ready for an Existing Orthodontics or Dentistry Practice
- Highly Visible Location
- High-End Finish-Out
- 15 Free Surface Parking Spaces Available Ratio of 6.06/1,000 SF
- 2 Parking Lots/Extra Land

SALE PRICE: \$1,200,000

** Please Contact Broker Huntley Luna for Additional Property Details*

FOR DETAILS CONTACT:

HUNTLEY LUNA, VP
Office & Industrial Division
p 972.386.1491 Direct
e hluna@henrysmiller.com



HENRY S. MILLER BROKERAGE, LLC
Since 1914

AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO

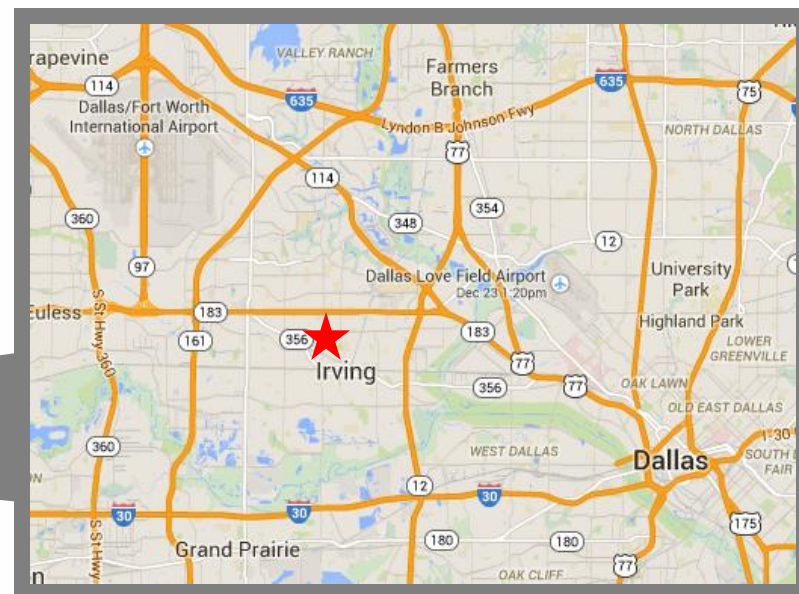
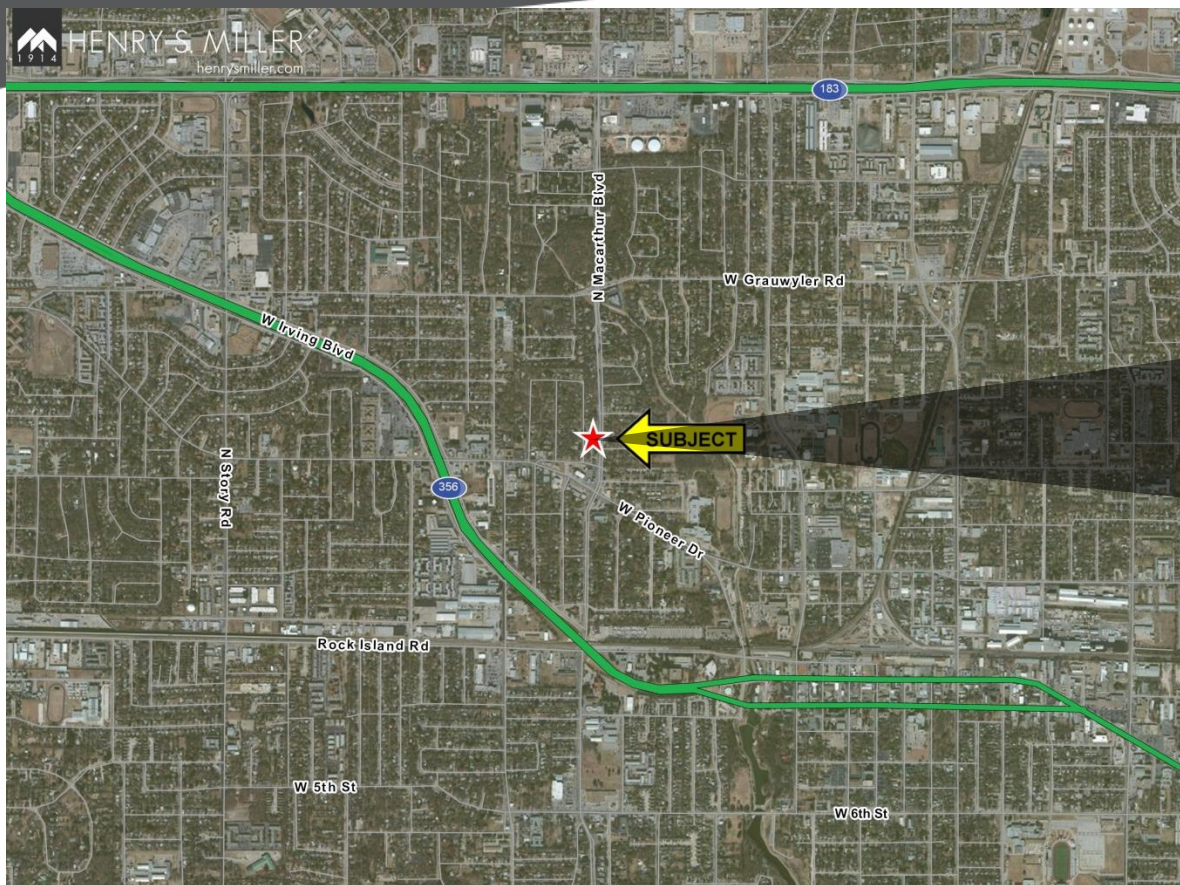
5151 Belt Line Rd, Suite 900 • Dallas, Texas 75254
p 972.419.4000 • **f** 972.419.4099 • www.henrysmiller.com

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LOCATION

This Mid-Cities property is located in Northeast Dallas County in the South Irving Submarket. With close proximity to Hwy 183, Loop 12 and I-20 as well as several residential neighborhoods, it is a great location for any small to medium Orthodontist or Dentist practice.

DEMOGRAPHICS:

2014 Estimated Demographics	5 miles
Total Est. Population:	212,360
Total Est. Households:	75,688
Est. Avg. HH Income:	59,181
Est. Total Consumer Spending:	\$1.94 Million
Total Number of Businesses	10,161

TRAFFIC COUNTS

W. Irving Blvd @ N. Rogers Rd:	±19,351 VPD
N. MacArthur @ Blaylock Cir:	±19,328 VPD
N. MacArthur @ Sunset Dr:	±18,722 VPD
N. MacArthur @ Stockton Dr:	±16,162 VPD

COMMUTING-DRIVE TIME:

- 9 miles/17 min: To Dallas Love Field Airport
- 9.9 miles/14 min: To Dallas-Ft. Worth International Airport
- 12.1 miles/19 min: To Downtown Dallas
- 25.2 miles/29 min: To Downtown Fort Worth

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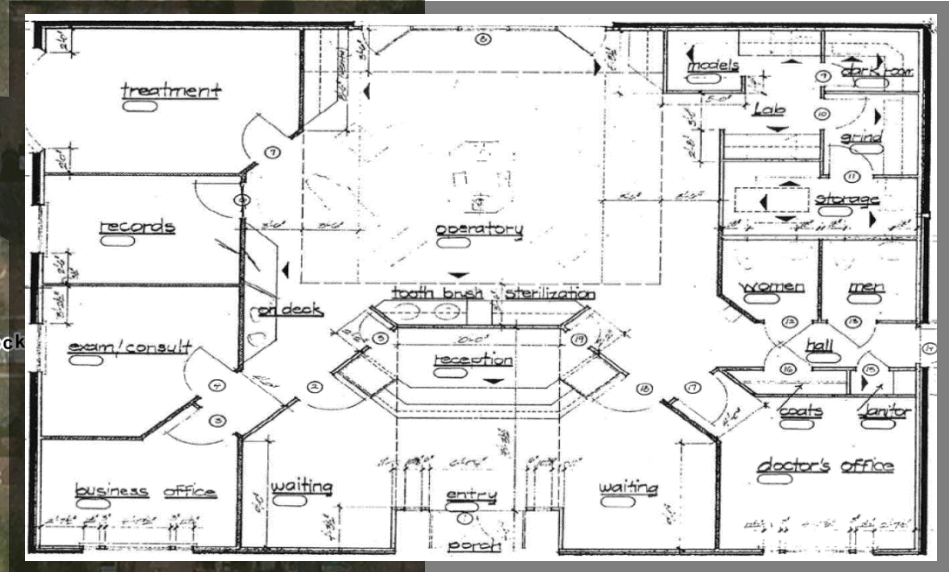
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AERIAL
OVERVIEW

BUILDING FLOORPLAN



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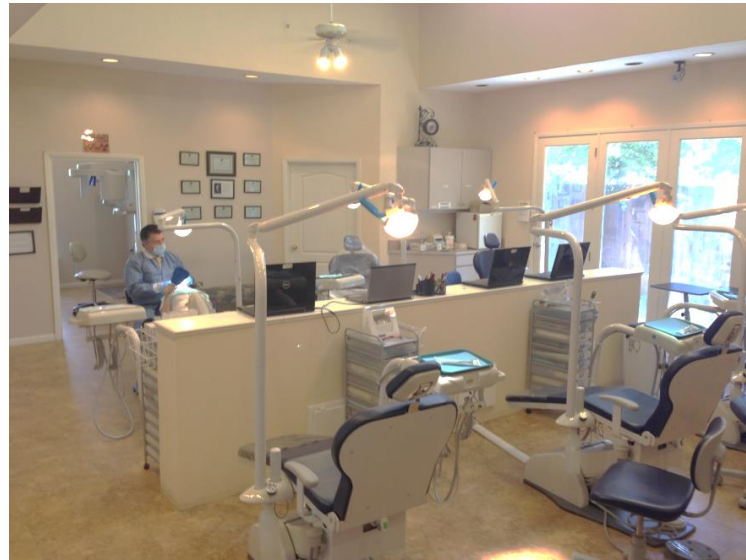
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