

FOR SALE

8267 Elmbrook Dr | Dallas, TX | 75247



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Dallas, TX 75251
www.medcorepartners.com



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EXECUTIVE SUMMARY

MedCore Partners is please to exclusively offer for sale 8267 Elm Brook Drive, Dallas, TX 75247 (“The Property”), a two story 45,000 sf building sitting on 2.12 acres of land, zoned commercial use and currently designed and built out for office administrative services and general office.

The property is ideally located at W Mockingbird Lane and Stemmons Freeway (35E) with close proximity to both downtown and uptown Dallas, along with the central business districts. It provides easy access to/from Dallas Love Field Airport and TX State Highways 183 and 114, allowing for convenience to DFW Airport as well as multiple municipalities around the Dallas Fort Worth Metroplex. Recently renovated in 2019, this Property offers prime real estate ready for move in by an owner and/or tenant, or as a fantastic investment opportunity.

PROPERTY INFORMATION:

PRICE

UPON REQUEST

TOTAL BUILDING SIZE

45,000 SF

YEAR BUILT

1970

RENOVATED

2019

LOT SIZE

2.12 ACRES

OCCUPANCY

VACANT

PARKING SPACES

175

ZONING

**COMMERCIAL /
GENERAL OFFICE**

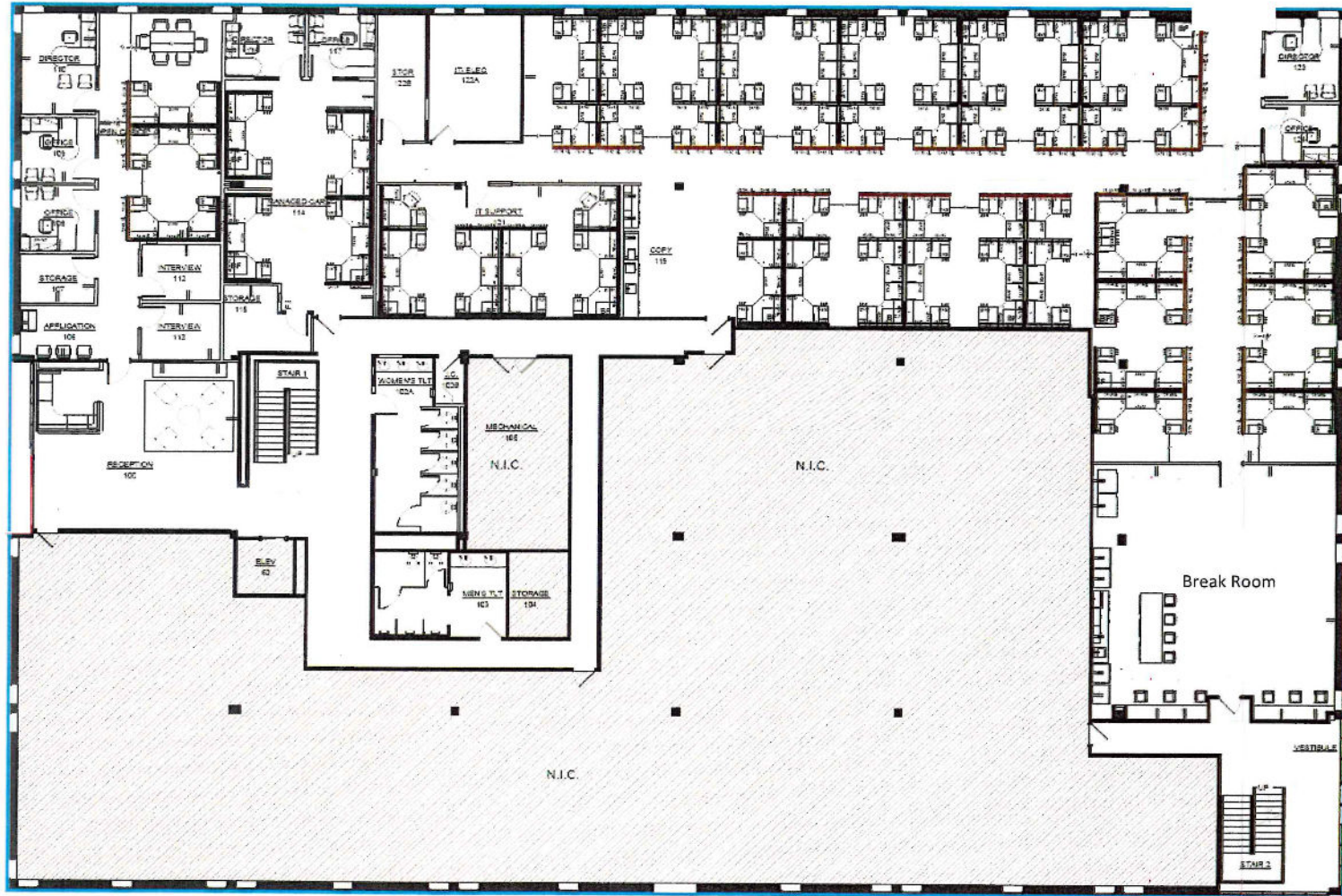


PROPERTY HIGHLIGHTS

- Strong owner/occupant or value-add opportunity
- Recent extensive capital improvements/upgrades
- Less than 2 miles from Dallas Love Field Airport and a short 15-minute drive to DFW International Airport
- Quick access to I-35, with close convenience to downtown Dallas, Irving, uptown Dallas, and many other DFW destinations

FLOOR PLAN

First Floor



FLOOR PLAN

Second Floor



EXTERIORS

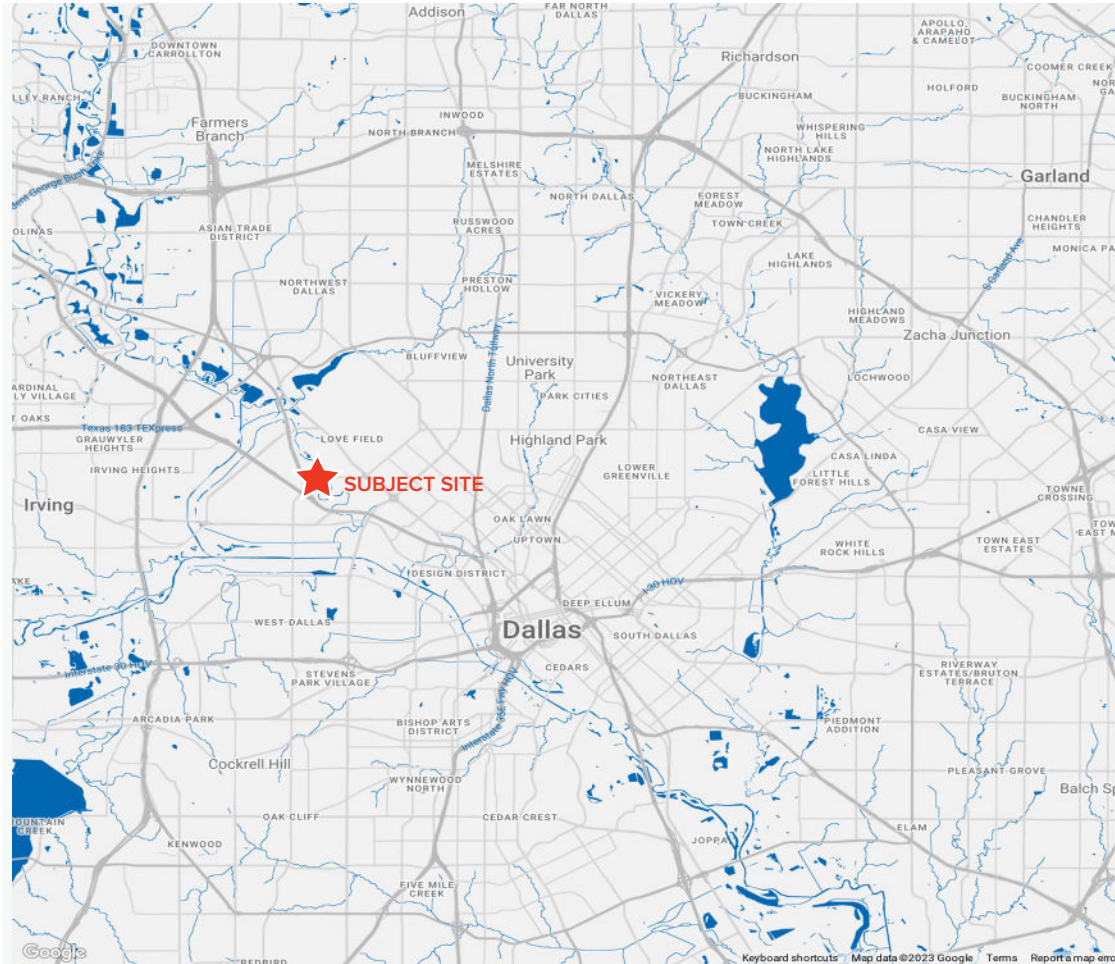


INTERIORS



LOCATION OVERVIEW

8267 Elmbrook Dr | Dallas, TX 75247



DEMOGRAPHICS

	1 MI	3 MI
Population	4,292	36,799
Households	1,324	10,878
Median Age	32.5	35.8
Median HH Income	\$161,707	\$155,380
Population Growth 2023-2028	13.41%	19.26%
Household Growth 2023-2028	13.92%	9.9%



LOCATION OVERVIEW

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NEARBY DISTRICTS

- Uptown
- Harwood District
- Downtown
- Trinity River
- Medical District
- Dallas Love Field Airport
- Preston Hollow
- University Park
- Highland Park
- White Rock Lake



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INFORMATION ABOUT BROKERAGE SERVICES

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.

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.

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.

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.

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.

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

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Licensed Broker/Broker Firm Name

License No.

Email

Phone

Buyer, Seller, Landlord or Tenant initials

Date

