



FOR LEASE

1948 E HEBRON PARKWAY

Carrollton, Texas 75007



MedCore

MedCorePartners.com

214.443.8300

PROPERTY OVERVIEW

ABOUT THE PROPERTY

Position your practice in one of Carrollton's established healthcare corridors with this 5,983 SF second-generation medical office suite at 1948 E. Hebron Parkway. Designed and previously utilized for medical use, the space offers an efficient layout that can significantly reduce tenant improvement costs and accelerate move-in timelines. The property has a proven history of medical occupancy and is surrounded by complementary healthcare providers, creating a strong environment for physicians, specialists, outpatient services, and other healthcare users.

Located along heavily traveled E. Hebron Parkway, the property benefits from excellent visibility and accessibility within a mature, affluent trade area. The site is positioned near numerous residential communities, retail amenities, and healthcare providers, offering convenient access for both patients and staff.



BUILDING SIZE

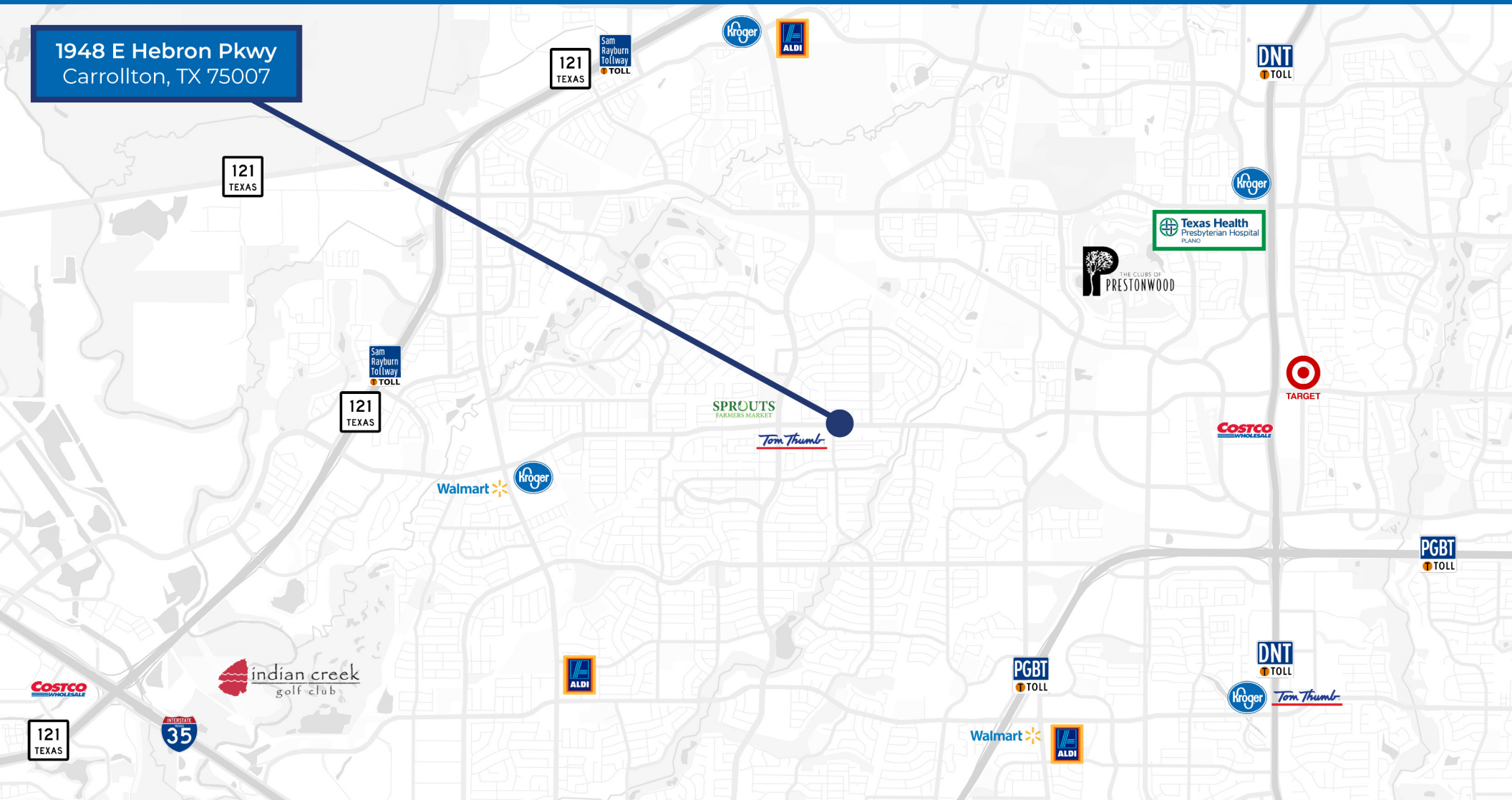
5,983 *SF*



AVAILABLE SF

5,983 *SF*

PROPERTY LOCATION MAP



PROPERTY PHOTOS



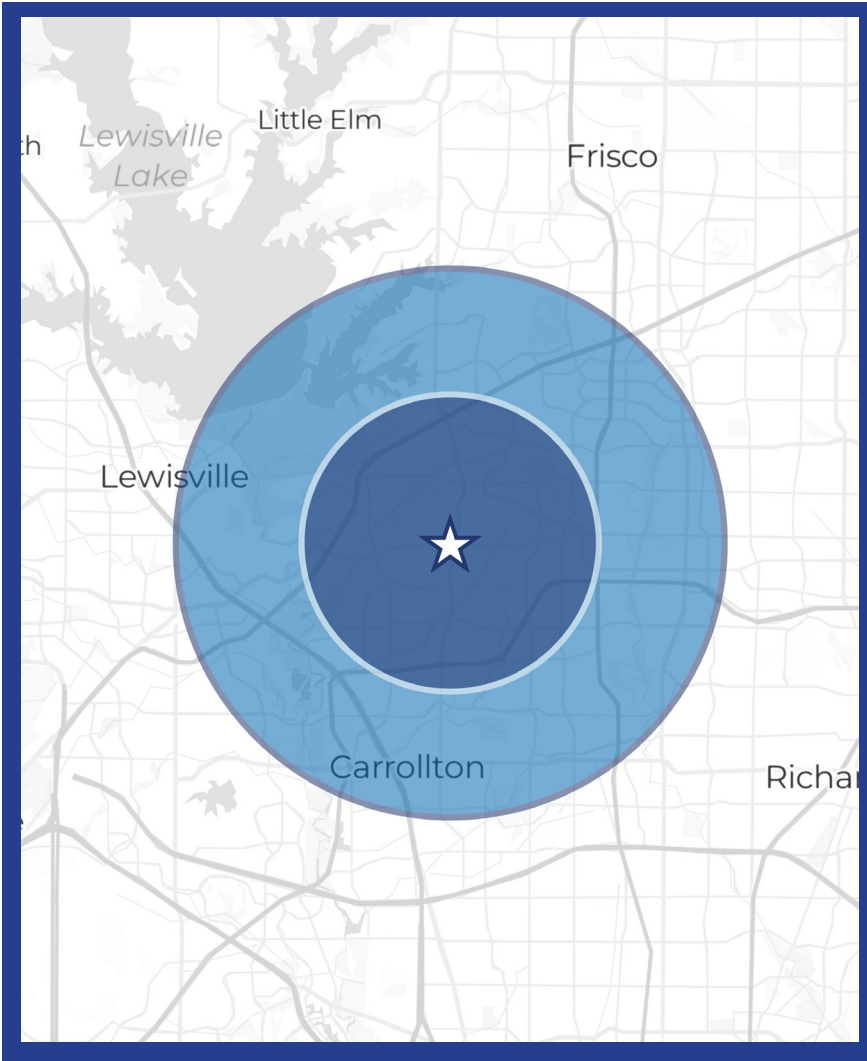
 1948 E Hebron Parkway | Carrollton, Texas 75007

PROPERTY AERIALS





DEMOGRAPHICS



POPULATION

	3 MI	5 MI
Population	142,403	287,038
Households	61,168	123,918
Average Age	37.1	37.4
Median Household Income	\$103,641	\$99,577
Population Growth (2026 - 2031)*	+2.38%	+3.26%
Household Growth (2026 - 2031)*	+4.92%	+5.21%

**Projected Growth as of 2026*



CONTACT FOR MORE INFORMATION



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