

# 4801 S BUCKNER BLVD

Dallas, Texas

INVESTMENT OFFERING



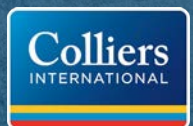
EXCLUSIVE MARKETING  
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# OFFERING SUMMARY

Colliers International is pleased to present a great opportunity to purchase a Single-Tenant Medical Office building at 4801 S Buckner Blvd in Dallas. The subject property of 27,942 square feet was recently built in 2004 of high-quality construction. The building offers a well-established tenant base with strong history at the property, currently on a 10-year NNN lease with 2 percent annual rent increases and without a termination option. After the lease expires, the current tenant, TED Ventures, has two (2), five-year renewal options. This building poses an excellent investment opportunity offering a secure, stable investment with minimal landlord responsibilities.

Strategically located on a heavily-traversed corridor, offering over 33,000 vehicles per day, the property features superb ingress and egress via Buckner Boulevard, complimented by immediate access to surrounding highways (I-30, I-635 and US 175), making transportation exceptionally convenient. Buckner Medical Center is situated in a highly desirable location, providing a dense

population corridor of more than 333,200 people within a five-mile radius. Dallas is a dynamic and growing community offering a unique atmosphere and many shopping, restaurant and office amenities.

The property is strategically located in the Dallas-Fort Worth Metroplex, by population, the largest metropolitan area in Texas, the largest in the South, and the fourth largest in the United States. Dallas-Fort Worth is currently leading the job market among the nation's largest metropolitan areas, with a growth rate of 4.8 percent, while unemployment, at 3.7 percent, is safely below the national average.

This opportunity allows an investor to enjoy a long-term, attractive yield with minimal landlord responsibilities. Texas is an income tax free state, providing additional benefits for investment.

## Investment Highlights

- Attractive Medical Office Building – Established Medical Tenant with Strong NOI
- Stable Property with Secure Long-Term Tenant
- Unparalleled Location with Tremendous Access and Visibility from Buckner Boulevard, Delivering a Traffic Count Exceeding 33,000 Vehicles Per Day
- Situated in a High Growth Area with Many New Developments in the Immediate Vicinity
- Tenant on NNN 10 Year Lease – Minimal Landlord Responsibility
- Dense Population Corridor: 333K+ People within Five Miles





Investment Overview

# PROPERTY PHOTOS





Investment Overview  
**PROPERTY PHOTOS**





Investment Overview

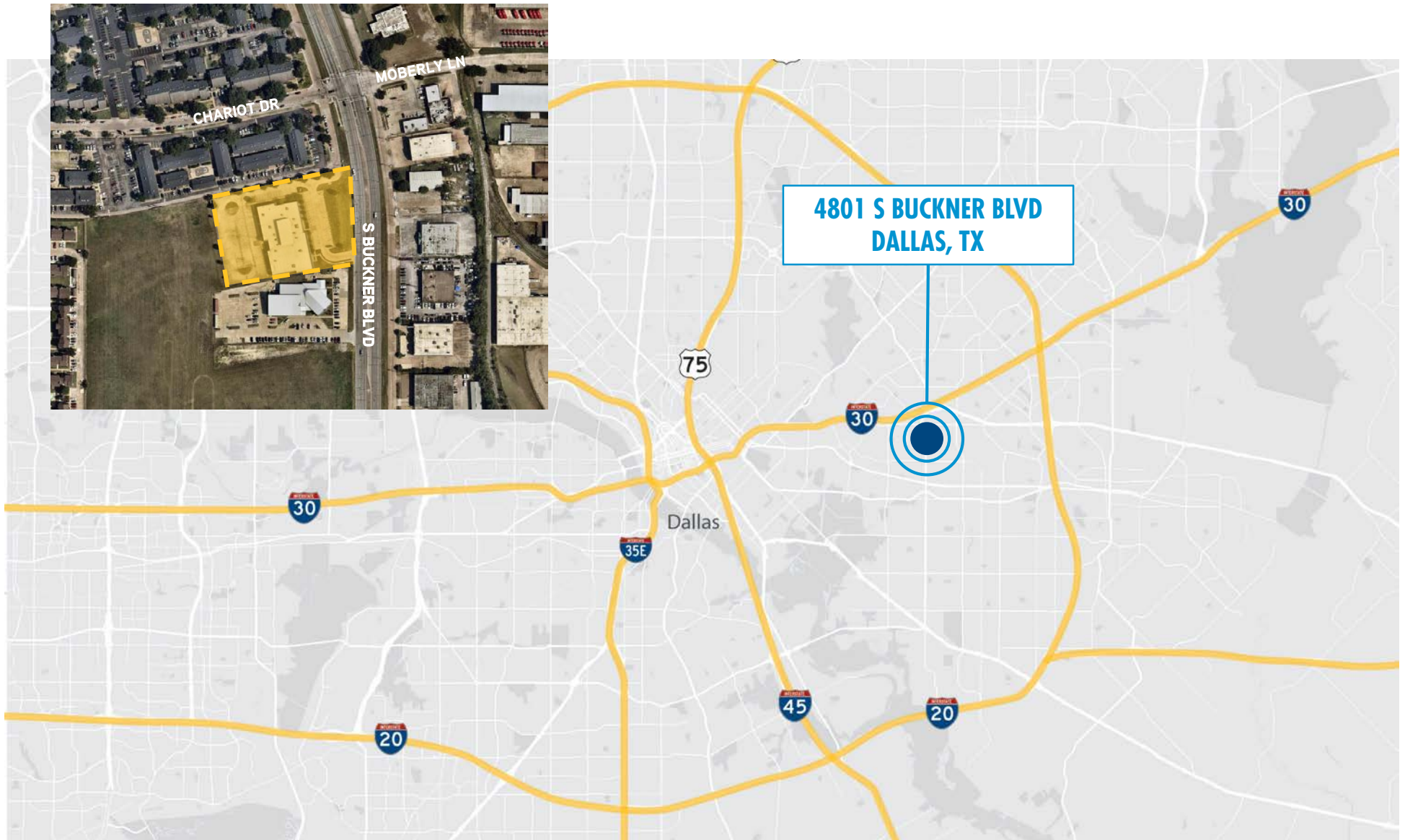
# PROPERTY PHOTOS

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## REGIONAL MAP





# THE TEXAS OFFICE & INDUSTRIAL INVESTMENTS TEAM

[WWW.TEXASOFFICEINVESTMENTS.COM](http://WWW.TEXASOFFICEINVESTMENTS.COM)

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For Office and Industrial investments, give us a call!

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INTERNATIONAL





## 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.

11-2-2015

### 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.

**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 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.

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Designated Broker of Firm

Steve Everbach  
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Date