

MEDICAL/OFFICE SPACE FOR LEASE

9947 N. MacArthur Blvd. Irving, Texas 75063



LOCATION:

SWQ of N MacArthur Blvd
& E Valley Ranch Pkwy in
Irving, Texas

AVAILABLE:

Suite 150: 2,500 RSF
2nd Generation Medical Office

LEASE RATE:

Contact Broker

TRAFFIC COUNTS:

N MacArthur Blvd:
23,440 VPD

E Valley Ranch Pkwy:
3,600 VPD
(Kalibrate 2024)

PROPERTY INFORMATION:

Less than 3 miles from both Baylor Scott & White
Surgical Hospital - Las Colinas and Medical City Las
Colinas Hospital

Join Dr. Vilija B. Thomas, DDS and Valley Ranch
Orthodontics

Adjacent to Cypress Waters 1,000 Acre Master
Planned Community

Easy access to Highway 161 PGBT, I- 635 LBJ and E
Beltline Road

Frontage on N MacArthur Blvd

Proximity to Retail and Restaurants

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2024 Population	24,808	88,355	219,017
2029 Proj. Pop.	25,003	91,492	222,751
Daytime Pop.	16,941	121,829	339,875
Avg. HH Income	\$141,646	\$150,980	\$142,757

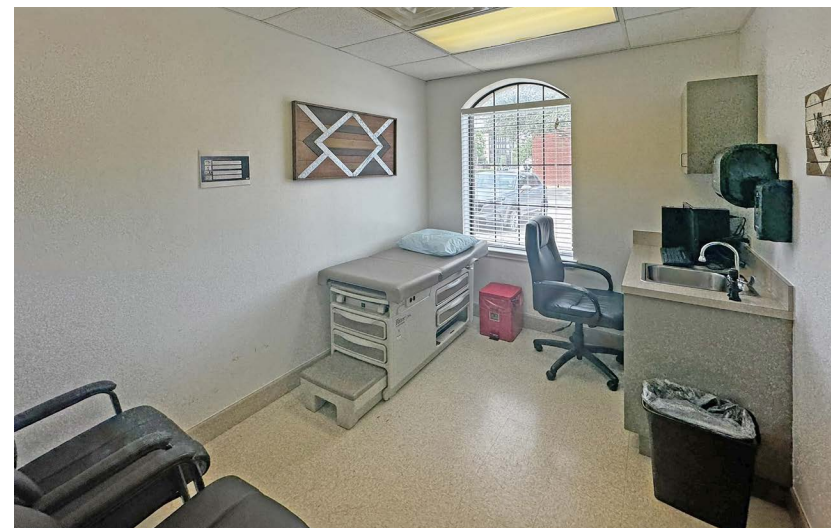
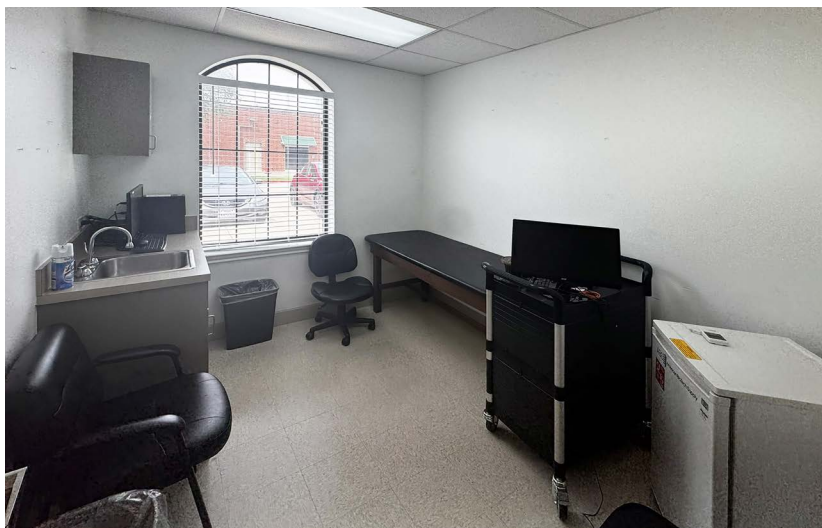
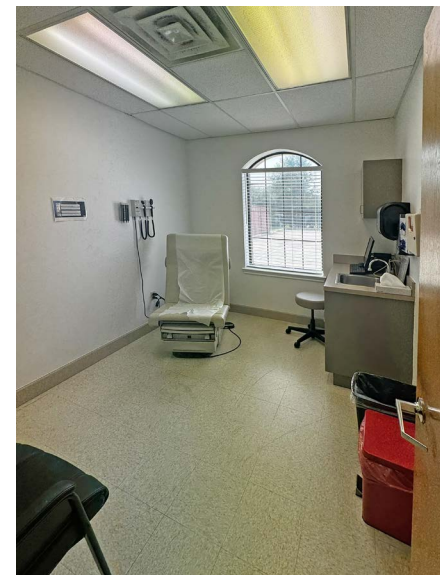
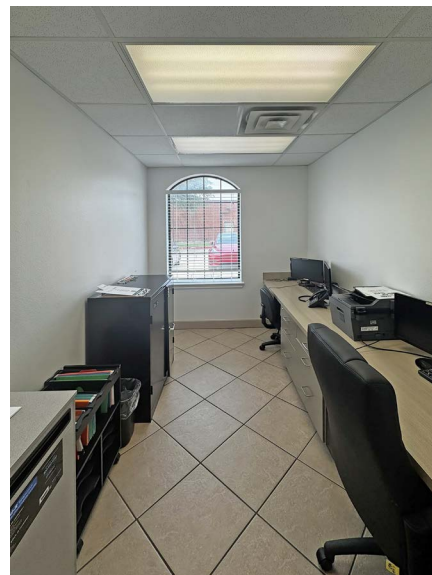
For more information, please contact Grant English or Jonathan Young

214-676-6424 • genglish@ridgepcr.com | 214-796-8898 • jyoung@ridgepcr.com

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- 1 Reception (14.0'x22.10')
- 4 Exam Rooms (11.0'x9.0') with Sinks
- 3 Exam Rooms (8.8'x10.6') with Sinks
- 1 Procedure room (9.0'x9.0') with Sink
- 1 Procedure room (11.0'x9.0') with Sink
- 1 Private Office (11.0'x9.0')
- 1 Admin Office (7.6'x10.6')
- 1 Admin Office (7.0'x11.0')
- 1 storage closet (4.0'x4.8')
- 1 storage closet (5.10'x7.0')
- 3 restrooms (5.8'x9.0')

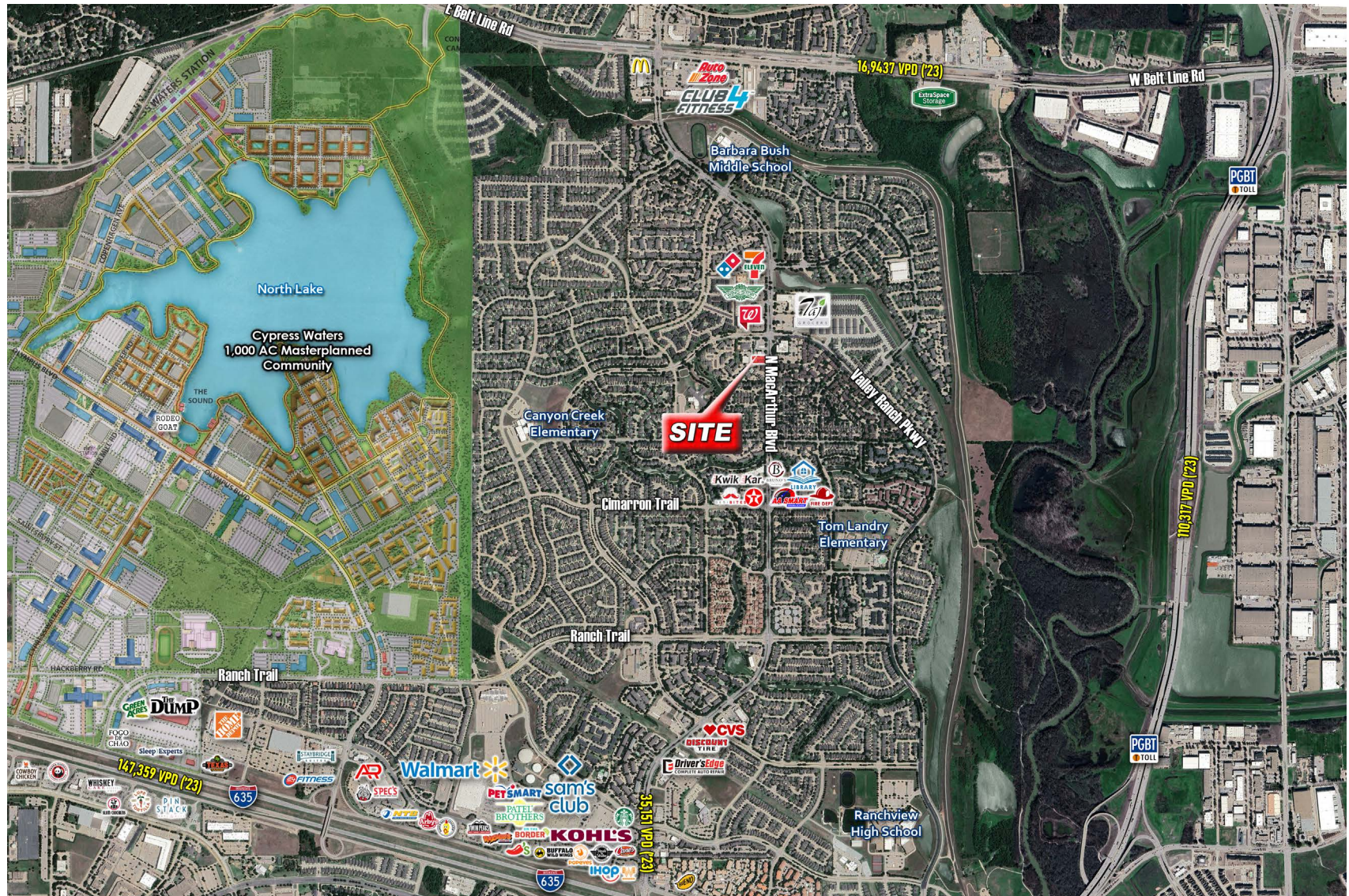


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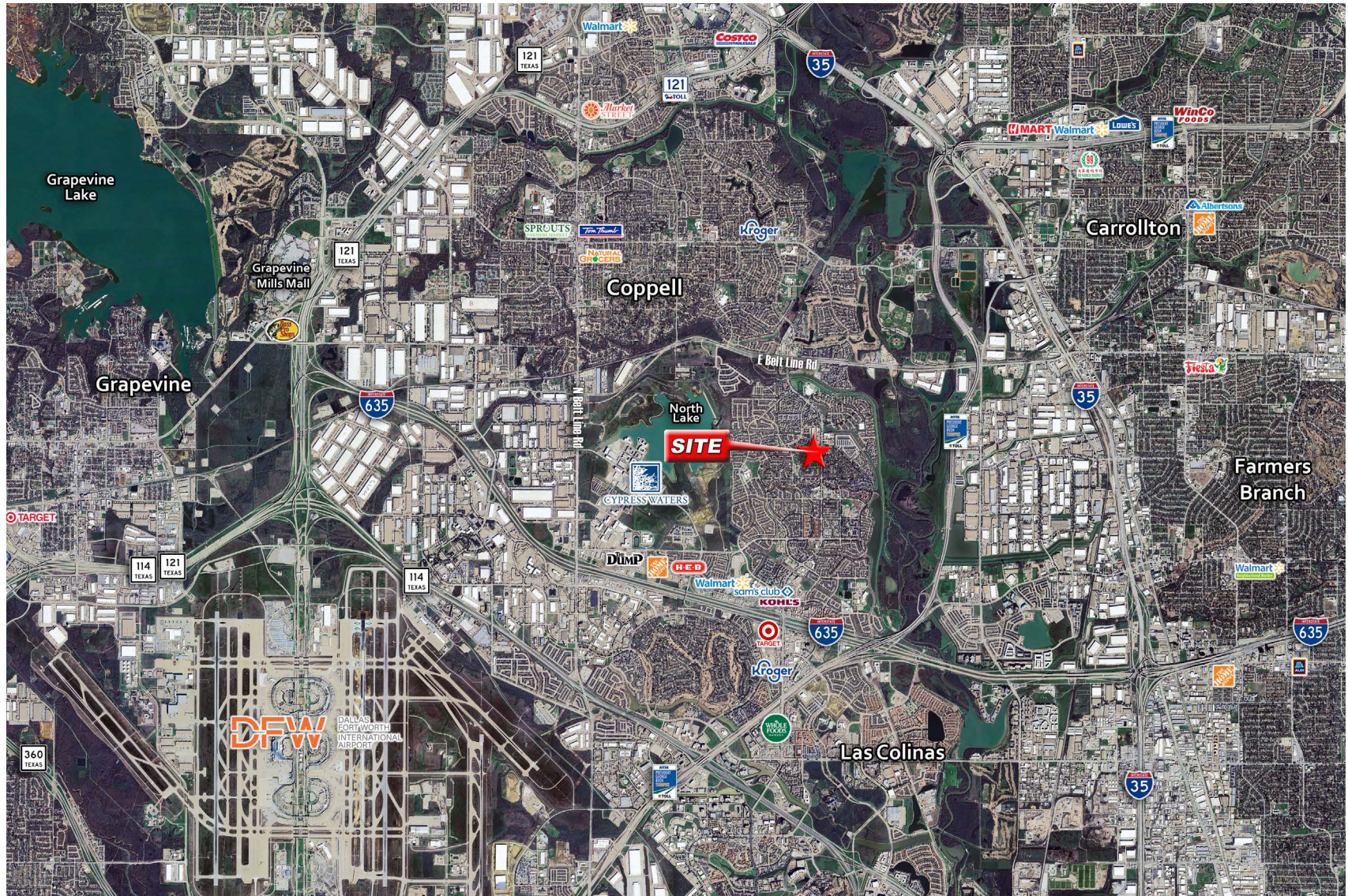
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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.

Ridge Pointe Commercial Real Estate, Ltd.	9002250	denglish@ridgepcr.com	(972)961-8532
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David English	370006	denglish@ridgepcr.com	(214)676-6424
Designated Broker of Firm	License No.	Email	Phone
Grant M. English	602976	genglish@ridgepcr.com	214-577-8627
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jonathan Young	763785	jyoung@ridgepcr.com	(214)796-8898
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date