

OFFERING MEMORANDUM

Southwestern Women's Surgery Center
101

8616

8616 GREENVILLE AVE | DALLAS, TX 75243

PATIENT
LOADING
ZONE

GREENVILLE AVE - VPD 28,387

SITE

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NAIpartners

McCullough-Jaynes Investment Group

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PROPERTY OVERVIEW

\$ **\$5,715,000**
PRICING

\$ **\$750.00**
PRICE PER SF

🏠 **7,620 SF**
BUILDING SIZE

📍 **\$2,686.20**
MONTHLY POA DUES

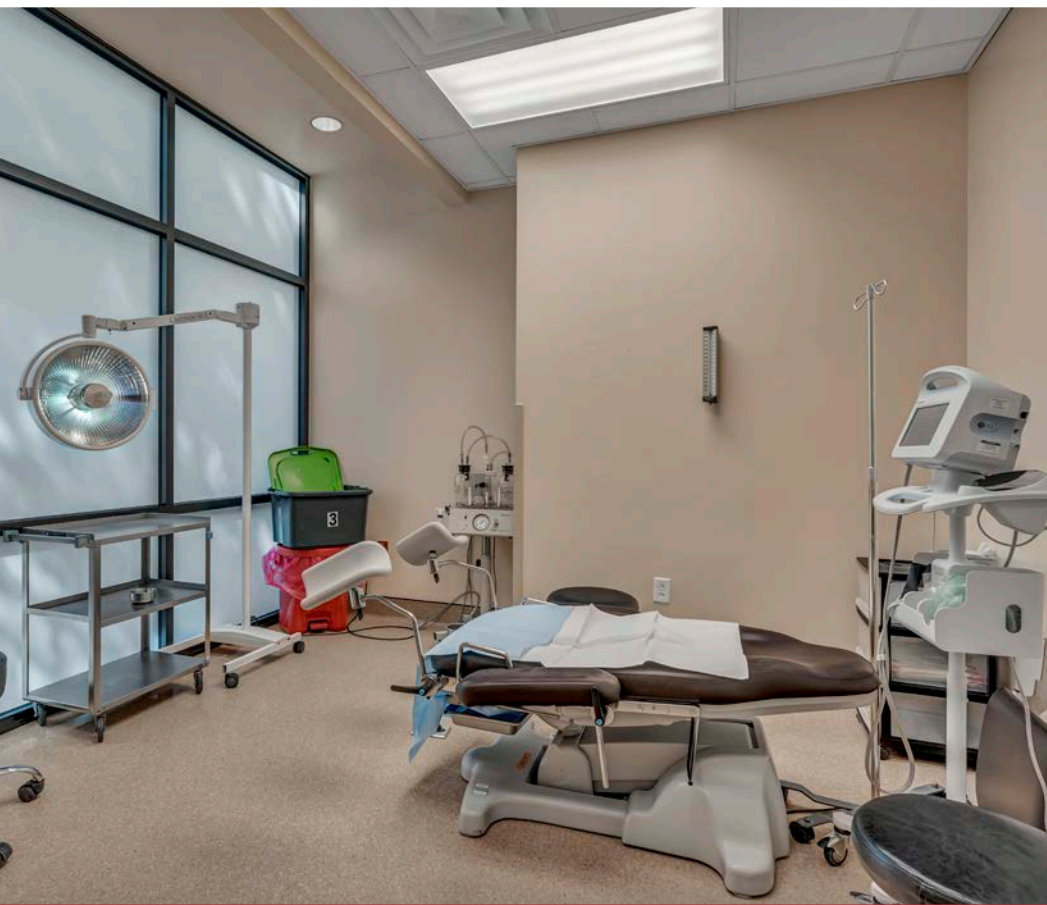
⚙️ **2005**
YEAR BUILT

- **TURN-KEY AMBULATORY SURGERY CENTER WITH ONE OPERATING ROOM AND TWO PROCEDURE ROOMS**
- **AMBULATORY SURGERY CENTER LICENSE CAN BE INCLUDED WITH SALE – EXPIRES 10/31/2023**
- **EXCELLENT FRONTAGE AND VISIBILITY ALONG GREENVILLE AVENUE – 25,000 VPD**
- **MODERN CONSTRUCTION WITH AMPLE PARKING**
- **PROFESSIONALLY MANAGED AND MAINTAINED OFFICE PARK**

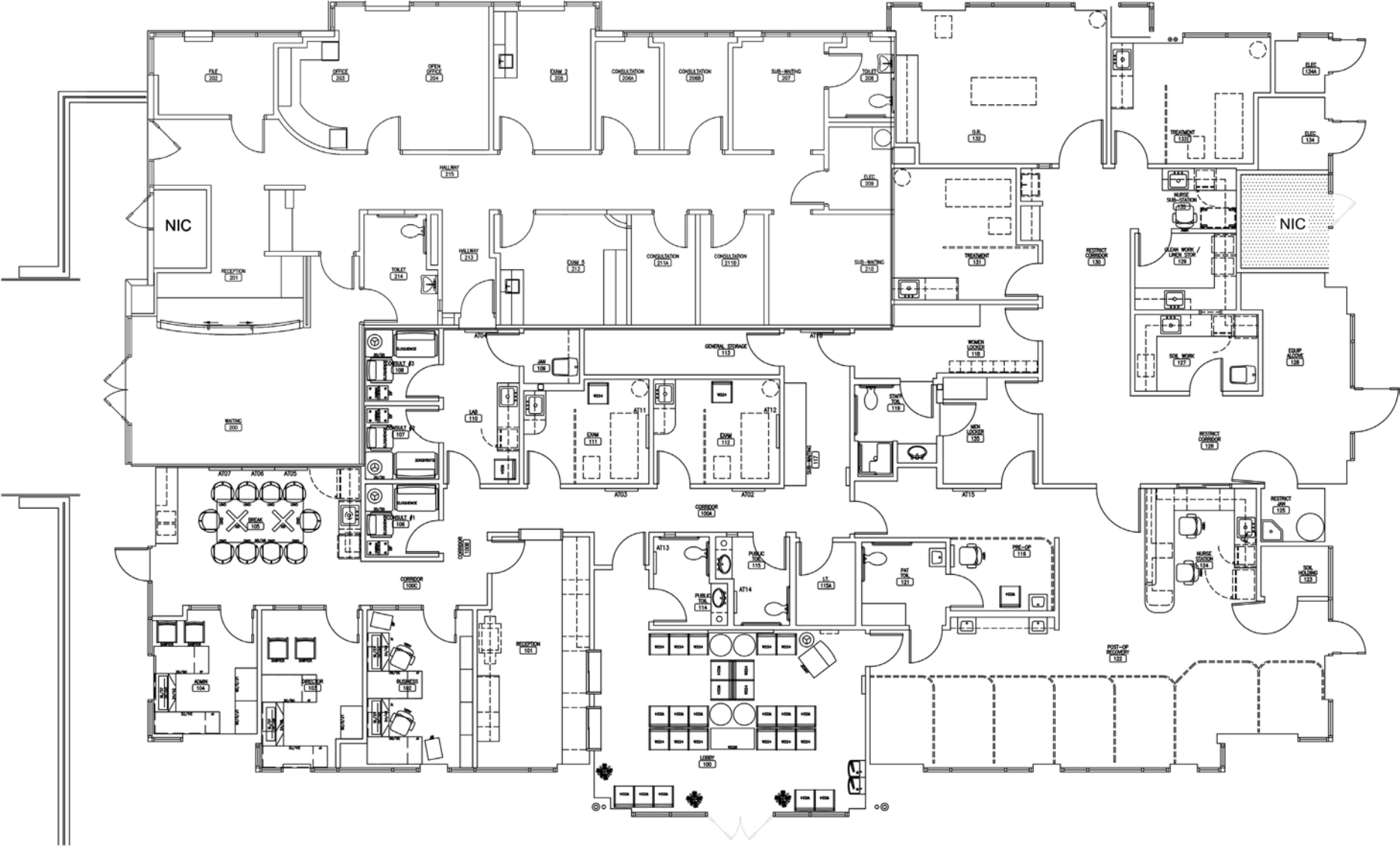


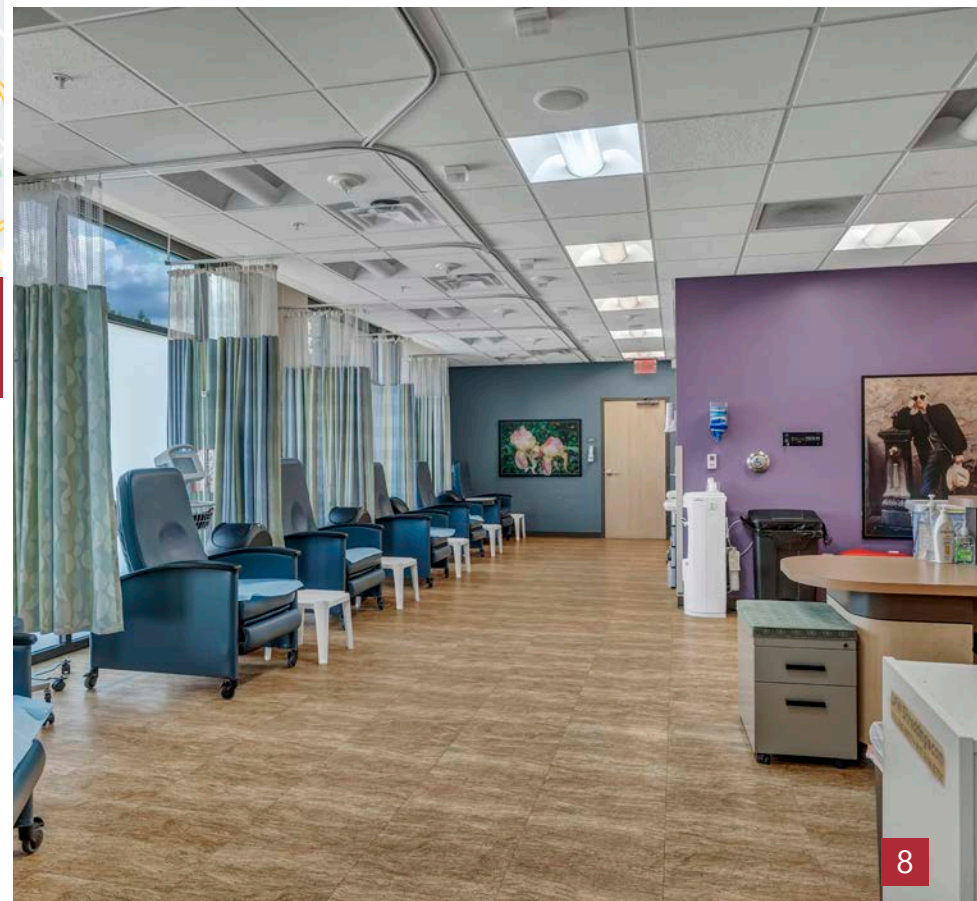
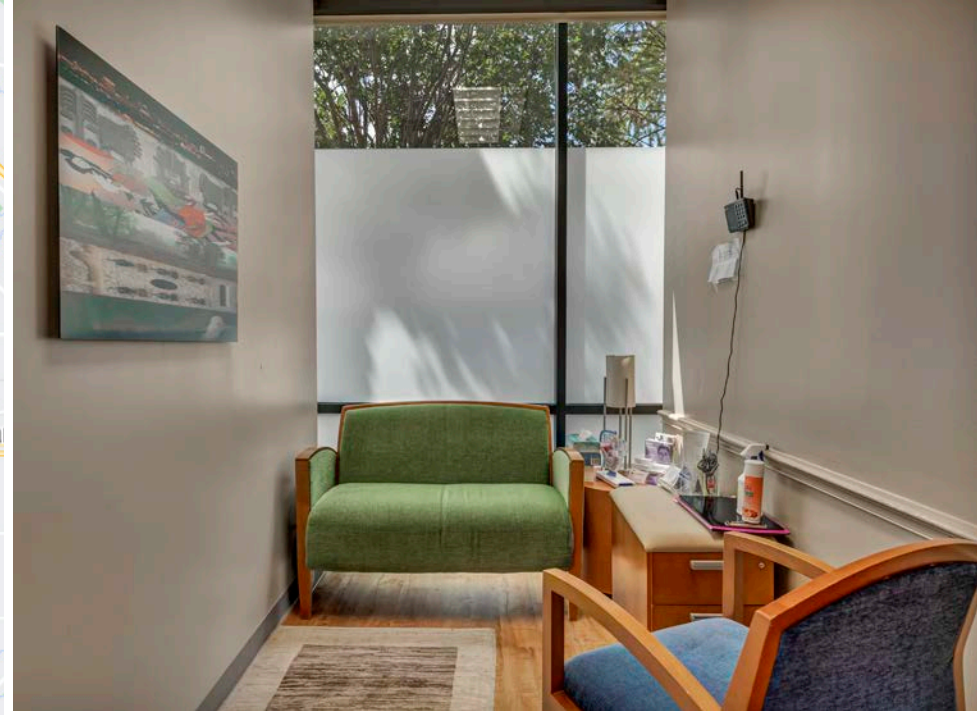
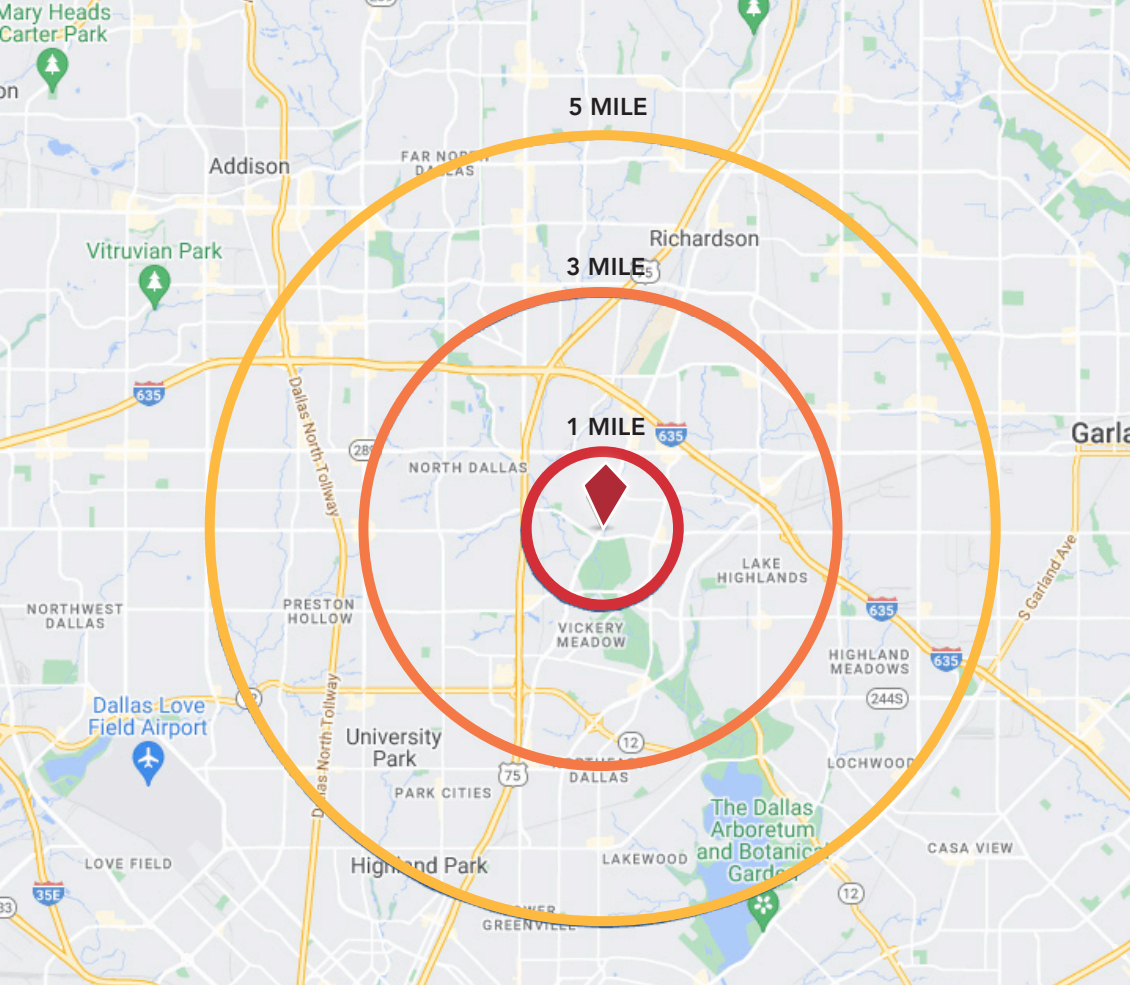






FLOOR PLAN





DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2022 Population - Current Year Estimate	11,712	171,787	393,353
2027 Population - Five Year Projection	11,867	172,855	395,867
HOUSEHOLDS			
2022 Households - Current Year Estimate	4,567	73,291	160,485
2027 Household Projection	4,604	73,442	161,003
HOUSEHOLD INCOME			
2022 Average Household Income	\$115,916	\$87,371	\$104,647
DAYTIME EMPLOYMENT			
2022 Businesses	1,161	11,501	27,191
2022 Employees	7,588	114,278	251,390

AERIAL OVERVIEW



ROYAL OAKS GOLF CLUB



SITE

LAKE HIGHLANDS HIGH SCHOOL



NORTH PARK CENTER



DOWNTOWN DALLAS - 30 MIN



ROYAL OAKS COUNTRY CLUB

HARRY S MOSS PARK

MOSS SOCCER PARK



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