



FOR SALE
\$2,400,000



ARLINGTON, TX 76012
809 W RANDOL MILL RD



PROPERTY OVERVIEW

Offered for sale is a 13,444 SF single-tenant NNN medical office building directly across the street from Texas Health Arlington Memorial Hospital on over 1 acre with an attractive 6:1,000 SF parking ratio.

The tenant is Medical Clinic of North Texas, an affiliate of USMD Health System. MCNT has 40 clinics in North Texas covering numerous practice areas. The two practice groups at this location are OB/GYN and Internal Medicine.

USMD Health System also includes USMD Hospital at Arlington and USMD Hospital at Fort Worth, as well as USMD|UANT, a urology practice with more than 50 providers and 25 locations in North Texas.

<http://www.mcnt.com/about-us/>
<http://www.usmdinc.com/>

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PROPERTY SUMMARY

Sale Price:	\$2,400,000
Cap Rate:	9.5%
Lot Size:	1.08 Acres
Building Size:	13,444 SF
Parking Ratio:	6 per 1,000 SF
Building Class:	B
Year Built:	1976
Zoning:	OC: Office Commercial
Market:	Mid Cities
Sub Market:	North Arlington
Cross Streets:	Randol Mill Rd and Orchard



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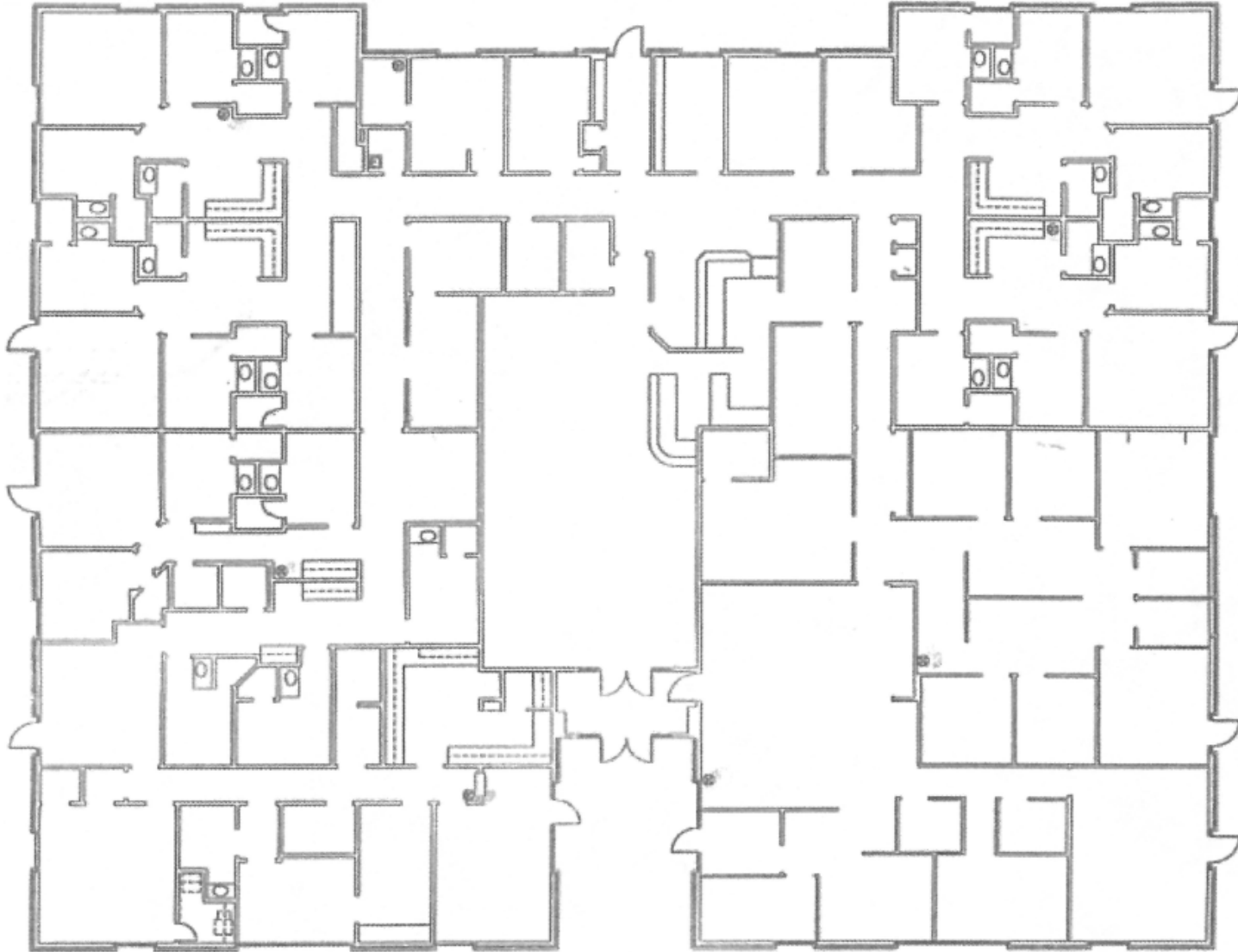


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OFFICE



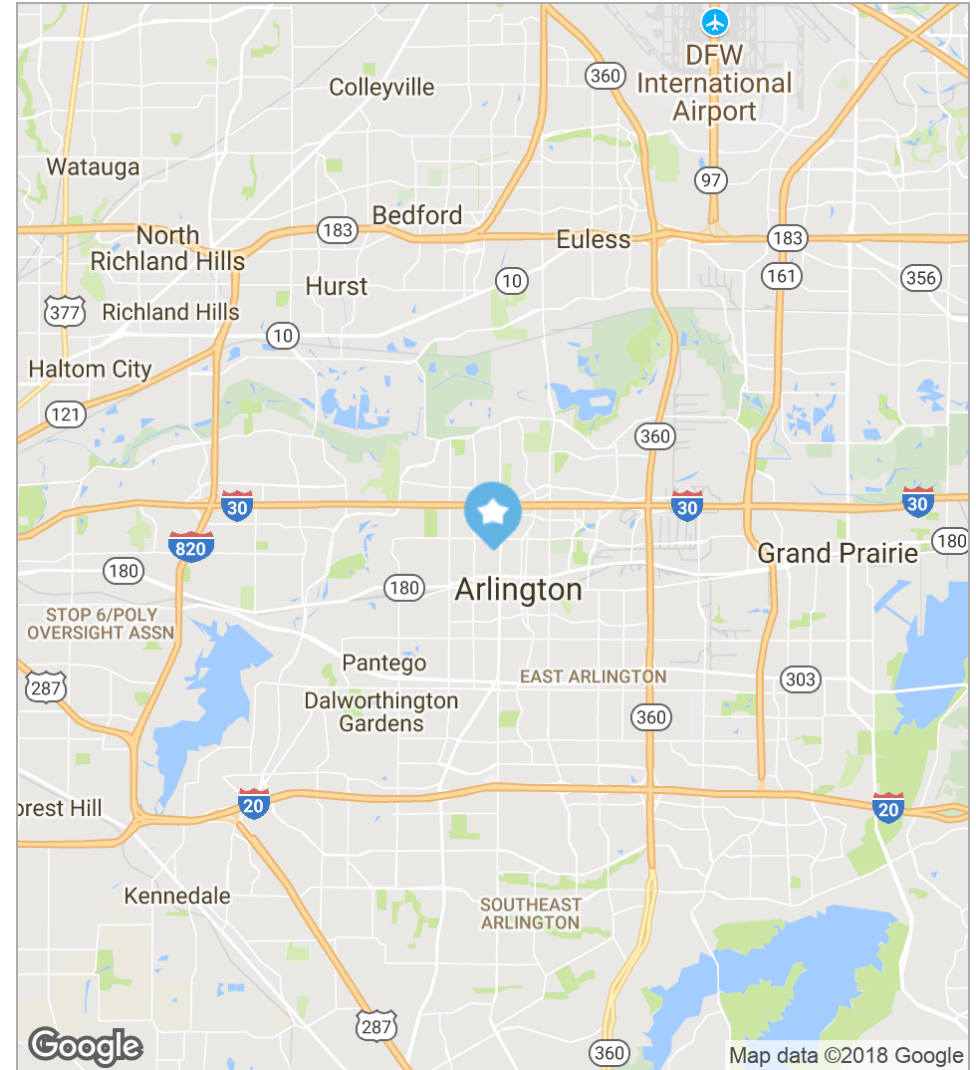
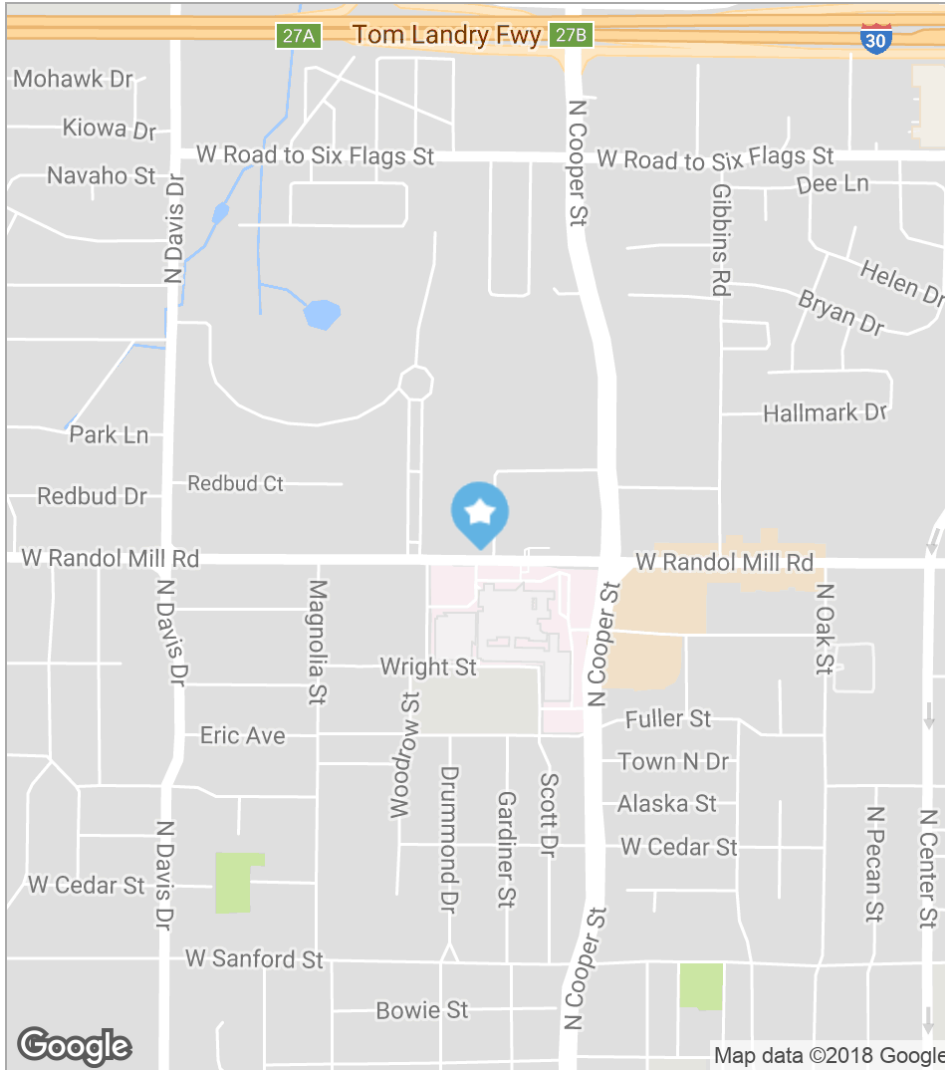
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