



2225 VATICAN LANE

DALLAS, TX 76017

FOR SALE / LEASE



MEDICAL CAMPUS IN SOUTH DALLAS

A rare single-tenant medical opportunity in South Dallas. This freestanding +/- 9,624 SF former WellMed clinic delivers a turnkey medical buildout, a recognizable healthcare address across from Kiest Park, and a dense patient base. Minutes from Loop 12, US-67, and I-35E, with downtown Dallas 15 minutes north. Well suited for primary care, specialty medical, dental, urgent care, or wellness users ready to open from day one.

BUILDING SIZE

+/- 9,624 SF

SITE SIZE

+/- 2.05 AC



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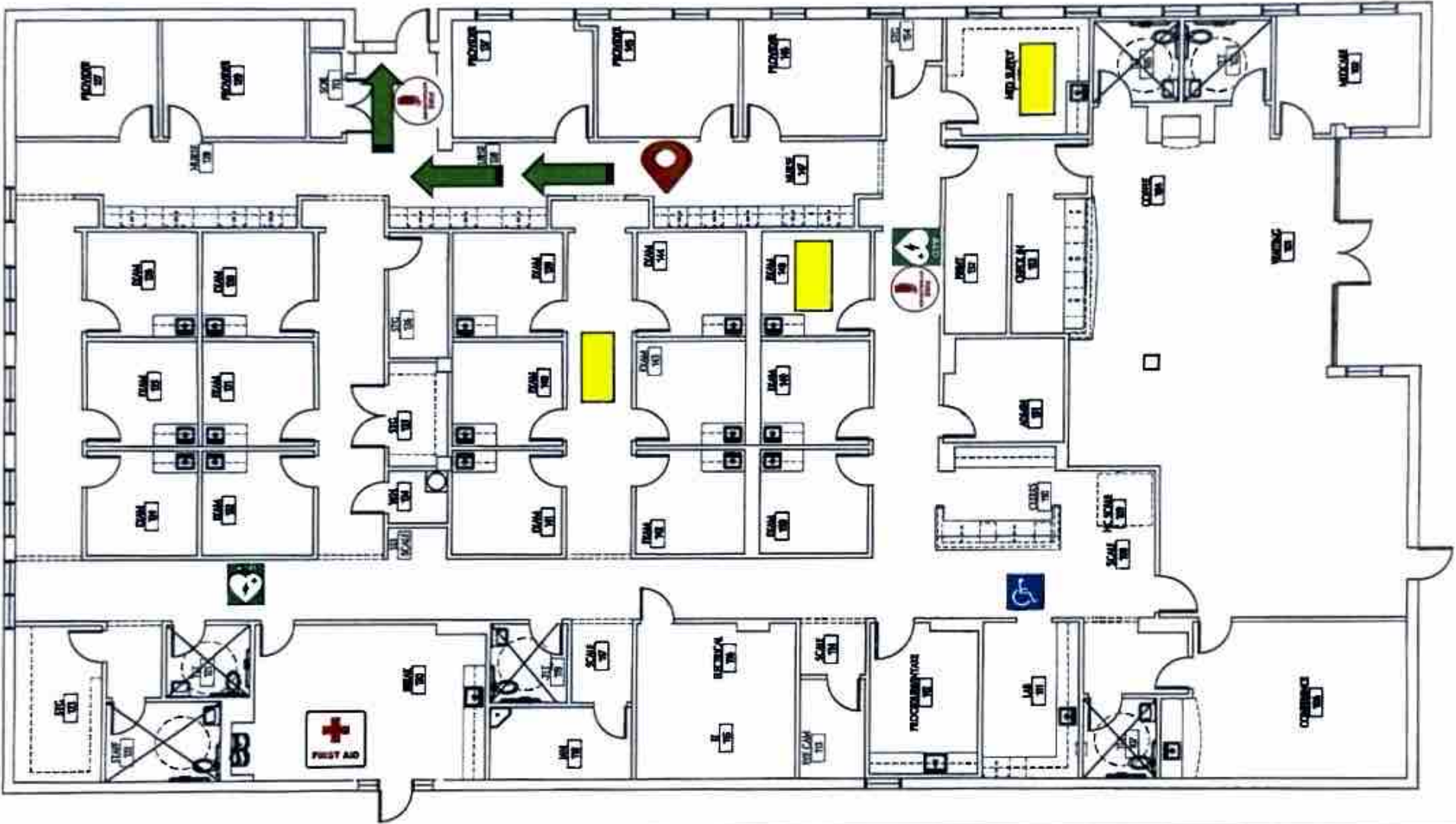
- Whole building available - 9,624 SF single story building/ 2.05 AC
- Built in 1965/ Renovated in 2015
- 2nd gen WellMed space

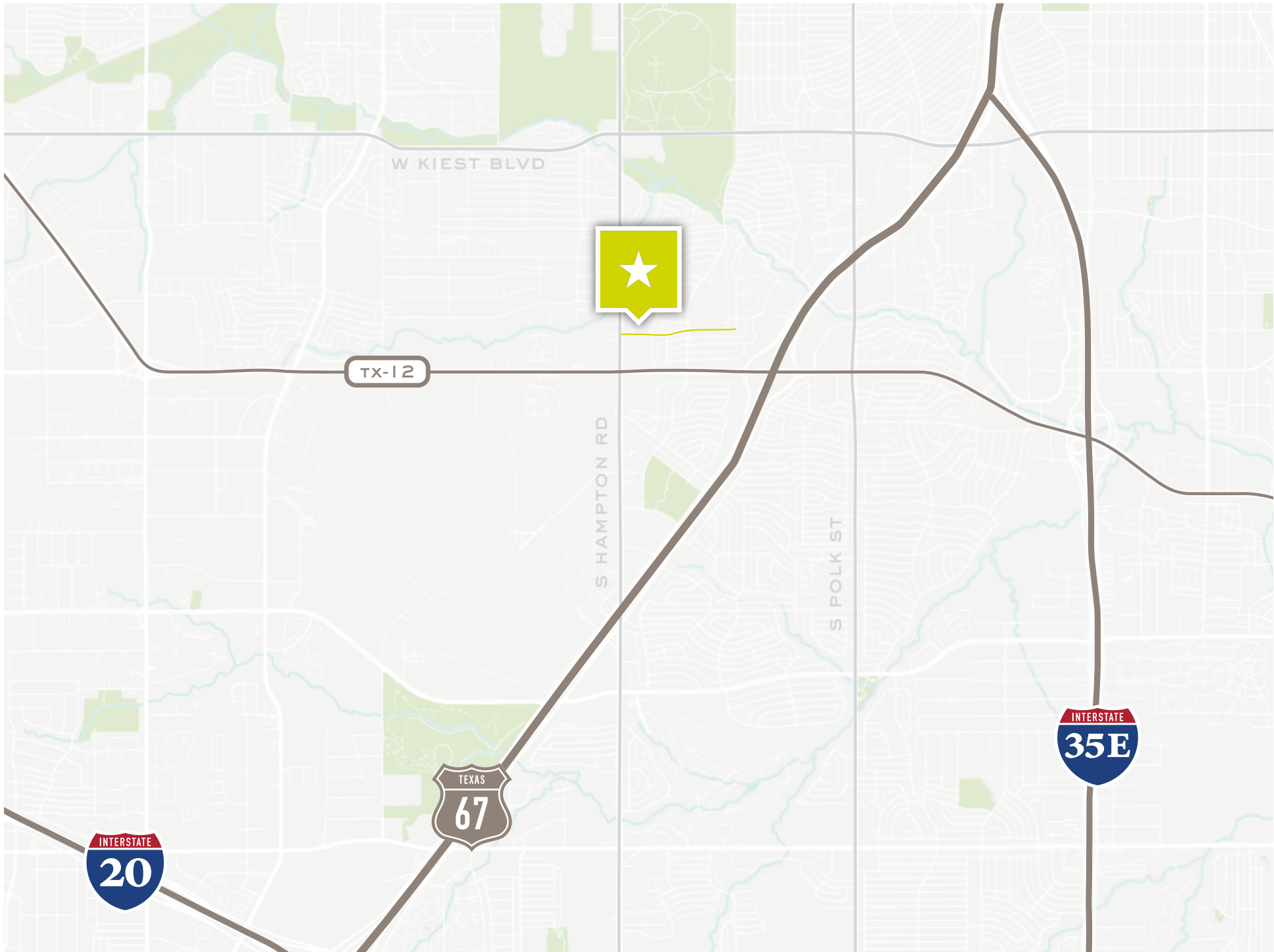
PROPERTY OVERVIEW

- Turnkey medical buildout (exam rooms, clinical infrastructure)
- Entire building - rare freestanding single tenant medical opportunity
- Full signage
- Parking ~88 surface parking ratio 9.14/1000 SF

***CALL BROKER FOR PRICING**

FLOOR PLAN







LOCATION OVERVIEW

- Established South Oak Cliff location with convenient access to I-35E, US-67, and Loop 12
- Minutes from Downtown Dallas and the Methodist Dallas Medical Center area
- Situated adjacent to Kiest Park, within a well-established residential community
- Convenient access for patients, employees, and clients

POPULATION

1 MILE	3 MILES	5 MILES
11K	129K	311K

AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$65K	\$56K	\$57K

HOUSEHOLDS

1 MILE	3 MILES	5 MILES
4K	42K	104K

INTERIOR







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