



3132 Matlock Rd #305, Arlington, TX 76015

**Healthcare
Investment Opportunity**

Offering Memorandum

Fresh 10-YR NNN Sale Leaseback | Directly Across from Major Health System | 7.39% Avg. Cap Rate



MATTHEWS™

EXCLUSIVELY LISTED BY



Andrew Fagundo

Vice President

(310) 955-5834

andrew.fagundo@matthews.com

License No. 302062491 (CA)



Michael Moreno

EVP & Senior Director

(949) 432-4511

michael.moreno@matthews.com

License No. 01982943 (CA)



Rahul Chhajed

EVP & Senior Director

(949) 432-4513

rahul.chhajed@matthews.com

License No. 01986299 (CA)

Andrew Fagundo, Michael Moreno, Rahul Chhajed (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

Patrick Graham

Broker of Record

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)

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PROPERTY OVERVIEW

Chiropractor DFW

3132 Matlock Rd #305, Arlington, TX, 76015



EXECUTIVE SUMMARY

The Opportunity

Matthews™ Healthcare Division is pleased to present a unique opportunity to acquire a chiropractic and wellness clinic leased to Chiropractor DFW.

Dr. Kirtland Speaks purchased both the practice and the building from the previous chiropractor in 2019 and rebranded the practice as Chiropractor DFW in 2023/2024. The prior owner operated at this location for 26 years, highlighting the long-standing demand and established patient base in the area.

The opportunity consists of an approximately 1,790-square-foot condo directly across the street from Medical City Arlington, a 493-bed full-service hospital in the heart of South Arlington.

The property benefits from strong surrounding demographics, with an average household income of roughly \$92,000 within a five-mile radius.

Located within the Dallas–Fort Worth metroplex, the fourth-largest MSA in the country, the asset offers investors the chance to own real estate in one of the fastest-growing and most dynamic markets in the U.S.

Upon close of escrow, the tenant will execute a new 10-year NNN lease featuring 2% annual rent increases, creating a compelling investment opportunity for both local and out-of-state investors.

With U.S. chiropractic offices generating approximately \$16 billion in annual revenue and more than 35 million Americans receiving chiropractic treatment each year, this offering provides a attractive opportunity to secure stable, long-term income while gaining exposure to an established and growing segment of the healthcare industry.



INVESTMENT HIGHLIGHTS

- **Close Hospital Proximity** – The clinic sits directly across from Medical City Arlington, a 493-bed full-service hospital, positioning the property within an established healthcare corridor and providing strategic value for future tenant operations.
- **Passive NNN Lease Structure** – The tenant will sign a fresh ten-year NNN lease with minimal landlord responsibilities, providing a passive investment vehicle for both local and out-of-state investors and demonstrating its long-term commitment to the location.
- **Expansive Chiropractic Market** – With U.S. chiropractic offices generating approximately \$16 billion in annual revenue and more than 35 million Americans receiving chiropractic treatment each year, this offering provides a compelling opportunity to secure stable, long-term income while gaining exposure to an established and growing segment of the healthcare industry.
- **Affluent Surrounding Demographics** – South Arlington is a high-income area with average household incomes exceeding \$92,000 within a five-mile radius, supporting strong payer mix and long-term demand for healthcare services.
- **Inflation-Protected Cash Flow** – The lease features 2% annual rent increases, offering investors built-in income growth and a great hedge against inflation.
- **Recession-Resistant Asset Class** – The non-discretionary nature of medical care and its resilience during economic uncertainty have made healthcare real estate a strategic focus for both institutional and private investors nationwide.
- **Largest MSA in Texas** – The Dallas–Fort Worth metroplex is the largest metro in Texas and the fourth largest in the U.S., with a population of over 8 million residents.
- **Tax-Free/Top Destination State** – Texas is one of nine states with no personal income tax, offering potential tax advantages for investors. According to U.S. Census data, Texas led the nation in net domestic migration in 2024.
- **Established Long-Term Practice** – Dr. Kirtland Speaks purchased both the practice and the building from the previous chiropractor in 2018 and rebranded the practice as Chiropractor DFW in 2023/2024. There are currently two physicians and a third chiropractor operating out of the clinic.





 **Ennova Highlands**
±348 Units | [New Development](#)

 **The Mark at Arlington**
±317 Units

 **Chatham Green Village**
±234 Units



 **Baylor Scott & White**
ORTHOPEDIC AND SPINE HOSPITAL
ARLINGTON
Join us today and discover

 **Medical City**
Arlington
Medical City Arlington
±493 Beds | ±1,600 Employees

ivfmd texas



 **Arlington Municipal Airport**
±3 Miles Away

 **ARLINGTON**
Plastic Surgery

W Mayfield Rd ±14,084 VPD

 **AUDIOLOGY ASSOCIATES**
OF DFW

 **Rolling Meadows**
±500 Homes

 **ACE DENTAL**
STUDIO

 **Subject Property**

 **CLINICAL PATHOLOGY**
LABORATORIES
 **BIMA MD**
BHMAL
INTERNAL MEDICINE

Matlock Rd ±26,934 VPD

 **LEON PEDIATRICS**
OF ARLINGTON AND MIDLOTHIAN

 **CENTRAL**
IMAGING
OF ARLINGTON

Arlington
Neurosurgical  **Spine**
Associates

3132 Matlock Rd #305,
Arlington, TX 76015

±1,790 SF
GLA

1985
Year Built

±10
Term Remaining (Years)

NNN
Lease Type

\$373
Price Per SF



FINANCIAL OVERVIEW

Chiropractor DFW

3132 Matlock Rd #305, Arlington, TX, 76015



FINANCIAL SUMMARY

\$667,000

List Price

6.75%

Cap Rate

\$373

Price Per SF

\$45,000

NOI

Property Details

Tenant Name	Chiropractor DFW
Ownership Type	Condo
Personal Guaranty	Dr. Kirtland Speaks
SF Leased	1,790
Occupancy	100%
Initial Term	10 Years
Rent Commencement	Close of Escrow
Lease Expiration	10 Years from Close of Escrow
Lease Term Remaining	10 Years
Base Rent	\$45,000
Rental Increases	2% Annual
Renewal Options	Three, 5-Year Options
Expense Structure	NNN
Roof/Structure	Association maintains roof/structure; costs included in CAM and reimbursed by tenant
Tenant Responsibilities	CAM/HVAC
Insurance	Tenant
Taxes	Tenant
ROFR	Yes - HCA has 12 days to respond
Association Second ROFR	If HCA declines or does not exercise, the Association receives a second ROFR and has 30 days after receipt of notice to exercise.

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Year 1	\$45,000	\$3,750.00	\$25.14	6.75%
Year 2	\$45,900	\$3,825.00	\$25.64	6.88%
Year 3	\$46,818	\$3,901.50	\$26.16	7.02%
Year 4	\$47,754	\$3,979.53	\$26.68	7.16%
Year 5	\$48,709	\$4,059.12	\$27.21	7.30%
Year 6	\$49,684	\$4,140.30	\$27.76	7.45%
Year 7	\$50,677	\$4,223.11	\$28.31	7.60%
Year 8	\$51,691	\$4,307.57	\$28.88	7.75%
Year 9	\$52,725	\$4,393.72	\$29.46	7.90%
Year 10	\$53,779	\$4,481.60	\$30.04	8.06%
			Avg.	7.39%

TENANT OVERVIEW



Tenant Overview

Chiropractor DFW is an Arlington, Texas-based chiropractic and wellness practice providing personalized care for patients experiencing back pain, neck pain, headaches, muscle tension, and other musculoskeletal concerns. The practice emphasizes corrective chiropractic care, rehabilitation, preventative wellness, and individualized treatment plans designed to improve mobility and overall health.

Why Invest in Chiropractor DFW?

- **Established Local Presence** – Arlington-based practice positioned to serve patients throughout the broader Dallas–Fort Worth metroplex.
- **Recurring Patient Demand** – Chiropractic care can generate repeat visits through ongoing treatment plans, rehabilitation, and preventative wellness services.
- **Diverse Service Offering** – Addresses common needs including back pain, neck pain, headaches, mobility issues, and musculoskeletal discomfort.
- **Healthcare-Oriented Tenancy** – Chiropractic practices typically require specialized buildouts and benefit from maintaining an established location, supporting tenant retention.
- **Large DFW Patient Base** – The practice operates within one of the nation's largest metropolitan areas, providing access to a substantial and growing population.

Operating Since
2018

Headquarters
Arlington, TX

Locations
2

Employees
3+

Website
chiropractordfw.com

MARKET OVERVIEW

Chiropractor DFW

3132 Matlock Rd #305, Arlington, TX, 76015



ARLINGTON, TX

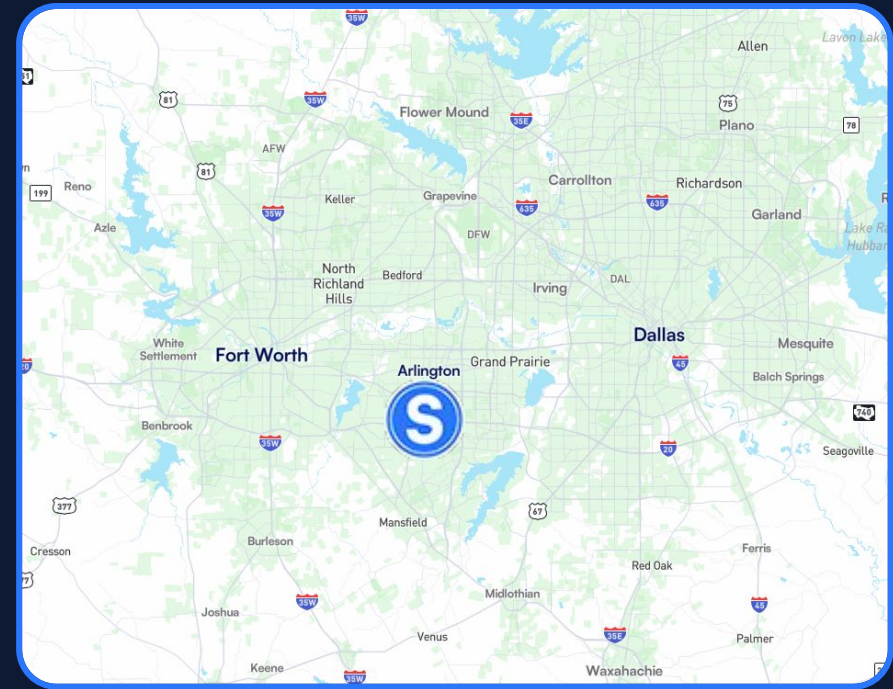
Market Demographics

403,657
Total Population

\$74,388
Median HH Income

146,132
of Households

34.5 Years
Median Age



Local Market Overview

Arlington is strategically located in the heart of the Dallas–Fort Worth metroplex, approximately midway between Dallas and Fort Worth. The city benefits from direct access to Interstate 30, Interstate 20, and State Highway 360, connecting residents and businesses to major employment centers, Dallas Fort Worth International Airport, and destinations throughout North Texas. Arlington is home to more than 400,000 residents and features a broad economic base supported by healthcare, education, manufacturing, logistics, retail, and professional services.

Arlington also serves as a major entertainment and tourism destination, highlighted by AT&T Stadium, Globe Life Field, Six Flags Over Texas, and the University of Texas at Arlington. The city's central DFW location, established residential base, major employers, and steady flow of visitors support consistent demand for local retail, healthcare, and service-oriented businesses. Continued development throughout the metroplex and Arlington's accessibility to both Dallas and Fort Worth further strengthen its position as an important commercial market in North Texas.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	16,079	145,753	366,428
Current Year Estimate	15,218	138,857	349,455
2020 Census	14,226	134,086	338,999
Growth Current Year-Five-Year	1.1%	1.0%	1.0%
Growth 2020-Current Year	1.4%	0.7%	0.6%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	5,624	51,332	128,259
Current Year Estimate	5,316	48,803	122,120
2020 Census	4,969	46,945	118,300
Growth Current Year-Five-Year	1.2%	1.0%	1.0%
Growth 2020-Current Year	1.8%	1.1%	1.2%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$85,058	\$80,280	\$91,717

Dallas-Fort Worth, TX

Dallas-Fort Worth ranks among the nation's most dynamic commercial real estate investment markets, supported by a pro-business environment, diversified industry base, and sustained population and employment growth. With more than 8.5 million residents across 13 counties, the metro is the fourth largest in the U.S. and continues to lead in domestic migration. This scale and in-migration directly expand trade areas, deepen consumer demand, and support long-term retail occupancy and rent growth.

Source: U.S. Census Bureau, Visit Dallas, Texas Comptroller | 2025 Dataset

8.5M+

Total Population

No State Income Tax

Pro-Business Environment

Top 3 Metros

in the U.S. for Annual
Population Growth

**Tourism with \$10.9B in
Economic Impact**

with 27M+ Visitors Annually
Supporting 60K+ Jobs (2024- 2025)



Demographics & Demand Drivers

Dallas-Fort Worth maintains one of the deepest and most diversified employment bases in the U.S., ranking among the Top 5 U.S. metros for total job growth in recent years. The region consistently outperforms the national average in employment expansion, supported by corporate relocations, capital markets investment, and sustained headquarters growth. Low business costs, central U.S. location, and a skilled workforce continue to attract national and global firms.

#1

U.S. Metro
for Jobs Added

4M+

Total in
Workforce

50K+

Jobs Added
in 2025

>2%

Employment Growth
vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW



Source: U.S. Bureau of Labor Statistics, Texas Workforce Commission, U.S. Census Bureau | 2025 Dataset

Workforce & Household Formation

22K+ New Households

Formed Annually Since 2019

180K+ Housing Units

Delivered Since 2020

Attainable Housing Supply

Supports Sustained In-Migration

Corporate Relocations & Expansions

New York Stock Exchange

Relocated Chicago Branch to Dallas

Nasdaq Texas

Dual-Listing Exchange Announced

Coinbase Headquarters

Relocated to Texas

AT&T Global Headquarters

Plano Campus in Development





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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 3132 Matlock Rd #305, Arlington, TX, 76015 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews Real Estate Investment Services™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

APOLLO OM TEMPLATE SECTION

DO NOT DELETE THESE PAGES!!

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

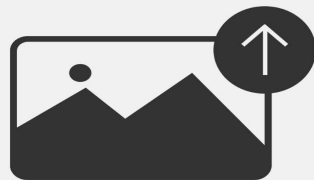
[Healthcare OM Template](#)

Conover, NC

Local Market Overview

Located within a stable suburban submarket of Cuyahoga County, Seven Hills maintains a moderately sized population—hovering at approximately 11,628 people in 2023—with a slight annual decline of 0.45% from the prior year. The area exhibits strong household income growth, with median household income rising to \$95,313 in 2023, up from \$91,975 a year earlier. As a primarily owner-occupied community—with a homeownership rate of 95.2%—purchasing remains the dominant tenure trend.

Accessibility underscores the market’s appeal: Seven Hills lies roughly a 20-minute drive from downtown Cleveland, with major corridors like I-77, I-480, and Broadview Road ensuring smooth connectivity. Traffic volumes along these routes support both residential and commuter activity. The demographic profile—characterized by a high median age of approximately 50.3 years and a well-earned median income—points to a mature, financially stable population likely drawn to reliable multifamily housing options.



PENDING PHOTOS

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,663	21,140	69,099
Current Year Estimate	2,311	20,301	66,877
2020 Census	1,637	19,176	65,026
Growth Current Year-Five-Year	15.19%	4.13%	3.32%
Growth 2020-Current Year	41.23%	5.87%	2.85%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	879	8,479	28,633
Current Year Estimate	754	8,047	27,330
2020 Census	538	7,653	26,553
Growth Current Year-Five-Year	16.55%	5.37%	4.76%
Growth 2020-Current Year	40.05%	5.14%	2.93%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$60,298	\$75,170	\$79,252

Financial Summary

\$2,041,500
List Price

7.99%
Cap Rate

7.99%
Price Per SF

±0.00 AC
Lot Size

Property Details

Tenant Trade Name	Tenant
Type of Ownership	Xxxxxx
Lease Guarantor	Xxxxxx
Lease Type	Xxxx
Landlords Responsibilities	None
Original Lease Term	00 Years
Rent Commencement Date	00/00/0000
Lease Expiration Date	00/00/0000
Term Remaining on Lease	±00 Years
Increases	XXXXXXXXXX
Options	XXXXXXXXXX

Annualized Operating Data

	Monthly Rent	Annual Rent	Rent Psf	Cap Rate
Current	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 1	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 2	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 3	\$32,500.00	\$390,000.00	\$26.80	6.00%
Option 4	\$32,500.00	\$390,000.00	\$26.80	6.00%



PENDING PHOTOS