CHIROPRACTOR DFW

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

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MATTHEWS™

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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.


SE
Ennova Highlands
±348 Units | New Development
The Mark at Arlington
±317 Units
Chatham Green Village
±234 Units
COSTCO WHOLESALE
BaylorScott&White
ORTHOPEDIC AND SPINE HOSPITAL ARLINGTON
Medical City Arlington
Medical City Arlington
±493 Beds | ±1,600 Employees
ivfmd texas
Walgreens
ARLINGTON Plastic Surgery
Arlington Municipal Airport
±3 Miles Away
W Mayfield Rd ± 14,084 VPD
AUDIOLOGY ASSOCIATES OF DFW
Rolling Meadows
±500 Homes
ACE DENTAL STUDIO
Subject Property
CLINICAL PATHOLOGY LABORATORIES
BIMA MD
BHARMAL 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	6.75%	$373	$45,000
List Price	Cap Rate	Price Per SF	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

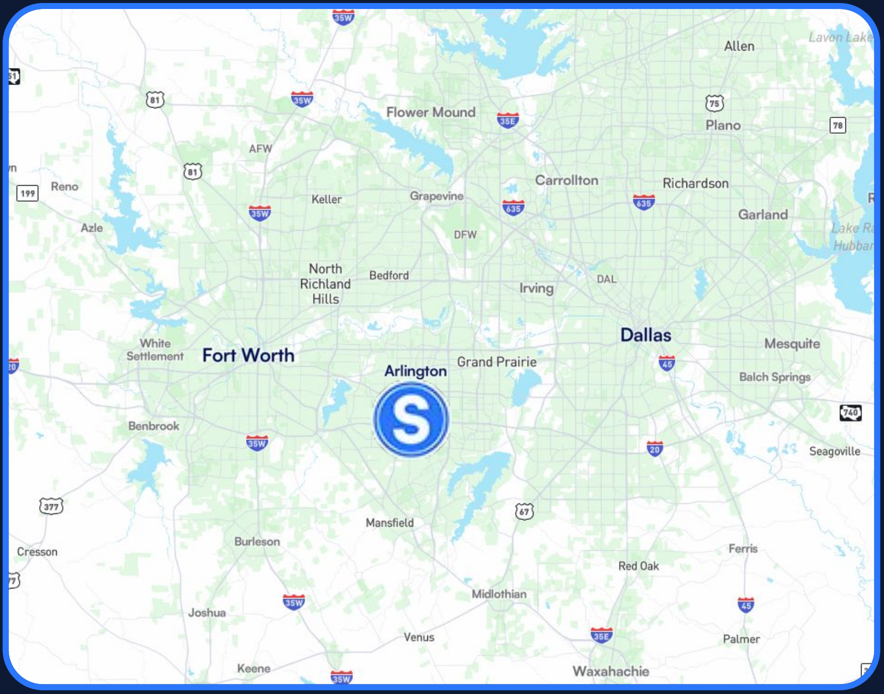
Employees
3+

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

Top 3 Metros
in the U.S. for Annual Population Growth

No State Income Tax
Pro-Business Environment

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	4M+	50K+	>2%
U.S. Metro for Jobs Added	Total in Workforce	Jobs Added in 2025	Employment Growth vs 1% U.S. Average

24 **Fortune 500 Headquarters** Located in DFW

American Airlines · McKesson · Southwest · Texas Instruments · Sinclair · Charles Schwab · Kimberly-Clark · AT&T · D.R. Horton America's Builder · Energy Transfer

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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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

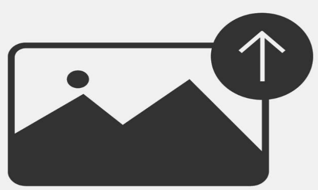
Healthcare OM Template

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.



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