

Methodist Diagnostic Imaging

DeSoto, TX (Dallas-Fort Worth MSA)



This property is listed in conjunction with Texas-licensed real estate broker Delta Commercial.

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Demographics

Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Corporate Lease to Methodist Diagnostic Imaging of Texas dba RAYUS Radiology
 - New 5 Year Lease Extension (with an Expansion in 2022) Showing Tenant's Commitment to this Location
 - 3% Annual Rent Increases Providing a Hedge Against Inflation
- Sustainable Market Rent with Tenant Heavily Invested in the Space
- Infill Medical Office Building Priced Below Replacement Cost with High Barriers to Entry
- RAYUS Radiology is Owned by Private Equity Firm Wellspring Capital Management
 - 3,000 Team Members Nationwide and Over 800 Radiologists
 - Acquires, Manages, and Distributes more than 75 Million Images Annually
 - 40+ Year Operating History, Establishing Deep Institutional and Clinical Expertise
 - Accredited by the American College of Radiology
- On-Site Specialized Radiology/Imaging Services Include Bone Density, CT, Interventional and Vascular, Breast Imaging, MRI, Pain Care, Nuclear Medicine, Injection Procedures and Biopsies, PET/CT Exams, Ultrasound, X-Ray, and EKG
- The Diagnostic Imaging Services Market is Projected to Reach \$987.3 Billion by 2034 from \$600.4 Billion in 2024, at a CAGR of 5.73%
- Strategically Positioned Halfway Between Methodist Charlton Medical Center and Crescent Regional Hospital (Approx. 400 Beds Total)
- Excellent Access and Visibility
 - Within Minutes to 3 Major Highways: I-35 (174,068 ADT), I-20 (191,126 ADT), and Hwy 67 (103,621 ADT)
- Qualifies for 100% Bonus Depreciation via Cost Segregation



Corporate Lease

to Methodist Diagnostic Imaging of Texas dba RAYUS Radiology



Built-In Referral Base from Hospital Partners

Including Methodist Health System



Desirable Dallas Suburb

Population of 218,817 within 5 Miles



468,815 Combined ADT

Minutes to I-35, I-20 & Hwy 67








30 Miles to DFW & 20 Miles to Dallas Love Field



No State Income Tax in Texas





	LOCATION	1750 N Hampton Rd, DeSoto, TX 75115
	LOT SIZE	±1.79 acres or ±77,945 square feet
	IMPROVEMENTS	A 14,309 square foot medical office building, with an attached 1,882 square foot structural canopy, originally built in 2005 and renovated in 2015 for RAYUS Radiology . The building was designed and built as a comprehensive outpatient imaging and radiology center including open MRI, PET/CT scan, X-ray and fluoroscopy, nuclear medicine, bone density, 3D mammography and ultrasound.
	LEASE	Leased to Methodist Diagnostic Imaging of Texas, LLC dba RAYUS Radiology for a 5-year term ending September 30, 2030, at a current annual rent of \$393,497.50. There are two (2) five-year options to renew the lease. Rent increases by 3% each year of the lease term and at fair market value at the start of each option period. The lease is net with tenant responsible for all taxes, insurance, and maintenance, excluding roof and structure.
	FINANCING	The property will be delivered free and clear of permanent financing

\$5,830,000

6.75% CAP RATE

[View on Map ↗](#)

ANNUAL RENT			
Year		Annual Rent	Return
Year 1		\$393,498	6.75%
Year 2		\$405,302	6.95%
Year 3		\$417,461	7.16%
Year 4		\$429,985	7.38%
Year 5		\$442,885	7.60%
Year 6	(Option 1)	\$456,171	7.83%
Year 7	(Option 1)	\$469,857	8.06%
Year 8	(Option 1)	\$483,952	8.30%
Year 9	(Option 1)	\$498,471	8.55%
Year 10	(Option 1)	\$513,425	8.81%
Year 11	(Option 2)	\$528,828	9.07%
Year 12	(Option 2)	\$544,693	9.34%
Year 13	(Option 2)	\$561,033	9.62%
Year 14	(Option 2)	\$577,864	9.91%
Year 15	(Option 2)	\$595,200	10.21%

RAYUS Radiology

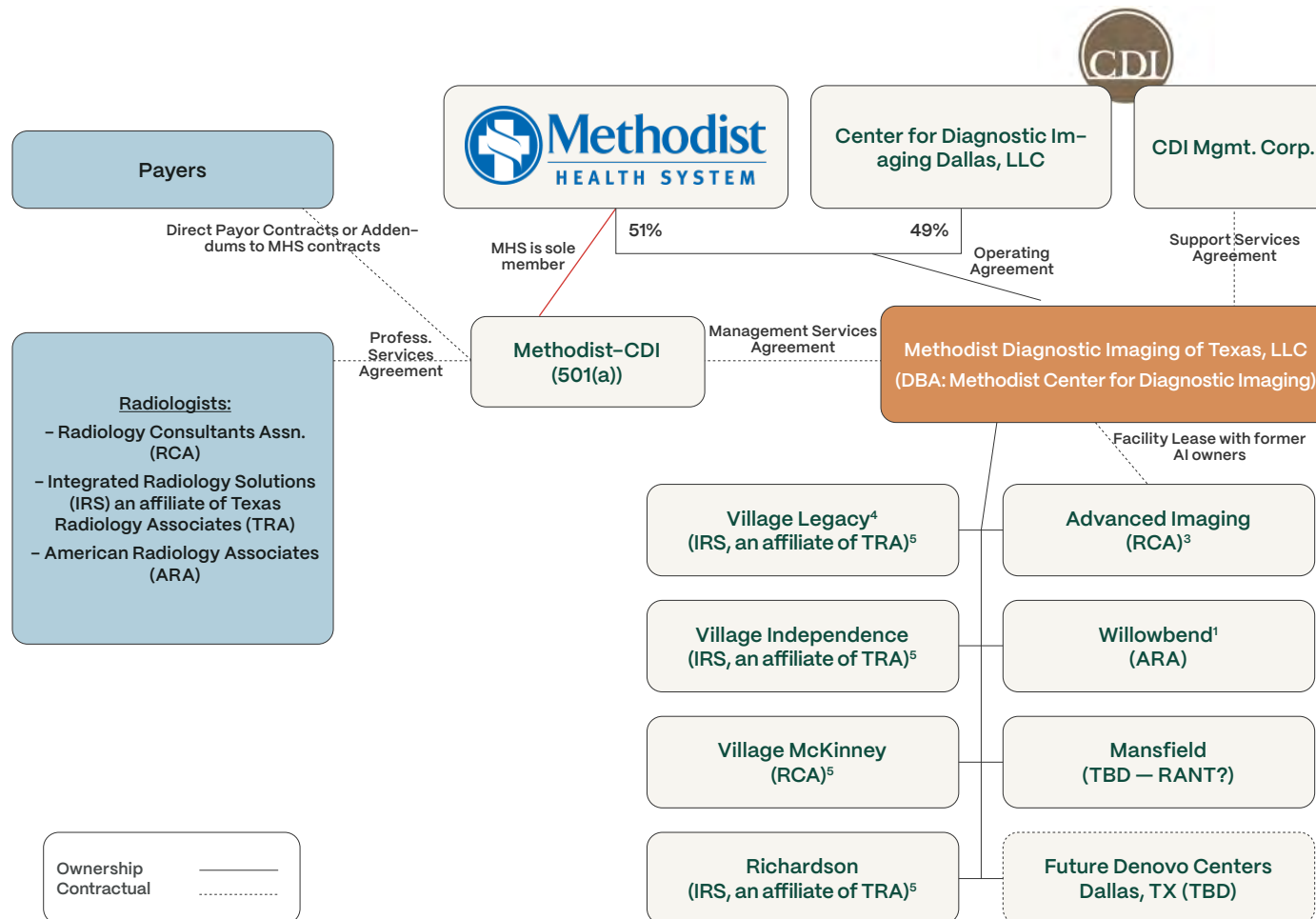


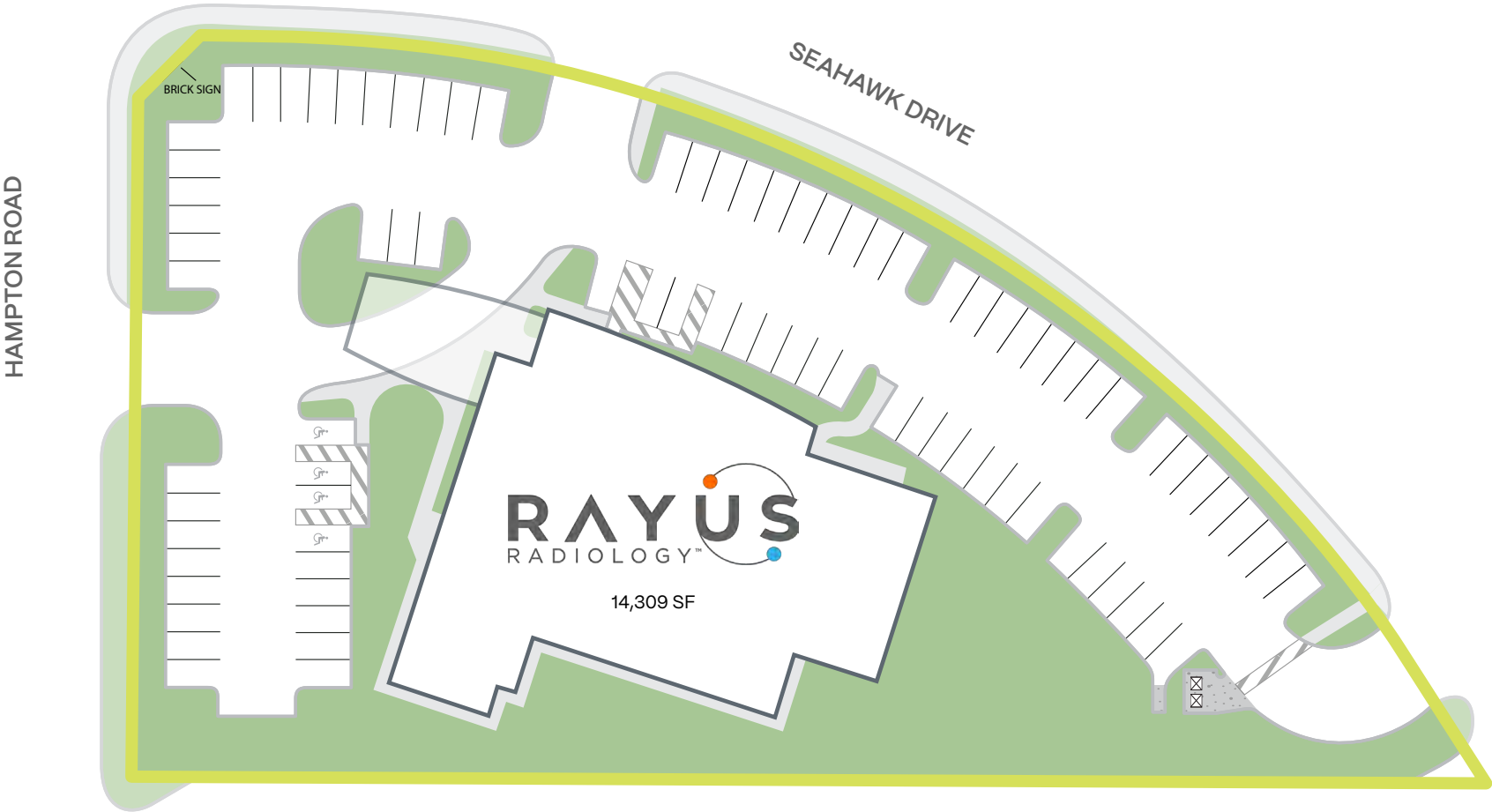
RAYUS Radiology is a leading provider of advanced diagnostic and interventional radiology, with a network of over 800 subspecialized radiologists and more than 3,000 team members nationwide. The company acquires, manages, and distributes more than 75 million images annually across every modality. Accredited by the American College of Radiology, the network consists of over 125 imaging centers across 16 states, along with hospital partnerships, short- and long-term hospital solutions, and a national mobile imaging division serving all 50 states and Canada. Imaging services include bone density, CT, interventional and vascular procedures, breast imaging, MRI, pain care, nuclear medicine, injection procedures and biopsies, PET/CT exams, ultrasound, X-ray, and electrocardiogram. Confirmed hospital partners include Methodist Health System and numerous regional health systems across its footprint. In 2021, RAYUS partnered with Fujifilm's Synapse Enterprise Information System as the workflow management solution for its network of imaging centers, supporting national scale and long-term growth plans. The company continues to expand into new markets, with recent growth in Milwaukee, Minnesota, Utah, and Maine, alongside acquisitions and real estate transactions such as the \$75 million sale of a Florida imaging center portfolio in 2024. Formerly known as Center for Diagnostic Imaging (CDI), the company was acquired by Wellspring Capital Management in 2019 and re-launched as RAYUS Radiology in mid-2021—a major milestone in its 40-year history and an indicator of its continued national growth and expansion strategy. RAYUS is also the official medical provider for U.S. Speedskating, USA Bobsled & Skeleton, and U.S. Ski & Snowboard.

Wellspring Capital Management LLC, a leading private equity firm headquartered in New York, has a strong track record of building successful businesses in the healthcare sector.



Ownership Structure







Methodist
CHARLTON MEDICAL CENTER

Sam's CLUB
TARGET
ROSS DRESS FOR LESS
PET SMART Office DEPOT
ALDI

Dallas
(~12 Miles)

THE HOME DEPOT
Distribution Center

67

Dallas Executive Airport

INTERSTATE
20

(191,126 ADT)

David W. Carter High School

FritoLay
Food for the Fun of It!
Serta
SEW EURODRIVE

Northgate Plaza Shopping Center

LOWE'S
Home Improvement Warehouse
McDonald's

Five Points
Nursing & Rehabilitation of DeSoto

1801 N Hampton Office Building

Uplift Gradus Preparatory School

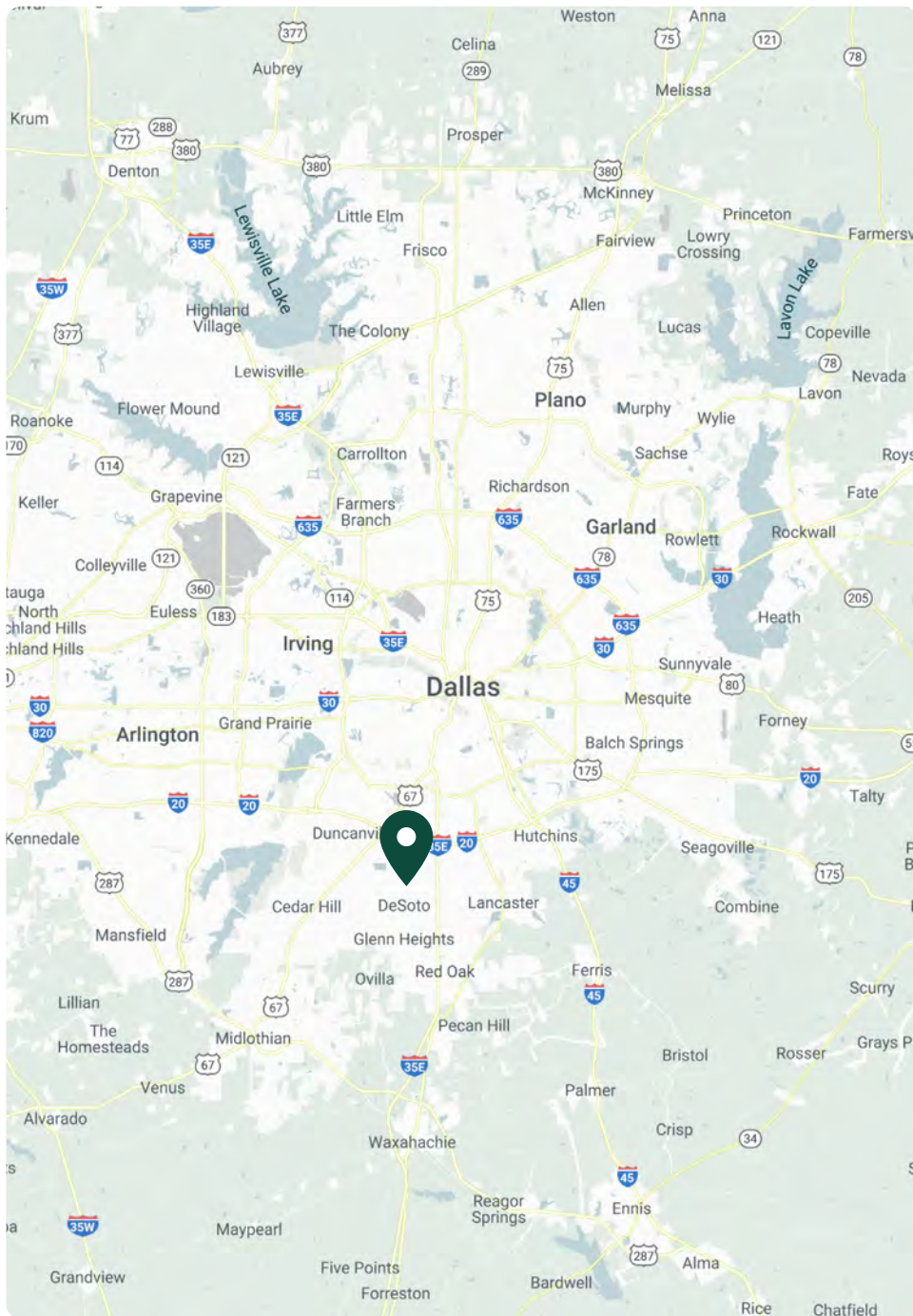
Solar Turbines
A Caterpillar Company

N Hampton Rd (22,361 ADT)

Seahawk Dr

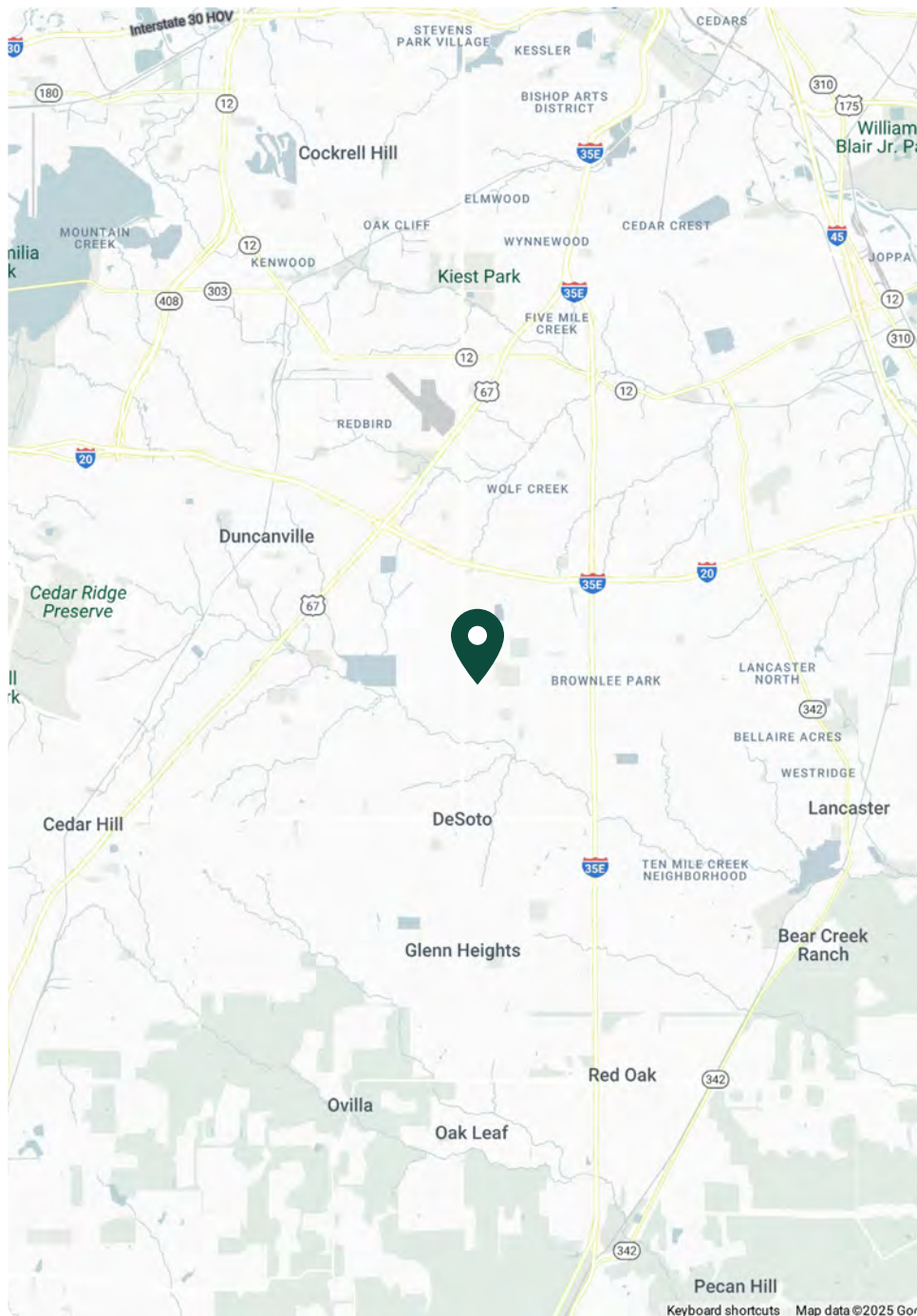
RAYUS
RADIOLOGY™

North Hampton Business Center



DeSoto (population 56,711) is located in the Southwest region of Dallas County, Texas. A suburb of Dallas, it is 12 miles south of downtown Dallas, at the corner of I-35 and Pleasant Run Road. As one of the oldest communities in north Texas, it is diverse, progressive, and a community that's business-friendly, as well as family-focused. It offers the commercial benefits of a developed industrial park, low-cost land prices, convenient interstate access and a plentiful labor supply, all located within a dynamic, award-winning community. DeSoto is a prime location, serving as a gateway to job opportunities in Dallas, Fort Worth, and the Mid-Cities. This growing community has major businesses within the municipal limits including distribution, retail, healthcare, grocery, manufacturing, transportation, and e-commerce. The Eagle Business and Industrial Park is home to national and international corporations such as Kohl's e-Fulfillment Center, Solar Turbines – A Caterpillar Company, Kohler Co., and Sam's/Walmart Distribution. Solar Turbines' DeSoto Texas Gas Turbine Overhaul Facility has expanded twice since 1987 and serves as the hub of overhaul operations worldwide. The Kohler location is the largest distribution facility in the company's portfolio and was the largest industrial project in Dallas/Fort Worth in 2017. The Trybus Group headquarters and distribution center includes more than eight miles of custom-designed racking and rail systems on three levels.

DeSoto is in the Dallas–Fort Worth–Arlington MSA. In 2023, the Metroplex region had a GDP of approximately \$744.7 billion, accounting for about 31% of Texas’ statewide GDP of \$2.4 trillion. Between 2010 and 2023, GDP rose by an average annual rate of 3.9%, outpacing the statewide average annual rate of 3.6%. If the Metroplex region were a state, it would be the 42nd largest in terms of area and the 13th largest in terms of population. The Metroplex region’s economy has the added benefit of being home to many professional sports teams including the Dallas Cowboys, Texas Rangers, Dallas Stars, Dallas Mavericks, Dallas Wings, and FC Dallas. The region is also served by two major airports—Dallas/Fort Worth International Airport, one of the busiest and largest airports in the world, and Dallas Love Field, a key hub for domestic travel—both of which provide critical connectivity that supports business, tourism, and economic growth.



The subject property is centrally located within minutes to all three major highways: I-35 (174,068 ADT), I-20 (191,126 ADT), and Hwy 67 (103,621 ADT) and benefits from robust demographics within a 5-mile radius with a total population of 218,817 and an average household income of \$91,69. Numerous businesses, retailers and services surround the Property including Health Now Family Practice, AJ Home Health, Naaman Community Health Services, Homecare Network; Youth & Recreation Center, Five Points Nursing & Rehab; restaurants Luci's, Sweet Creations, Big Tony's, and Ojeda's; Frontier Express Mail & Office Supplies, State Farm, Trustworthy Tax Service, Marathon Staffing, and Inwood National Bank. The property benefits from a prominent business and retail location among many retail centers including Duncanville Crossing Shopping Center featuring WinCo Foods and Brookhollow DeSoto Shopping Center showcasing a 50,000 square foot retail space known as DeSoto Market Place, a community hub with multiple entrepreneurial shops. Northgate Plaza Shopping Center features Forever Swing Dallas Event Center, fitness hall, eateries, antique and jewelry shops.

Within 10 to 15 minutes of the site are University of North Texas at Dallas, Strayer University, PIT University, Dallas International University, and Paul Quinn College. Students completed 50,036 degree programs in 2020 at 35 colleges within 30 miles of the subject property. Dallas/Fort Worth International Airport, which services approximately 70 million passengers annually, is the first carbon-neutral airport in North America and is approximately 30 miles NW, while the Dallas Love Field airport, servicing approximately 8 million passengers annually, is under 20 miles north. The top 4 major employers, DeSoto Independent School District, Kohl's eCommerce, Solar Turbines, and the City of DeSoto are all within four miles of this location.

Methodist Charlton Medical Center, a teaching and full-service acute care, Level III trauma center with 301 beds is also nearby, which features a brand new 40,000-square-foot, \$71 million emergency department expansion. Crescent Regional Hospital, 4 miles SE, is an accredited organization offering 24-hour emergency care, inpatient and outpatient medical services, 53 ICU, medical surgical/telemetry, and emergency department beds, state-of-the-art operating suites, sleep lab suites, and procedure rooms.

218,817



2025 Total Population

\$351,922



Average Home Value

\$91,695



Average Household Income

📍 1750 N Hampton Rd, DeSoto, TX 75115



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	5,939	79,659	218,769
2025 Total Population	5,720	79,790	218,817
2030 Total Population	5,627	79,090	217,608
2025 Total Daytime Population	6,952	76,497	188,688
Average Household Income			
2025	\$84,135	\$84,626	\$91,695
2030	\$92,797	\$93,556	\$102,227
Average Home Value			
2025	\$351,922	\$348,711	\$337,265
2030	\$432,524	\$466,082	\$447,841

Major Employers in Dallas County, TX	# of Employees
Walmart	38,500
UT Southwestern Medical Center	25,349
JP Morgan Chase	18,500
Medical City Healthcare	17,000
UNT System	14,730
Southwest Airlines	14,618
Bank of America	14,300
Kroger	12,323
Parkland Health & Hospital Systems	11,872
Methodist Hospital System	11,224
Medical City Dallas	10,974

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.





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