

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 529 W WHEATLAND ROAD

DUNCANVILLE, TX 75116



\$1,200,000



7,245 sqft

## DESCRIPTION

Presenting an exceptional opportunity to own a spacious 7,245 SF commercial property with five distinct suites, ideal for a thriving medical office or a variety of professional businesses. Located on the highly visible Wheatland Road, the property offers excellent access and proximity to Highway 67 and Interstate 20, ensuring maximum exposure for your enterprise. Two suites are currently occupied, generating immediate income, while three vacant suites are available for lease, providing flexibility for new tenants or business expansion. The property features professional waiting areas with front desks, private offices, exam rooms, break rooms, storage, and restrooms—ready for turnkey use or customization. With ample parking, strong signage opportunities, and mixed-use zoning, this property is perfect for medical practices, therapy centers, urgent care facilities, or other businesses seeking a high-impact presence. Move-in ready and investment-ready, this premier commercial space offers unmatched potential for growth and long-term success. Schedule a tour today!



**Jamie Wickliffe**

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**PROPERTY TYPE:** Commercial - Office

**MLS STATUS:** Active

**MLS:** 21015931

**YEAR BUILT:** 1979

**COUNTY:** Dallas

**TRACT OR SUBDIVIION:** Wheatland West Office Park Rep

**LIST DATE:** 07/31/2025

**AREA:**

**SQUARE FEET:** 7,245

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 1.28

**LOT SIZE (SQFT):** 55,974

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- Laminate
- Linoleum
- Vinyl

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Asphalt
- DirectAccess
- Driveway
- OffStreet
- ParkingLot

### LOT DESCRIPTION:

- Landscaped
- ManyTrees

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- WoodSiding

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

### COMMUNITY:

- Curbs
  - Sidewalks
- 

**LISTED BY:** Jamie Wickliffe 

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**BROKERED BY:** CENTURY 21 Judge Fite Company