



DENTAL PRACTICE #602

GARLAND

Modern, well-designed 2nd generation dental office for immediate sale. Office was finished out and updated in late 2025 and has only seen patients one day a week since November 2025. Five (5) fully equipped treatment operatories. Upgraded technology including CBCT, intra-oral scanner and sensors. Owner has 2 locations and will be reducing to a single practice in Dallas.

PHYSICAL FACILITIES:

2,260 sq. ft. (approximate) office – high visibility, corner location
Retail location near major intersection
Large/visible awning sign and pylon signage
Current lease is \$4,275 with NNN included
Lease expires August 2030 with two (2) options to renew
Updated furnished reception area with large wall signage
Modern décor updated throughout office
Business office for 2 staff members
Consult/Manager's private office
CBCT Panoramic x-ray area
Private Doctor's office and storage/computer server area
Large sterilization and lab area
5 fully equipped treatment operatories w/ ceiling mounted monitors
Staff break area with private staff entrance
New office server with 11 new workstations
Three (3) Woodpecker sensors (new), Nomad Pro 2, LX 16 plus diode laser (new)
CS9300 CBCT + Ceph, Medit i700 intraoral scanner, Krafit Ki-20 implant motor
Endo and extraction supplies and instruments (new)
New alarm and zoned audio system installed
New LG washer/dryer
Open Dental dental software with XDR imaging software
Instruments, handpieces and some supplies included

PRICE: **\$289,000** Exclusive of Accounts Receivable

NO PATIENT RECORDS INCLUDED

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PHYSICAL ASSETS INVENTORY – ESTIMATE OF FAIR MARKET VALUE

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OPERATORY #1

DCI	DC1235 dental chair and mounted delivery unit	
*****	Support arm mounted to rear cabinets	
DCI	1231 dental light - ceiling mounted	
Mouthwatch	Intra-oral camera	
*****	Rolling supply cart	2 each
*****	Operator's stool	
*****	Assistant's stool	
*****	Modern reception chair	2 each
Parkell	Turbo Sensor ultrasonic scaler	
*****	Orthodontics curing light	
Insignia	Wall mounted TV	
Samsung	Ceiling mounted TV	

TOTAL ESTIMATED FAIR MARKET VALUE

\$8,500

OPERATORY #2

TPC	Dental chair with Mirage delivery unit and support arm	
TPC	Chair mounted dental light	
Mouthwatch	Intra-oral camera	
*****	Operator's stool	
*****	Assistant's stool	
*****	Modern reception chair	
Parkell	Turbo Sensor ultrasonic scaler	
OneCure	O-Star Pro curing light	
Insignia	Wall mounted TV	
Samsung	Ceiling mounted TV	

TOTAL ESTIMATED FAIR MARKET VALUE

\$8,900

OPERATORY #3

TPC	Dental chair with Mirage delivery unit and support arm	
TPC	Chair mounted dental light	
Mouthwatch	Intra-oral camera	
*****	Operator's stool	
*****	Modern reception chair	
Woodpecker	D5 LED ultrasonic scaler	
Vevor	Rolling supply cart	
*****	Orthodontics curing light	
Insignia	Wall mounted TV	
Samsung	Ceiling mounted TV	

TOTAL ESTIMATED FAIR MARKET VALUE

\$8,100

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PHYSICAL ASSETS INVENTORY – ESTIMATE OF FAIR MARKET VALUE

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OPERATORY #4

Engle	Chairmounted delivery unit with Bien Air Optima MX
Engle	300 Dental chair w/support arm - beige
Belmed	PC7 sedation flowmeter (rear)
*****	Operator's stool
*****	Assistant's stool
*****	Modern reception chair
Mouthwatch	Intra-oral camera
Brassler	Forza V3 ultrasonic scaler
OneCure	O-Star Pro curing light
Insignia	Wall mounted TV
Samsung	Ceiling mounted TV

TOTAL ESTIMATED FAIR MARKET VALUE

\$11,300

OPERATORY #5

Engle	Chairmounted delivery unit with Bien Air Optima MX
Engle	300 Dental chair w/support arm - beige
Belmed	PC7 sedation flowmeter (rear)
*****	Operator's stool
*****	Assistant's stool
*****	Modern reception chair
Mouthwatch	Intra-oral camera
*****	Rolling supply cart
Woodpecker	D5 LED ultrasonic scaler
Woodpecker	Fi-P Cordless Obturation system
*****	Orthodontics curing light
Insignia	Wall mounted TV
Samsung	Ceiling mounted TV

TOTAL ESTIMATED FAIR MARKET VALUE

\$10,800

SUPPORT & LAB EQUIPMENT

Midmark	Apollo twin air compressor
DentalEZ	Barracuda dual wet vacuum system
AirTech	VacStar dual vacuum system
Zirc	Steri-Soaker above cabinet sterilizer
Midmark	M250 Soniclean ultrasonic cleaner
Midmark	M11 Ultraclave Auto Sterilizer
*****	Omate handpiece cleaning system
*****	Rolling oxygen cart
Zoll	AED Plus unit
Solmetex	NXT Hg5 amalgam separator
Handler	Redwing Lathe w/ 2 dust shields
drive	Wheelchair

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PHYSICAL ASSETS INVENTORY – ESTIMATE OF FAIR MARKET VALUE

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Handler	Dust Collector A.C. motor system	
IQAir	HealthPro Plus air cleaning system	
Buffalo	Tray-Vac vacuum former	
*****	Endo cart + supplies	
Dentsply	TR30RAM 120 torque control endo motor	
Morita	Root ZX II	
Belmed	Nitrous manifold with 4 regulators	
LG	ThinQ washer/dryer stack	
*****	Rolling stool	2 each
drive	IV pole (rolling)	
Belmont	Acuray Model 071A mounted x-ray	
TOTAL ESTIMATED FAIR MARKET VALUE		\$25,400

HANDPIECES

*****	Assorted handpieces, angles & straights	5 each
TOTAL ESTIMATED FAIR MARKET VALUE		\$1,000

DENTAL TECHNOLOGY

*****	Digital radiography w/ 3 sensors	
Carestream	CS 9300 Select 3D panoramic x-ray w/ ceph ('17)	
Kavo	Nomad Pro2 portable x-ray	
Krafit	Ki-20 implant motor	
Woodpecker	MT3 motor	
Medit	i700 intra-oral scanner w/ laptop + cart	
Woodpecker	Laser Smart Blue diode laser	
Open	dental software	
TOTAL ESTIMATED FAIR MARKET VALUE		\$63,600

OFFICE TECHNOLOGY

Lenovo	ST250 office server w/ router, cabling, network	
*****	computer workstations w/ monitors	11 each
Apple	Ipad	
Brother	Scanner (sterilization area)	
TOTAL ESTIMATED FAIR MARKET VALUE		\$14,800

OFFICE FURNITURE & EQUIPMENT

Reception Area

*****	Couch	
*****	Modern reception chair	4 each
*****	Arcade machines	2 each
*****	Dresser	
*****	Wall mounted TV	
*****	Mini fridge	
*****	Assorted Office Décor and Signage	

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PHYSICAL ASSETS INVENTORY – ESTIMATE OF FAIR MARKET VALUE

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Business Office

***** Rolling task chairs 2 each
HP Color LaserJet Pro MFP Printer
Epson ES-C220 Scanner

Break/Staff Area

***** Modern table with 3 chairs
Frigidaire Refrigerator
GE Microwave

Private Office

***** Adjustable standing/sitting desk
***** Cabinet
***** Rolling task chair 3 each
Brother MFC Printer
***** Dresser

Private Office

***** Wood desk
Brother Scanner
***** Rolling task chair

Office Support Equipment

Midland Walkie-talkie office communication system
XDR Digital Radiographic Imaging
***** Zone distributed audio system w/ amp and control
***** Security cameras and monitor
Yealink Office telephone system

TOTAL ESTIMATED FAIR MARKET VALUE **\$22,100**

SUMMARY

DENTAL EQUIPMENT & TECHNOLOGY TOTAL **\$137,600**

OFFICE TECHNOLOGY, FURNITURE & EQUIPMENT **\$36,900**

LEASEHOLD IMPROVEMENTS **\$97,500**

DENTAL SUPPLIES AND INSTRUMENTS (Estimate) **\$16,500**

OFFICE SUPPLIES (Estimate) **\$500**

TOTAL ESTIMATE OF FAIR MARKET VALUE **\$289,000**

ITEMS NOT INCLUDED IN SALE

Personal effects of Dr. or staff members
Contents of private office desk
All non dental related assets, paperwork or files
Global A Microscope

Dental Practice Appraisals, Sales & Transition Consulting