

STERLING SQUARE

4725 GUS THOMASSON RD
MESQUITE, TX 75150

FOR SALE

**13,215 SQFT
MEDICAL OFFICE**



4725 GUS THOMASSON RD



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4725 GUS THOMMASSON RD

EXCLUSIVE LISTING & DISCLAIMER

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The information contained herein has been provided by the owners of the property or obtained from sources deemed reliable or are based on assumptions that are considered reasonable and accurate. Although the Broker has used reasonable care in obtaining data and making estimates of the projects based on this data, Broker makes no representations or warranties of any kind, expressor implied, concerning the property or any other matter pertaining thereto.

Neither the Sellers nor any of its offices, employees, or representatives make any representation, warranty or covenant of any nature with respect to the Property, its physical or environmental condition, or any information owner may provide regarding the foregoing. Interested parties are expected to independently review all documents and other matters relating to the property and improvements to verify the accuracy and completeness of the information contained herein at their own expense.



4725 GUS THOMASSON RD

OFFER OVERVIEW



SALES PRICE

Contact Broker



OCCUPANCY

Vacant



LOT SIZE

1.39 Acres



YEAR BUILT

1967



BUILDING

13,215 sqft



PARKING RATIO

6.66/1,000 sqft

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SALES COMPARABLES



WORLDWIDE
COMMERCIAL

PROPERTY DESCRIPTION

4725 GUS THOMASSON RD

Sterling Square (aka Mesquite Medical Arts) is an approximately 13,215 sf medical office building sitting on 1.39 acres located on Gus Thomasson Road, just northeast of the intersection of I-635 and I-30. The property is 2.7 miles from Baylor Scott & White Family Health Center and 6.6 miles to Dallas Regional Medical Center.

Ownership recently added significant improvements to the property including a new roof, re-surfaced and restriped parking lot and renovated the common areas.

The property would be great for a range of medical users including a few smaller groups or a larger operator who could utilize the full space.

Sterling Square is available on a fee simple basis, free and clear of any existing debt.

MEDICAL CENTERS

- 2.7 miles from Baylor Scott & White Family Health Center
- 3.9 miles from White Rock Medical Center
- 6.6 miles from Dallas Regional Medical Center
- 10 miles from Baylor University Medical Center



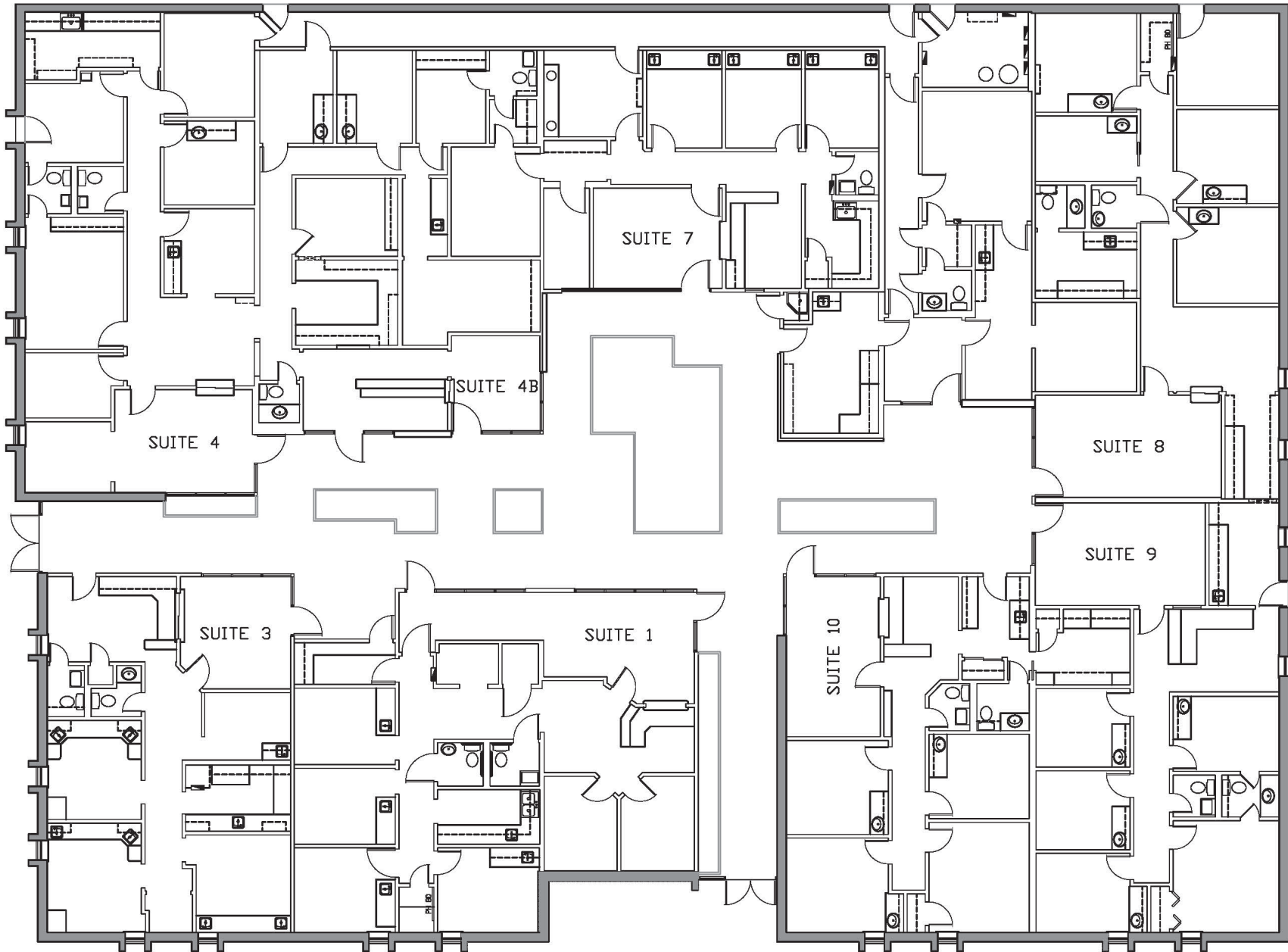


COMMON AREA REMODEL

The interior common area is currently being remodeled to bring an updated and modern appearance to the facility.







PROPERTY DESCRIPTION:

BEING A PORTION OF LOT 42, CASA VIEW HEIGHTS, FIFTEENTH INSTALLMENT, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 29, PAGE 233, MAP RECORDS, DALLAS COUNTY, TEXAS, BEING ALL THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED AS TRACT I AND TRACT II TO JCJ VENTURES, INC., AS RECORDED IN INSTRUMENT NO. 2014028779, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID TRACT I AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO ANH VAN TRAN, AS RECORDED IN VOLUME 2000126, PAGE 784, DEED RECORDS, DALLAS COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF GUS THOMASSON ROAD;

THENCE SOUTH 45° 11' 37" WEST (DEED = SOUTH 45° 24' 45" WEST), A DISTANCE OF 150.00 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID TRAN TRACT TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE WEST CORNER OF SAID TRAN TRACT AND THE NORTH CORNER OF AFORESAID TRACT II;

THENCE SOUTH 44° 48' 23" EAST, A DISTANCE OF 99.99 FEET ALONG THE COMMON LINE OF SAID TRACT II AND SAID TRAN TRACT TO AN "X" SET IN CONCRETE AT THE COMMON CORNER OF SAID TRACT II, SAID TRAN TRACT, LOT 42C, BLOCK 16, CASA VIEW HEIGHTS NO. 15, AN ADDITION TO THE CITY OF MESQUITE, DALLAS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 84199, PAGE 2127, AFORESAID MAP RECORDS, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED AS TRACT I TO ASHOK MYLISA LLC, AS RECORDED IN INSTRUMENT NO. 201900143504, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS;

THENCE SOUTH 44° 37' 07" WEST, A DISTANCE OF 39.82 FEET ALONG THE COMMON LINE OF SAID TRACT II AND SAID TRACT I TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 42° 34' 05" EAST - 9.71 FEET, SAID IRON ROD SET BEING THE SOUTH CORNER OF SAID TRACT II;

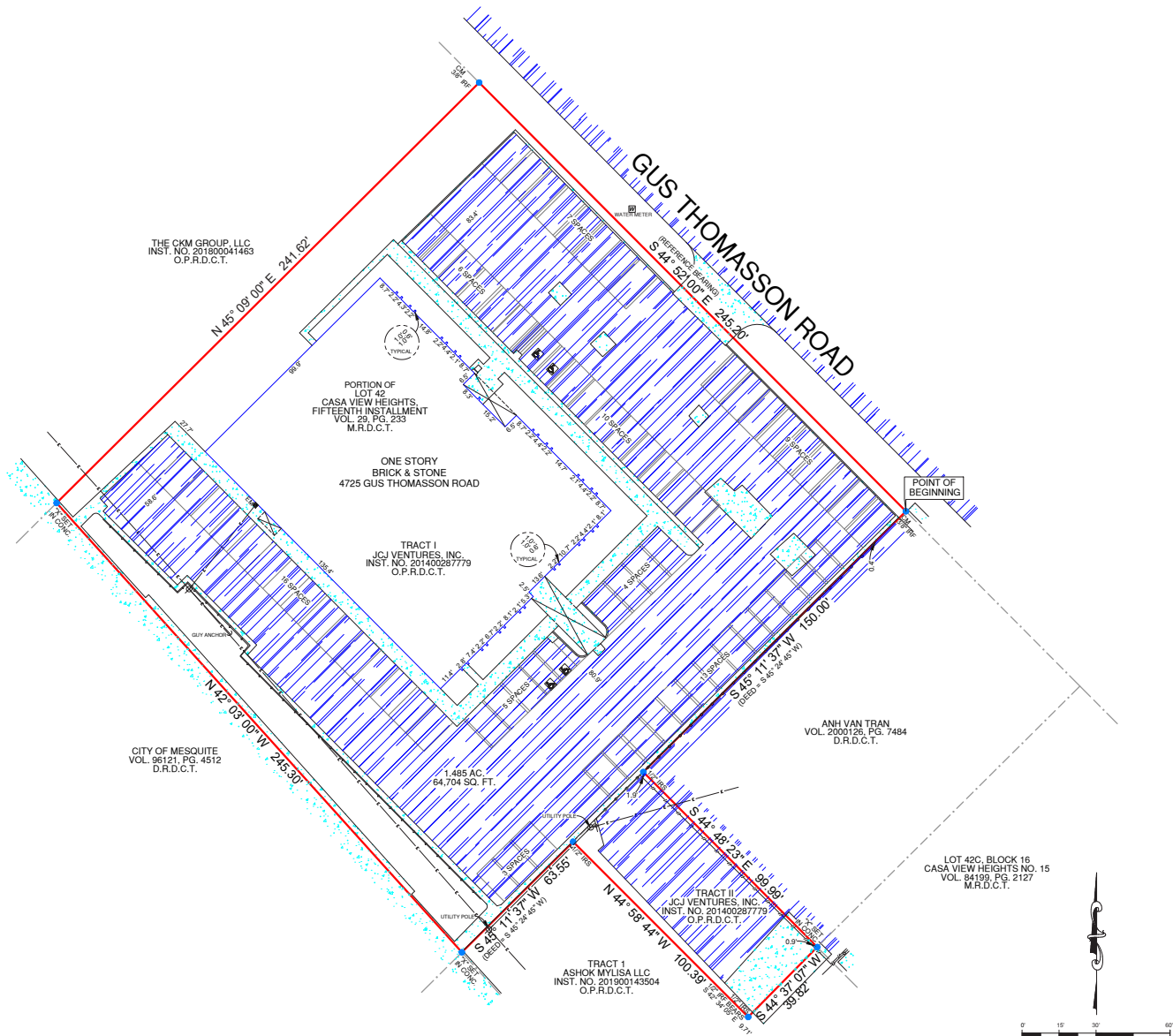
THENCE NORTH 44° 58' 44" WEST, A DISTANCE OF 100.39 FEET ALONG SAID COMMON LINE TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE WEST CORNER OF SAID TRACT II AND THE MOST WESTERLY NORTH CORNER OF SAID TRACT I, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF AFORESAID TRACT I;

THENCE SOUTH 45° 11' 37" WEST (DEED = SOUTH 45° 24' 45" WEST), A DISTANCE OF 63.55 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID TRACT I TO AN "X" SET IN CONCRETE AT THE SOUTH CORNER OF SAID TRACT I AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO CITY OF MESQUITE, AS RECORDED IN VOLUME 96121, PAGE 4512, AFORESAID DEED RECORDS;

THENCE NORTH 42° 02' 00" WEST, A DISTANCE OF 245.30 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID CITY OF MESQUITE TRACT TO AN "X" SET IN CONCRETE AT THE COMMON CORNER OF SAID TRACT I, SAID CITY OF MESQUITE TRACT, AND THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THE CKM GROUP, LLC, AS RECORDED IN INSTRUMENT NO. 201800041463, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 45° 09' 00" EAST, A DISTANCE OF 241.62 FEET ALONG THE COMMON LINE OF SAID TRACT I AND SAID CKM TRACT TO A 3/8-INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID TRACT I AND THE EAST CORNER OF SAID CKM TRACT, SAID IRON ROD BEING ON THE AFORESAID SOUTHWEST LINE OF GUS THOMASSON ROAD;

THENCE SOUTH 44° 52' 00" EAST, A DISTANCE OF 245.20 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 64,704 SQUARE FEET OR 1.485 ACRES OF LAND.



FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A "ZONE X" RATING AS SHOWN BY MAP NO. 4813C0281, DATED JULY 7, 2014.

FEMA NOTE
SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE OR APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE DEED NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT AND DEED REFERENCED HEREON.

GENERAL NOTES
1.) THE BASIS OF BEARINGS FOR THIS SURVEY WAS DERIVED FROM DATA PROVIDED IN THE RECORDED DEED.
2.) THERE ARE NO VISIBLE CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN. FENCES MAY BE MEANDERING.
3.) THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE NAMED CLIENT, MORTGAGE COMPANY, TITLE COMPANY, OR OTHER, AND IS MADE PURSUANT TO THAT ONE CERTAIN TITLE COMMITMENT UNDER THE DEED NUMBER LISTED HEREON.
4.) AS OF THIS DATE, ALL EASEMENTS, RIGHTS-OF-WAY OR OTHER LOCATABLE MATTERS OF RECORD SHOWN OR NOTED HEREON WERE DERIVED FROM THE RECORDED PLAT, THE VESTING DEED, OR THE TITLE REPORT AND SUPPORTING DOCUMENTS. ALL SUCH ITEMS WERE OBTAINED DURING THE RESEARCH PHASE OF THIS SURVEY OR PROVIDED BY THE CLIENT/TITLE COMPANY LISTED HEREON. PREMIER SURVEYING MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SUCH ITEMS AND HAS MADE NO ATTEMPTS TO OBTAIN OR SHOW ANY ADDITIONAL RESTRICTIONS ON OR NEAR THIS PROPERTY PUT IN PLACE BY LOCAL MUNICIPALITIES OR ASSOCIATIONS.
5.) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.
6.) THIS SURVEY IS NOT INTENDED TO ADDRESS OR IDENTIFY WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, OR ANY OTHER ENVIRONMENTAL OR GEOLOGICAL ISSUE.
7.) THE EXISTING UTILITIES DEPICTED HEREON ARE BASED ON FIELD LOCATION OF VISIBLE, ABOVE GROUND EVIDENCE. UTILITIES AND OTHER MINOR IMPROVEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY. PREMIER SURVEYING IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY ANY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
8.) SYMBOLS AS SHOWN IN THE LEGEND ARE NOT TO SCALE AND MAY HAVE BEEN MOVED FROM THE ACTUAL HORIZONTAL LOCATION FOR CLARITY.

4725 GUS THOMASSON ROAD CITY OF MESQUITE DALLAS COUNTY, TEXAS	
GF#: TP122-02783JP	BORROWER: RED APPLE REALTY LLC
TITLE CO.: TEXAS PREMIER TITLE	PREMIER JOB #: 22-10761
TECH: MSP	DATE: 11/14/22
FIELD: MJ	FIELD DATE: 11/10/22



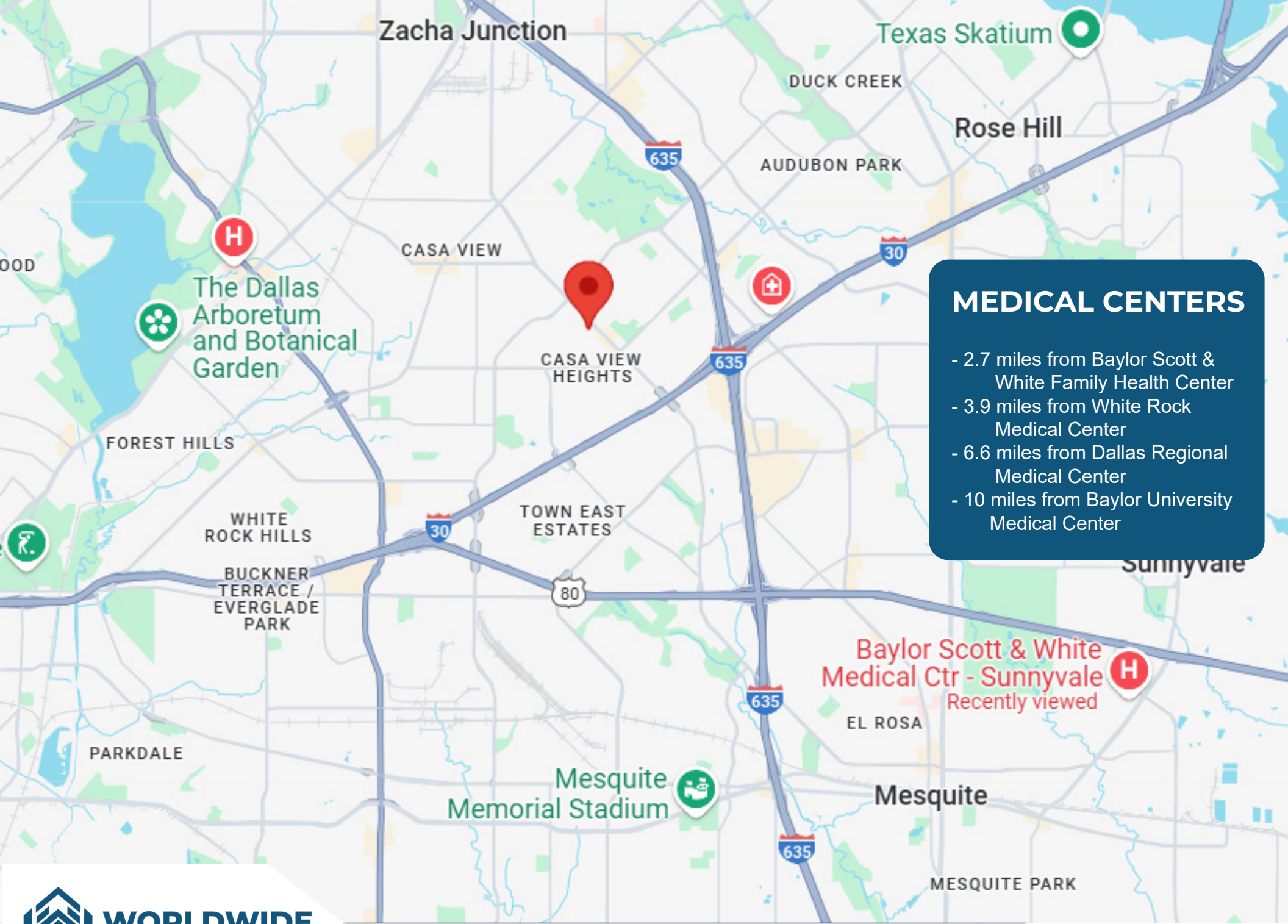
CONCRETE	WOOD FENCE
TRICK	CHAIN LINK FENCE
ASPHALT	PIPE RAIL FENCE
WOOD	BARB WIRE FENCE
STONE	BRICK WALL
GRAVEL	R.R. TIE RETAINING WALL
COVERED ARE	STONE WALL
CM - CONTROLLING MONUMENT	OVERHEAD TELEPHONE LINE
	OVERHEAD ELECTRIC LINE
	IRP - IRON ROD FOUND
	IPF - IRON PIPE FOUND
	IRP - IRON ROD SET
	WPFP - METAL FENCE COR POST
	WFPC - WOOD FENCE COR POST

TP TEXAS PREMIER TITLE

Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-512-3601
Fax: 855-892-0468
Firm Registration No. 10146200

ROBERT T. PAUL, JR.
4984
Registered Professional Land Surveyor





MEDICAL CENTERS

- 2.7 miles from Baylor Scott & White Family Health Center
- 3.9 miles from White Rock Medical Center
- 6.6 miles from Dallas Regional Medical Center
- 10 miles from Baylor University Medical Center



MESQUITE, TX

Mesquite, Texas is a dynamic suburb located just east of Dallas, known for its strong business environment, strategic location, and diverse community. Positioned along major highways like Interstate 635, U.S. Highway 80, and Interstate 30, Mesquite offers excellent connectivity to the Dallas-Fort Worth metroplex, making it an ideal spot for businesses seeking accessibility and growth opportunities.

Mesquite's pro-business climate and local incentives foster a thriving small business community. The area is served by Dallas Regional Medical Center, a 202-bed acute care hospital offering comprehensive medical services, and benefits from its proximity to Baylor University Medical Center, a major healthcare provider in Dallas, known for its advanced medical facilities and specialized care.

With a growing population and access to major transportation hubs, including Dallas Love Field and DFW International Airport, Mesquite is well-positioned for continued growth. Its blend of urban amenities, affordable real estate, and strategic location make it an attractive choice for businesses looking to establish a presence in North Texas.

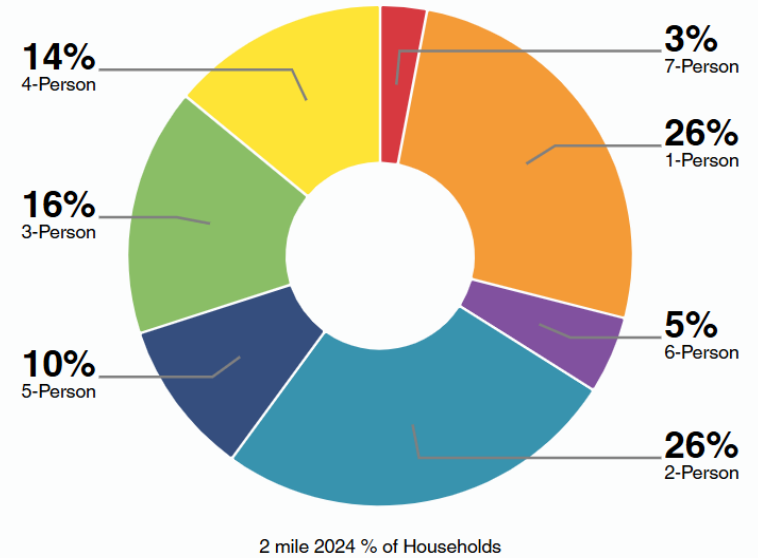
DEMOGRAPHICS

DEMOGRAPHIC HIGHLIGHTS

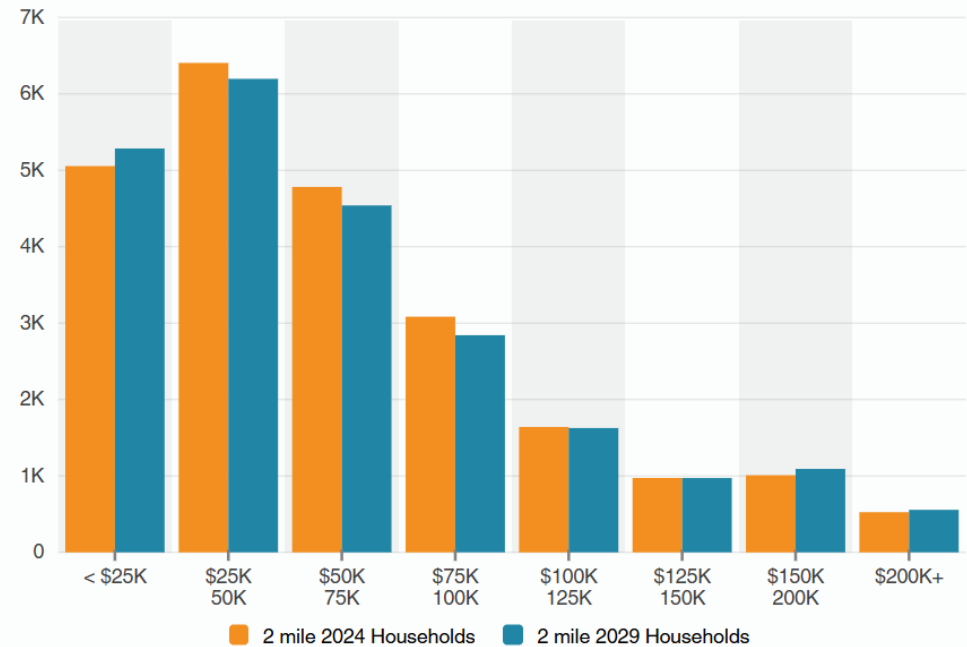
Income data reveals a robust economic profile, with average household incomes ranging from \$65,311 within a 2-mile radius to \$78,564 within a 5-mile radius. The area's strong median household income and substantial middle-to-high-income segments, including those earning over \$100,000 annually, suggest a capacity for discretionary spending on quality healthcare services.

These demographics indicate a strong potential client base for specialized and general medical services, making it an attractive location for a medical office.

Household Size



Household Income



SALES COMPARABLES



1645 Dorchester Dr

Sale Price: \$1,100,000

Price/SF: \$211.54

Year Built: 1981

RBA: 5,200 SF



1932 Walnut Plaza

Sale Price: \$950,000

Price/SF: \$138.61

Year Built: 1978

RBA: 6,854 SF



5500 W Plano Pkwy

Sale Price: \$5,875,000

Price/SF: \$155.77

Year Built: 1999

RBA: 37,716 SF

\$168.64

Average Price/SF

TYPE

3 Star Office



WORLDWIDE
COMMERCIAL

ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the last fifteen years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, medical, office, and retail transactions.



Information About Brokerage Services

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

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Worldwide Commercial, PLLC	9001217	info@wwcpartners.com	214-281-8633
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerad Rector	572749	jrector@wwcpartners.com	214-281-8633
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bryce Gehlbach	827650	bgehlbach@wwcpartners.com	832-574-6373
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

ARTICLE 3. BUILDING SCALE PLANS
GUS THOMASSON CORRIDOR REVITALIZATION CODE: *City of Mesquite*

TABLE 3-5: Specific Function:

This table expands the Building Function categories of Table 3-4 to delegate specific Functions within the District.

a. Residential	By Right	By CUP
Mixed Use Block	X	
Flex Building	X	
Apartment Building	X	
Live-Work Unit	X	
Rowhouse	X	
Duplex House		
Courtyard House		
Sideyard House		
Cottage		
House		
Villa		
Accessory Unit	X	

b. Lodging	By Right	By CUP
Hotel (no room limit)	X	
Inn (up to 12 rooms)	X	
Bed & Breakfast (up to 5 rooms)	X	
School Dormitory	X	

c. Office	By Right	By CUP
Office Building	X	
Live-Work Unit	X	
Religious Assembly	X	

d. Retail	By Right	By CUP
Open-Market Building	X	
Retail Building, e.g. grocery store, personal services	X	
Display Gallery	X	
Restaurant	X	
Kiosk	X	
Push Cart		
Drive-Through Facility		
Drive-In Facility		
Alt. Financial Establishments		
Used Merchandise		X
Shopping Mall		
Strip Shopping Center		
Sexually Oriented Business		

e. Civic	By Right	By CUP
Bus Shelter	X	
Transit Stop	X	
Convention Center		
Conference Center		X
Exhibition Center		
Fountain or Public Art	X	
Library	X	
Live Theater	X	
Museum		X
Outdoor Auditorium	X	
Parking Structure	X	
Passenger Terminal		X
Playground	X	
Sports Stadium		X
Surface Parking Lot		X

f. Other: Entertainment	By Right	By CUP
Indoor Amusement	X	
Movie Theater	X	

g. Other: Agriculture	By Right	By CUP
Grain Storage		
Livestock Pen		
Green House		
Stable		
Kennel		

h. Other: Automotive	By Right	By CUP
Gasoline		
Automobile Service		
Truck Maintenance		
Rest Stop		
Roadside Stand		
Billboard		

i. Other: Civil Support	By Right	By CUP
Fire Station	X	
Police Station	X	
Cemetery		
Funeral Home		
Hospital		X
Medical Clinic	X	

j. Other: Education	By Right	By CUP
College		X
High School		X
Trade School		X
Elementary School	X	
Other – Childcare Center	X	

k. Other: Industrial	By Right	By CUP
Heavy Industrial Facility		
Light Industrial Facility		
Truck Depot		
Laboratory Facility		
Water Supply Facility		
Sewer and Waste Facility		
Electric Substation	X	
Wireless Transmitter		
Cremation Facility		
Warehouse		
Produce Storage		
Mini-Storage		
Construction or Trade Contractors		
Manufacturing		