



Offering Memorandum

ER of Mesquite
1745 N. Belt Line Road
Mesquite, Texas 75149

ER of Mesquite

Bradford Commercial Real Estate Services, Inc. is pleased to present qualified investors the opportunity to acquire ER of Mesquite (the "Property"), freestanding medical office asset prominently located in the heart of Mesquite, TX. The Property offers 8,160 square feet of quality space that is 100% occupied.



CENTRALLY LOCATED

Colleyville Professional Park is located in the southwest quadrant of N. Belt Line Road and Range Drive. Heavy Traffic Frontage exposure on Belt Line Road and easy access to Hwy 80 and convenience stores throughout the 3-mile circle. Located within the DFW metroplex and 15 minutes to Dallas Central Business D



STABLE OCCUPANCY AND INCOME

At 100%, the Property has experienced historically strong occupancy and currently maintains a stable tenant. ER of Mesquite presents a rare opportunity to acquire a freestanding medical office building, in one of DFW's fastest growing markets.



BUILDING ENHANCEMENT

The exterior improvements exhibit concrete and brick construction components and are a single-story in height. The interior has been finished-out for the stated use and features a functional layout with typical finishes including a lobby/reception, nine plumbed exam rooms (fully equipped with medical vacuum and medical gas), lead-line X-Ray room, lead-lined CT Scan area, employee breakroom, in addition to ancillary areas.



PROPERTY AT A GLANCE

PROPERTY NAME	ER of Mesquite
ADDRESS	1745 N. Belt Line Road Mesquite, TX 75149
PROPERTY TYPE	MEDICAL OFFICE
LEGAL DESCRIPTION	LOT 1 and Lot 2R Block B of Belt Line Range Addition
LAND AREA	1.19 acres; 52,021 SF
GROSS BUILDING AREA	8,160 SF
RENTABLE AREA	8,160 SF
PERCENT LEASED	100%; Net Lease runs to June 30, 2033 with one option to renew for 120 months. No Landlord expenses
YEAR BUILT	2016
ZONING	C, Commercial
PRICE	\$6,500,000.00

INTERIOR PHOTOS



PROPERTY IMPROVEMENTS

The following chart shows a summary of the improvements.

IMPROVEMENTS SUMMARY AND ANALYSIS		
Property Type	Office	(Medical)
Number of Buildings	1	
Number of Stories	1	
Net Rentable Area	8,268 SF	
Site Coverage	29.6%	
Land-to-Building Ratio	3.38 : 1	
Floor Area Ratio (FAR)	0.30	
Parking Improvements	Surface	
Parking Spaces:	30	
Parking Ratio (per 1,000 SF NRA)	3.63	
Year Built	2016	
Actual Age	7 Years	
Effective Age	5 Years	
Total Economic Life	45 Years	
Remaining Economic Life	40 Years	
Age/Life Depreciation	11.1%	
Functional Utility	Typical	

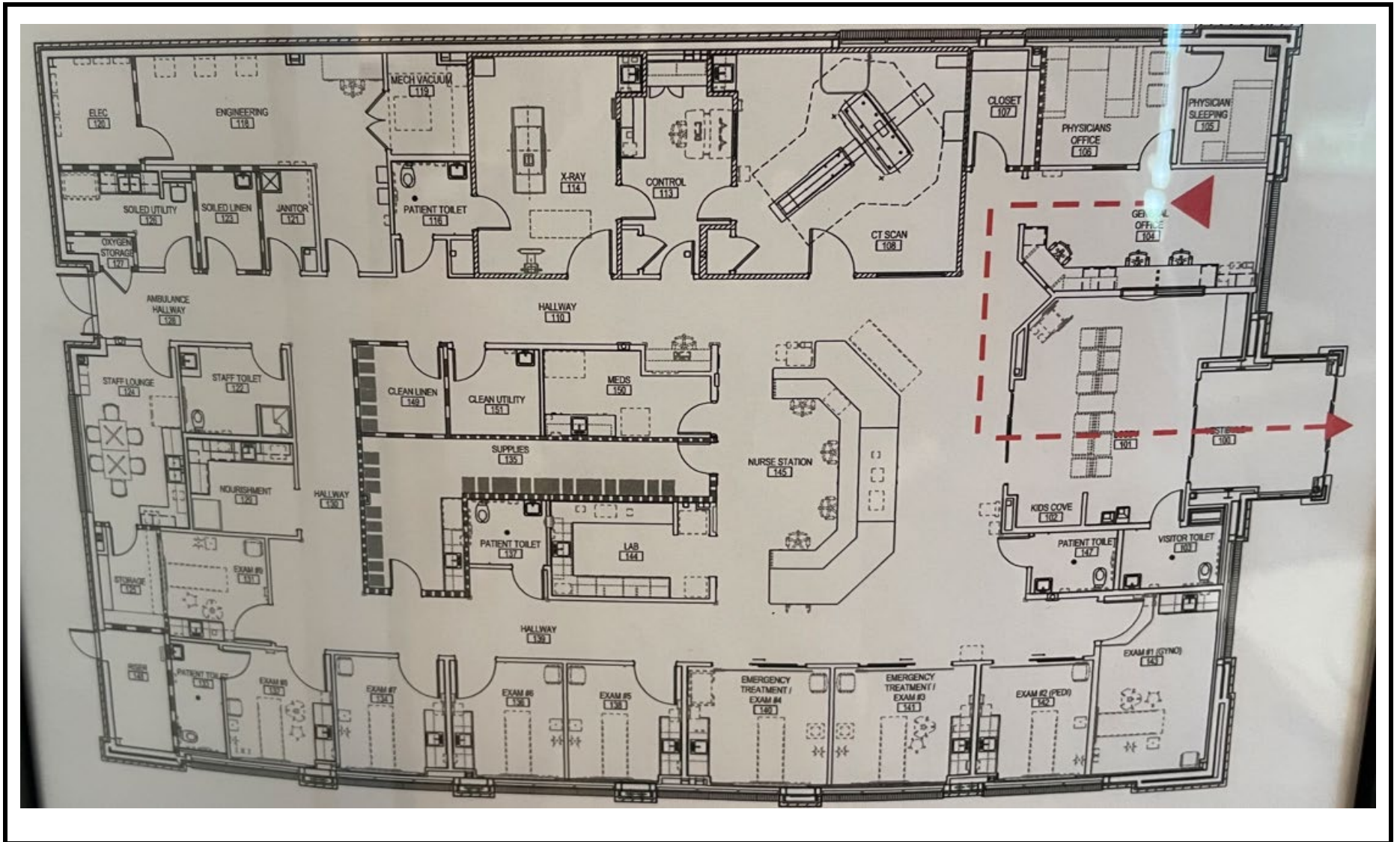
Source: Various sources compiled by CBRE

IMPROVEMENT DESCRIPTION & RATING		
Improvement Summary	Description	Comparative Rating
Foundation	Reinforced concrete	Good
Frame	Light steel	Good
Exterior Walls	Concrete, brick/masonry	Good
Interior Walls	Textured and painted drywall	Good
Roof	Built-up composition	Good
Ceiling	Suspended acoustic tile	Good
HVAC System	Roof-mounted HVAC units	Good
Exterior Lighting	LED fixtures	Good
Interior Lighting	Recessed LED fixtures	Good
Flooring	Sheet vinyl	Good
Plumbing	Assumed adequate	Good
Stairwells	None	N/A
Elevators	None	N/A
Smoke Detectors	Yes	Good
Sprinkler System	Yes	Good
Furnishings	Personal property excluded	N/A
Parking	Paved open surface parking	Good
Landscaping	Grass, shrubs, trees	Good

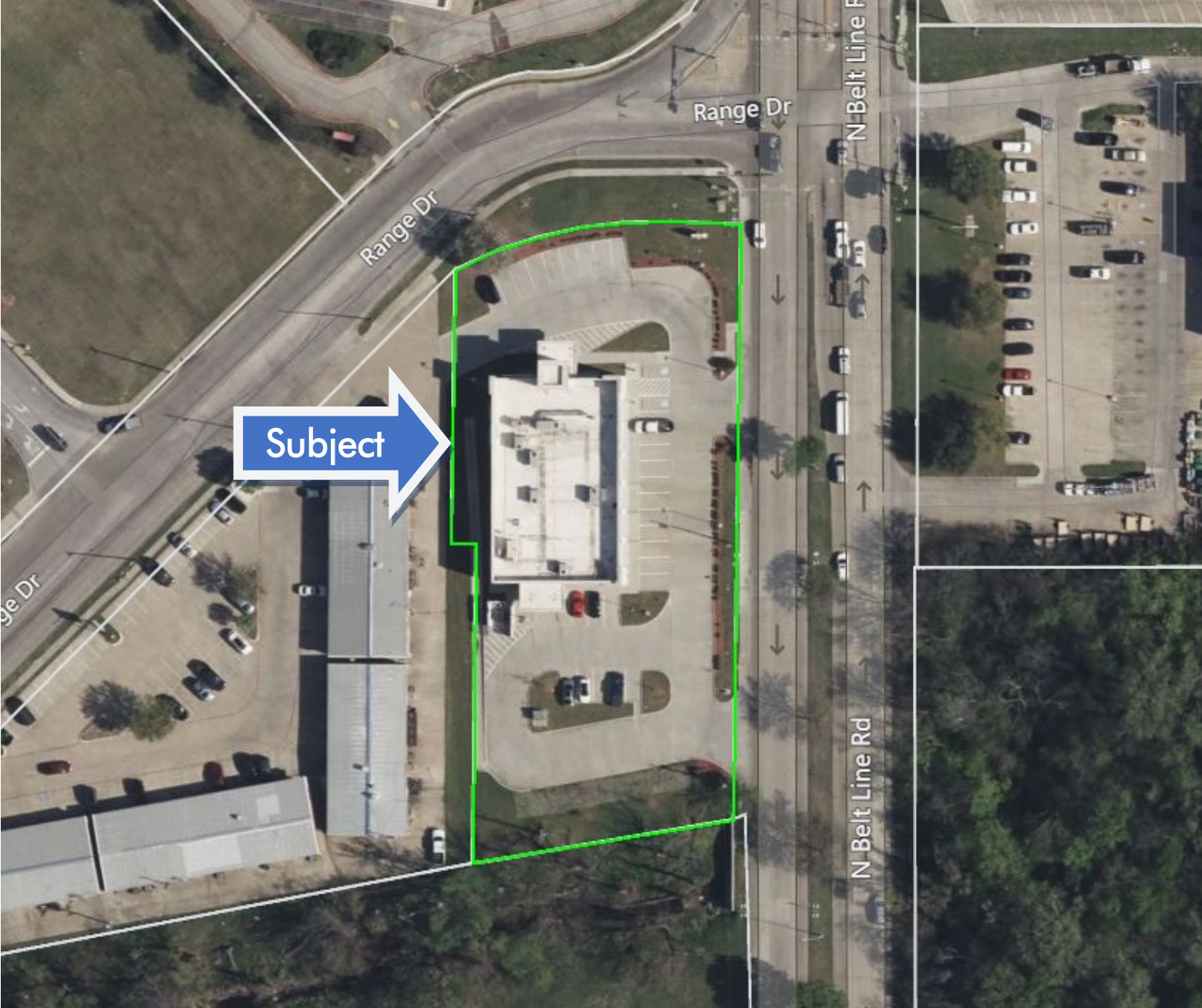
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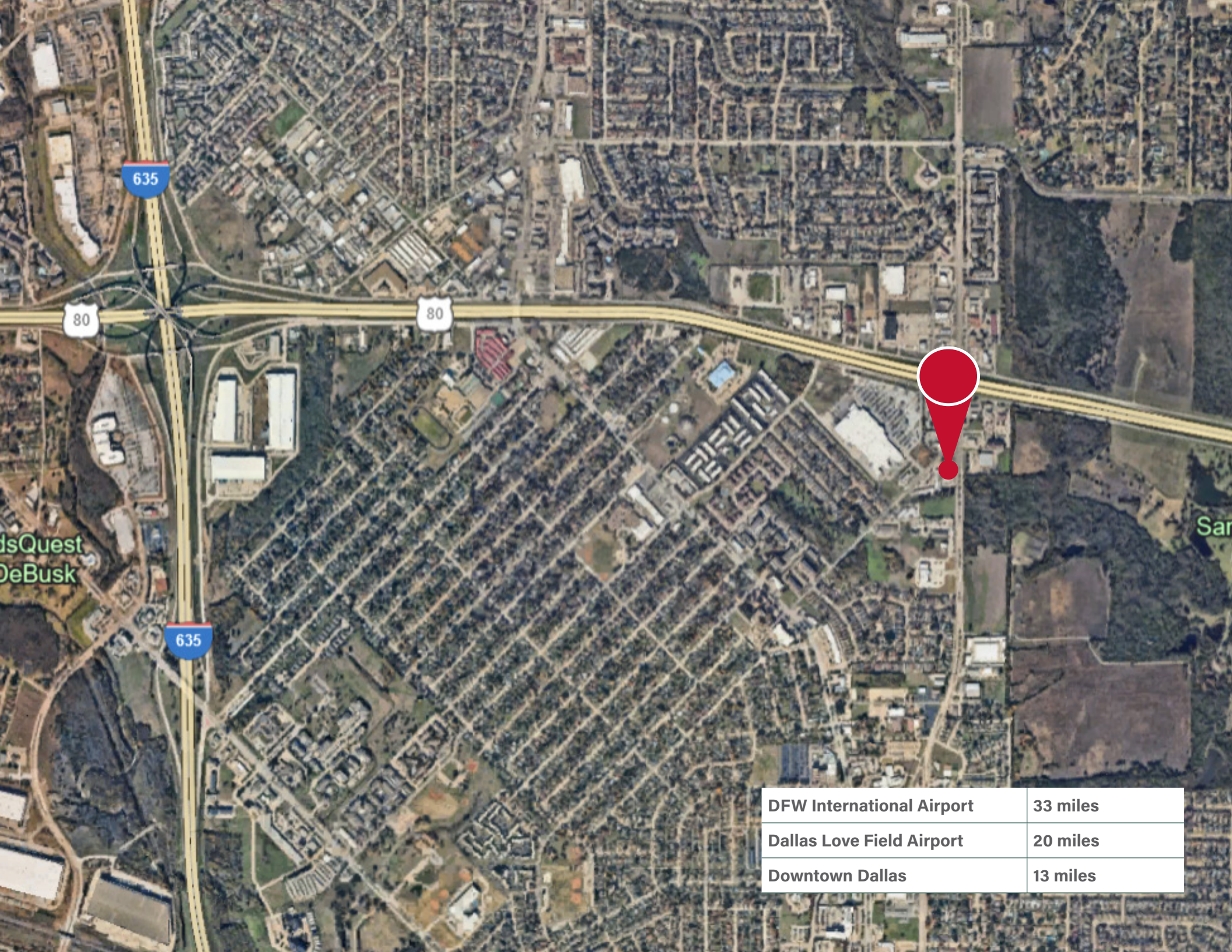


FLOOR PLAN



SITE PLAN





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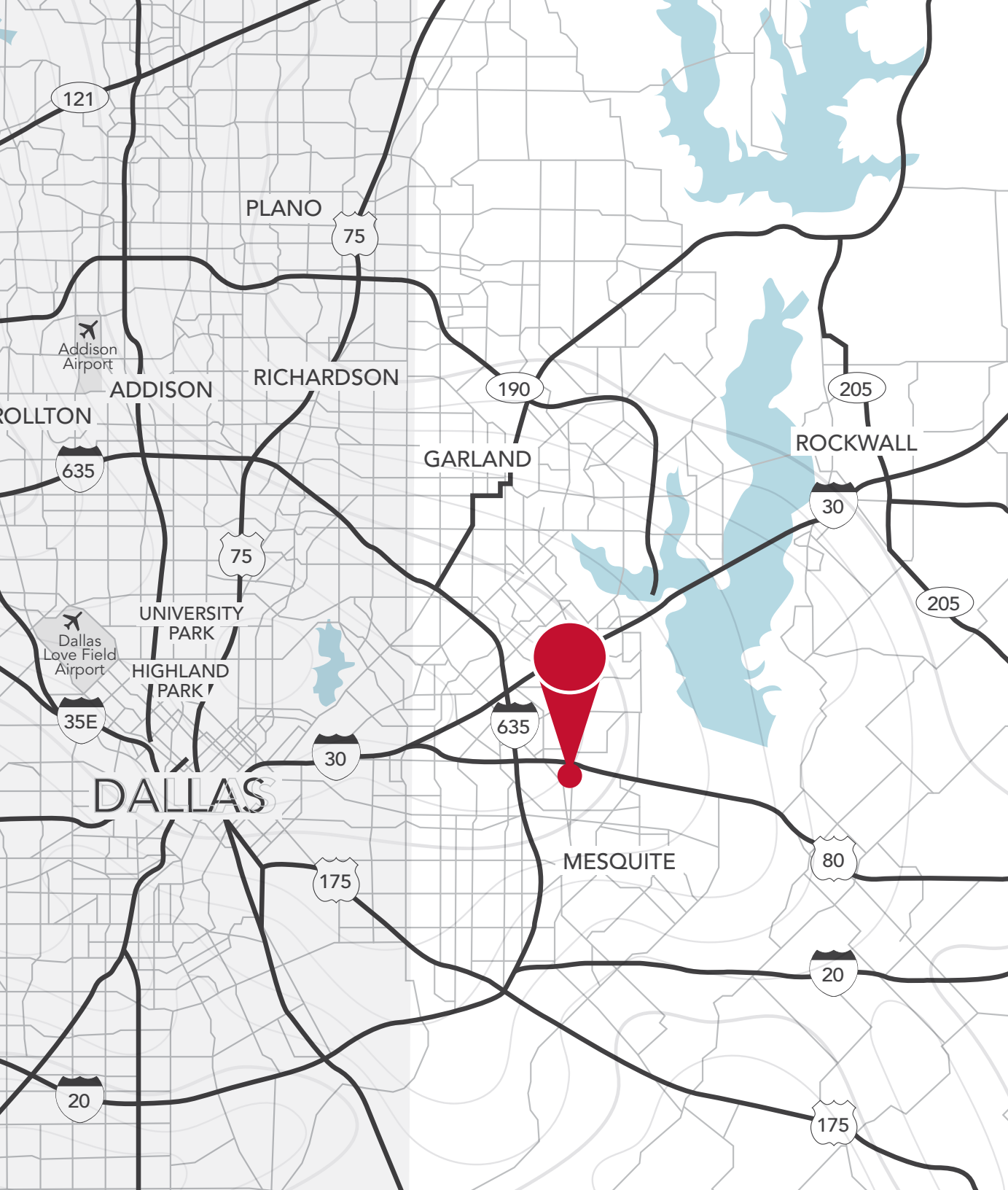
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DFW International Airport	33 miles
Dallas Love Field Airport	20 miles
Downtown Dallas	13 miles



DEMOGRAPHICS



POPULATION

1 MILE	3 MILES	5 MILES
13,073	87,967	235,877



AVG HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$69,829	\$75,705	\$71,006



TRAFFIC COUNT

HWY 80/N BELT LINE ROAD
24,090 VEHICLES PER DAY



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FOR QUESTIONS ABOUT THE PROPERTY OR THE OFFERING CONTACT:

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