

FREE STANDING RETAIL/OFFICE BUILDING

Mesquite, Texas



16,816 RSF AVAILABLE | FOR SALE

**18600 LBJ Freeway
Mesquite, TX 75150**

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LOCATION

18600 LBJ Freeway, Mesquite, TX 75150

AVAILABLE

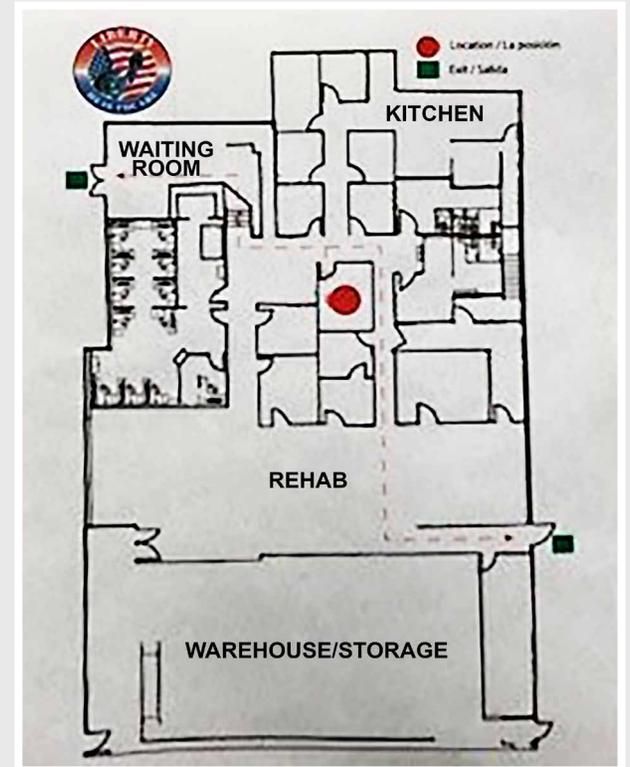
16,816 SF

PRICE

\$3,050,000.00

PROPERTY HIGHLIGHTS

- Built in 1998; remodeled in 2020
- Approximately 11,216 SF of Office area and 5,600 SF of unfinished warehouse/storage area
- 100% HVAC
- Bonus Area: The second floor has approximately 4,788 SF of storage area
- Dock high door for loading
- The property currently has a medical practice and utilized as the corporate headquarters
- Prime exposure/signage on LBJ Freeway
- Site contains approximately 75,000 SF, or 1.72 acres
- Perfect for an owner/occupant
- Abundance of Parking
- Property has an elevator (currently not working)



FLOOR PLAN



POPULATION
2023

1 mile	14,382
3 mile	112,053
5 mile	323,453



DAYTIME POPULATION
2023

1 mile	20,460
3 mile	114,761
5 mile	279,485



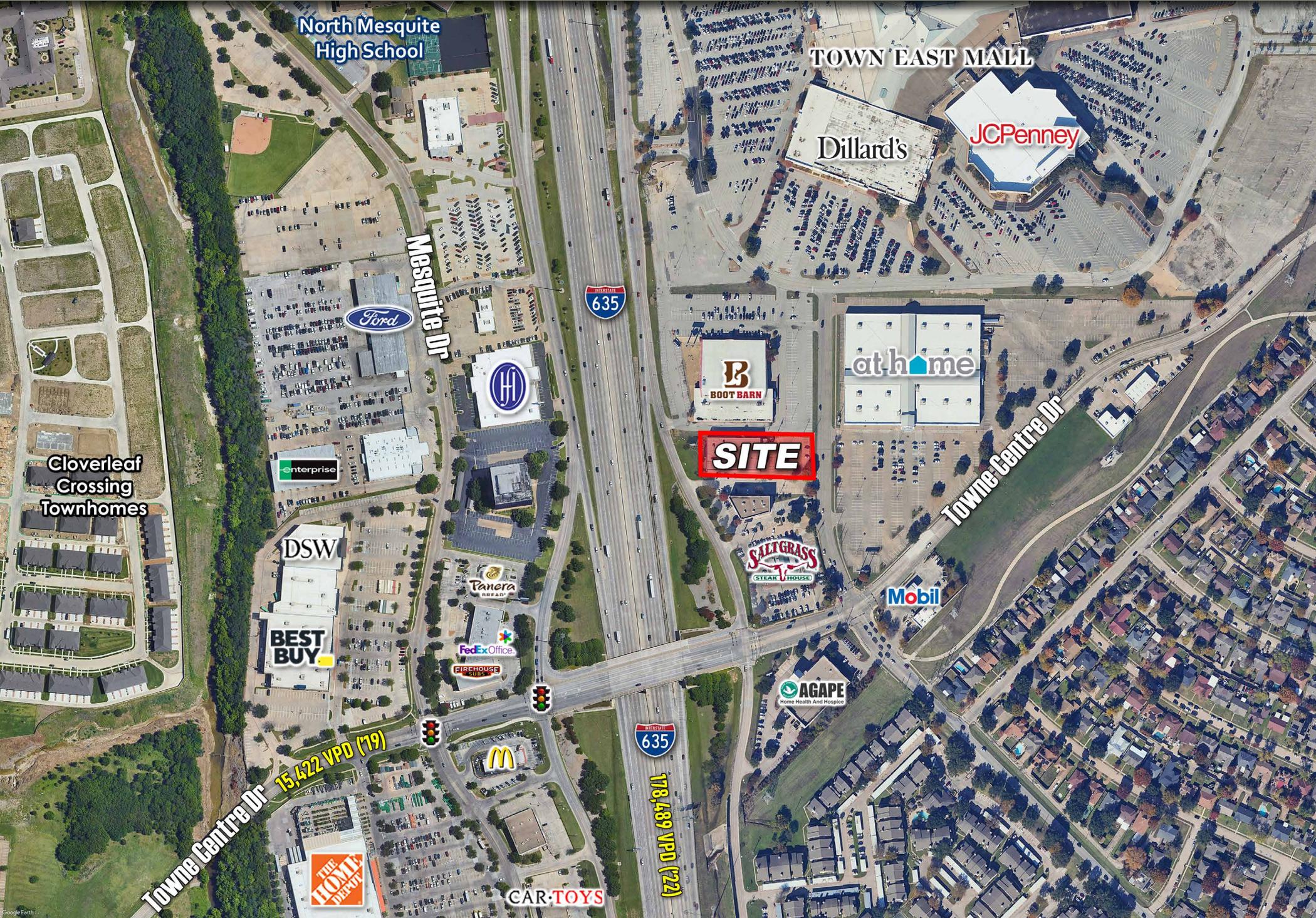
HOUSEHOLDS
2028

1 mile	5,446
3 mile	38,315
5 mile	109,079



HOUSEHOLD INCOME
2023

1 mile	\$67,488
3 mile	\$73,439
5 mile	\$77,613



North Mesquite High School

TOWN EAST MALL

Dillard's

JCPenney

Mesquite Dr

635

Ford

HI

B BOOT BARN

at home

Towne Centre Dr

Cloverleaf Crossing Townhomes

Enterprise

DSW

BEST BUY

Panera BREAD

FedEx Office

FIREHOUSE SUBS

SITE

SALTGRASS STEAK & HOUSE

Mobil

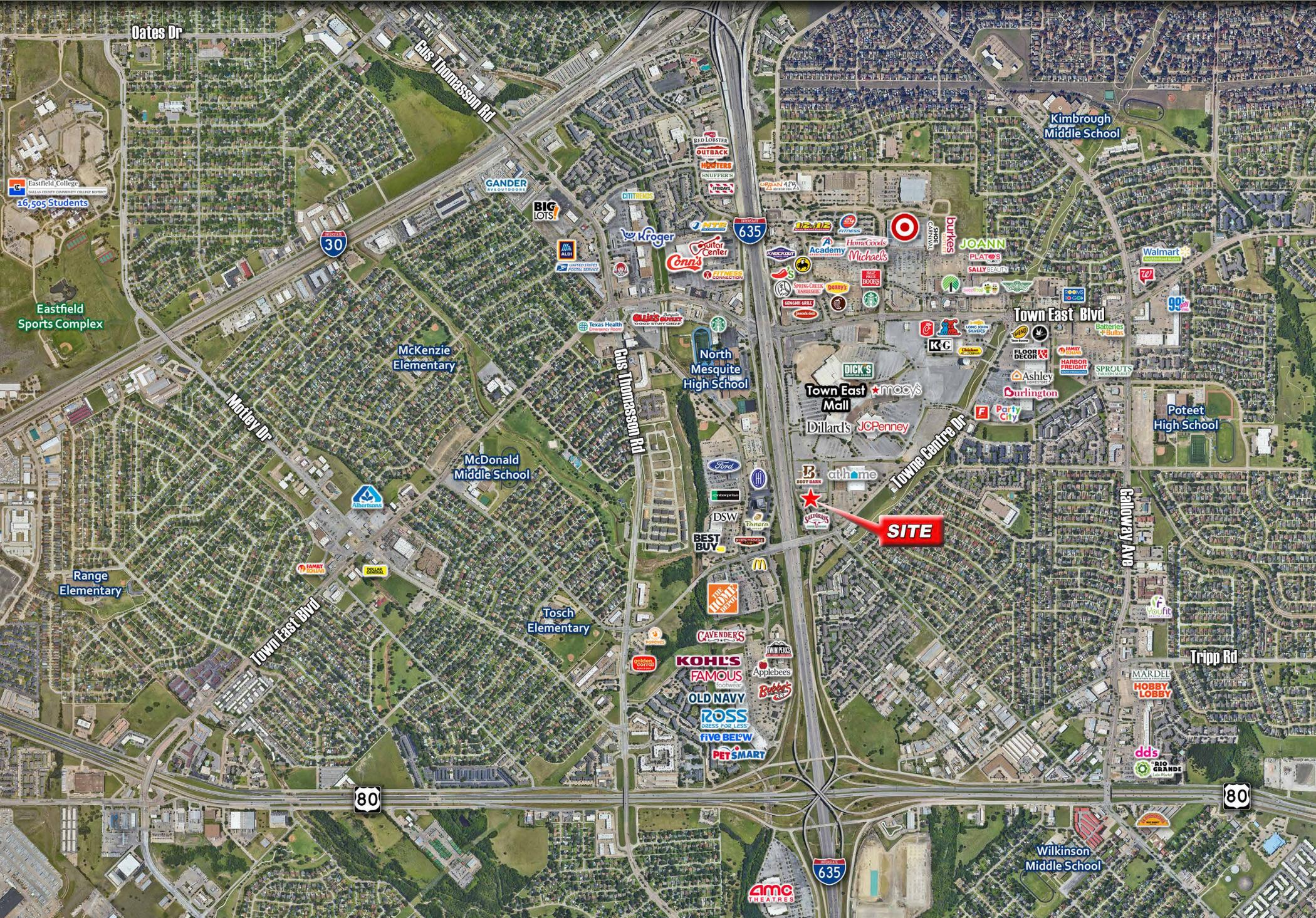
Towne Centre Dr 15,422 VPD '19

635

178,489 VPD '22

CAR TOYS

THE HOME DEPOT



Oates Dr

Eastfield College
16,505 Students

Eastfield Sports Complex

Range Elementary

McKenzie Elementary

McDonald Middle School

North Mesquite High School

Tosch Elementary

Kimbrough Middle School

Town East Blvd

Tripp Rd

Wilkinson Middle School

Poteet High School

Calloway Ave

Towne Centre Dr

635

30

80

SITE

AMC THEATRES





EXAM



KITCHEN



EXAM/OFFICE



REHAB AREA



EXAM



X-RAY ROOM



WHSE/STORAGE



REHAB AREA

North Texas Commercial Association of Realtors®

INFORMATION ABOUT BROKERAGE SERVICES

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

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

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Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sale Agent/Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associates's Name	_____ License No.	_____ Email	_____ Phone