

MESQUITE MEDICAL PLAZA

FOR LEASE

1010 N Bryan-Belt Line Rd, Mesquite, Texas 75149



PROPERTY OVERVIEW:

Mesquite Medical Plaza offers well configured office and medical suites within a highly accessible, single story professional complex along North Belt Line Road. The property benefits from strong daily traffic counts, excellent street visibility, and prominent building signage opportunities, making it ideal for healthcare and professional service users seeking both convenience and exposure.

Positioned directly adjacent to established medical facilities, including Mesquite Specialty Hospital and Mesquite Rehabilitation Institute, the location provides consistent patient traffic and referral synergy. The surrounding medical presence creates a natural ecosystem for physicians, dental practices, therapy providers, outpatient services, and other healthcare related or professional office users.

Suites support both patient flow and administrative functions, featuring private offices, reception areas, and flexible workspace configurations. Ample surface parking ensures easy access for staff and visitors.

LOCATION:

N Belt Line @ N Bryan-Belt Line
in Mesquite, Texas 75149

AVAILABLE SUITES:

Suite 102: 1,200 square feet
open space design

Suite 105: 1,350 square feet
three private offices,
reception area,
lobby & bathroom

DEMOGRAPHICS:

	1 mile	3 miles	5 miles
2025 Population	14,866	94,647	249,886
Households	4,984	31,426	81,482
Daytime Pop.	15,655	85,330	215,103
Avg. HH Income	\$78,466	\$96,601	\$88,283

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PROPERTY HIGHLIGHTS:

Single story office and medical complex available to lease for easy patient access

Excellent visibility and signage along North Belt Line Road and along N Bryan-Belt Line Road

Convenient access to I 635 & Hwy 80 and surrounding neighborhoods

Ample on site surface parking

Ideal for medical, dental, therapy, medical retail, or professional services

For more information, please contact Bethany Williams

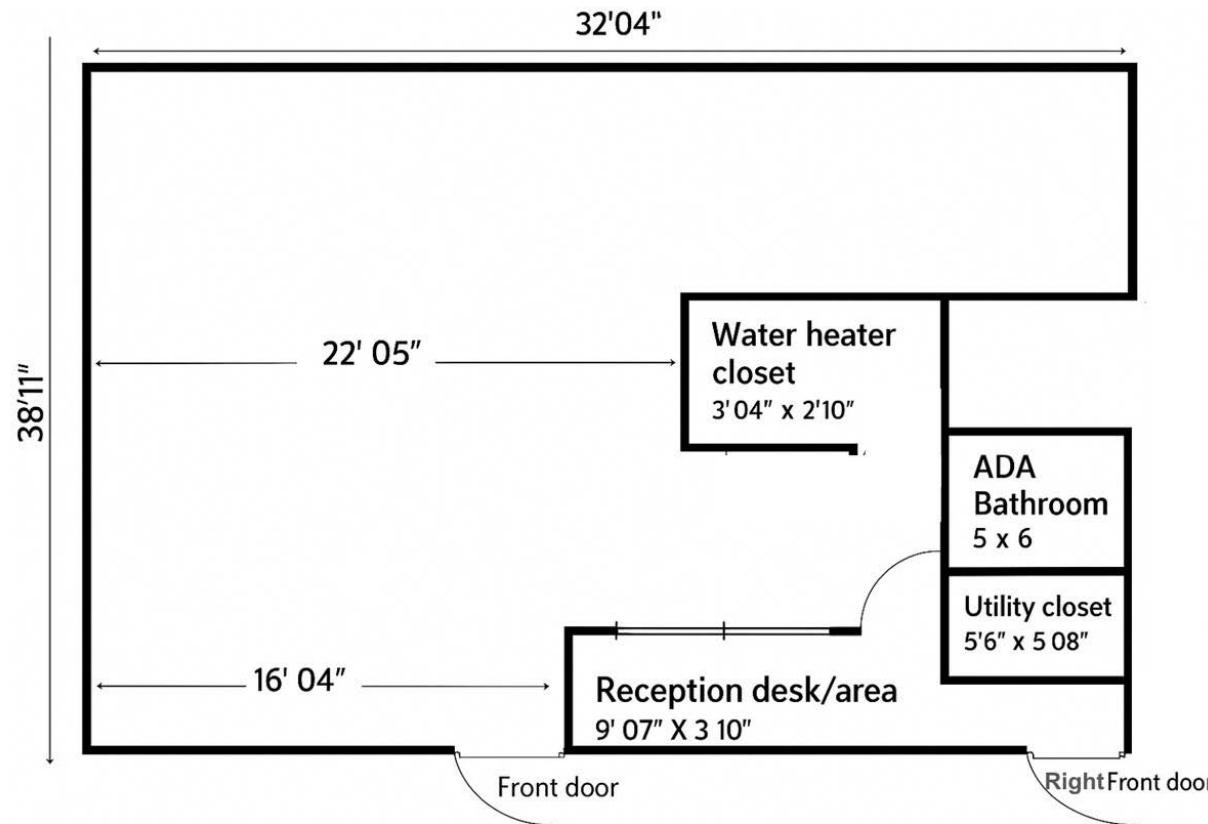
469-534-2350 • bwilliams@ridgepcrc.com

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**SUITE 102:
1,200 SQUARE FEET**



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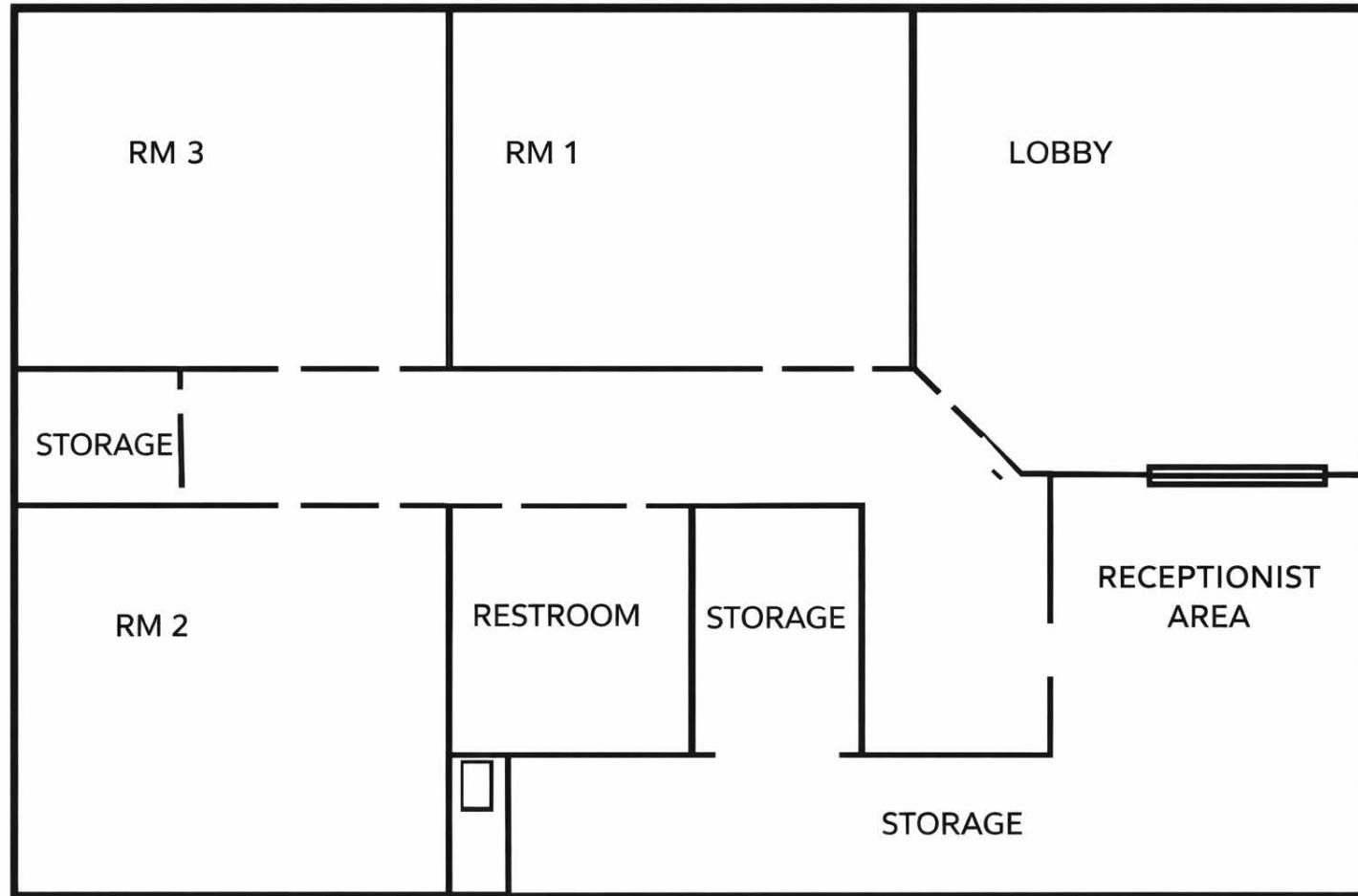
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**SUITE 105:
1,350 SQUARE FEET**



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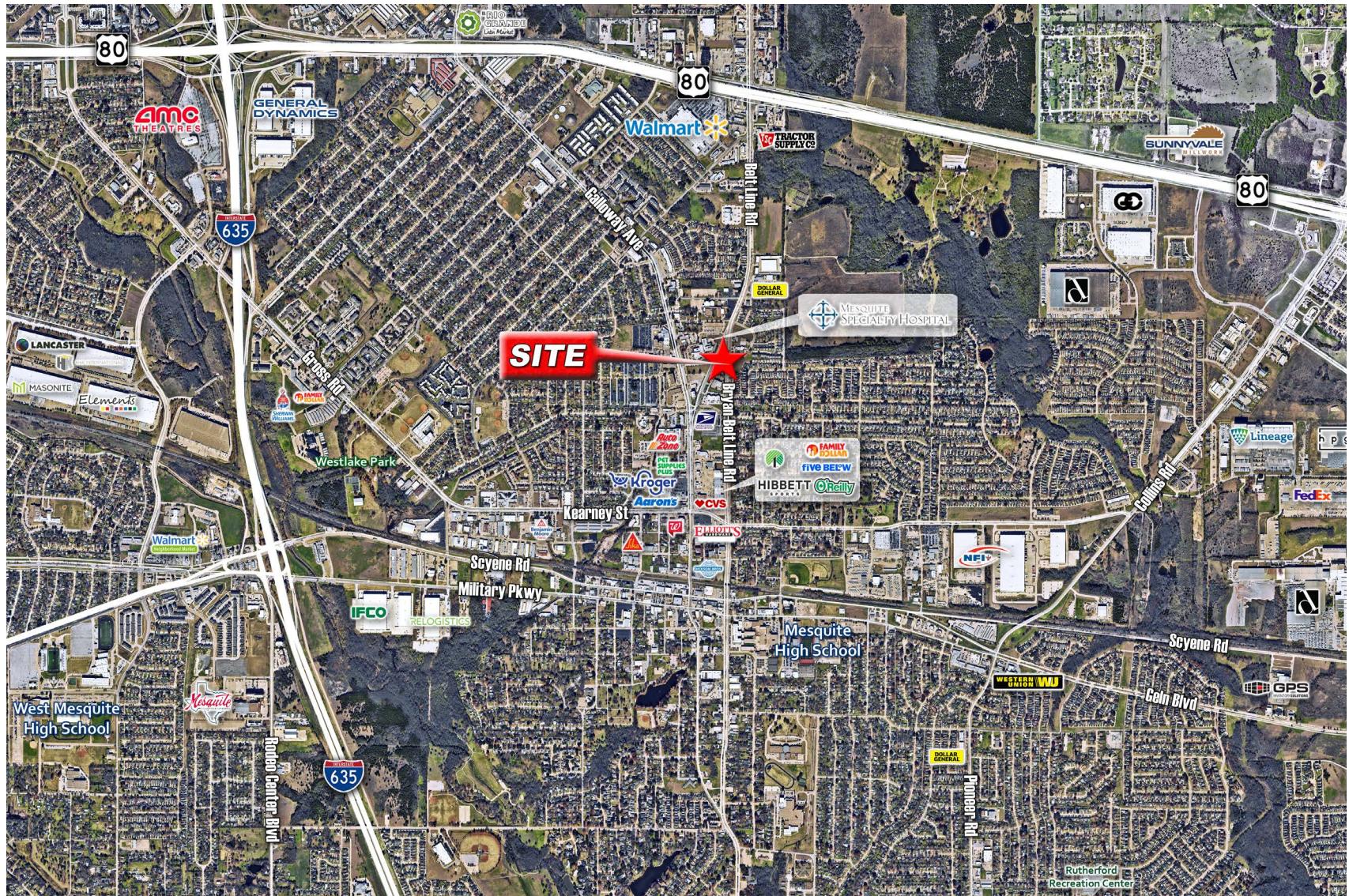


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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Ridge Pointe Commercial Real Estate LTD	9002250	info@ridgepcrc.com	972-961-8532
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Bethany Williams	801880	bwilliams@ridgepcrc.com	469-534-2350
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date