

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR LEASE



**1080 E Cartwright Rd.
Mesquite, Texas 75149**

Joseph Gozlan

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Suite 140

2,473 SF

Medical/Office

Executive Summary



Property Profile

Available SF:	2,473 SF
Type:	Medical / Professional Office
Year Built:	2016
Finish:	Whitebox, ready for your floorplan
Visibility:	Frontage on Cartwright rd. 22,000 Vehicles Per Day!



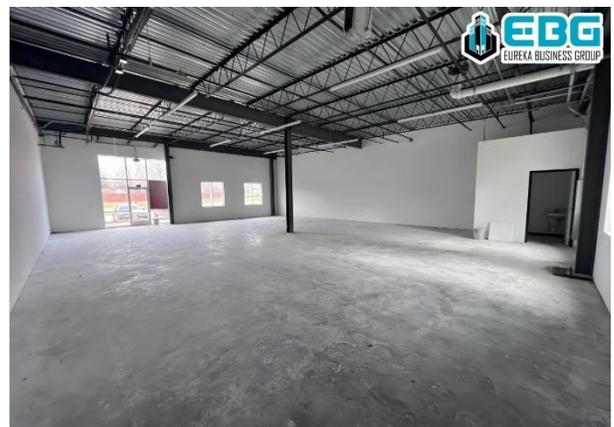
Medical / Professional Office For Lease

- Situated between a 24/7 ER and an active dental practice, creating an immediate patient referral ecosystem.
- White shell delivery with negotiable TI allows full clinical customization.
- Three major hospital campuses within 3 miles: Baylor Scott & White, Dallas Regional, and Mesquite Rehabilitation Institute; feed a direct referral pipeline.
- Parking ratio of 5/1,000 SF exceeds medical office benchmarks, supporting high patient volume!
- Adjacent to Solterra, a 3,200-home master-planned community, positioning an incoming tenant ahead of a growing patient base.



Pictures

1080 E Cartwright Rd. Suite 140
Mesquite, Texas 75149



Your Retail Navigator in DFW;
Charting the Course for Retail Growth!

Video

1080 E Cartwright Rd. Suite 140
Mesquite, Texas 75149

Click Below to Watch the Video Tour



Medical/Office for LEASE

1080 E Cartwright Rd. Mesquite Texas 75149

Size
2,473 SF

Year Built
2016

Eureka Business Group is pleased to present 1080 E Cartwright Road, Mesquite, Texas, a 2,473 SF white box medical office space available for immediate lease in Mesquite, Texas. The suite offers a flexible layout ready for custom buildout, high visibility on Cartwright Road, and strong co-tenancy alongside a 24/7 emergency center and full-service dentistry practice, creating a natural patient referral environment in an underserved medical corridor.

JOSEPH GOZLAN
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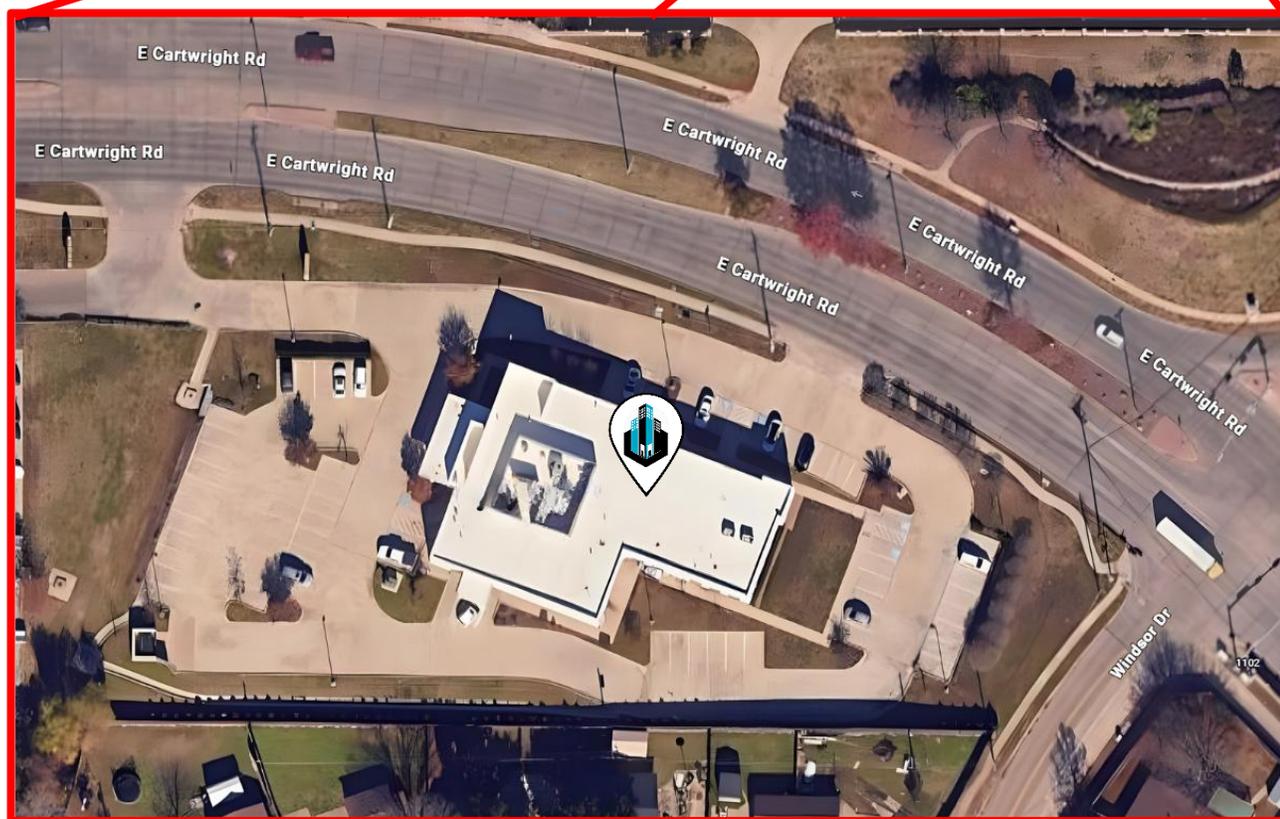
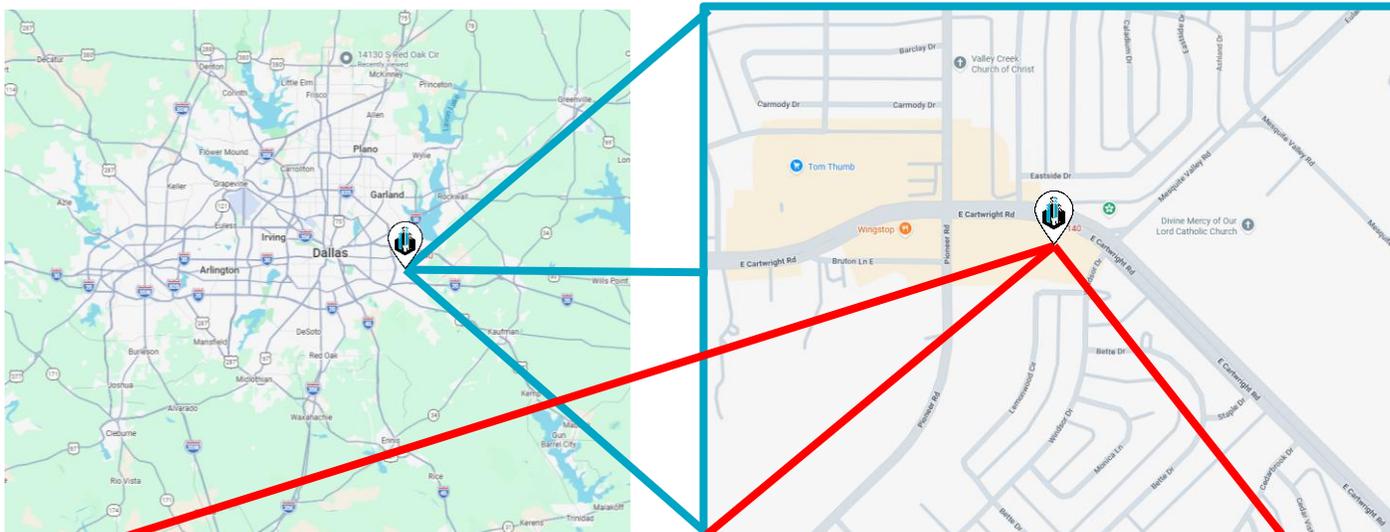
Call to Schedule a Tour
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Location

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Mesquite, Texas 75149



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Baylor Scott & White Medical Center – Sunnyvale is a 70-bed hospital, serving residents since 2009. Offering an array of services and specialties including urology, cardiac catheterization lab, imaging and surgical services including orthopedics and spine.

Dallas Regional Medical Center

Dallas Regional Medical Center stands out as one of the Acknowledged by national organizations such as the American Heart Association, Healthgrades, and the Lown Institute. Each year, caring for more than 50,000 patients from Dallas, Forney, Mesquite and other cities, offering a comprehensive range of medical and surgical services.



Mesquite Rehabilitation Institute, provides specialized inpatient and outpatient rehabilitative services to patients, serving Mesquite and surrounding communities. They see patients who often are recovering from disabilities caused by injuries, illnesses, or chronic medical conditions.



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Coming Soon

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WHERE LIFE IS

Brilliant



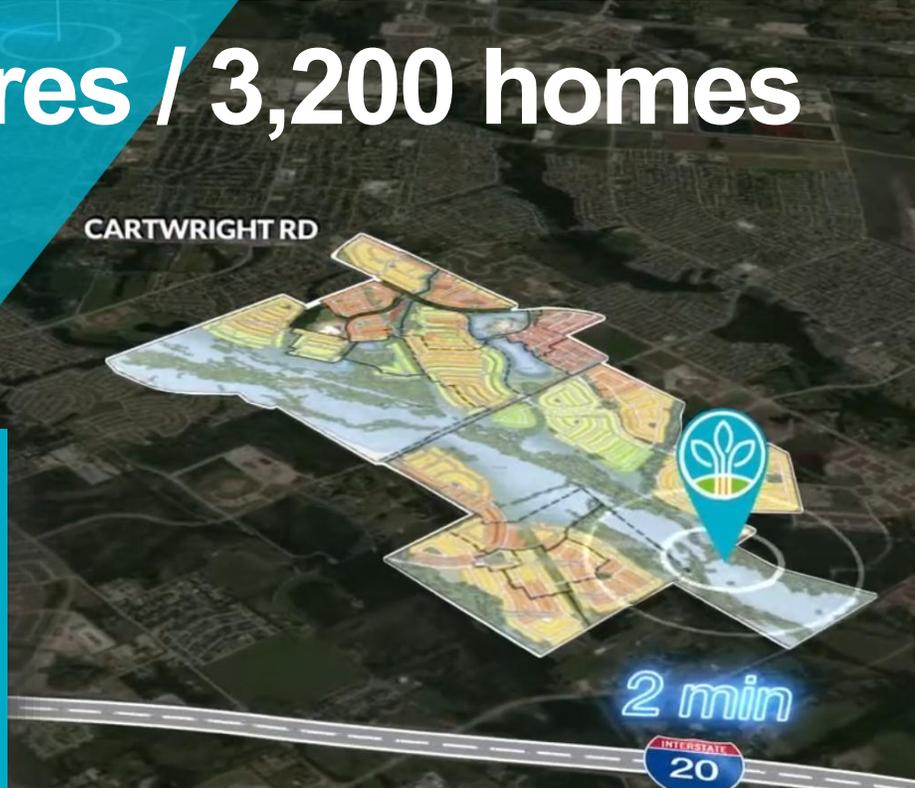
1,400 acres / 3,200 homes

Location

Stunning
MASTER-PLANNED LIVING

A FASCINATING PAST, AN EXCITING FUTURE

More than a hundred years ago, the 1,400 pristine acres of Solterra Texas was a working farm. Today, the transformation has been spectacular! Unparalleled in the entire Southwest, the huge pool complex offers access to a relaxing 25-acre lake and a glorious mosaic of bike and hiking trails. Solterra Texas is in the warm community of Mesquite, just a few minutes east of Dallas, with easy access to the DFW metroplex. It's the perfect spot to call home!



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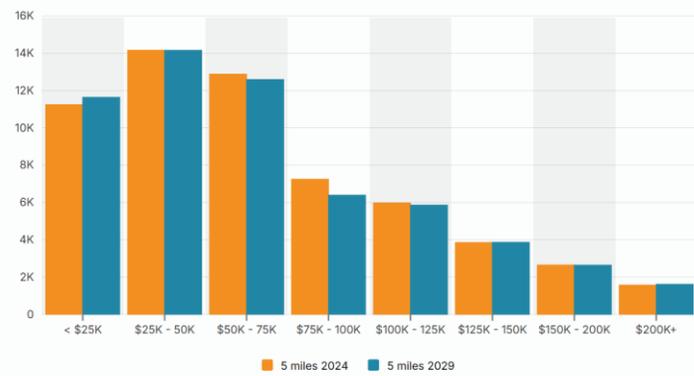
Demographics

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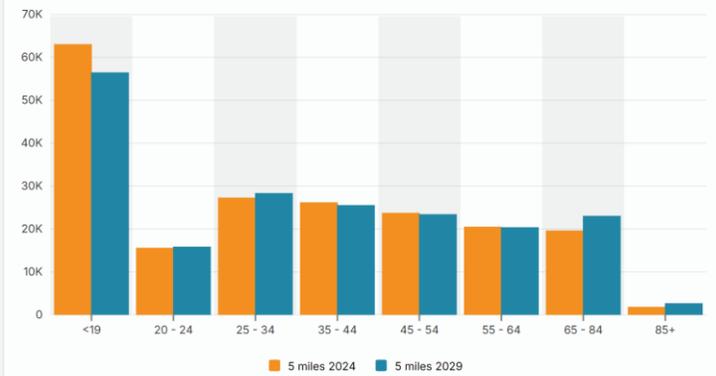
Population

	3 miles	5 miles	10 miles
2024 Population	80,299	197,110	641,358
2029 Population Projection	79,428	195,010	678,462

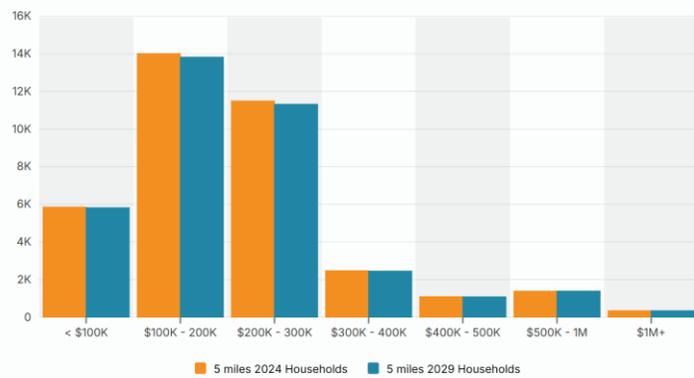
Households By Income



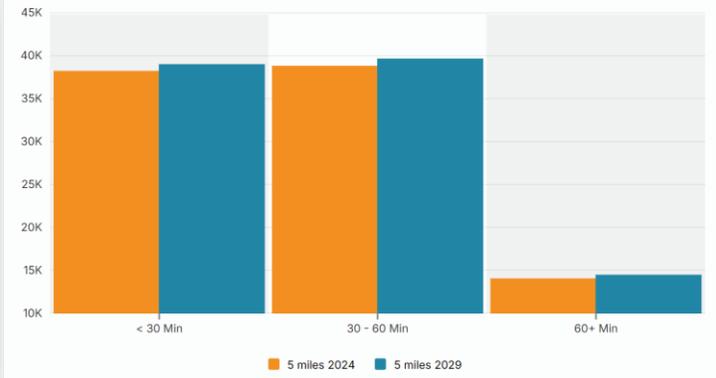
Population By Age



Home Values



Population Travel To Work



Contact



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THE RETAIL NAVIGATOR™

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Our Services



COMMERCIAL REAL ESTATE



Investment Sales



Landlord/Tenant
Representation



Consulting Services



Commercial Property
Management



www.ebgtx.com



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eureka Business Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Eureka Business Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eureka Business Group in compliance with all applicable fair housing and equal opportunity laws.





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:

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

ABROKER'SMINIMUMDUTIESREQUIREDBYLAW(Aclientisthepersonorpartythatthebrokerrepresents):

- Put the interest 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 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	LicenseNo.	Email	Phone
Designated Broker of Firm	LicenseNo.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	LicenseNo.	Email	Phone
Sales Agent/Associate's Name	LicenseNo.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	