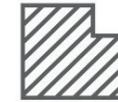




This single-story upscale professional medical building is positioned in a prime location along Highway 352 with strong visibility and direct access to Highway 80. It has ample surface parking for staff, patients and visitors. The current tenant is a Texas Health Family Care family practice physician. This property is located across the street from Baylor Scott & White Medical Center - Sunnyvale and a short distance from Dallas Regional Medical Center.



3,518 SF



Situated on .47 acres



22 Surface parking spaces



Built in 2012 with
premium interior
finishes



Prime location near
the medical district

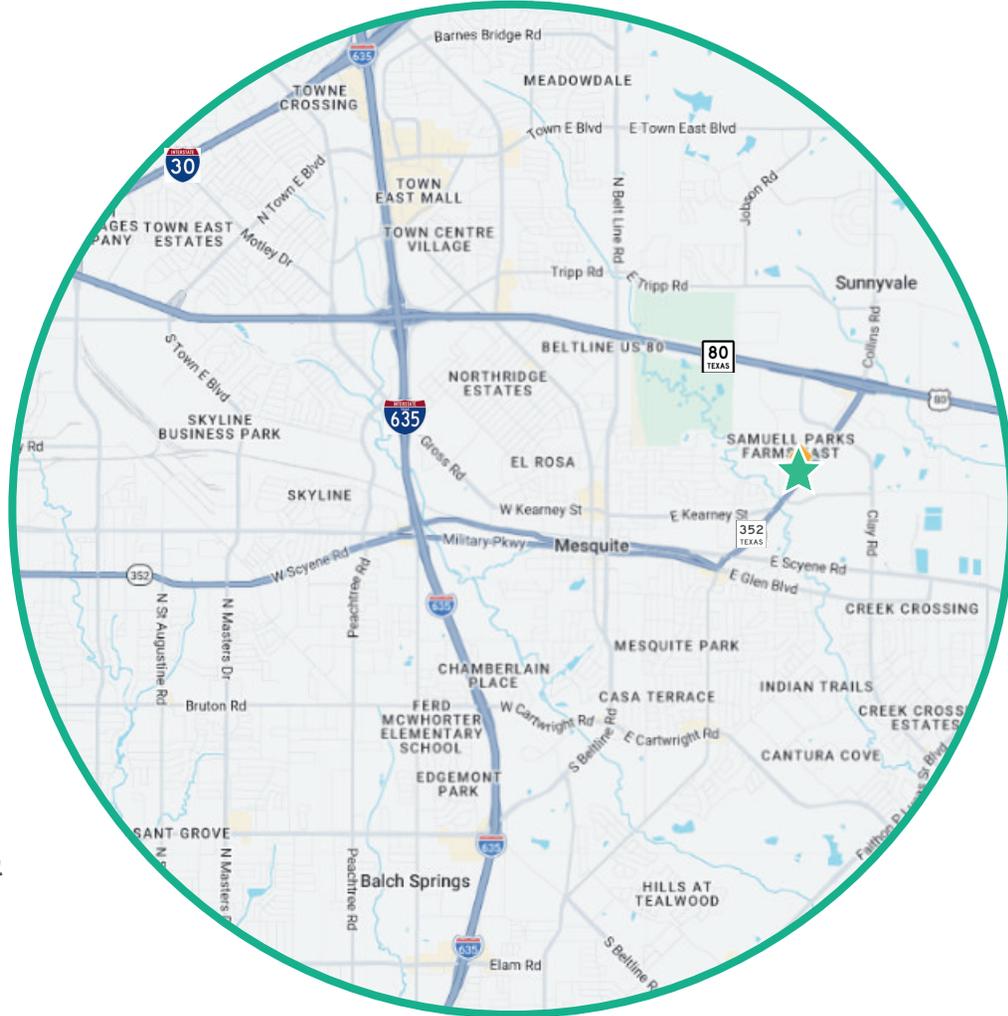


Building and
monument signage
on Highway 352



Building Class: B
Land Zoning: F1

- OFFICE TYPE** Medical/Professional Office
- BUILDING** 3,518 SF stand alone building
- LAND** 0.47 acres of land
- SIGNAGE** Building and Monument signage
- PARKING** 22 parking spaces
- TENANT** Texas Health Family Care physician will lease back for 2 years
- LOCATION**
 - Great opportunity to own and occupy a building positioned along Highway 352 with strong visibility and direct access to Highway 80
 - Down the road from Baylor Scott & White Medical Center - Sunnyvale

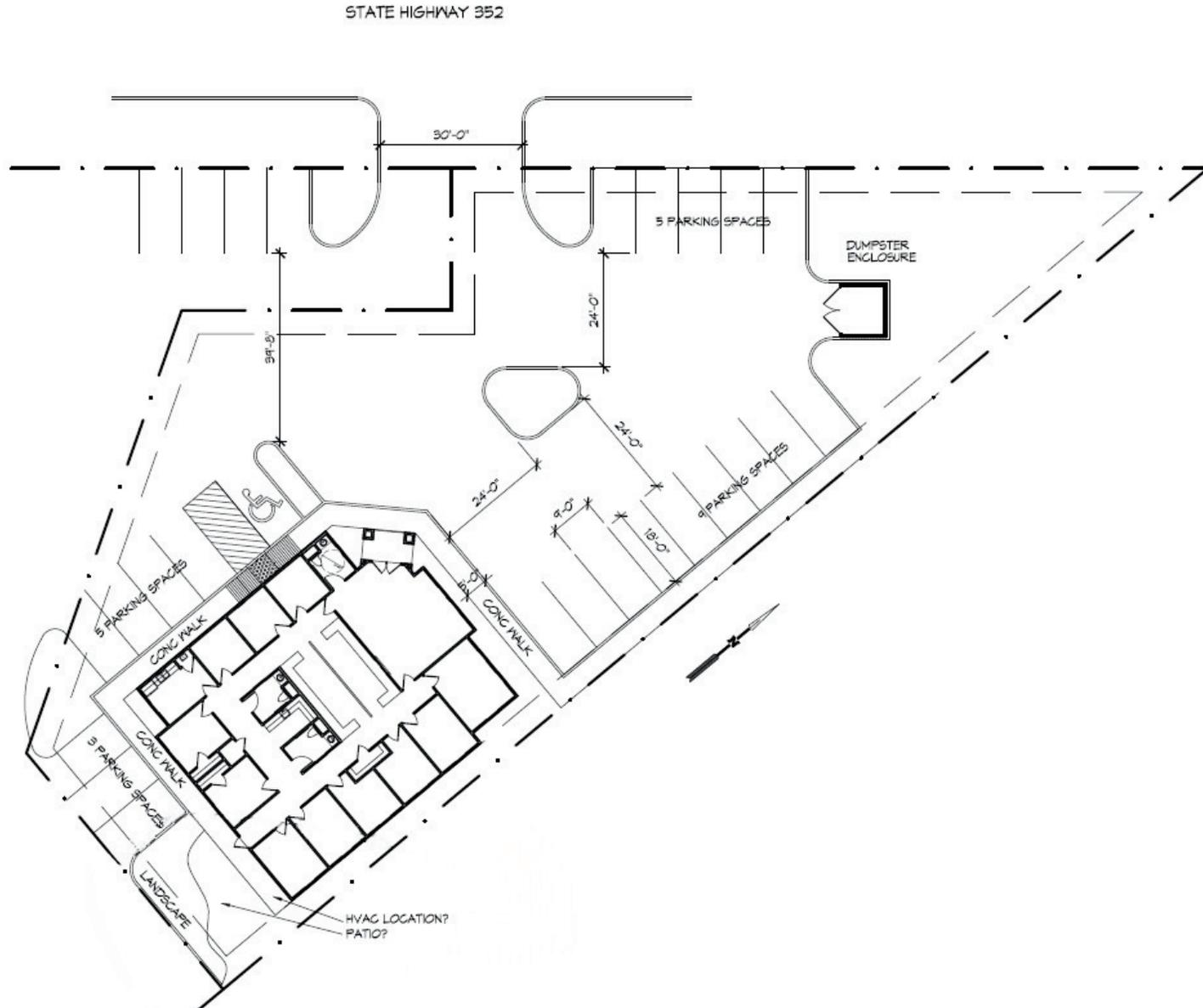


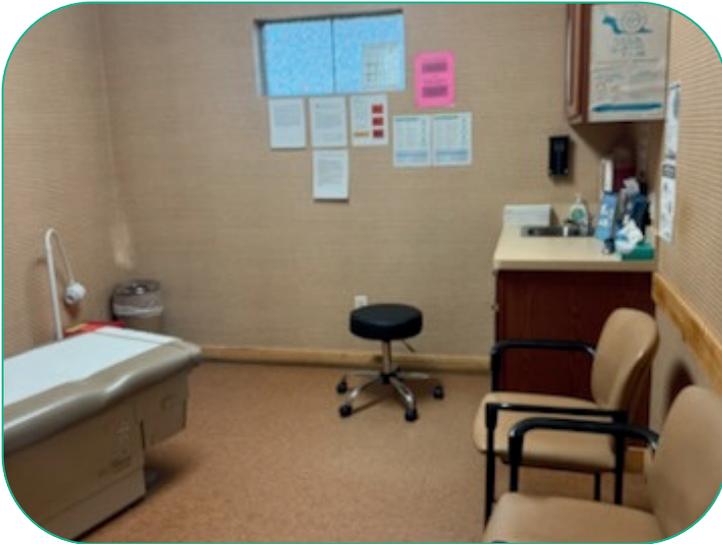
AREA SUMMARY

Just east of Dallas, Mesquite offers quick highway access and steady commuter flow. Growing households, established medical services, and rising healthcare jobs support demand for medical tenants. A stable employment mix across healthcare, education, retail, and services sustains consumer demand for office, retail, and medical office services in the vicinity. The Highway 352 site adds strong visibility and easy access in a reliable market for clinics and offices.

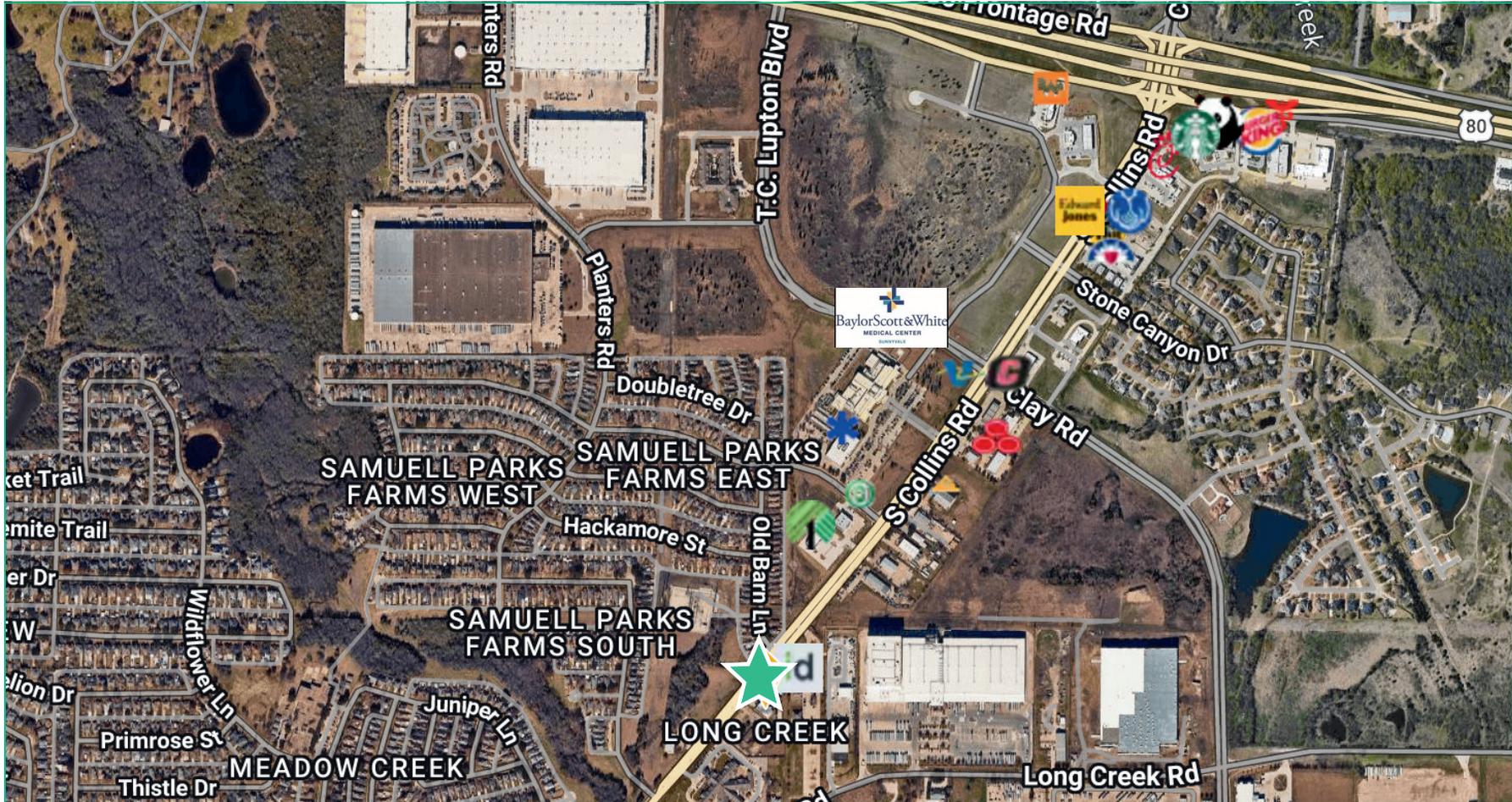
DEMOGRAPHICS

2024 Population	
2 miles	27,960
5 miles	167,624
10 miles	721,521
2024 Households	
2 miles	8,827
5 miles	53,710
10 miles	234,010
2024 Avg Household Income	
2 miles	\$85,119
5 miles	\$78,997
10 miles	\$81,897
2024 Traffic Counts	
Highway 352 / E Kearney St SW	10,873









Lion's Gate Medical



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.

2-10-2025



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. **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.

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.

<u>Lion's Gate Commercial Medical LLC</u>	<u>9010229</u>	<u>sanober@lionsgatemedical.com</u>	<u>(972)737-2503</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sanober Sofia Syed</u>	<u>576984</u>	<u>sanober@lionsgatemedical.com</u>	<u>(972)707-1171</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
_____ Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-1

OWNER: _____

Date: _____

EXCLUSIVE LISTING AGREEMENT

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