

CHARGER SQUARE FOR LEASE

1704 MILITARY PKWY MESQUITE, TX 75149



PRESENTED BY:

DAN LOONEY

VICE PRESIDENT OF RETAIL

dan.looney@wingertrealstate.com

903.624.7797

WINGERT REAL ESTATE COMPANY

WINGERTREALSTATE.COM/LISTINGS

WINGERT OFFICE

214.675.7583

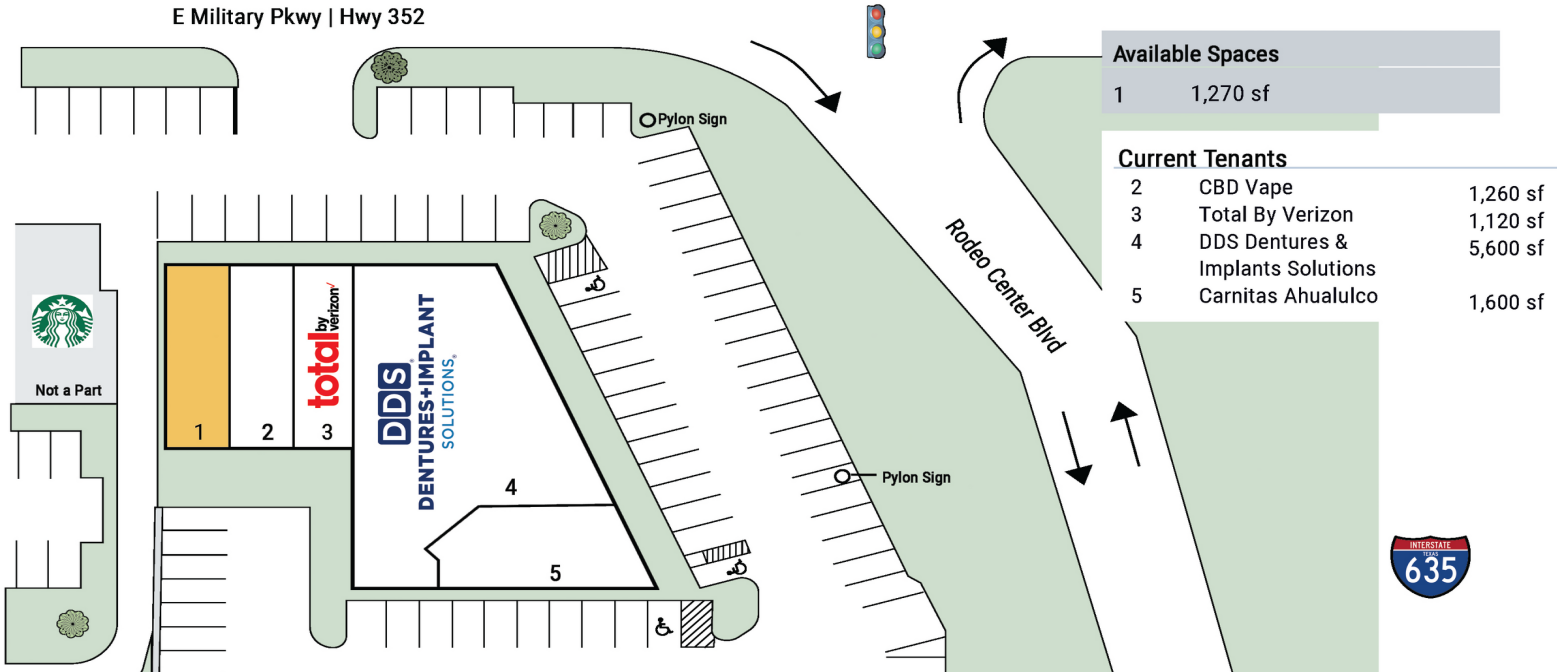
3500 Maple Ave, Suite 1000
Dallas, TX 75219

PROPERTY SUMMARY

1704 MILITARY PKWY MESQUITE, TX 75149

1704 MILITARY PARKWAY

MESQUITE, TX 75149



PROPERTY DESCRIPTION

Charger Square is a single-story 10,850 SF building located on the SWC of I-635 and Military Parkway. The property is just north of Iron Horse Village, a mixed-use development, and the Mesquite Arena. Commercial zoning allows for a wide range of uses.

PROPERTY HIGHLIGHTS

- Are retailers include Walmart, Mcdonald's, Starbucks, Whataburger, and IHOP
- Traffic Counts: I-635 165,598 VPD | Military Pkwy 16,982 VPD
- Freeway Visibility
- At full buildout, Iron Horse Village- located just south of the property, will consist of 130,000 SF of retail & restaurants, 336 single-family homes, and 196,020 SF of green space
- 1270 SF endcap space formerly occupied by Subway is available for lease

OFFERING SUMMARY

Lease Rate:	\$24.50 SF/yr (NNN)
Number of Units:	5
Available SF:	1,270 SF
Lot Size:	0.97 Acres
Building Size:	10,850 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,204	38,947	97,802
Total Population	10,265	117,366	296,340
Average HH Income	\$58,118	\$56,520	\$58,980

Wingert

REAL ESTATE
COMPANY

Wingert Real Estate Company | 3500 Maple Ave, Suite 1000 Dallas, TX 75219 | 214.675.7583 | dan.looney@wingertrealestate.com

This document/email has been prepared by Wingert Real Estate Company for advertising and general information only. Wingert Real Estate Company makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Wingert Real Estate Company excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Wingert Real Estate Company and/or its licensor(s). All rights reserved.

ADDITIONAL PHOTOS

1704 MILITARY PKWY MESQUITE, TX 75149



Wingert REAL ESTATE COMPANY

Wingert Real Estate Company | 3500 Maple Ave, Suite 1000 Dallas, TX 75219 | 214.675.7583 | dan.looney@wingertrealestate.com

This document/email has been prepared by Wingert Real Estate Company for advertising and general information only. Wingert Real Estate Company makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Wingert Real Estate Company excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Wingert Real Estate Company and/or its licensor(s). All rights reserved.



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.

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.

Wingert Real Estate Company	9001617	jason.wingert@wingertrealestate.com	214.675.7583
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Jason Wingert	589167	jason.wingert@wingertrealestate.com	214.675.7583
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Jason Wingert	589167	jason.wingert@wingertrealestate.com	214.675.7583
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<small>Sales Agent/Associate’s Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date