

For Sale/Lease

MEDICAL/DENTAL OFFICE BUILDING
IN THE HEART OF THE MID CITIES
454-458 Mid-Cities Blvd., Hurst, TX 76154



Property Description

Land: 20,511 SF
Building: 7,628 SF
Easily divisible for flexible Owner User (See yellow outline on floorplan below)

Price

Sale \$1,625,000 (\$216.00/SF)
Lease \$17.00/SF + NNN (\$6.49/SF)

Features

Centrally located at the intersection of Mid-Cities Blvd. and Colleyville Blvd. (Hwy 26)-less than 2 miles from Precinct Line.

- Opulent finish-out with a spacious and robust waiting area.
- 24 parking spaces, 15+ operatories, 4 offices, 4 bathrooms, nurse station, washer-dryer connections, large front office
- Perfect space for owner/occupant
- Excellent visibility within flourishing neighborhoods

Demographics

	2 Mile	5 Mile
Population	38,504	283,816
Avg. HH Inc.	\$133,681	\$118,173

Contact

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817-371-7173

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Fort Worth, Texas 76116

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 ellis-tinsley.com



ELLIS & TINSLEY, INC.
COMMERCIAL AND INVESTMENT REAL ESTATE

The information furnished in this package is from sources deemed reliable, but is not guaranteed by Ellis & Tinsley, Inc., and is subject to change in price, correction, errors, and omissions, prior sale or withdrawal without notice. Ellis & Tinsley, Inc. has not inspected or investigated this property for potential environmental problems.



FRONT DOOR



MEETING ROOM

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WAITING ROOM 1



WAITING ROOM 2

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OPERATORY ROOM



CHILDREN'S WAITING AREA

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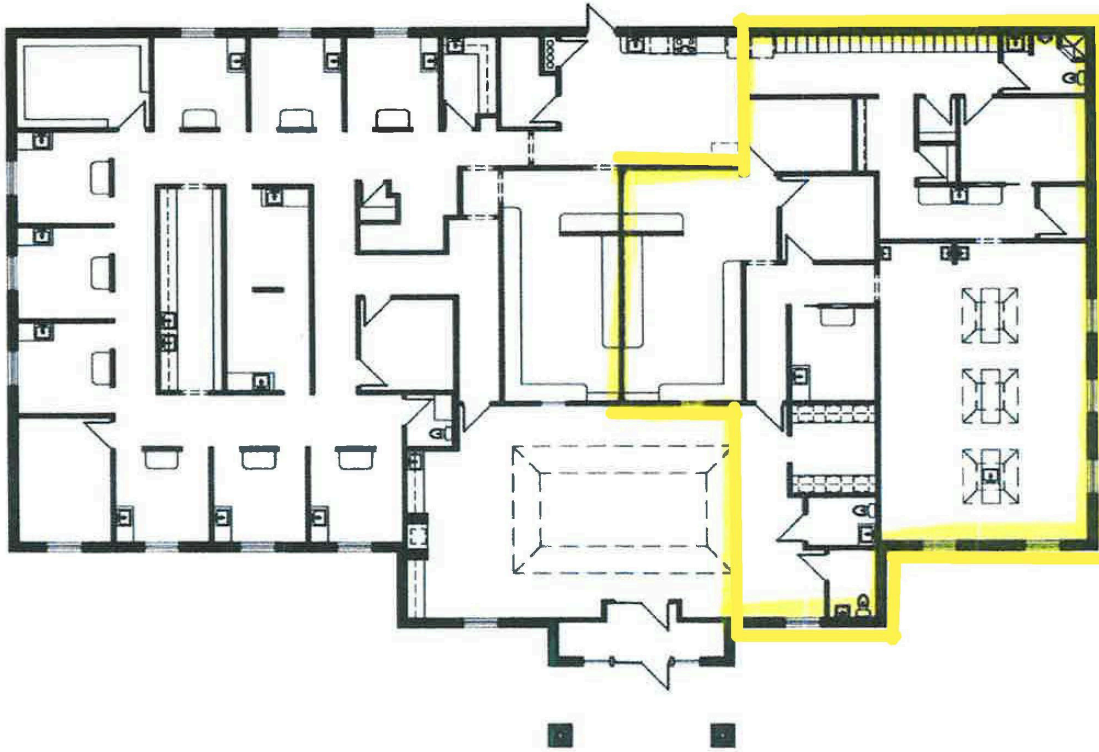


LAB ROOM

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458 Mid-Cities Blvd.
 Approx. 2,543 SF inside the yellow line



1	FLOOR PLAN
1:10" = 1'-0"	

**Halbach•Dietz
 Architects**

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 (817) 337-4722
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**MID CITIES OFFICE BUILDING
 ELLIS & TINSLEY, INC.**

458 MID CITIES BLVD.
 FORT WORTH, TX 76102

Date 03/30/2015
 Project No. 15017
 Sheet No. **A1**

FLOOR PLAN

ELLIS & TINSLEY, INC.
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Information About Brokerage Services

11-2-2015

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.

<u>Ellis & Tinsley, Inc</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>327812</u> License No.	<u>eandt@ellis-tinsley.com</u> Email	<u>(817) 737-5000</u> Phone
<u>William T. Ellis</u> Designated Broker of Firm	<u>162403</u> License No.	<u>bellis@ellis-tinsley.com</u> Email	<u>(817) 737-5000</u> Phone
<u>William T. Ellis</u> Licensed Supervisor of Sales Agent/ Associate	<u>162403</u> License No.	<u>bellis@ellis-tinsley.com</u> Email	<u>(817) 737-5000</u> Phone
<u>Clifton Truett Ellis</u> Sales Agent/Associate's Name	<u>595720</u> License No.	<u>cellis@ellis-tinsley.com</u> Email	<u>(817) 737-5000</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR 2501

Information available at www.trec.texas.gov

IABS 1-0

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Kent-Brokerage Info

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