

Prestige Medical Center | Medical Office Building



For Lease | ±2,464 SF AVAILABLE

1080 E. Cartwright Rd., Mesquite, TX 75149

EGENBACHER 
Healthcare Properties

www.erehealthcare.com

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Property Details

Property Name	Prestige Medical Center
Description	Medical Office Building
Address	1080 E. Cartwright Rd., Mesquite, TX 75149
Total Building Area	±12,500 SF
Space Available	±2,464 SF
Space Condition	White Shell
Parking	±70 Surface Spaces
Year Built	2016
Asking Rate	\$22/SF
Lease Structure	Triple Net
TI Allowance	Negotiable



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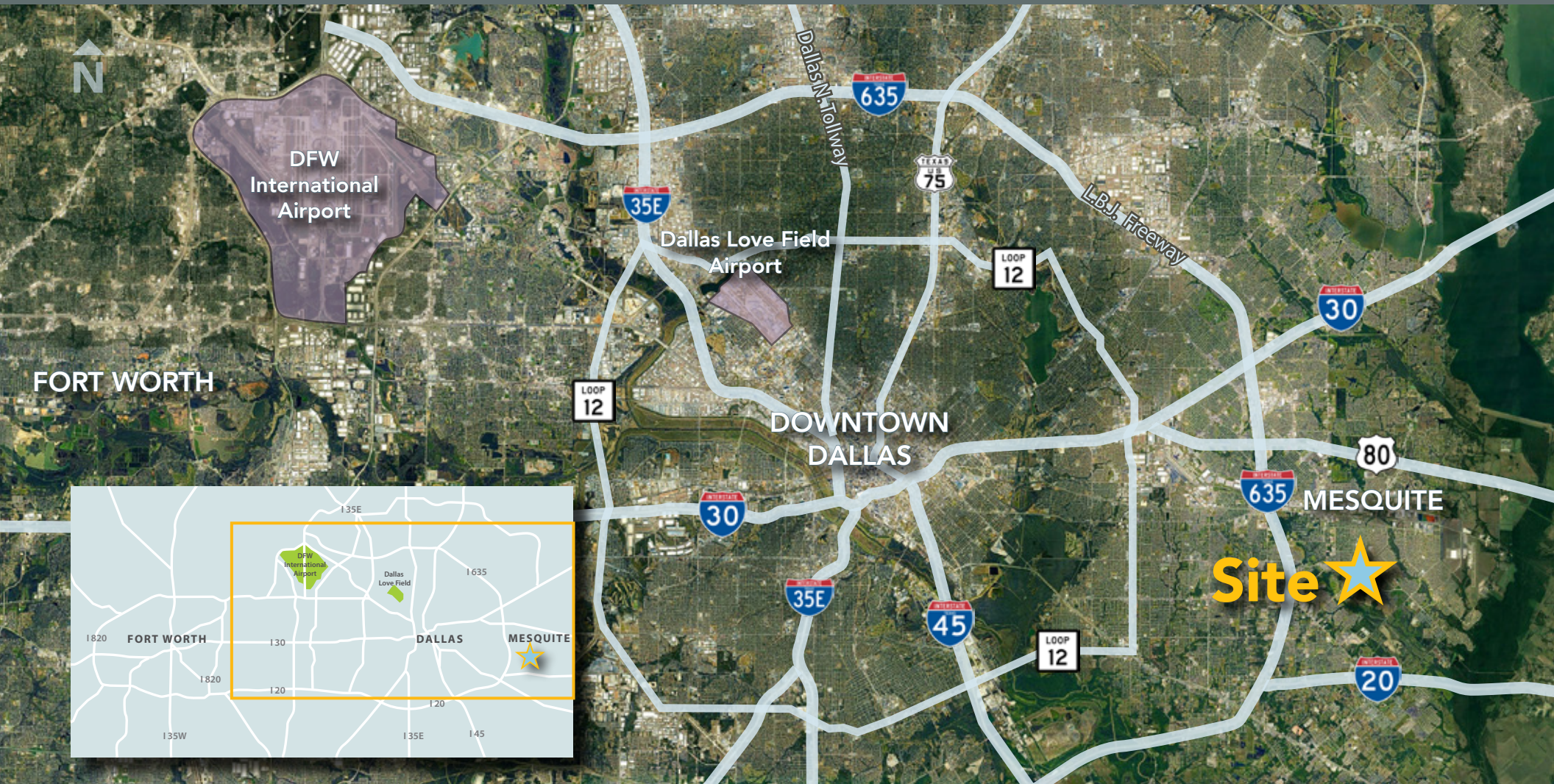
Property Highlights

- Prestige Medical Center is a ±12,500 SF Medical Office Building in the heart of Mesquite, TX – a Dallas suburb with a robust population and strong income demographics. The property is located just 2.5 miles away from the Lydon B. Johnson Freeway, providing direct access throughout the Dallas-Fort Worth Metroplex.
- Strong co-tenancy that captures the underserved area of Mesquite, including a premier 24/7 emergency center and a full-service dentistry office. Offered as first-generation space, the Tenant will have the ability to design a space that caters to their specific use and needs.
- Directly east of the property is Solterra, a 1400 Acre master-planned community which will feature ±3,200 homes, a 27 acre recreational lake and special events ballroom. This residential community will adjoin the newly renovated Horn Hill Highschool, which has a capacity to serve 3,600 students.

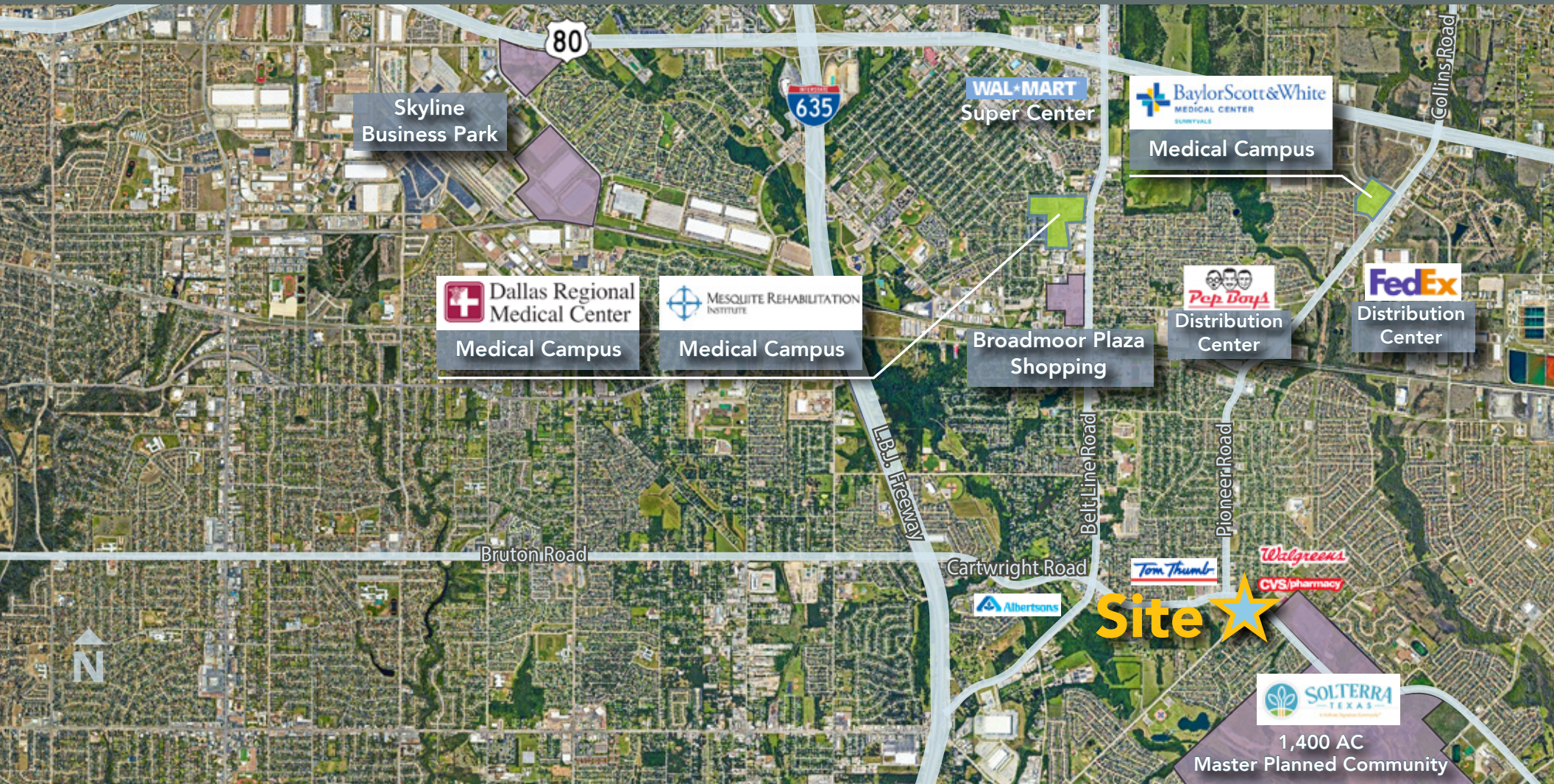
Market Highlights

- Less than 3 miles away from the subject property are major health campuses that include the Baylor Scott & White – Sunnyvale Medical Center, Dallas Regional Medical Center, and Mesquite Specialty Hospital.
- With close proximity to 4 major highways, this property provides easy access to the DFW Metroplex and surrounding communities.
- Mesquite is home to a wide range of large distribution centers and manufacturing companies, including Amazon, UPS, Pepsi, Ashley Furniture, FedEx, Strukmyer Medical, Canadian Solar, and more.
- The nearby Tom Thumb, located on the NW corner of the intersection, is reportedly the 2nd highest volume Tom Thumb in Texas.

Location Map



Location Map



Location Map



Surrounding Area



Surrounding Area

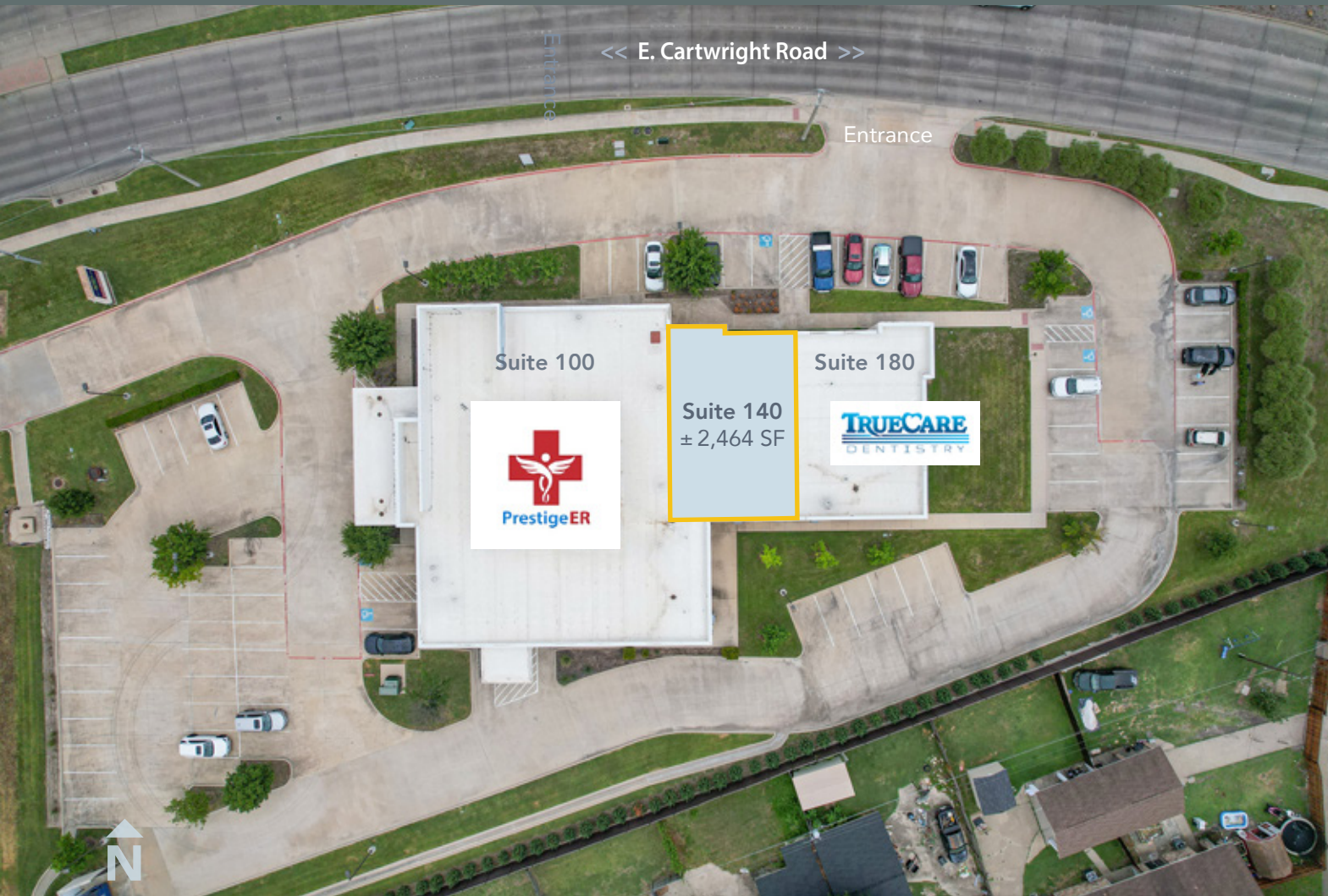


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Surrounding Area



Site Plan



Demographics

- 1 Mile**
Population - 11,413
Average HH Income - \$83,442
- 3 Mile**
Population - 82,945
Average HH Income - \$85,612
- 5 Mile**
Population - 203,587
Average HH Income - \$76,475



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Buyer/Tenant/Seller/Landlord Initials _____ Date

Regulated by the Texas Real Estate Commission

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