

FOR LEASE RETAIL

925 N. Bryan Beltline Road
MESQUITE, TX 75149



Property Facts

AVAILABLE SPACE

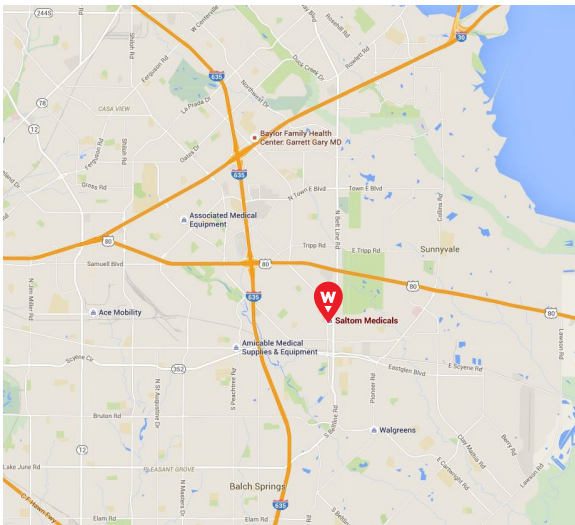
+/- 1,700 SF

RATE

\$14-\$17/SF + NNN

USE

Medical/Retail Building



PROPERTY FEATURES

- Close proximity to Mesquite Specialty Hospital, Dallas Regional and 3 miles from Texas Regional Medical Center at Sunnyvale
- Access and visibility from N Beltline Road and Bryan Beltline Road
- Finished out space with TI allowance available
- Divisible to 1700 SF
- Ample parking (surrounding plazas have restricted parking)
- Phase one of a two phase development
- Highest and best use: Medical Office Space

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DALLAS, TX 75206

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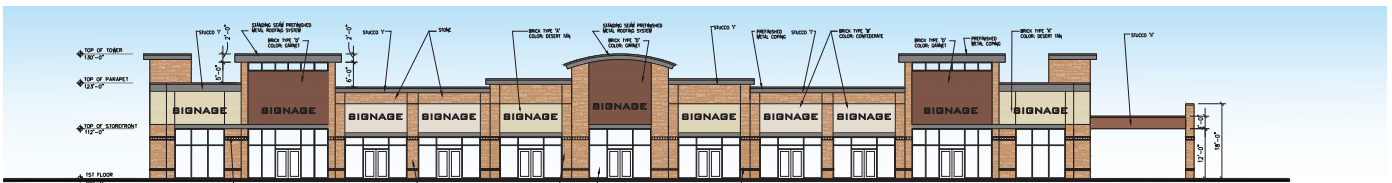
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PROPERTY PICTURES

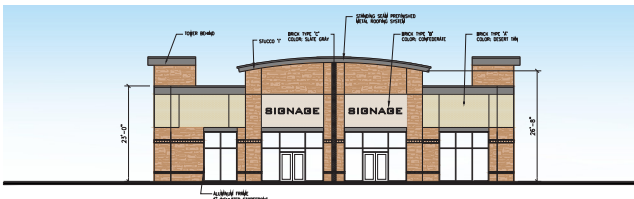


SITE PLANS



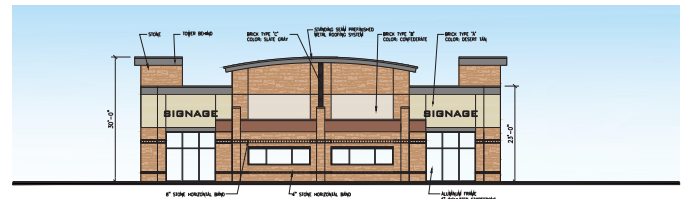
C1 SOUTH ELEVATION

SCALE 3/32"=1'-0"



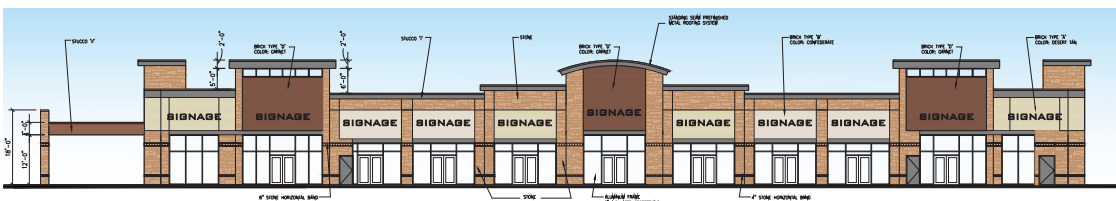
B1 WEST ELEVATION

SCALE 3/32"=1'-0"



B2 EAST ELEVATION

SCALE 3/32"=1'-0"



A1 NORTH ELEVATION

SCALE 3/32"=1'-0"

PROJECT DATA

BUILDING ELEVATIONS AREAS			
SECTION	AREA	PERCENTAGE	REMARKS
SECTION 1	10,000 SF	100%	100% OF AREA
SECTION 2	10,000 SF	100%	100% OF AREA
SECTION 3	10,000 SF	100%	100% OF AREA
SECTION 4	10,000 SF	100%	100% OF AREA

BUILDING MATERIAL			
SECTION	AREA	PERCENTAGE	REMARKS
SECTION 1	10,000 SF	100%	100% OF AREA
SECTION 2	10,000 SF	100%	100% OF AREA
SECTION 3	10,000 SF	100%	100% OF AREA
SECTION 4	10,000 SF	100%	100% OF AREA

TRANSPARENCY CALCULATION			
SECTION	AREA	PERCENTAGE	REMARKS
SECTION 1	10,000 SF	100%	100% OF AREA
SECTION 2	10,000 SF	100%	100% OF AREA
SECTION 3	10,000 SF	100%	100% OF AREA
SECTION 4	10,000 SF	100%	100% OF AREA

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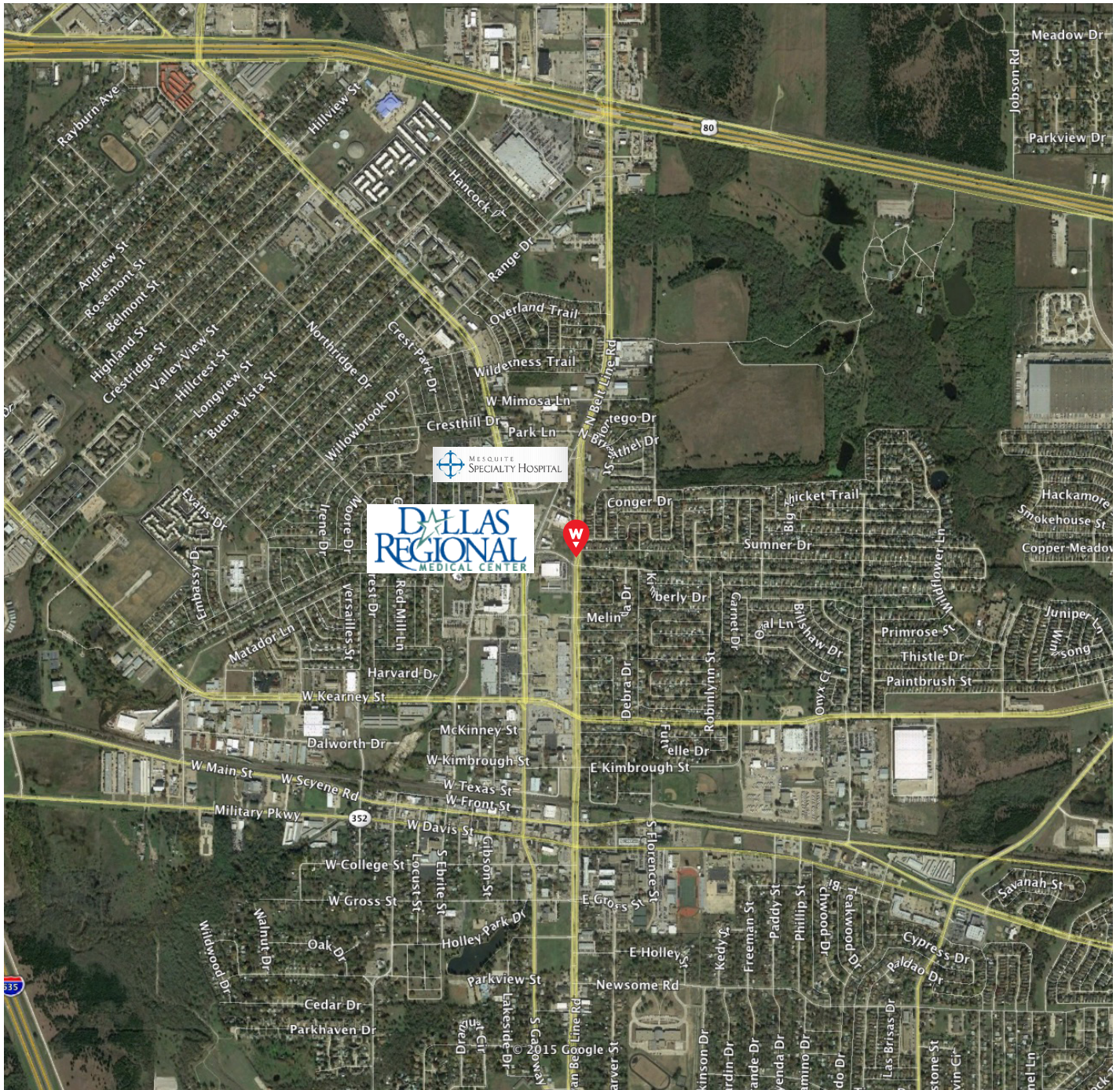
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AERIAL MAP



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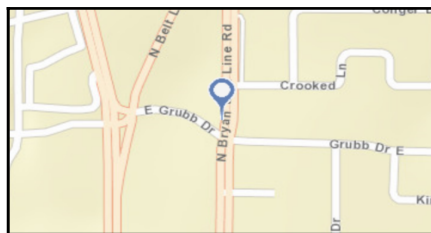
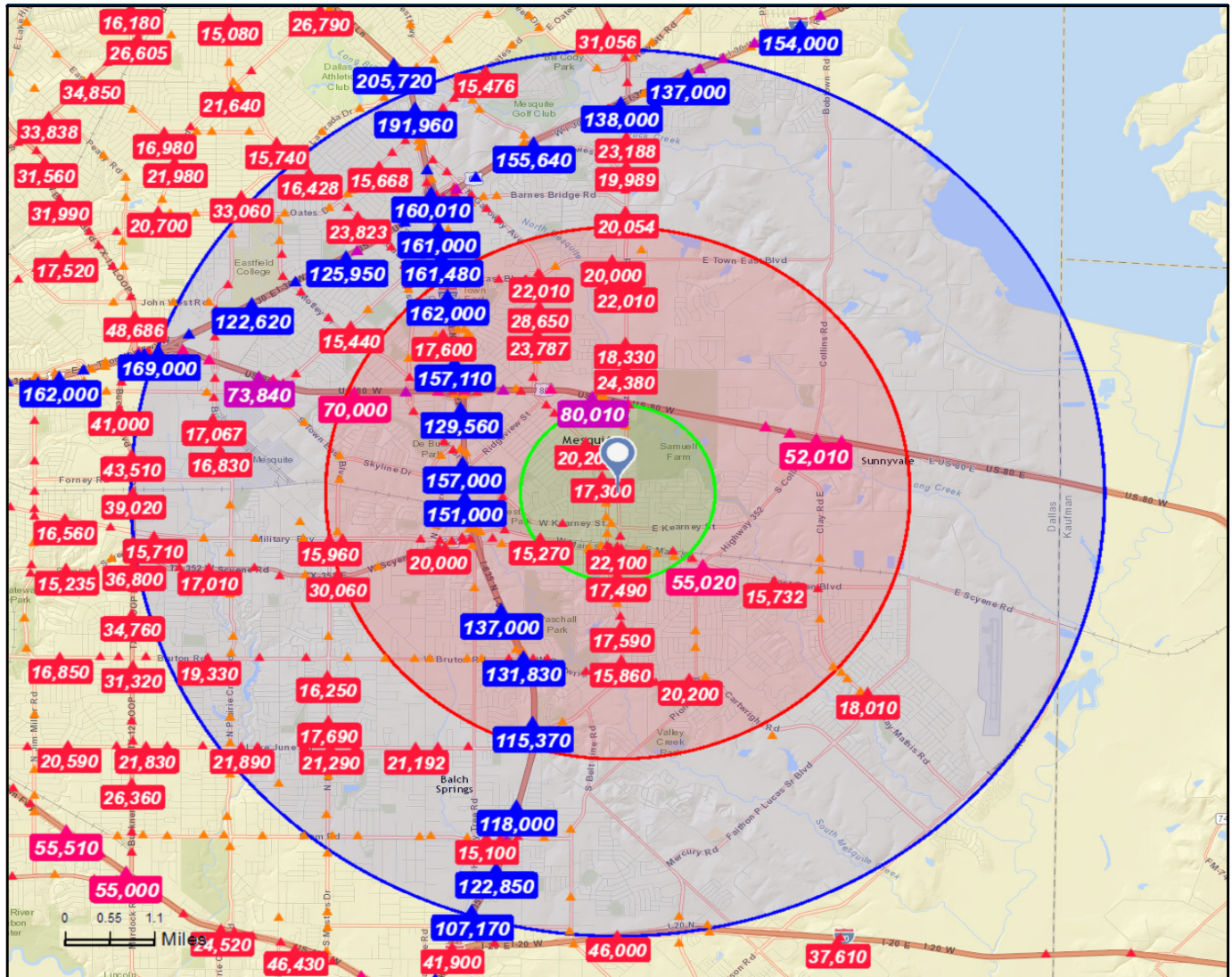
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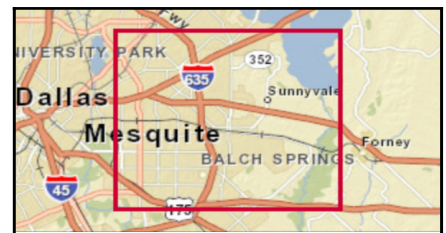


TRAFFIC COUNT MAP



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



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DEMOGRAPHICS

Summary	Census 2010		2015		2020	
Population	85,186		86,980		90,998	
Households	28,961		29,505		30,816	
Families	21,817		22,191		23,173	
Average Household Size Owner	2.93		2.93		2.94	
Occupied Housing Units Renter	18,385		18,137		18,850	
Occupied Housing Units Median Age	32.5		32.9		33.4	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.91%		1.52%		0.75%	
Households	0.87%		1.54%		0.77%	
Families	0.87%		1.49%		0.69%	
Owner HHs	0.77%		1.47%		0.70%	
Median Household Income	2.44%		2.84%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	2,411	8.2%	2,326	7.5%		
\$15,000 - \$24,999	3,143	10.7%	2,412	7.8%		
\$25,000 - \$34,999	3,111	10.5%	2,869	9.3%		
\$35,000 - \$49,999	4,830	16.4%	4,870	15.8%		
\$50,000 - \$74,999	5,723	19.4%	5,561	18.0%		
\$75,000 - \$99,999	3,986	13.5%	4,697	15.2%		
\$100,000 - \$149,999	4,363	14.8%	5,529	17.9%		
\$150,000 - \$199,999	1,117	3.8%	1,554	5.0%		
\$200,000+	821	2.8%	999	3.2%		
Median Household Income	\$53,893		\$60,794			
Average Household Income	\$69,277		\$78,136			
Per Capita Income	\$23,598		\$26,574			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,579	7.7%	6,468	7.4%	6,794	7.5%
5 - 9	6,957	8.2%	6,359	7.3%	6,481	7.1%
10 - 14	7,350	8.6%	6,714	7.7%	6,629	7.3%
15 - 19	7,272	8.5%	6,691	7.7%	6,492	7.1%
20 - 24	5,807	6.8%	7,237	8.3%	6,582	7.2%
25 - 34	11,453	13.4%	12,498	14.4%	14,777	16.2%
35 - 44	11,895	14.0%	11,025	12.7%	11,401	12.5%
45 - 54	12,797	15.0%	11,667	13.4%	10,670	11.7%
55 - 64	7,923	9.3%	9,845	11.3%	10,983	12.1%
65 - 74	4,138	4.9%	5,187	6.0%	6,382	7.0%
75 - 84	2,242	2.6%	2,428	2.8%	2,867	3.2%
85+	772	0.9%	861	1.0%	938	1.0%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	50,939	59.8%	49,566	57.0%	49,388	54.3%
Black Alone	17,741	20.8%	18,989	21.8%	20,606	22.6%
American Indian Alone	667	0.8%	654	0.8%	688	0.8%
Asian Alone	3,584	4.2%	4,177	4.8%	5,073	5.6%
Pacific Islander Alone	81	0.1%	92	0.1%	101	0.1%
Some Other Race Alone	9,528	11.2%	10,487	12.1%	11,727	12.9%
Two or More Races	2,646	3.1%	3,015	3.5%	3,414	3.8%
Hispanic Origin (Any Race)	25,620	30.1%	28,032	32.2%	31,697	34.8%

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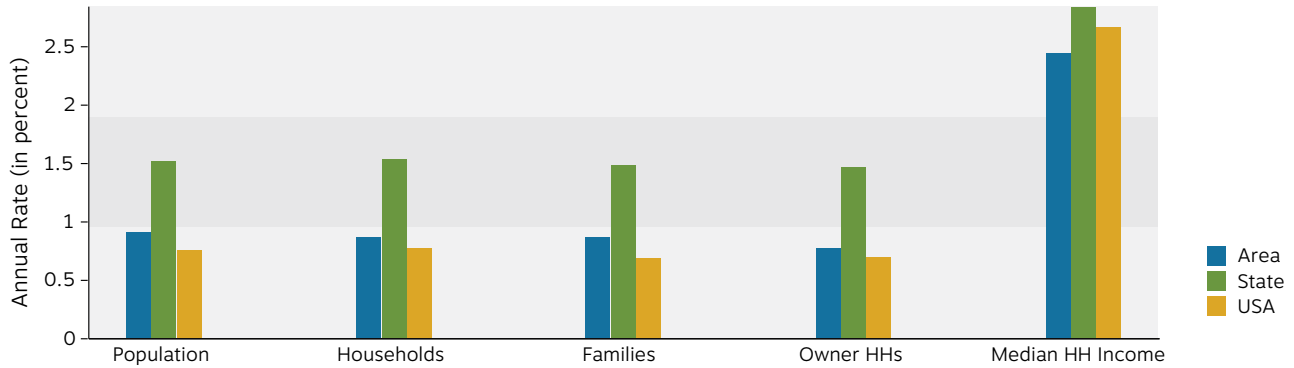
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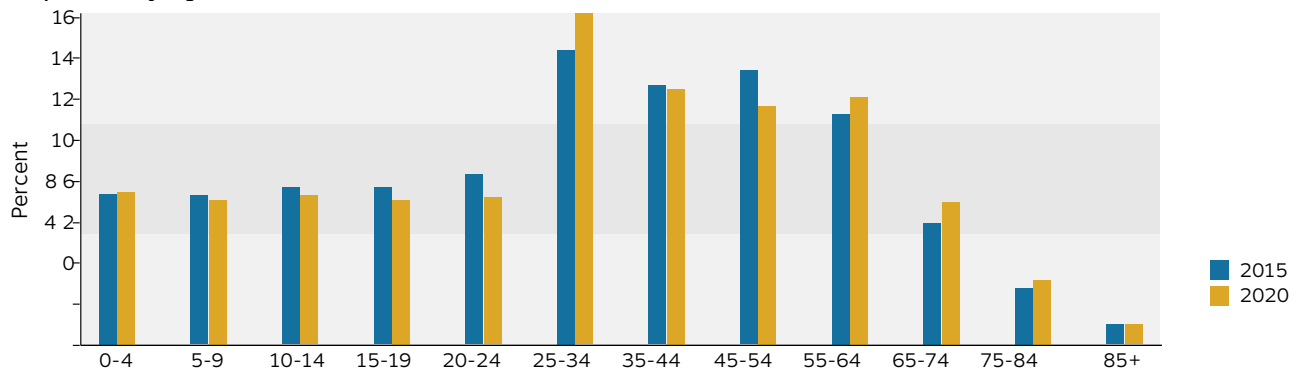


DEMOGRAPHICS

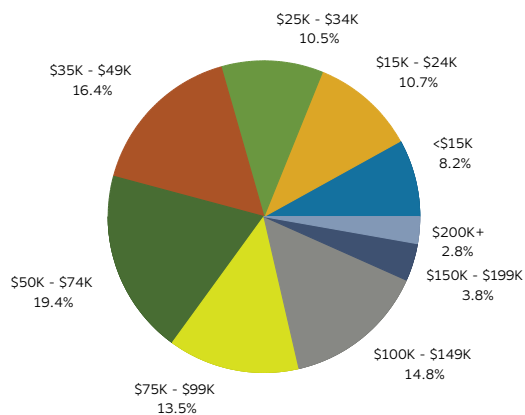
Trends 2015-2020



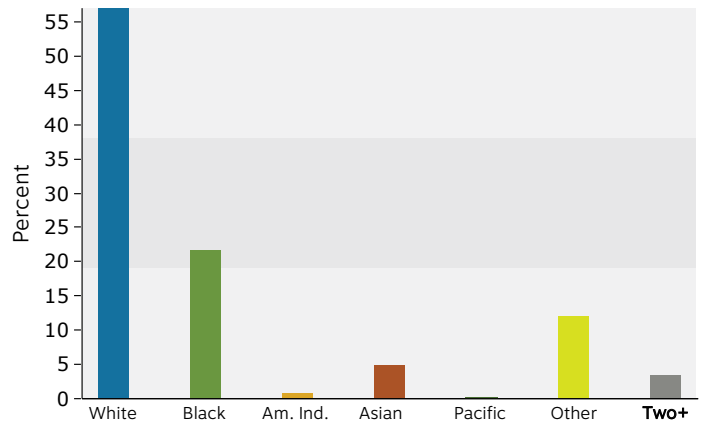
Population by Age



2015 Household Income



2015 Population by Race



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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.

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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