

For Lease  
Up to 5,500 SF  
Medical Office

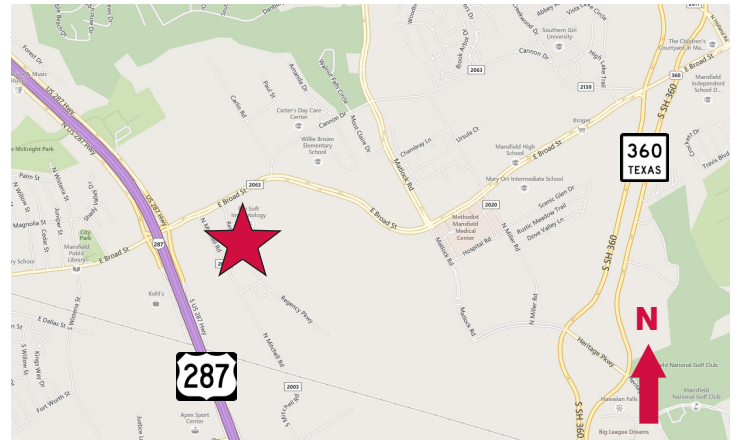


## Broad Park 1750-1759 Broad Park Circle

Mansfield, Texas 76063

### Property Features

- Medical Office Park
- Located Next to Baylor Surgicare
- Less Than 4 Minutes From Methodist Mansfield Medical Center
- Building & Monument Signage
- Available:
  - Build-To-Suit 5,500 SF
  - Suite 205 2,750 SF
- Asking Rate: \$24.00/SF + NNN



**Bobby Montgomery**

817 872 3908  
bmontgomery@nairlretail.com

**Jon McDaniel**

817 872 3902  
jmcdaniel@nairlretail.com

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### 1748 E Broad Street

Ste. 102 – Plains Capital Bank  
Ste. 120 – Baylor Institute for Rehabilitation Outpatient Services

### 1750 E Broad Street

Broad Park Family Dentistry

### 1770 E Broad Street

Ste. 100 – Richard Burkett, MD – Plastic Surgery  
Ste. 102 – Gary Alexander, MD – General Surgery

### 1757 Broad Park Circle N.

Ste. 101 – Metroplex Endodontics & Microsurgery, Periodontics & Implant Surgery, Restorative Dentistry

### Under Construction

Suite A – iKids Pediatric Dentistry

**Suite B – Available Build-To-Suit – 5,500 SF**

### 1752 Broad Park Circle N

Ste. 101 – Facial & Oral Surgery  
Ste. 110 – Shulz Wealth – Certified Financial Planner  
Ste. 114 – Doctor's Office

### 1759 Broad Park Circle S.

Ste. 101 – Pain Specialists of Texas  
Ste. 109 – Pro Soft Implantology & Periodontics  
Ste. 201 – Harvard Heart  
Ste. 113 – Therapist  
**Ste. 205 – Vacant – 2,750 SF (former iKids Pediatric Dentistry)**

### 1751 Broad Park Circle S.

Ste. 201 – RBI Psychiatry  
Ste. 203 – Carol A Wood, DO – Family Medicine  
Ste. 205 – Clinical Pathology Laboratories  
Ste. 207 – Carol R Costello, PhD – Individual, Marriage, & Family Therapy

### 1758 Broad Park Circle S.

Premier Women's Health – Obstetrics & Gynecology

### 1750 Broad Park Circle S.

Ste. 300 – Elite View Imaging  
Ste. 302 – Polson Family Chiropractic

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### Demographics

	3 MILES	5 MILES	10 MILES
Population	53,405	112,250	436,285
Total Households	17,397	35,432	147,499
Average HH Size	3.10	3.20	3.00
Average HH Income	\$103,243	\$98,225	\$80,757

### Traffic Counts

- U.S. Highway 287 @ Broad Street  
▶ 43,185 VPD
- Broad Street @ N. Mitchell Road  
▶ 22,626 VPD





Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### Information on Brokerage Services

What to know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner, but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay

the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party, and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Property: 1750-1759 Broad Park Circle, Mansfield, TX 76063

In this transaction,  is:

agent for Owner/Landlord only;  agent for Buyer/Tenant only; or  an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

\_\_\_\_\_  
Owner or Landlord

\_\_\_\_\_  
Buyer or Tenant