



2ND GEN URGENT CARE ENDCAP SPACE AVAILABLE

Endcap Space Available along Hwy 287
1718 N US Hwy 287, Mansfield, Texas 76063

PROPERTY OVERVIEW

- Former Urgent Care Endcap Available along Highway 287 in Mansfield, Texas
- SEQ Highway 287 & Debbie Lane
- Located in an Extremely Dense Retail Trade Area
- Approximately 4,362 SF Available Adjacent to Jason’s Deli
- Pylon Signage Available
- Call For Appointments

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,822	73,945	172,250
Households	3,056	23,929	56,064
Average HH Income	\$98,424	\$106,919	\$103,774
Median Age	34.60	34.80	34.80

LEASING INFORMATION

Please call for rates

Available: See page 3.

TRAFFIC COUNTS

Hwy 287 + E Debbie Ln 85,189 VPD

MAJOR AREA RETAILERS



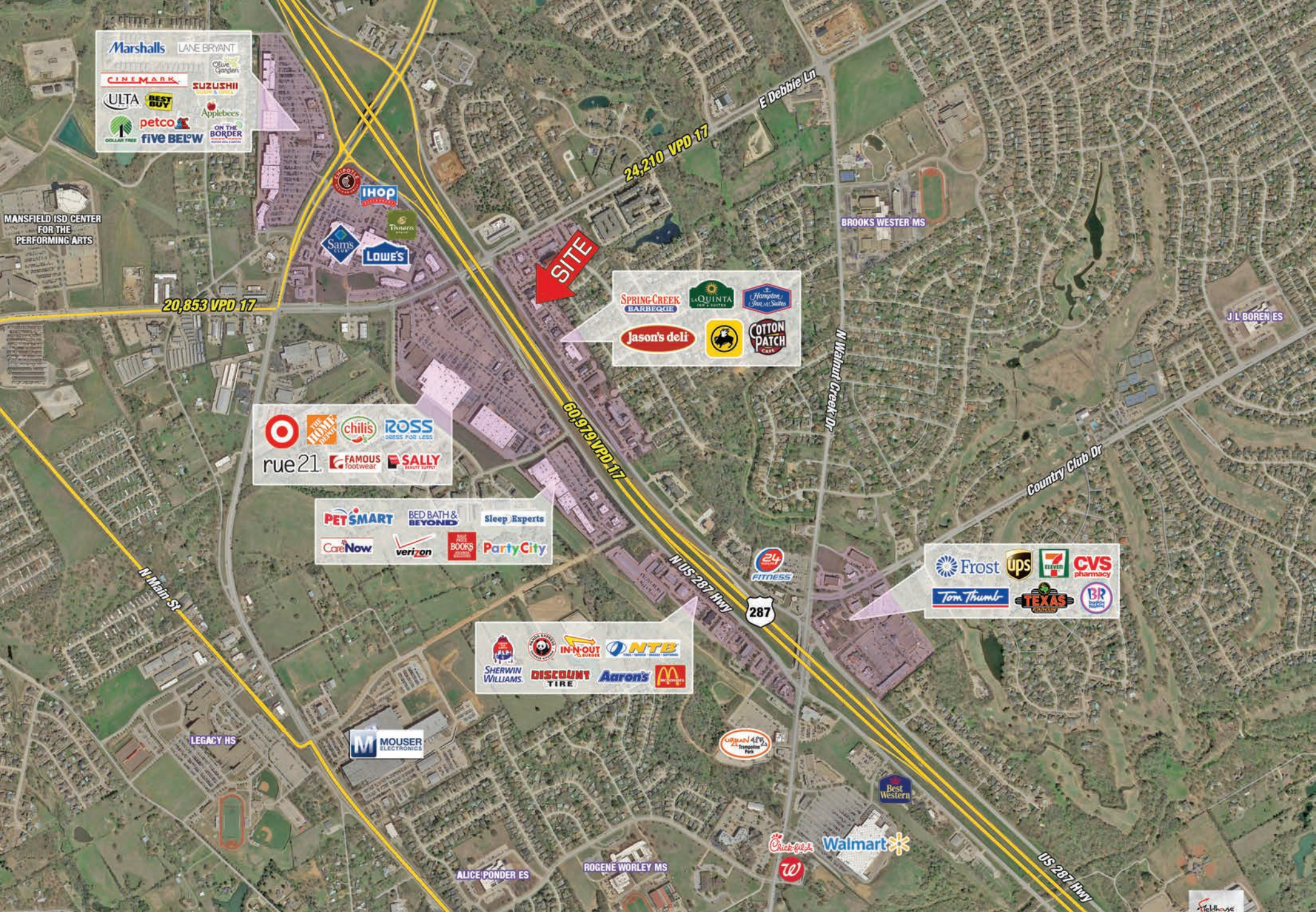
For More Information
Please Contact:



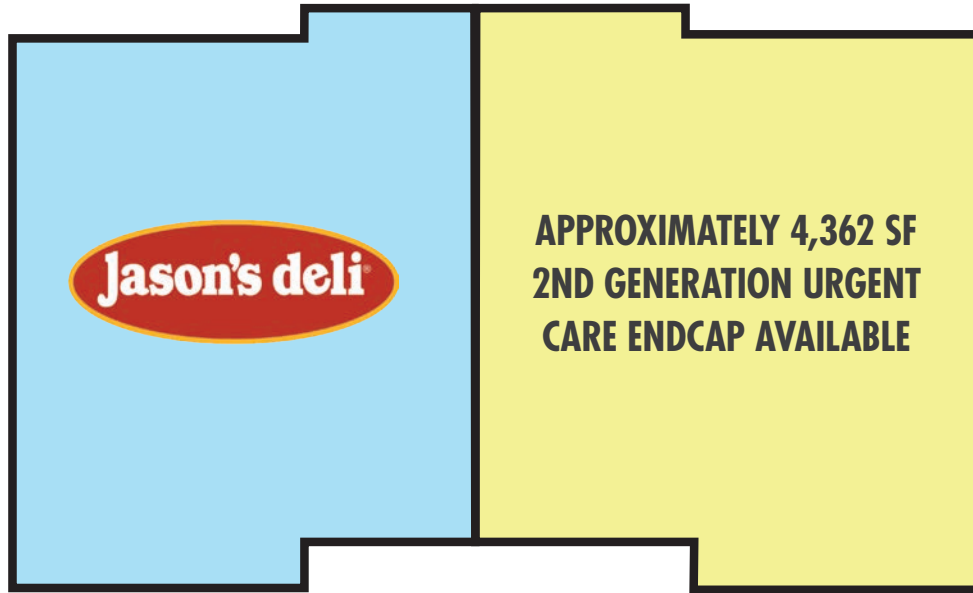
Thad Beckner

Text 21430 to (214) 225-6540
for more information





SITE PLAN



U.S. HIGHWAY 287

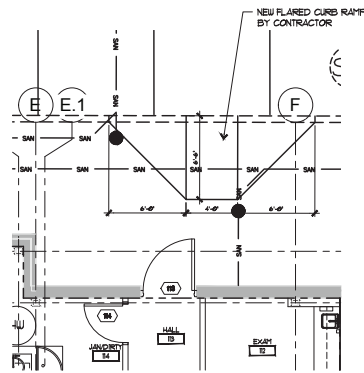
GENERAL NOTES

-CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO FINISHES OR COMPONENTS NOT SCHEDULED FOR REMOVAL. DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED TO MEET OR EXCEED EXISTING CONDITIONS. THE RENOVATION, RESTORATION, AND/OR NEW CONSTRUCTION SHALL UTILIZE AS MUCH OF THE EXISTING AS POSSIBLE.
 -CONTRACTOR SHALL REMOVE TRASH FROM THE SITE AND LEAVE THE SPACE IN BROOD-CLEANED CONDITION DAILY DURING THE DEMOLITION PHASE. A REASONABLE CLEAN UP IS TO BE COMPLETED.
 -CONTRACTOR SHALL EXERCISE CARE IN REMOVAL OF ANY COMPONENTS (E.G. DOORS, FINISHES, CEILING TILES) WHICH MAY BE REUSED ON THIS OR FUTURE PROJECTS. CONTRACTOR SHALL COORDINATE APPROPRIATE STORAGE LOCATIONS FOR SUCH COMPONENTS DIRECTLY WITH THE LANDLORD.

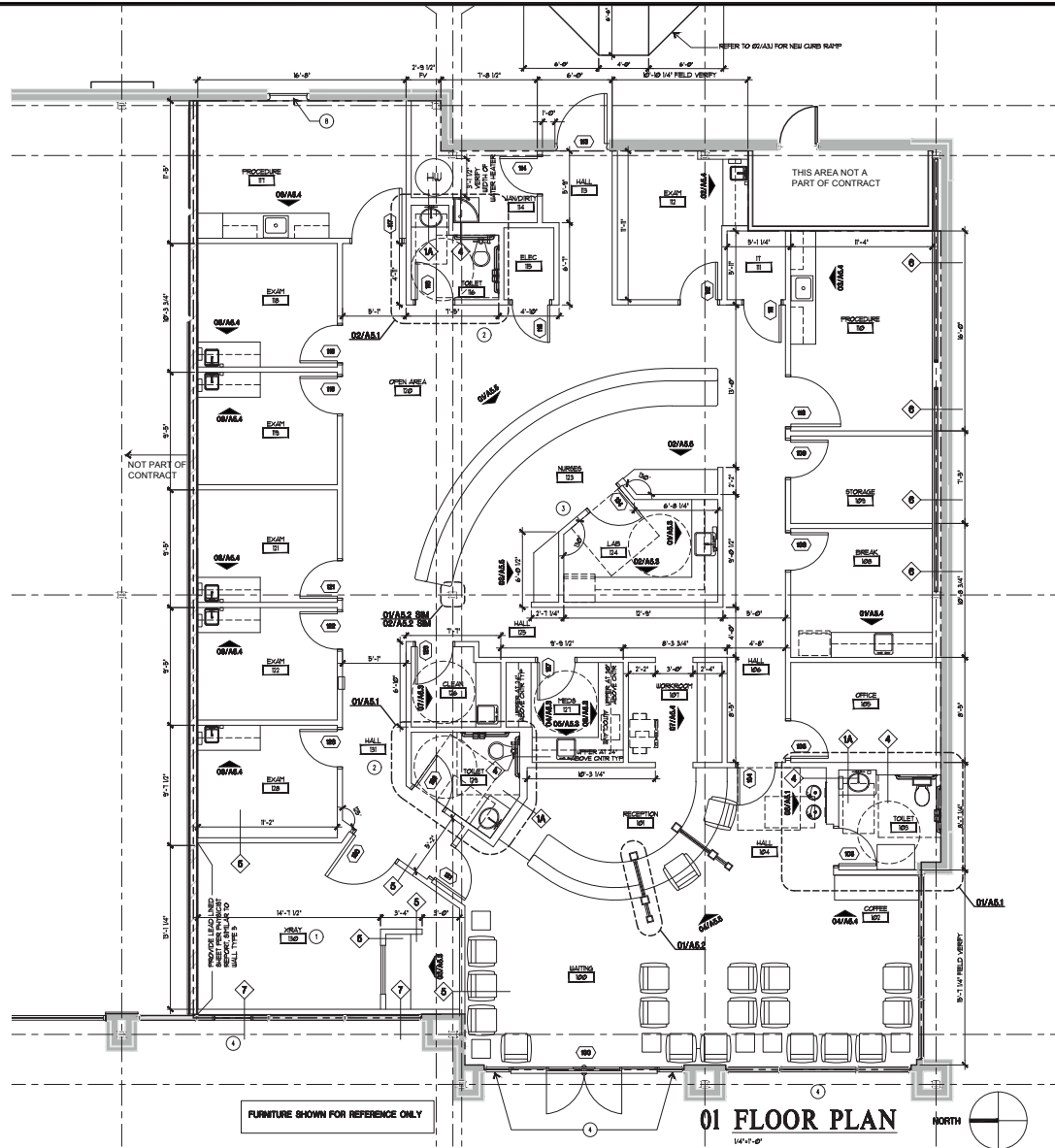
KEY NOTES:

- 1 REFER TO PHYSICIST REPORT AT XRAY 100
- 2 WATER SHUT OFF, REFER TO MEP
- 3 NURSES CALL SYSTEM, REFER TO MEP
- 4 NELL NEW STOREFRONT TO MATCHING EXISTING BUILDING, REFER TO DEMO PLAN AND DOOR SCHEDULE
- 5 HAND DRYER, XCELERATOR WITH ADA RECESSED KIT, REFER TO MEP
- 6 BABY CHANGING TABLE, RECESSED, ADA COMPLIANT, EPOXY/ROCK KENAP-SURE
- 7 TOILET TABLE DISPENSER, BMST
- 8 ABANDON EXISTING DOOR, REMOVE HARDWARE, PATCH ALL OPENINGS WELD CLOSED, PROVIDE METAL STUDS AND CORTALL AT INTERIOR, REFER TO DEMO PLAN

WALL TYPE



02 NEW CURB RAMP
1/4"=1'-0"



01 FLOOR PLAN
1/4"=1'-0"



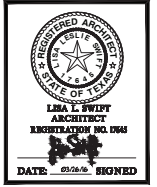
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**METHODIST
 URGENT CARE
 1718 US HWY 287
 MANSFIELD, TEXAS**

ISSUE LOG

NO.	DESCRIPTION	DATE
1	ISSUE FOR BID + PERMIT	03/24/16

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JOB NO.: 15-127
 DATE: XX/XX/XX
 SCALE: AS NOTED

**SHEET NO.
 A3.1**
 FLOOR PLAN AND WALL TYPES



Information About Brokerage Services

Approved by the Texas Real Estate Commission for Voluntary Use

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

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 owners 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.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee’s records.

Buyer, Seller, Landlord or Tenant

Date



Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)