

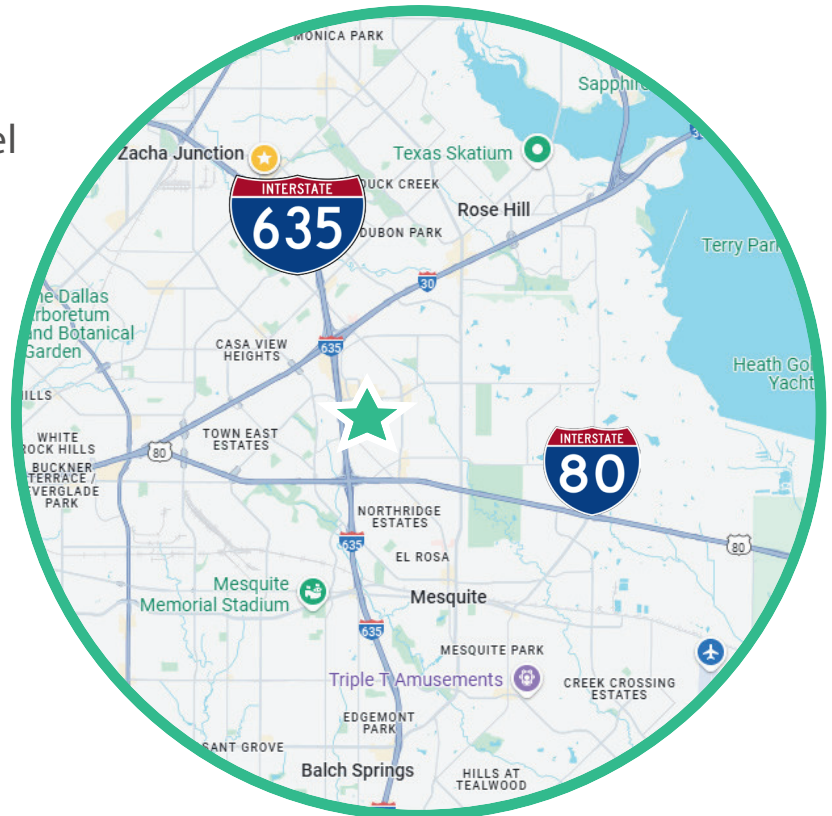
# FOR SALE/ FOR LEASE

2736 Towne Centre Dr.  
Mesquite, Texas, 75150  
4,495 SF



## PROPERTY INFORMATION

- Flex/Retail property with 1 grade level roll up door
- Next to Town East Mall
- Monument signage
- 4:1000 parking ratio
- 2 tenant building - Fully occupied



RACHEL BOELTER, CCIM | (972) 737-2514 | [rachel@lionsgatemedical.com](mailto:rachel@lionsgatemedical.com)



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## PHOTOS



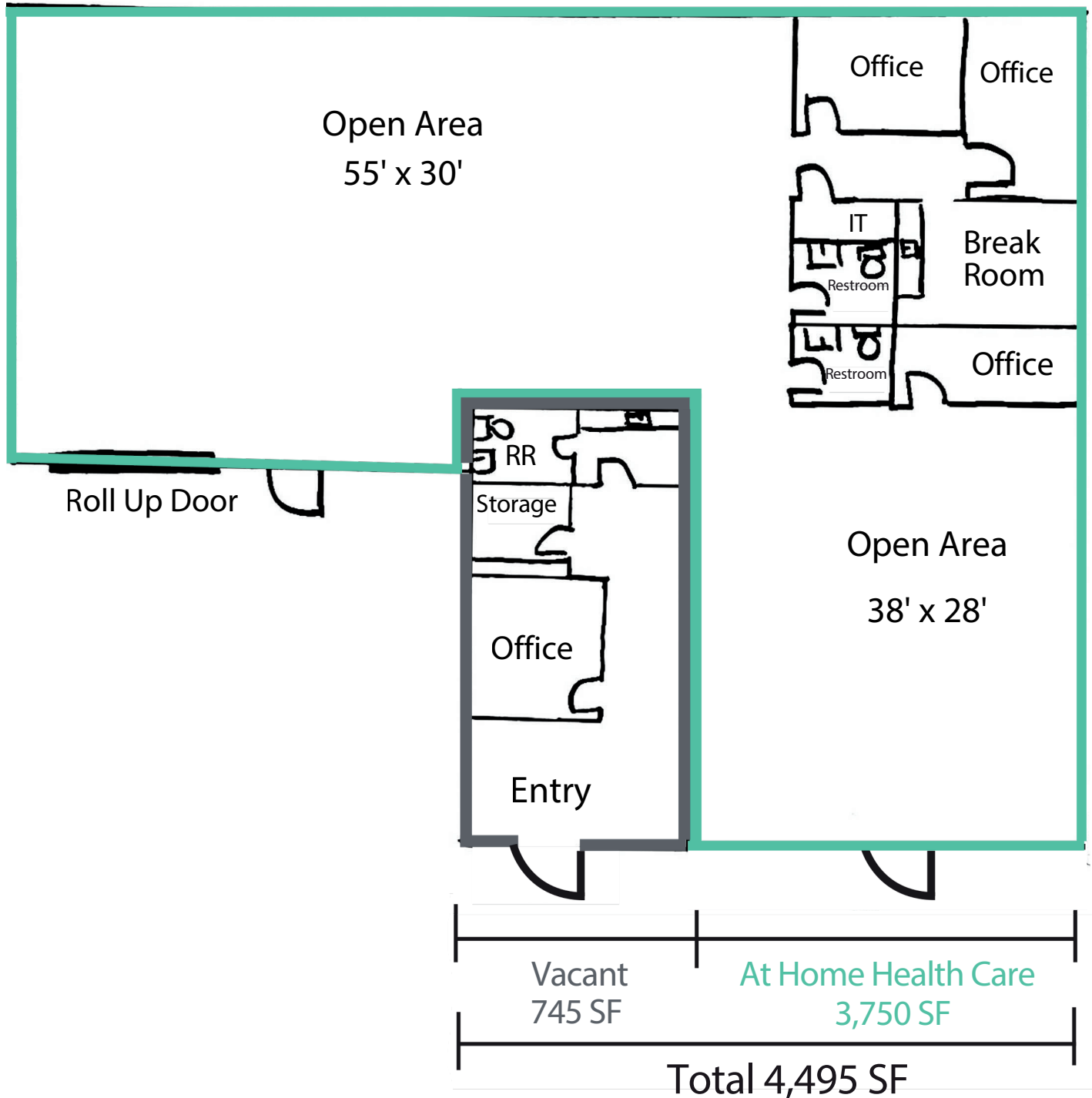
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## FLOOR PLAN



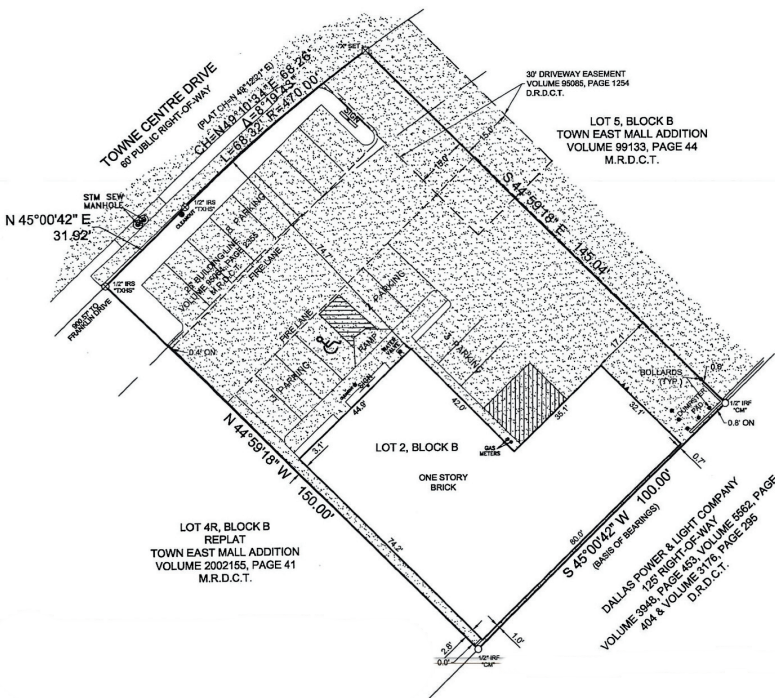
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## SURVEY



PARKING TABLE	
16	REGULAR PARKING SPACES
1	HANDICAPPED PARKING SPACE
17	TOTAL PARKING SPACES

**PROPERTY DESCRIPTION**

TRACT 1: (Fee Simple)  
Being all of Lot 2, Block B of TOWN EAST MALL ADDITION, BLOCK B, LOT 2, A REPLAT OF BLOCK B, LOT 1, an Addition to the City of Mesquite, Dallas County, Texas, according to the Map thereof recorded in Volume 95064, Page 2355 of the Map Records of Dallas County, Texas.

TRACT 2: (Easement Estate)  
Non-Exclusive Easement created by that certain Amended and Restated Reciprocal Easement Agreement by and between The Crown Texas Realty, Inc., Profit Sharing Plan and Hunsaker Property Company Profit Sharing Plan and R. Pat McInnish filed 05/01/1995, recorded in cc# 95085, Page 1254, Real Property Records Dallas County, Texas.

REVISIONS		
No.	Revision/Issue	Date

LEGEND	
	HANDICAPPED SPACE
	PARKING SPACE
	IRON ROD FOUND
	IRON ROD SET
	IRON PIPE FOUND
	FENCE POST CORNER
	FOUND / SET
	SANITARY SEWER MANHOLE COVER
	LIGHT POLE
	POWER POLE
	BRICK COLUMN
	AIR CONDITIONING
	FIRE HYDRANT
	ELECTRIC METER
	ASPHALT PAVING
	CHAIN LINK FENCE
	WOOD FENCE
	WIRE FENCE
	IRON FENCE
	PIPE FENCE
	COVERED PORCH DECK OR CARPORT
	CONCRETE PAVING
	GRAVEL/GRASS ROAD OR DRIVE
	OVERHEAD ELECTRIC SERVICE
	SEWER
	SANITARY SEWER LINE

**GENERAL NOTES**

1) According to the F.I.R.M. No. 48113C0390 K, the subject property lies in Zone X and does not lie within a Flood Prone Hazard Area.

2) Bearings are based on the recorded plat of Lot 2, Block B of Replat of Town East Mall Addition, recorded in Volume 95064, Page 2355, Map Records, Dallas County, Texas.

**SURVEYOR'S CERTIFICATE**

Certify To: First American Title Insurance Company and Republic Title of Texas, Inc., in connection with the transaction referenced in GF No. 1002-157406-RTT

I hereby certify that on the 2nd day of August, 2015, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb outs and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Towne Centre Drive, same being a paved, dedicated public right-of-way maintained by The City of Mesquite, Texas which abuts the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Gary E. Johnson  
Registered Professional Land Surveyor No. 5299  
State of Texas

ACCEPTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

## DEMOGRAPHICS

Population 2025 / 2030		2025 Average Household Income		Households 2025 / 2030	
2 Miles	57,044 / 58,031	2 Miles	\$84,925	2 Miles	19,701 / 20,035
5 Miles	311,547 / 317,911	5 Miles	\$85,528	5 Miles	104,381 / 106,504
10 Miles:	1,028,847 / 1,068,932	10 Miles:	\$97,928	10 Miles:	369,697 / 384,196



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The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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2-10-2025



## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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>Lion's Gate Commercial Medical LLC</u>	<u>9010229</u>	<u>sanober@lionsgatemedical.com</u>	<u>(972)737-2503</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sanober Sofia Syed</u>	<u>576984</u>	<u>sanober@lionsgatemedical.com</u>	<u>(972)707-1171</u>
Designated Broker of Firm	License No.	Email	Phone
_____ 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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

**OWNER:** \_\_\_\_\_

**Date:** \_\_\_\_\_

### EXCLUSIVE LISTING AGREEMENT

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Sanober Syed

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