



3001

E PRESIDENT GEORGE
BUSH HWY, RICHARDSON,
TX 75082



ABOUT THE PROPERTY

3001 E President George Bush Hwy offers prime frontage along the President George Bush Turnpike with convenient access to US-75 and surrounding North Dallas Suburbs. Located near Methodist Richardson Medical Center and established medical office properties, the site provides strong visibility and accessibility for healthcare and other professionals.



SPECIALTIES NEEDED

- Endocrinology (30.0%)*
- Psychiatry (20.5%)*
- Physical Therapy (19.2%)*
- Cardiovascular (14.1%)*
- ENT (12.6%)*

*5-Year Projected Growth

PROPERTY HIGHLIGHTS



Easy access to US-75, Richardson, Plano, and surrounding North Dallas Suburbs



6.5/1,000 Parking



Professional medical environment with established patient flow and referral network

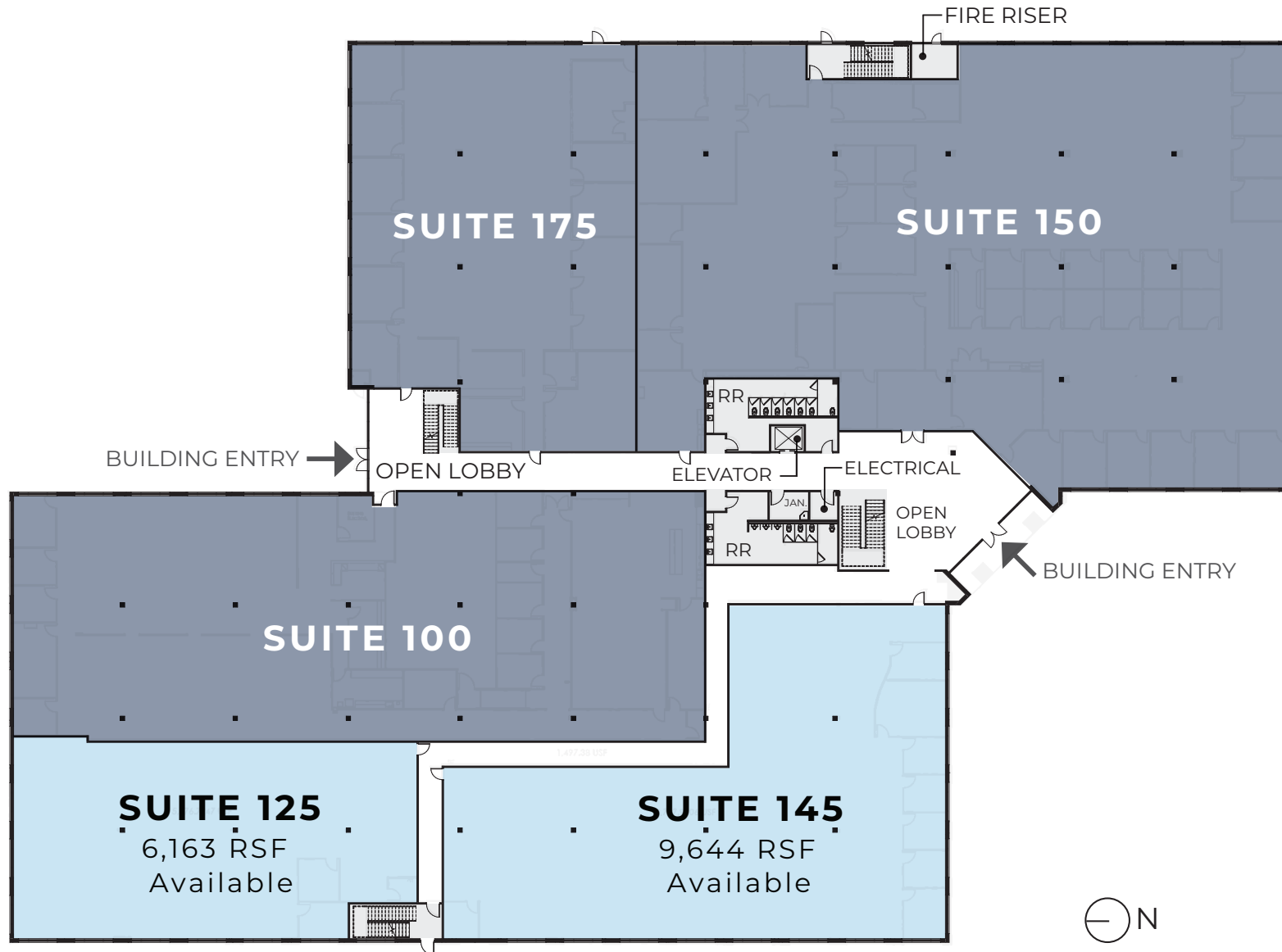


New ASC just opened

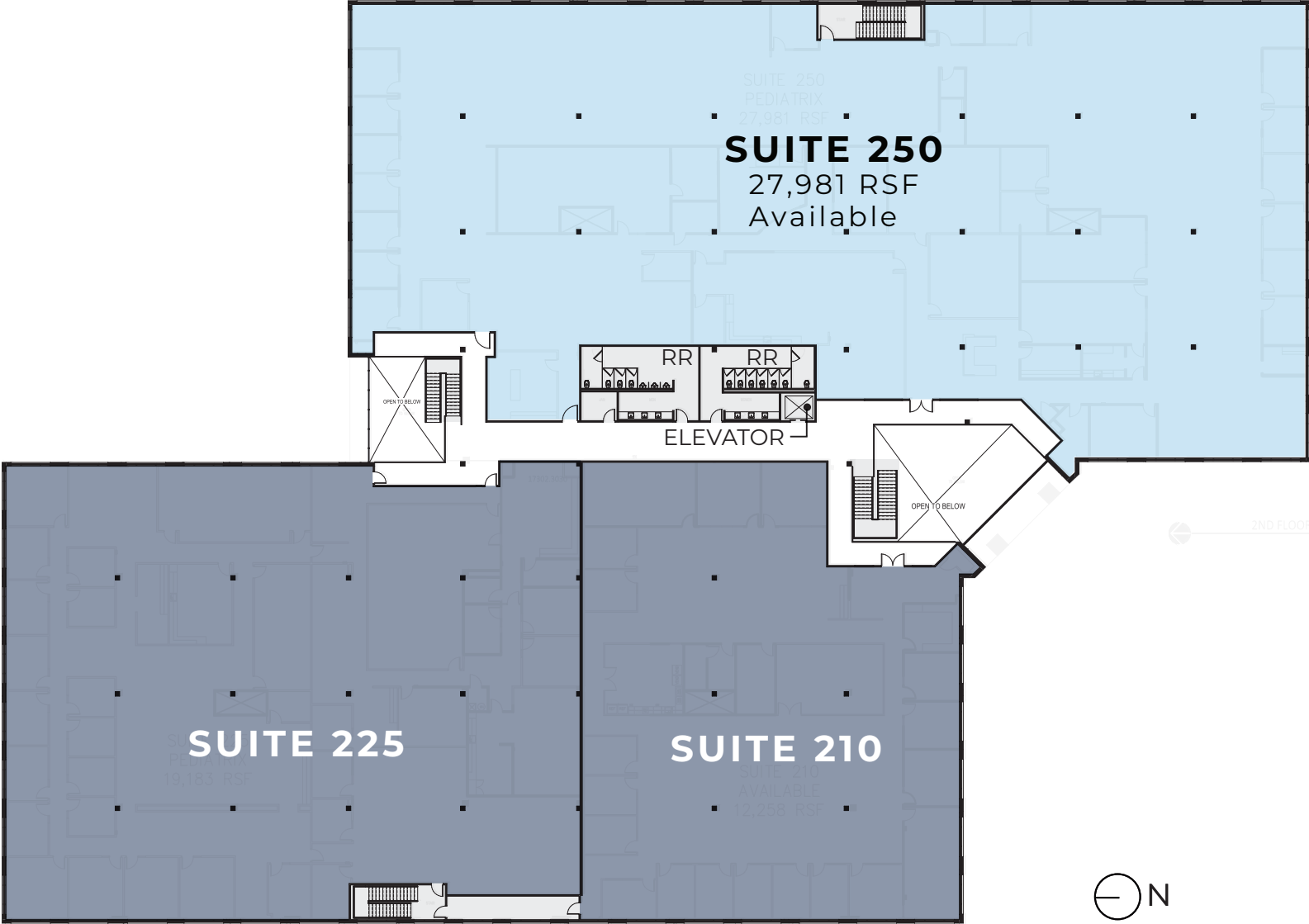


Adjacent to Methodist Richardson Medical Center

OVERALL FLOOR PLAN - LEVEL 01



OVERALL FLOOR PLAN - LEVEL 02





190

President George Bush Hwy

**3001 E PRESIDENT GEORGE
BUSH HWY, RICHARDSON**



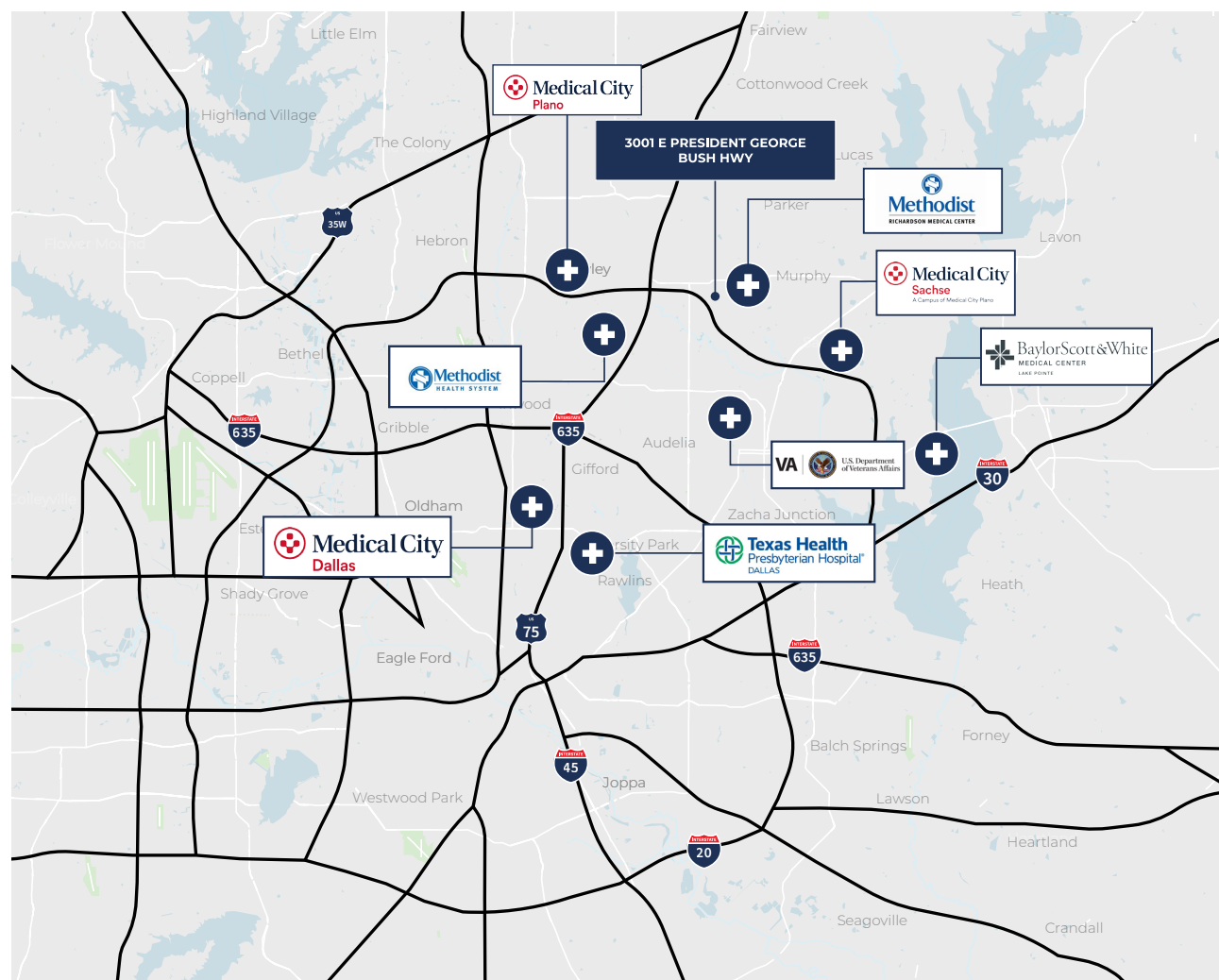
PREMIER MEDICAL OFFICE BUILDING IN RICHARDSON'S HEALTHCARE CORRIDOR:

STRATEGIC LOCATION ADVANTAGES:

- Direct access to one of Dallas's premier hospital systems (Methodist)
- High-visibility location along President George Bush Turnpike with 100,000+ vehicles per day.
- Surrounded by established medical practices and specialty clinics
- Minutes from US-75, I-635, and Dallas North Tollway for optimal patient accessibility

RICHARDSON HEALTHCARE MARKET ADVANTAGES:

- High-income patient demographics in North Dallas corridor
- Established medical reputation and referral patterns
- Strong insurance reimbursement rates in affluent market area
- Growing population base with aging demographics requiring specialized care



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	8,737	104,927	297,450
HOUSEHOLDS	3,990	43,028	111,841
AVERAGE HH INCOME	\$148,578	\$128,984	\$134,969

2 MINUTES
Methodist Health System

13 MINUTES
Garland VA Medical Center

14 MINUTES
Medical City Dallas Hospital

20 MINUTES
Texas Health
Presbyterian Hospital

9 MINUTES
HCA Medical City Sachse

14 MINUTES
Medical City Plano Hospital

20 MINUTES
Baylor Scott & White
Medical Center - Lake Pointe



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About JLL

For over 200 years, JLL (NYSE: JLL), a leading global commercial real estate and investment management company, has helped clients buy, build, occupy, manage and invest in a variety of commercial, industrial, hotel, residential and retail properties. A Fortune 500® company with annual revenue of \$23.4 billion and operations in over 80 countries around the world, our more than 113,000 employees bring the power of a global platform combined with local expertise. Driven by our purpose to shape the future of real estate for a better world, we help our clients, people and communities SEE A BRIGHTER WAYSM. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.



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.

11-19-2015



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:

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 - o that the owner will accept a price less than the written asking price;
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 - 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.

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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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