

2ND GEN URGENT CARE END CAP SPACE AVAILABLE

MANSFIELD, TX | 1718 N. US HIGHWAY 287 | SEQ HIGHWAY 287 AND DEBBIE LANE



- Former urgent care end cap available along Highway 287 in Mansfield, Texas
- SEQ Highway 287 and 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
2020 Population	10,055	76,449	180,770
2020 Total Households	3,502	24,535	58,693
2020 Daytime Population	14,457	80,551	153,972
2020 Average HH Income	\$92,385	\$110,431	\$104,139
2020 Median HH Income	\$77,487	\$91,686	\$85,615

TRAFFIC COUNTS:

Highway 287: 60,979 VPD
Debbie Lane: 21,341 VPD

AVAILABILITY:
APPROXIMATELY 4,362 SF

LEASE RATES:
PLEASE CALL FOR RATES

AREA RETAILERS:



sam's club

SUPER TARGET



ROSS
DRESS FOR LESS

BED BATH &
BEYOND

Party City

Tom Thumb

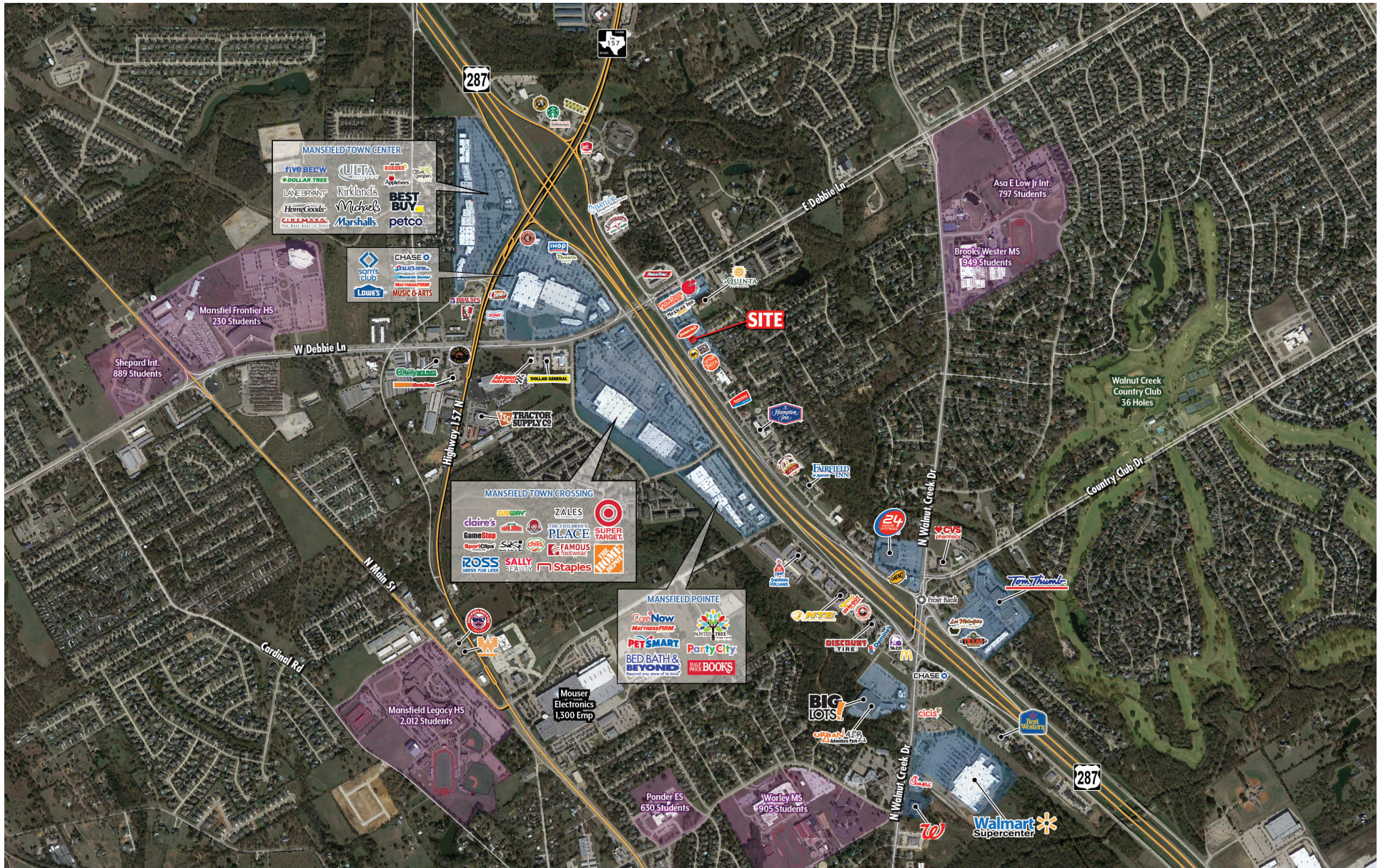
Marshalls

CINEMARK



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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER
214.572.8457
tbeckner@theretailconnection.net

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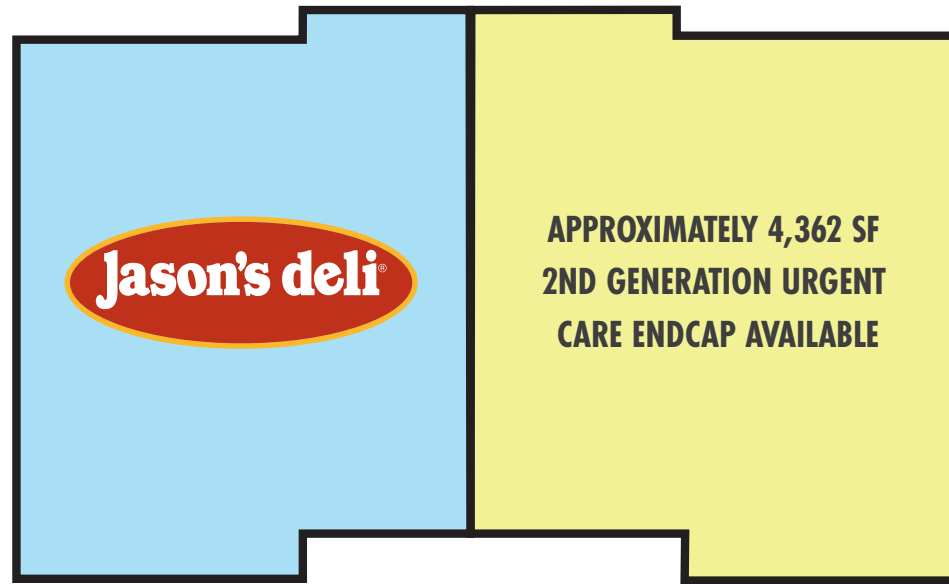
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U.S. HIGHWAY 287

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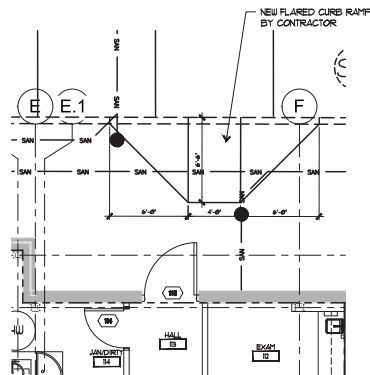
GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO FINISHES OR COMPONENTS NOT SCHEDULED FOR DEPOSITION. DAMAGED ITEMS SHALL BE REPAIRED OR REPLACED TO MEET OR EXCEED FORMER CONDITIONS. THE RENOVATION, DEPOSITION 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 DEPOSITION PHASE. A REASONABLE CLEAN UP IS TO BE CONSIDERED.
- CONTRACTOR SHALL EXERCISE CARE IN REMOVAL OF ANY COMPONENTS (IE. DOORS, FRAMES, FIXTURES, CEILING TILE) WHICH MAY BE REUSED ON THIS OR FUTURE PROJECTS. CONTRACTOR SHALL COORDINATE APPROPRIATE STORAGE LOCATIONS FOR SUCH COMPONENTS DIRECTLY WITH THE LANDLORD.

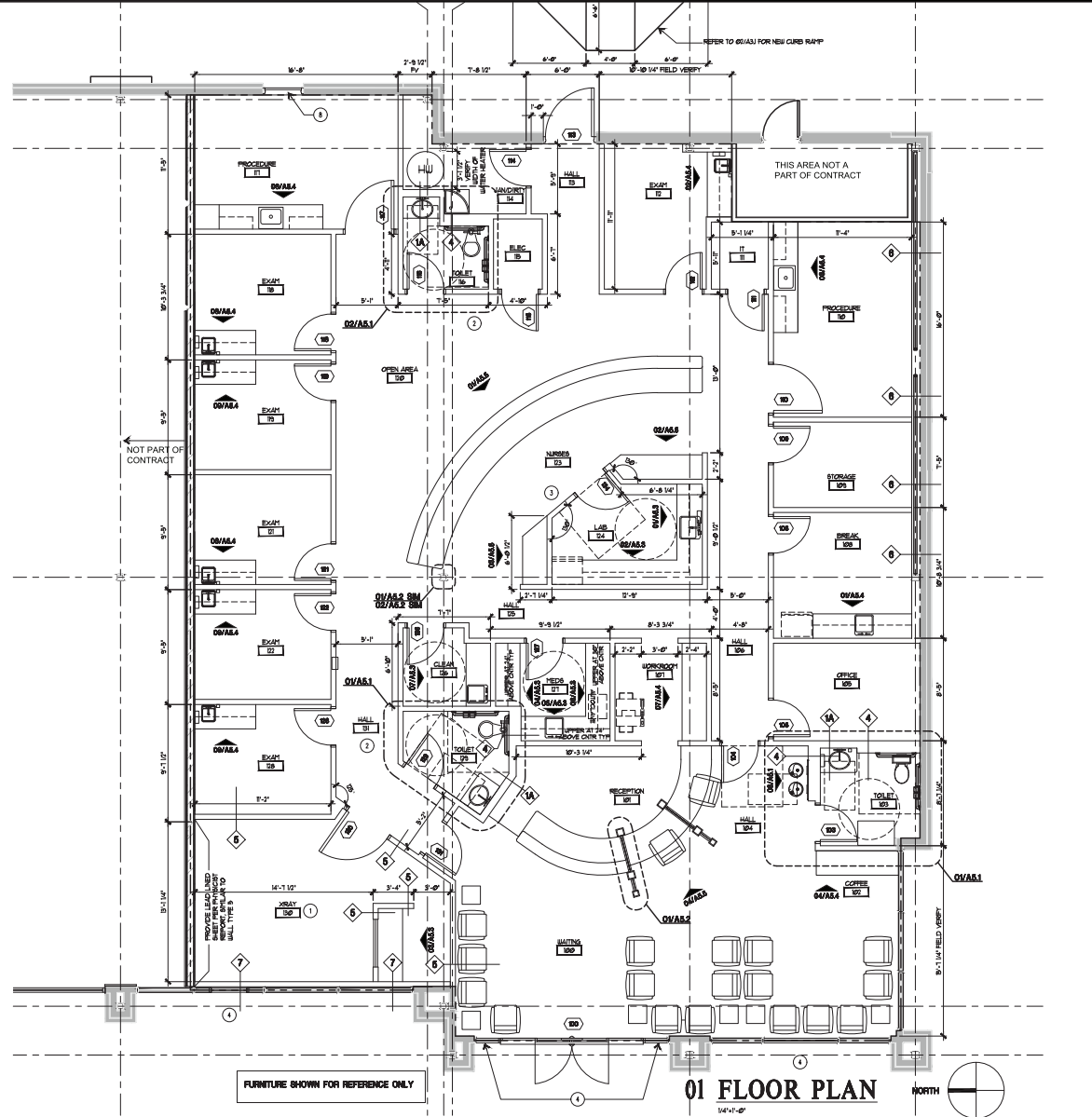
KEY NOTES:

- 1 REFER TO PHYSICIST REPORT AT XRAY 100
- 2 WATER SHUT OFF, REFER TO MEP
- 3 NURSES CALL SYSTEM REFER TO MEP
- 4 INFILL NEW STOREFRONT TO MATCHING EXISTING BUILDING. REFER TO DEMO PLAN AND DOOR SCHEDULE
- 5 HAND DRYER, W/ACCELERATOR WITH ADA RECEIVED KIT. REFER TO MEP
- 6 BABY CHANGING TABLE, RECEIVED, ADA COMPLIANT BOERBOCK KEM-MSR
- 7 TOILET TISSUE DISPENSER BMST.
- 8 ABANDON EXISTING DOOR REMOVE HINGES/PATCH ALL OPENINGS WELD CLOSED. PROVIDE METAL STUDS AND DRYWALL AT INTERIOR. REFER TO DEMO PLAN

WALL TYPE



02 NEW CURB RAMP
14'-7 1/2"



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
SCALE FOR BID 1 PERIT		02/24/16

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JOB NO.: 15-127
DATE: X/26/16
SCALE: AS NOTED

SHEET NO.
A3.1
FLOOR PLAN AND WALL TYPES



FOR MORE INFORMATION, PLEASE CONTACT:

THAD BECKNER
214.572.8457
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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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