

LEASE

624 S BRYANT BELT LINE RD
624 S Bryant Belt Line Rd Mesquite, TX 75149



PROPERTY DESCRIPTION

Discover the exceptional features of this prime commercial property in Mesquite, TX. Boasting modern architecture and a well-appointed interior, the property offers versatile retail spaces suitable for a range of businesses. Benefit from ample common parking. The property is equipped with high-speed internet connectivity, and customizable floor plans to meet your specific needs. Enjoy the convenience of nearby dining options and retail centers, with an inviting work environment. With its strategic location and various amenities, this property is the ideal opportunity for businesses seeking a visible and functional office/retail space.

PROPERTY HIGHLIGHTS

- Two available suites can be combined
- Office and retail options
- Spacious open layout
- Ample common parking
- Visible Street Pylon Available

OFFERING SUMMARY

Lease Rate:	\$20.00 - 25.00 SF/yr (MG)
Number of Units:	2
Available SF:	685 - 1,879 SF
Building Size:	3,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	1,370	5,131
Total Population	672	4,022	15,219
Average HH Income	\$57,936	\$64,228	\$70,262

Jose Duarte, CCIM
(972) 885-8180

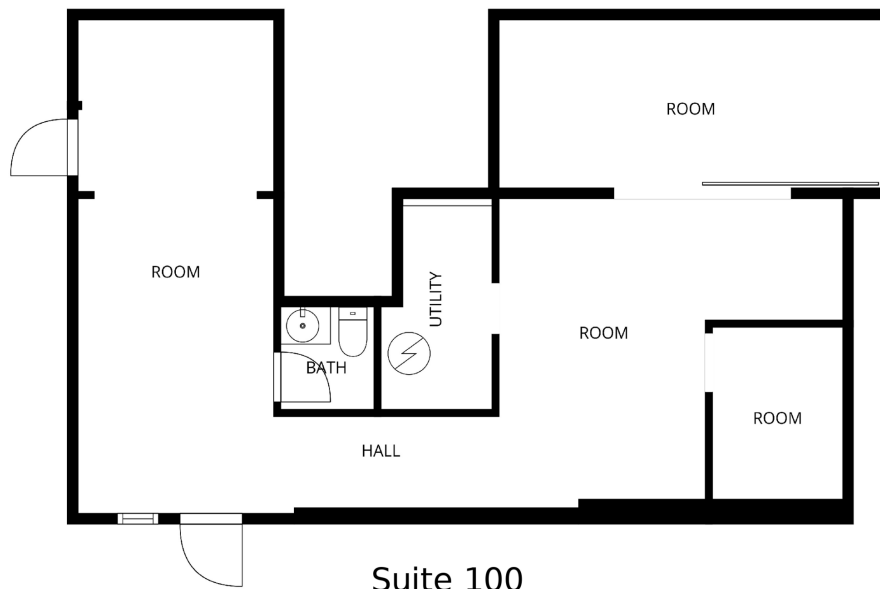
Angela Harwell, CCIM, TACS, RENE, PSA, Commercial Realtor
(214) 578-0087



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LEGEND

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	685 SF	Lease Rate:	\$20.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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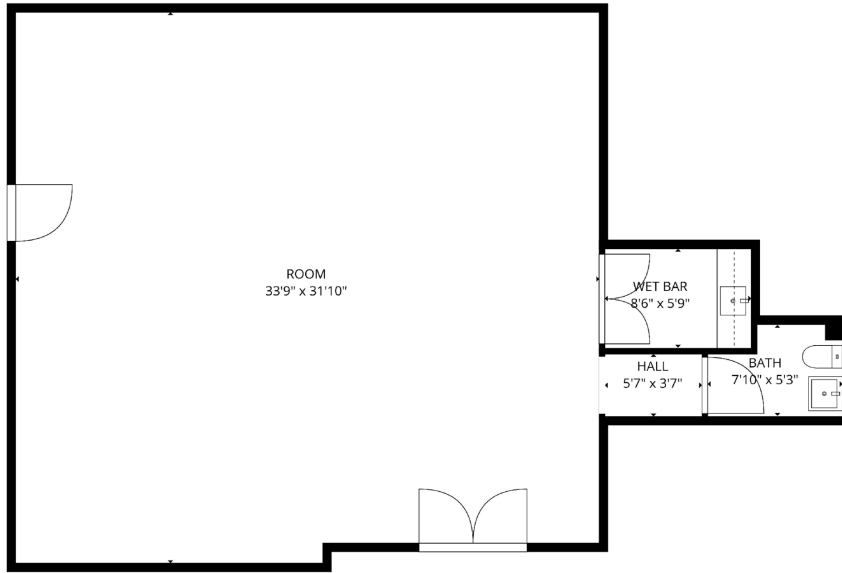
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Orion Commercial Realty Group
For reference purposes and not deem final or official.

Suite 300

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED

LEGEND

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,879 SF	Lease Rate:	\$20.00 - \$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
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LOCATION OVERVIEW

Discover the vibrant city of Mesquite, TX, where the property is located. Embrace the convenience of being situated close to Mesquite's diverse array of dining options, shopping centers, and entertainment venues. Take a short drive to Town East Mall for an exceptional retail experience, or explore the delicious dining options along I-635. Mesquite Arts Center is the perfect place to immerse yourself in creativity and culture, while nearby parks offer a serene escape from the daily hustle. The area's accessibility to major highways makes commuting a breeze. With an abundance of amenities and attractions, the location offers an ideal balance of productivity and leisure for office tenants.

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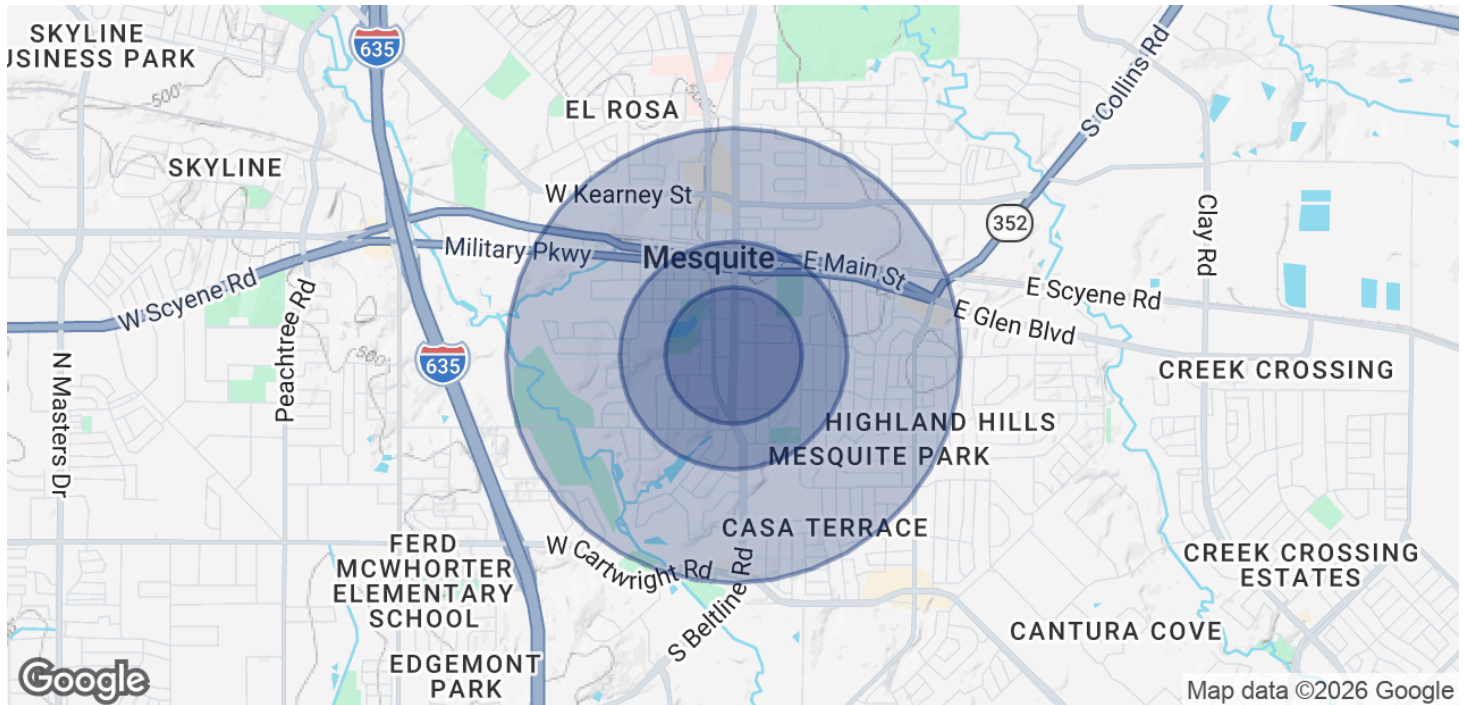
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	672	4,022	15,219
Average Age	35	35	36
Average Age (Male)	34	34	34
Average Age (Female)	37	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	248	1,370	5,131
# of Persons per HH	2.7	2.9	3
Average HH Income	\$57,936	\$64,228	\$70,262
Average House Value	\$207,746	\$193,448	\$215,342

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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 coincidental 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.

Coldwell Banker Apex, Realtors	590914	lori@cbapex.com	
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
CB Apex Realtors, LLC	590914	lori@cbapex.com	972-727-3377
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Jason Corpuz	633959	jasoncorpuz@cbapex.com	(972)727-3377
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Jose Duarte	0632437	j.duarte@orioncrg.com	(972)885-8180
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

IABS 1-0 Date

