

CENTRAL
DFW

**TURNKEY IN-OFFICE
SURGERY SUITE
WITH
TWO PROCEDURE
ROOMS**



TRANSWESTERN

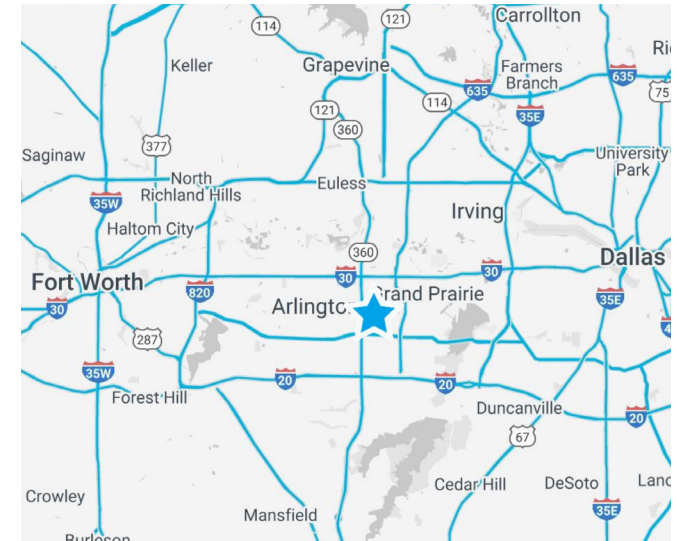
REAL ESTATE SERVICES

2717 OSLER DRIVE

GRAND PRAIRIE, TEXAS 75051



With medical offices and a surgical suite with two procedure rooms, the building provides an opportunity for high-volume physicians to increase throughput and revenue from in-office procedures. Potential to earn 2-3x more doing in-office procedures vs. non-ownership in an ASC. The facility was previously used by a high-volume gastroenterologist. The facility is currently not licensed but can be AAAHC certified at minimal cost.



For More Information:

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Property Information:

- Building size 9,086 RSF on 1.1142 acres
- Building may be expanded to 15,086 SF
- 3 clinical suites and 1 surgical suite
- 4 waiting areas with multiple exam rooms
- 2 procedure rooms with pre-op & recovery areas
- Office suite for back office & billing services
- Year Built 1988
- Backup generator
- Single car garage with private entrance
- 7 HVAC units
- 46 parking spaces (5/1,000 SF)

Pricing: \$972,000.00

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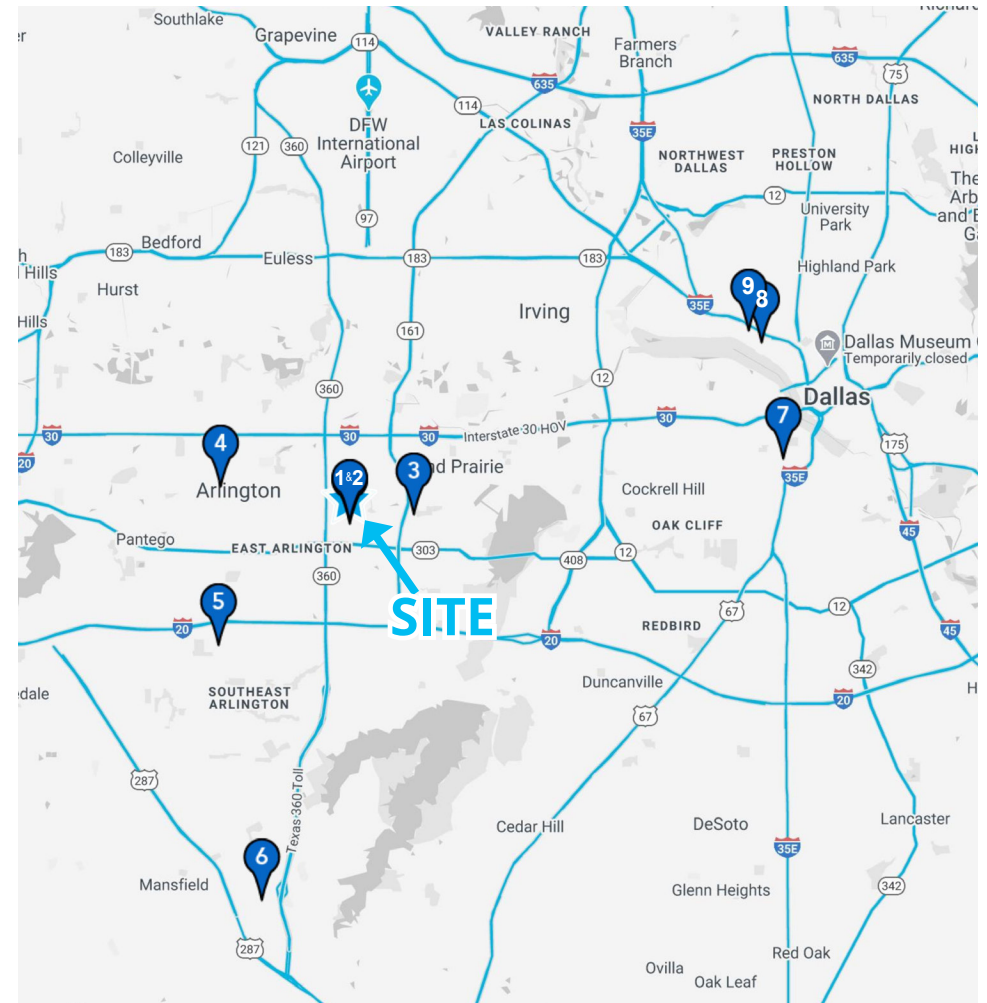
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REAL ESTATE
SERVICES

Location Information:

- Central DFW location minutes away from the airport
- Easy access to major freeways
- Near several medical facilities:
 1. Texas General Hospital (1 minute)
 2. VA Clinic (1 minute)
 3. Parkland E. Carlyle Smith Health Center (8 minutes)
 4. Texas Health Arlington Memorial (15 minutes)
 5. USMD Arlington (13 minutes)
 6. Methodist Mansfield Medical Center (18 minutes)
 7. Methodist Dallas Medical Center (22 minutes)
 8. Parkland Hospital (26 minutes)
 9. UT Southwestern Medical Center (25 minutes)



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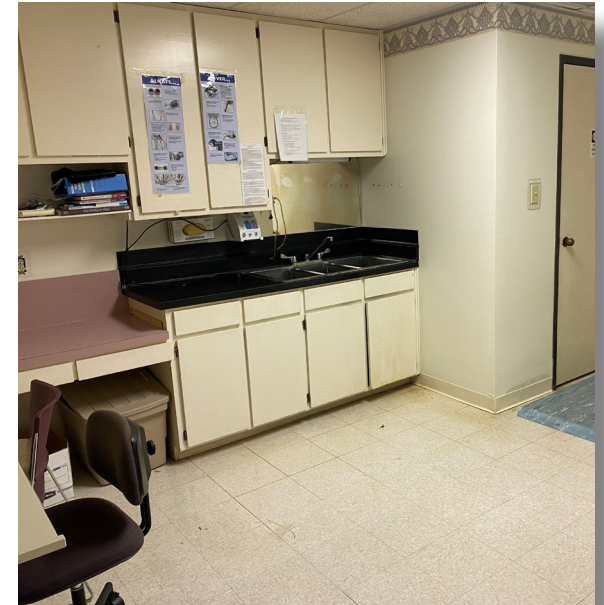
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Additional Information:

- 9 Restrooms
- 3 exam rooms with sinks
- 6 consultation rooms (no sinks)
- 2 lab areas
- Medical records file room
- Two break rooms
- Private physician office, with restroom
- Former gastroenterology clinic
- 3 clinical suites:
 - (A) 2,684 SF
 - (B) 1,504 SF
 - (C) 1,290 SF
- Surgical suite (D) 2,376 SF

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Demographics & Traffic Count

POPULATION

	1 MILE	3 MILE	5 MILE
2020 TOTAL POPULATION	16,049	123,254	312,223
2025 TOTAL POPULATION	16,753	128,434	328,348
2020 - 2025 ANNUAL RATE	.86%	.83%	1.01%

INCOME

	1 MILE	3 MILE	5 MILE
2020 AVERAGE HOUSEHOLD INCOME	\$48,243	\$57,106	\$64,963
2025 AVERAGE HOUSEHOLD INCOME	\$51,452	\$61,385	\$69,881

TRAFFIC COUNTS

OSLER DRIVE: 3,350 VPD
S GREAT SOUTHWEST PARKWAY: 13,630 VPD

Aerial



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Site Plan



Opportunity
for building
expansion

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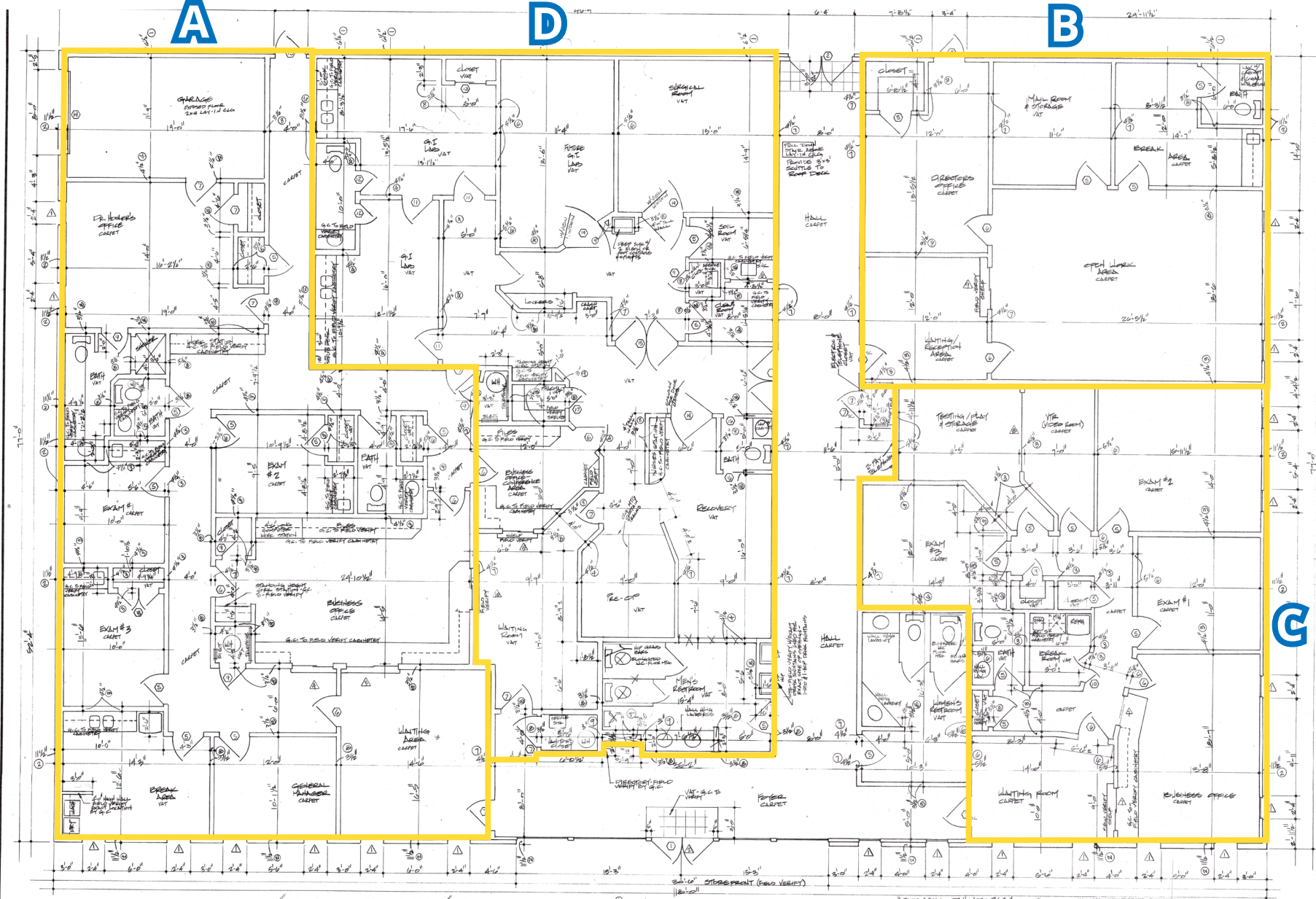
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Space Plan



Dr. James P. Hosler

DESIGNS UNLIMITED
BUILDING DESIGN CONSULTANTS
PO BOX 931
FORNEY, TEXAS 75126



DRAWN BY
DATE 4/14/17
SCALE 1/8" = 1'-0"
JOB NO. 14587
SHEET

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Financial Information

Financial information to be provided with a signed confidentiality agreement.

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Information About Brokerage Services - Fort Worth

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

11-2-2015



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:

- 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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.

Transwestern Commercial Services Fort Worth, L.L.C.	9000246	817.877.4433
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Paul Wittorf	479373	214.446.4512
Designated Broker of Firm	License No.	Phone
Leland Alvinus Prowse IV	450719	817.877.4433
Licensed Supervisor of Sales Agent/ Associate	License No.	Phone
Jason L. Harrell	677815	817.877.4433
Sales Agent/Associate's Name	License No.	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0