

Ritter and Associates

Commercial Real Estate

Regency Station-Mansfield, TX Lease/Purchase/Build-To-Suit A MEDICAL/PROFESSIONAL OFFICE DEVELOPMENT

For information contact:

Mark Sullivan
ms@ritterrealty.com

RITTER AND ASSOCIATES
COMMERCIAL
REAL ESTATE

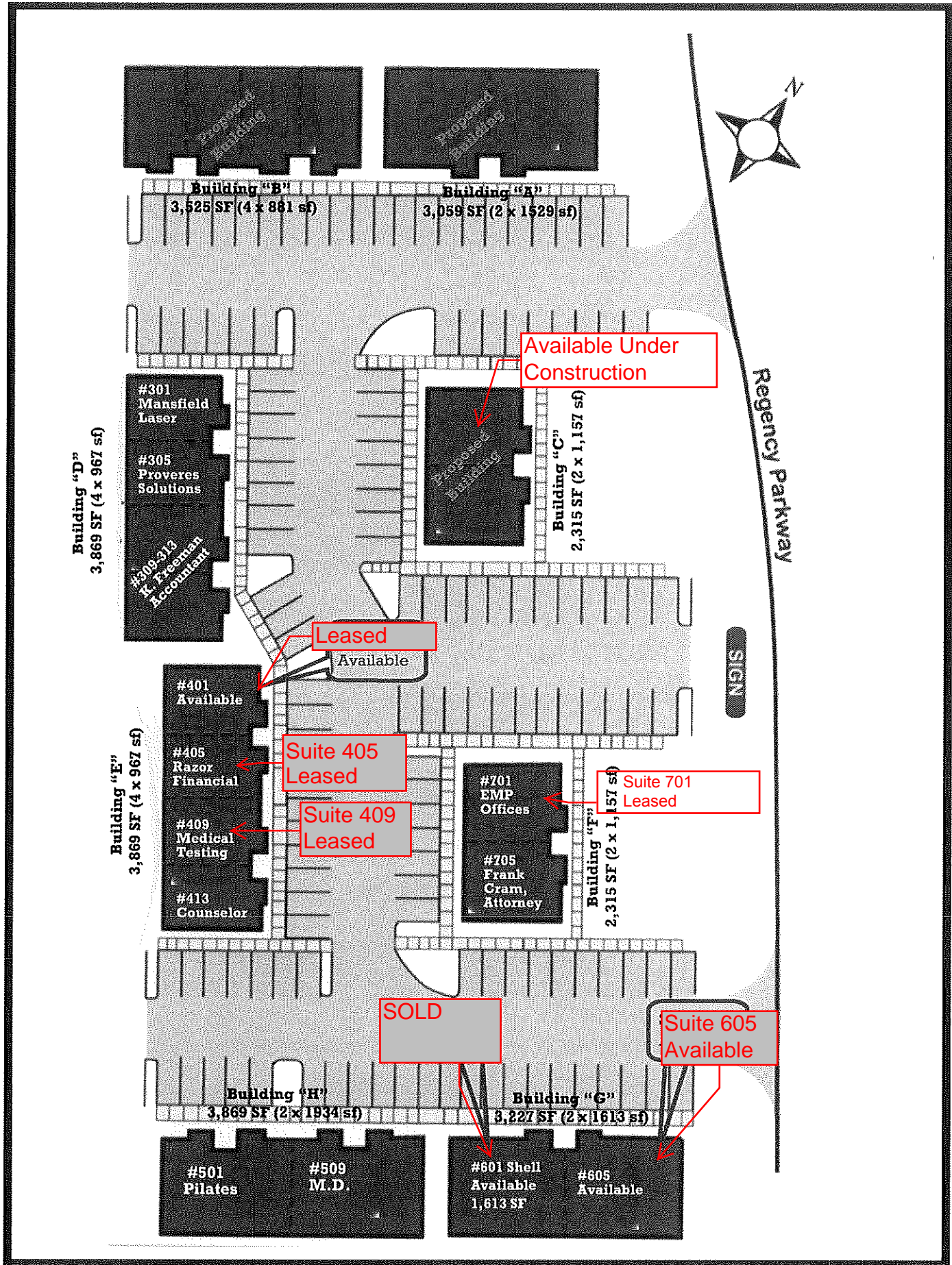
1703 Fountainview Dr.
Suite 103
Mansfield, TX
76063

Phone: (817) 473-9393
Fax: (817) 473-8861
www.ritterrealty.com



- Conveniently located in the SEQ of Highway 287 and E. Broad Street area. Close proximity to Mansfield Methodist Hospital and two other future hospital locations. Surgery Center located across Regency Parkway.
- Regency Station will accommodate eight buildings with attractive elevations, each suite is private with covered entrance and custom office features, concrete parking, landscaped, well maintained complex with landmark signage at street. Future suite sizes from 881 SF and up. Future tenant's can work with developer on one of their floor plans, or tenant may customize a floor plan to meet their specific needs.
- Excellent location for medical or general office.
- Proposed Suites-lease rate will be determined on the desired finish-out
- Finished Suites-\$16.00 per SF plus NNN
- Contact agent for sales pricing

Regency Station
Site Plan



C:\land Projects\LOT111\dwg\lot111r2.dwg, 10/01/2016 09:14
M T T H F T T R
ROAD

Marianna Britton Ellis
Cause #94-697-2
Probate Court #2
Probate Court, Tarrant
County, Texas

Donald W. Ellis
And Wife
Marianna Ellis
V. 5467, P. 209,
D.R.T.C.T.

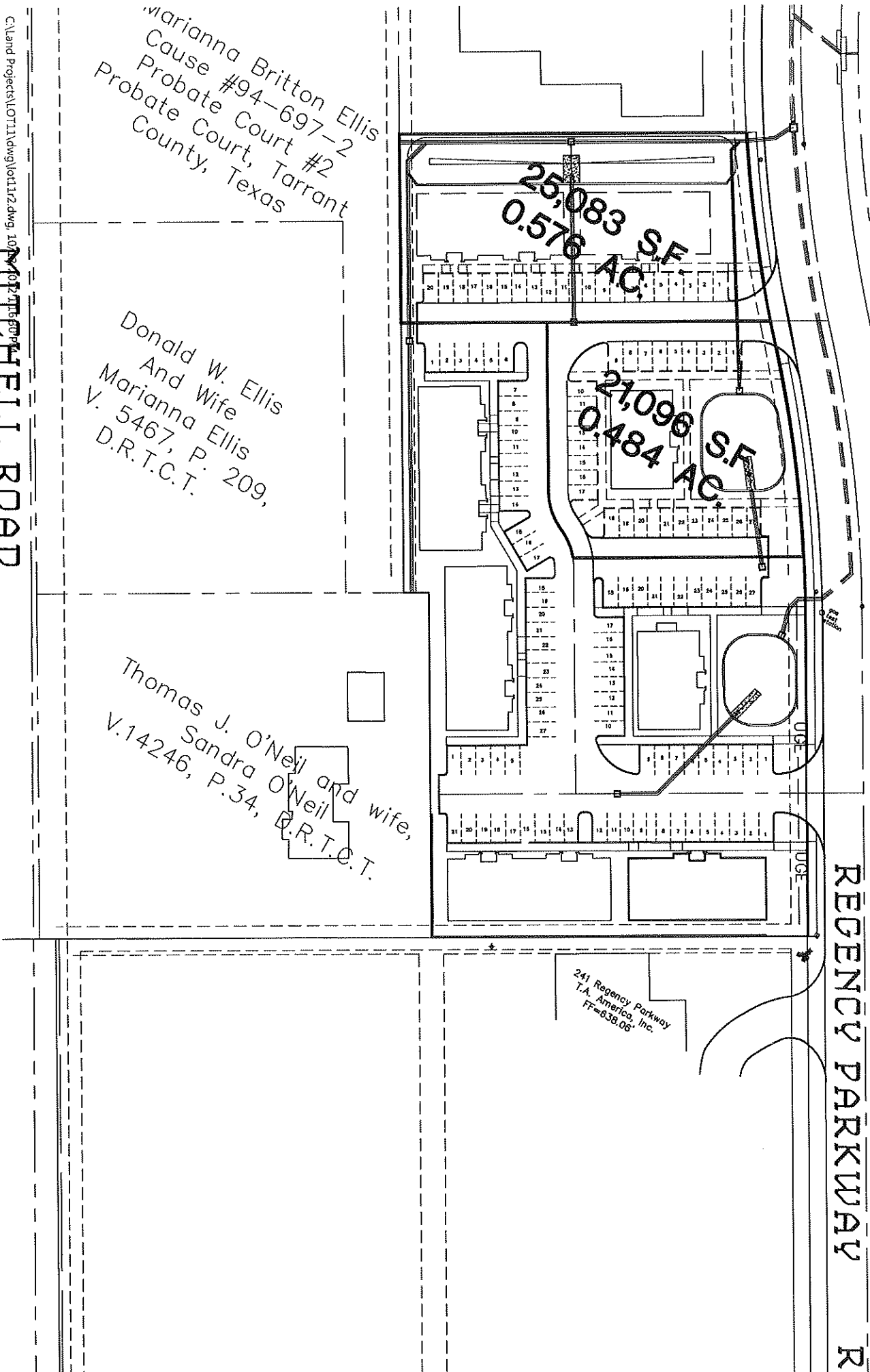
Thomas J. O'Neil and wife,
Sandra O'Neil
V.14246, P.34, D.R.T.C.T.

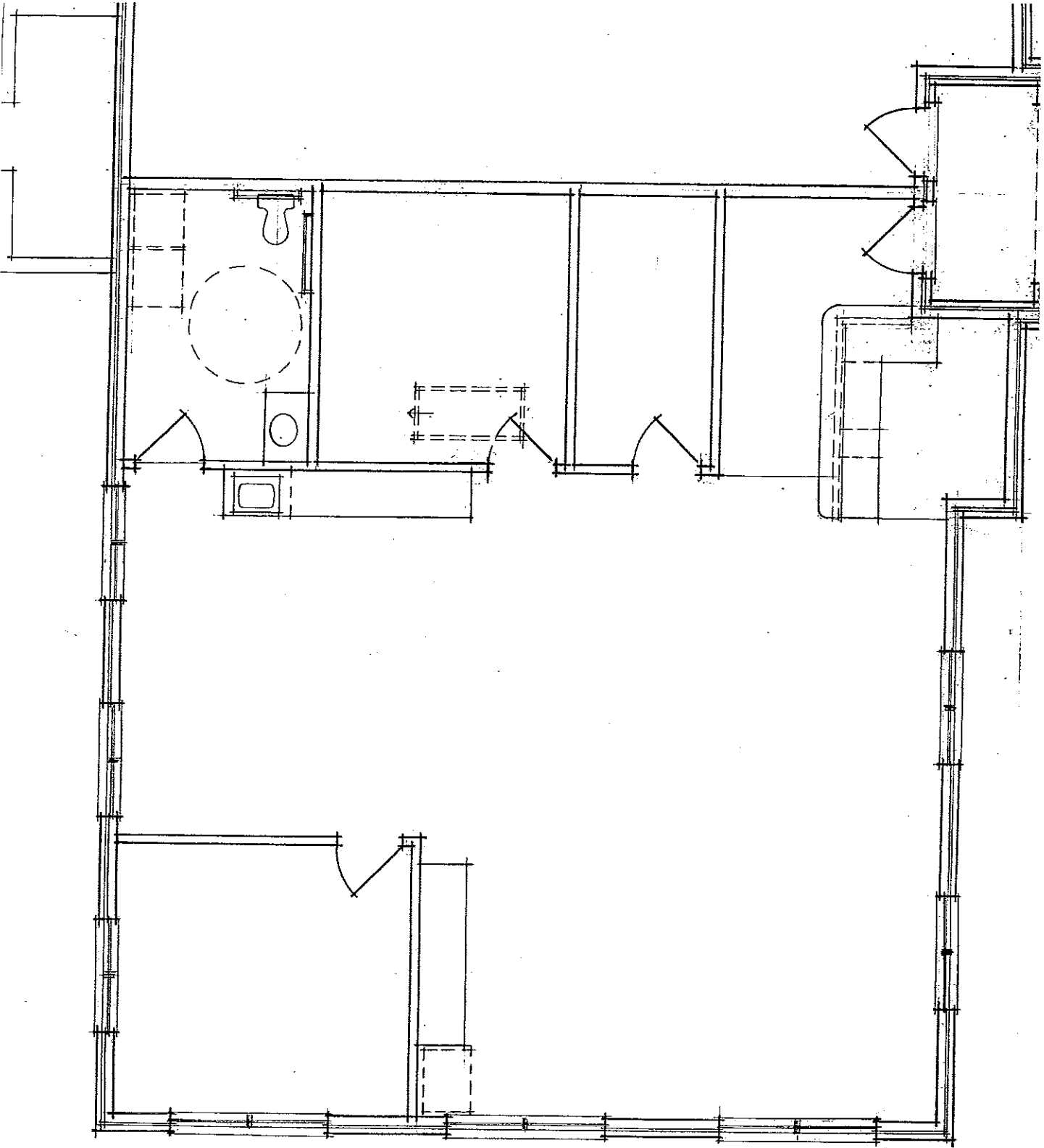
25,083 S.F.
0.576 AC

27,096 S.F.
0.484 AC

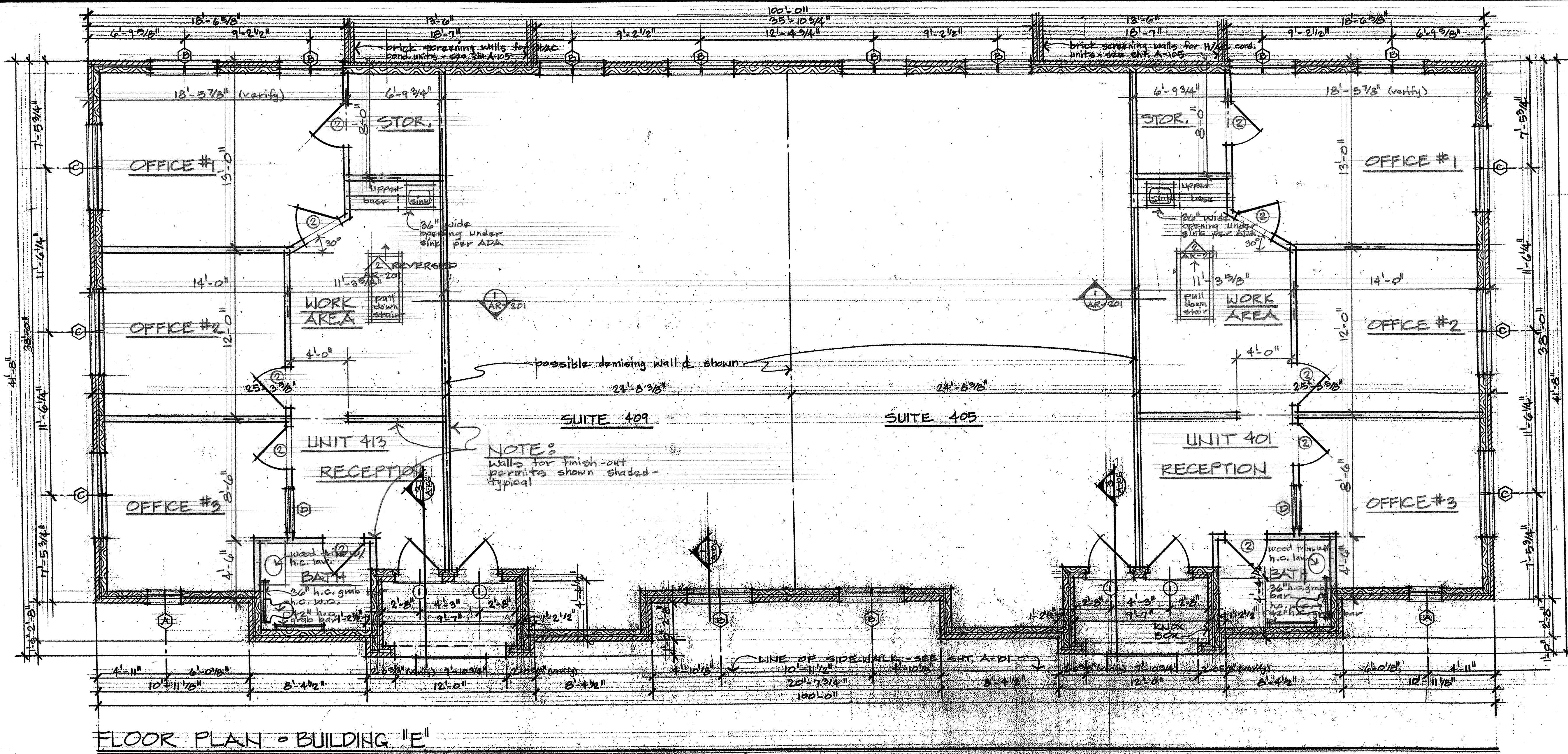
241 Regency Parkway
T.A. America, Inc.
FF=638.06'

REGENCY PARKWAY R



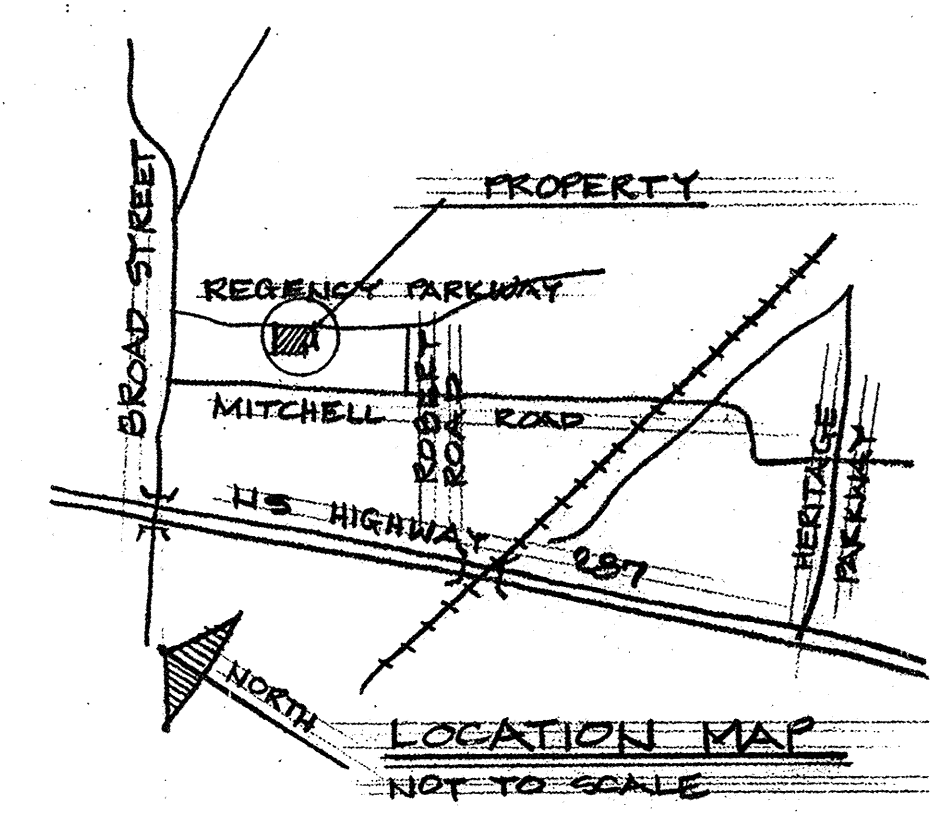


Suite 605

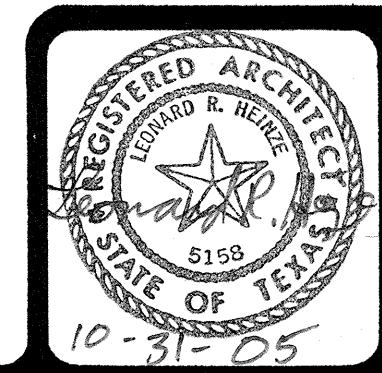


FLOOR PLAN - BUILDING 'E'

SC. 1/4" = 1'-0" DR. BY R.H. 1-25-05, 4-18-05, 6-1-05, 8-11-05, 10-31-05



LEGAL DESCRIPTION:
 LOT 11, BLOCK 1 OF THE
 MCCASLIN BUSINESS PARK,
 AN ADDITION TO THE CITY
 OF MANSFIELD, COUNTY
 OF TARRANT, STATE OF
 TEXAS.

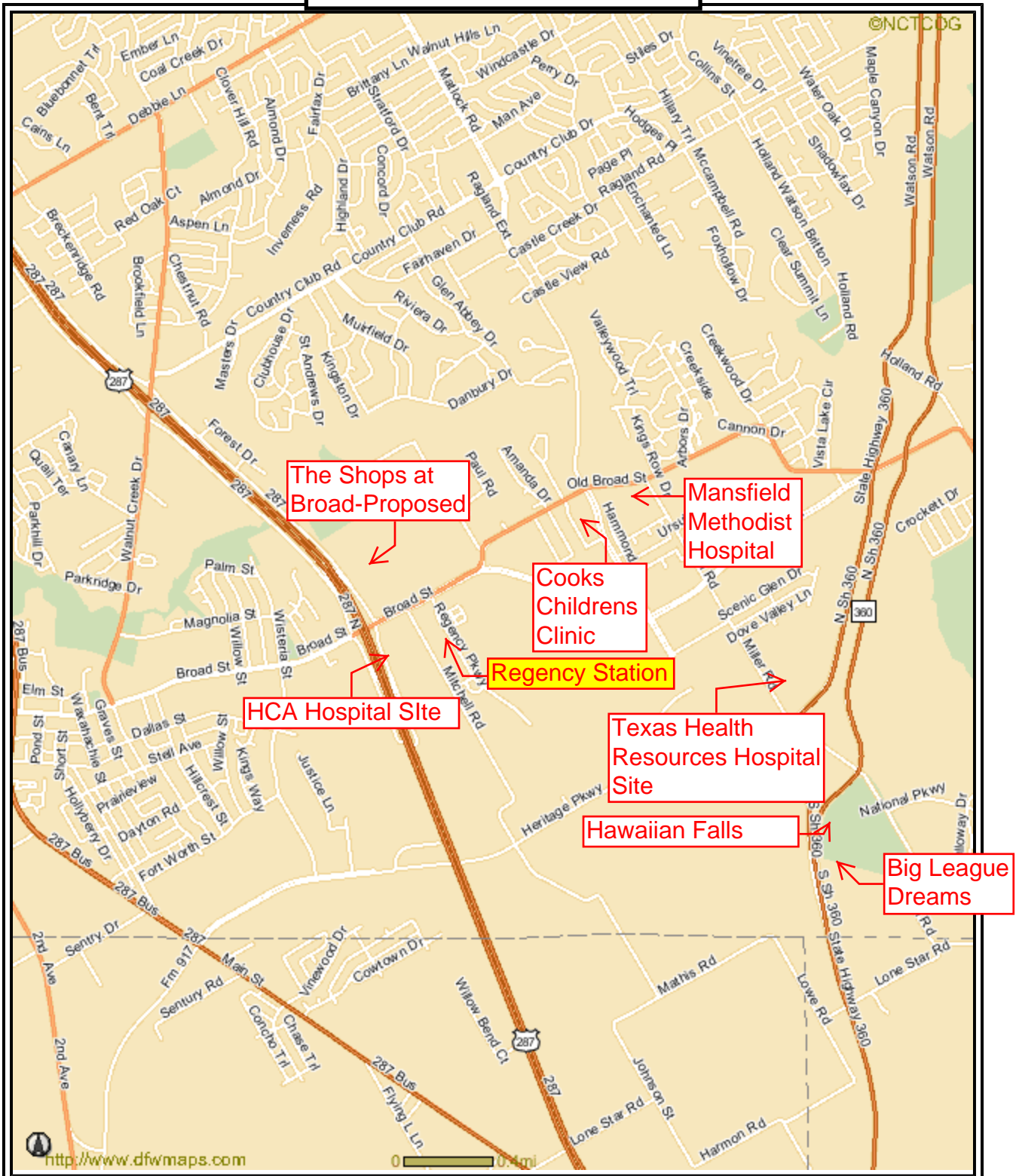


LEONARD R. HEINZE - ARCHITECT
 5004 BROOKHOLLOW COURT - ARLINGTON, TEXAS

REGENCY STATION
 305 REGENCY PARKWAY - MANSFIELD, TEXAS

SHEET
AR-202
 OF 2 SHEETS

LOCATION MAP



NCTCOG Maps
www.dfwmaps.com

DISCLAIMER
This data has been compiled for NCTCOG. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.





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:
 - 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.

Ritter and Associates Real Estate LLC	9002899	ds@ritterrealty.com	817-473-9393
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
Designated Broker of Firm	License No.	Email	Phone
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
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