

Ritter and Associates

Commercial Real Estate

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

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RITTER & ASSOCIATES
COMMERCIAL
REAL ESTATE

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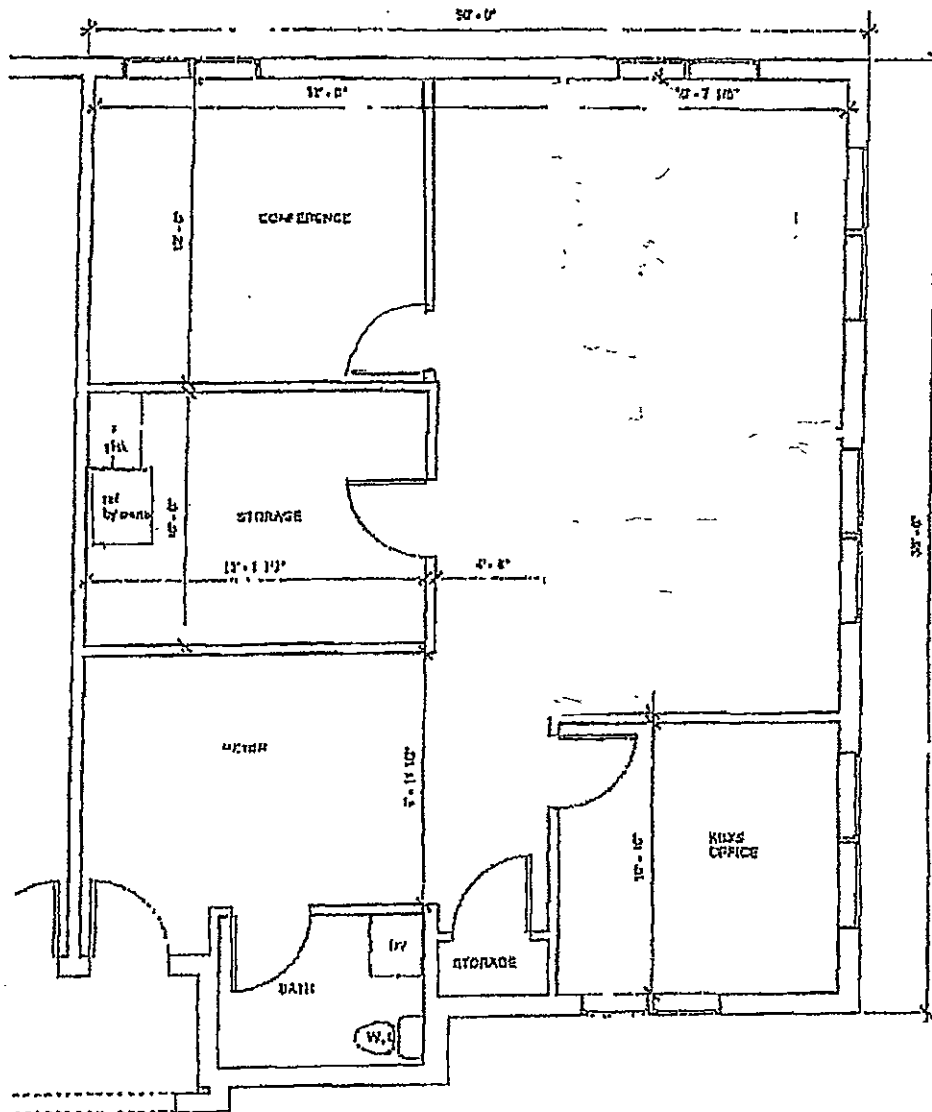
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www.ritterrealty.com



- Conveniently located in the SEQ of Highway 287 and E. Broad Street area. Close proximity to Mansfield Methodist Hospital and Baylor Surgical Center.
- Regency Station's eight pro buildings each have attractive elevations with covered entrances; each suite is private with custom features, in a well landscaped & maintained complex with landmark signage. Suites range from 967 SF and up. Future tenants may customize a floor plan to meet their specific needs.
- Excellent location for medical or general office.
- Lease Rate: \$20-23 per SF plus NNN
- TI Allowance: Negotiable

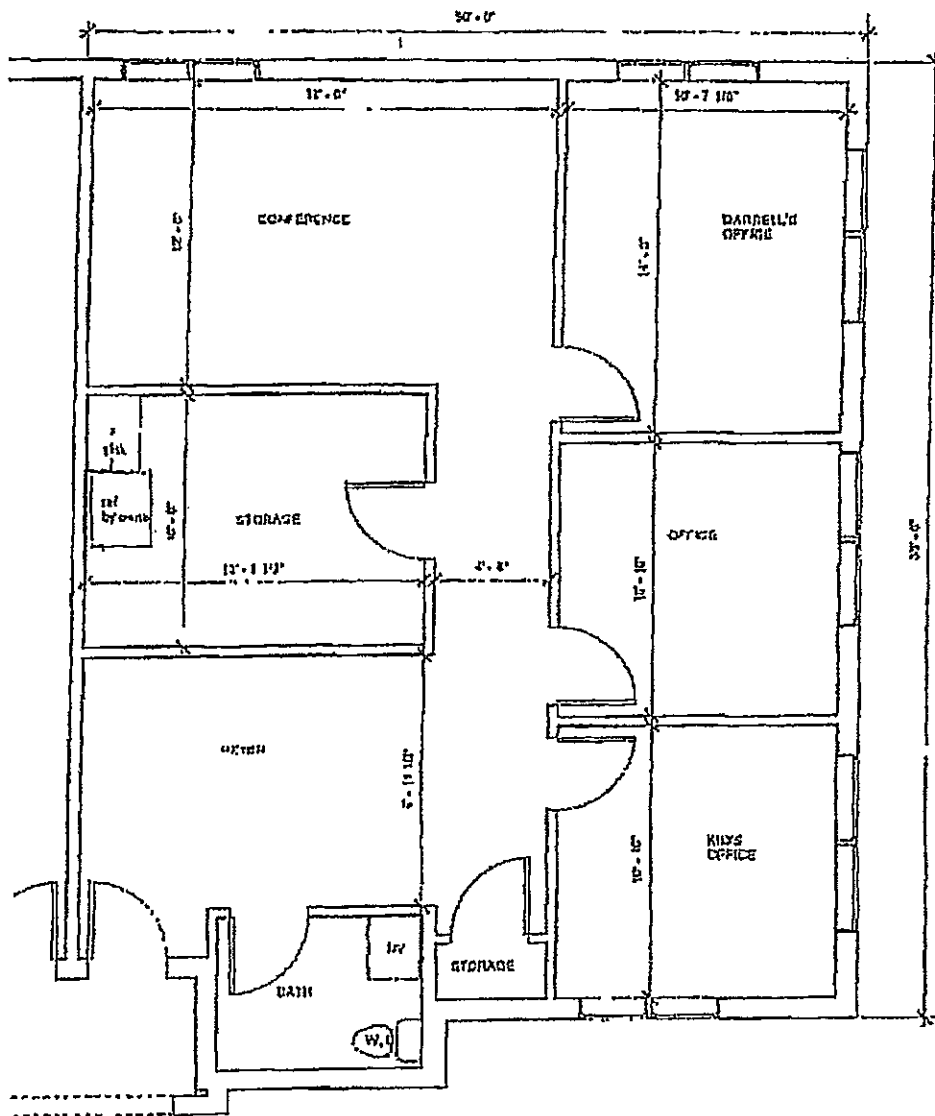
CURRENT
Floor Plan



FLOOR PLAN UNIT 701

NOT TO SCALE

ORIGINAL
Floor Plan



FLOOR PLAN UNIT 701

NOT TO SCALE

209 205 201

Building 200
Completed 2020

PROPOSED

SIGN



**Ritter &
Associates
REAL ESTATE LLC**

Building "B"
3,525 SF (4 x 881 sf)

Building "A"
3,059 SF (2 x 1529 sf)

Building "D"
3,969 SF (4 x 967 sf)

301

305

309

313

801

805

Building "E"
3,969 SF (4 x 967 sf)

401

405

409

413

701

705

Building "F"
2,315 SF (2 x 1,157 sf)

SIGN

Building "H"
3,969 SF (2 x 1938 sf)

501

505

Building "G"
3,227 SF (2 x 1613 sf)

601

605

Regency Parkway

SITE PLAN



The information contained herein was obtained from sources believed reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is subjected to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.



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.

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Dana Lynn Sullivan	301635	ds@ritterrealty.com	817-473-9393
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