

FOR SALE OR LEASE



URGENT CARE

5649 Lebanon Road, Frisco, Texas 75034

HENRY S. MILLER Co.

5151 Belt Line Rd.
Suite #900
Dallas, Texas 75254

www.henrysmiller.com

Paul W. Vernon

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Mike Sandel

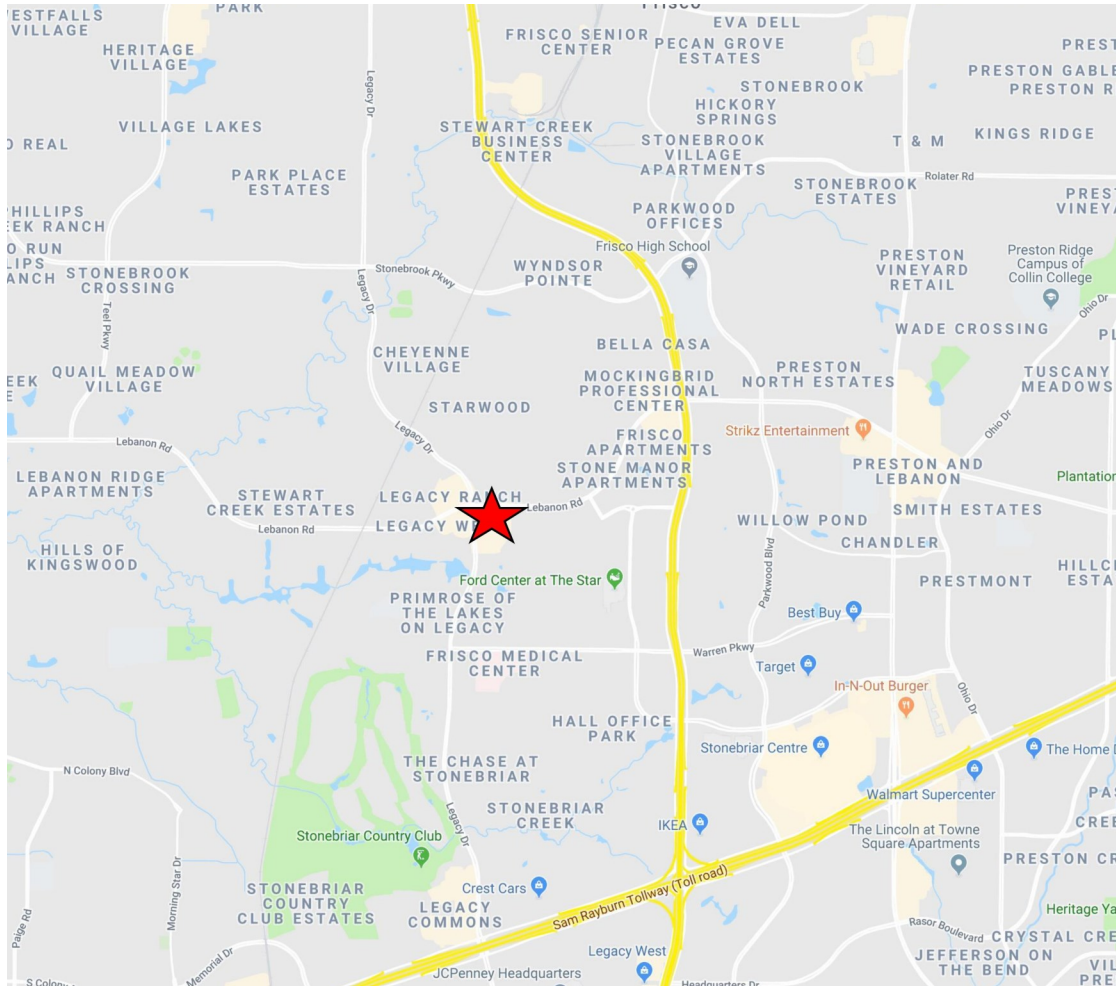
Business Broker, Corporate Services
mikesandel@henrysmiller.com

p 972.419.4041

m 214.356.3596



URGENT CARE **PROPERTY INFORMATION**



LOCATION

5649 Lebanon Rd.
Frisco, Texas

BUILDING SIZE

±6,000 SF

YEAR BUILT

2003

ZONING

Retail/Commercial
BC- Business Center

SALE PRICE

\$3,590,000

RENT

\$36.00/ SF plus NNN

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URGENT CARE PROPERTY INFORMATION



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Estimated Population	10,228	98,114	266,242
Estimated Households	3,774	38,066	100,164
Average HH Income	\$195,812	\$125,146	\$135,680
Total Businesses	558	4,520	9,406
Total Employees	6,089	70,825	128,538

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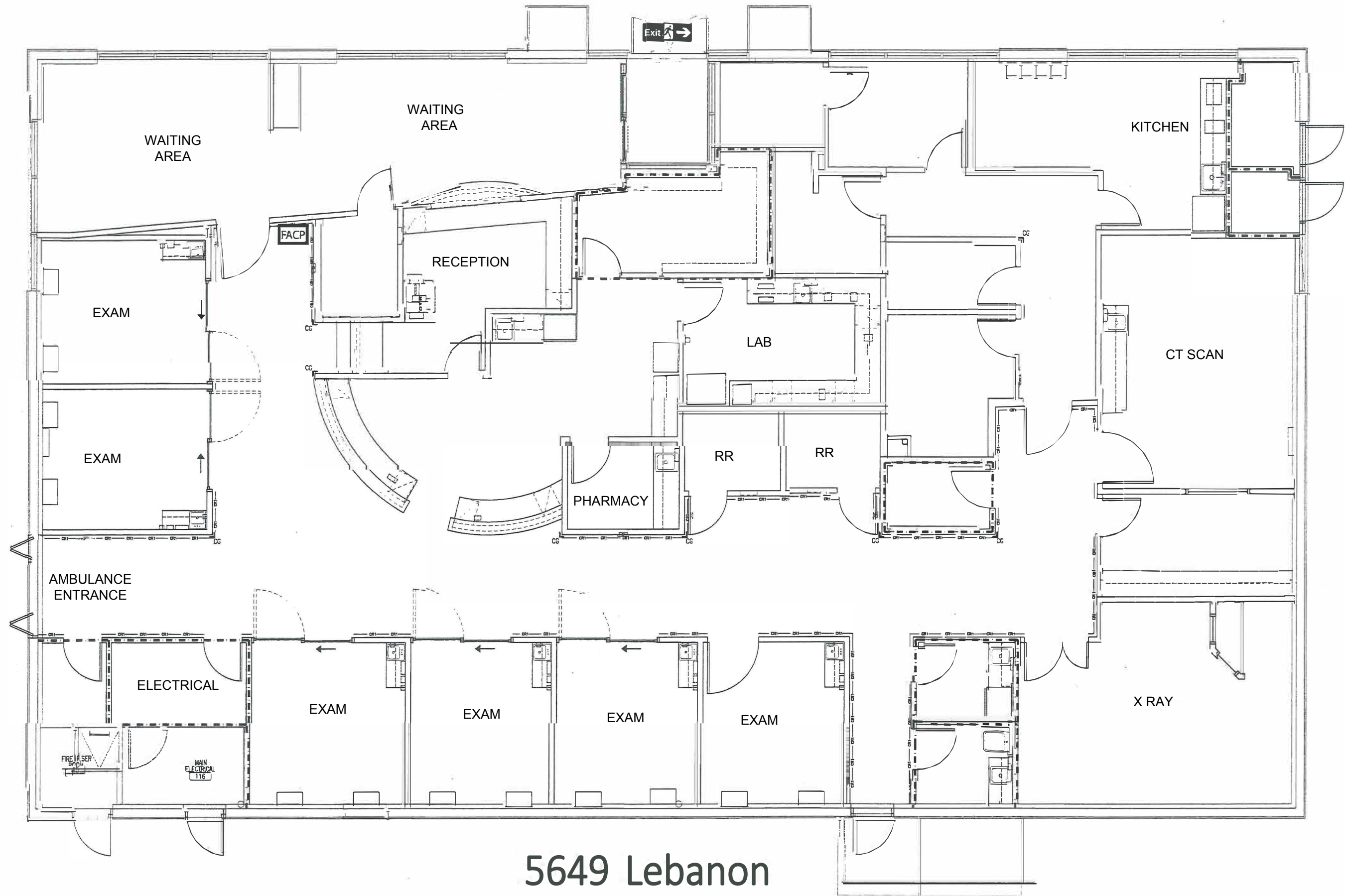
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URGENT CARE AERIAL

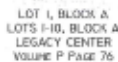


Floor Plan




5649 Lebanon

EQUACY DRIVE



THIS CERTIFICATION IS HEREBY MADE AND THE SIGNER SHALL BE RESPONSIBLE IF THIS DOCUMENT IS ALTERED IN ANY MANNER, WITH
PERIOD OTHER THAN THOSE ADDRESSED ABOVE OR DOES NOT BEAR AN ORIGINAL SIGNATURE AND SEAL OF THE SURVEYOR.



ALTA LAND TITLE SURVEY 0.764 ACRE TRACT COLLIER COUNTY SCHOOL LAND SURVEY, 4-149 CITY OF FREDERICK COLLIER COUNTY, FLORIDA	
	CLARK-GEORAM INC. Land Surveyors <small>1000 N. FLORIDA FREEWAY SUITE 100, FORT LAUDERDALE, FLORIDA 33309</small> <small>TEL: 352-453-1111 FAX: 352-453-1112</small>
DRAWN BY: GB CHECKED BY: GL DATE: 02-20-2004	SCALE: 1" = 20' JOB NO.: 00000177, 2003 SHEET NO.: 02-20-2004



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.

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.

Henry S. Miller Brokerage LLC	591891	sdonosky@henrysmiller.com	972-419-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Stephen Donosky	591891	sdonosky@henrysmiller.com	972-419-4000
Designated Broker of Firm	License No.	Email	Phone
Paul W. Vernon	376085	paulvernon@henrysmiller.com	972-419-4000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Sandel	358851	mikesandel@henrysmiller.com	975-419-4000
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

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