

FOR SALE

Medical Office Buildings
2696 - 2698 Galloway Avenue
Mesquite, TX 75150



A short 15-minute drive from the heart of Mesquite to the center of Dallas.

The Mesquite area functions as a central point for healthcare for Northeast Texas, serving the immediate area and surrounding suburban and rural communities. A vast array of medical professionals office here, along with an abundance of healthcare labor force.

TWO BUILDINGS

2696 N Galloway	±8,352 SF	Year Built	1995
2698 N Galloway	±17,078 SF	Year Built	2003
TOTAL SF	±25,530 SF		
100% Leased			

SALE PRICE
\$4,450,000.00
7% Cap Rate

Mesquite is home to Dallas Regional Medical Center, a community-based, 202-bed acute care, Prime Healthcare non-profit Hospital. Nearby, Mesquite Specialty Hospital, provides long-term acute care and is a nationally recognized facility by Ernest Health. Located on the IH-30 corridor, a class A 65,000 square foot medical office complex is under construction which will house laboratory diagnostics and specialty practices, and recent announcements include a 60-acre, \$250 million planned healthcare-based development on IH-635.

HENRY S. MILLER

5151 Belt Line Rd
Suite 900
Dallas, Texas 75254

www.henrysmiller.com

JIM TURANO

Executive Vice President

jturano@henrysmiller.com

p 972.386.1424

m 214.616.4437



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Industry Snapshot of Health Care and Social Assistance in City of Mesquite, TX, 2019q2*

NAICS	Industry	Current			5-Year History			3-Year Forecast			
		Empl	Avg Ann Wages	LQ	Empl Change	Ann %	Total Demand	Exits	Transfers	Empl Growth	Ann % Growth
6216	Home Health Care Services	4,262	\$22,622	7.15	912	4.9%	2,048	737	657	654	4.9%
6211	Offices of Physicians	1,063	\$114,829	1.06	152	3.1%	346	122	140	84	2.6%
6221	General Medical and Surgical Hospitals	881	\$75,945	0.41	29	0.7%	245	100	106	38	1.4%
6231	Nursing Care Facilities (Skilled Nursing Facilities)	780	\$37,836	1.29	-35	-0.9%	264	124	121	20	0.8%
6241	Individual and Family Services	436	\$28,477	0.43	132	7.5%	220	84	81	55	4.0%
6244	Child Day Care Services	420	\$22,919	0.98	-41	-1.9%	176	82	74	20	1.6%
6212	Offices of Dentists	419	\$53,271	1.18	-44	-2.0%	143	57	56	30	2.4%
6213	Offices of Other Health Practitioners	345	\$57,051	0.85	45	2.8%	115	42	47	26	2.5%
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals	199	\$55,474	2.05	21	2.3%	74	24	26	24	3.9%
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly	164	\$30,933	0.47	88	16.6%	80	31	31	18	3.6%
6214	Outpatient Care Centers	132	\$66,285	0.36	70	16.2%	50	15	19	15	3.6%
6215	Medical and Diagnostic Laboratories	118	\$67,646	1.13	40	8.5%	41	13	17	11	3.0%
6219	Other Ambulatory Health Care Services	71	\$58,378	0.56	20	6.9%	24	7	11	7	3.0%
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities	43	\$42,237	0.16	-32	-10.4%	19	8	8	3	2.6%
6242	Community Food and Housing, and Emergency and Other Relief Services	30	\$40,697	0.45	11	10.1%	12	4	6	2	1.7%
6222	Psychiatric and Substance Abuse Hospitals	20	\$48,558	0.22	-2	-1.6%	7	3	3	2	2.7%
6239	Other Residential Care Facilities	10	\$112,778	0.15	6	21.3%	3	2	2	0	-0.3%
6243	Vocational Rehabilitation Services	7	\$41,235	0.06	1	3.5%	3	1	1	0	0.2%
62	Health Care and Social Assistance	9,400	\$62,357	1.14	1,374	3.2%	3,810	1,365	1,413	1,031	3.5%
	Total - All Industries	57,320	\$66,935	1.00	5,575	2.1%	21,965	8,220	10,958	2,787	1.6%

Source: [JobsEQ®](#)

Data as of 2019Q2

Note: Figures may not sum due to rounding.

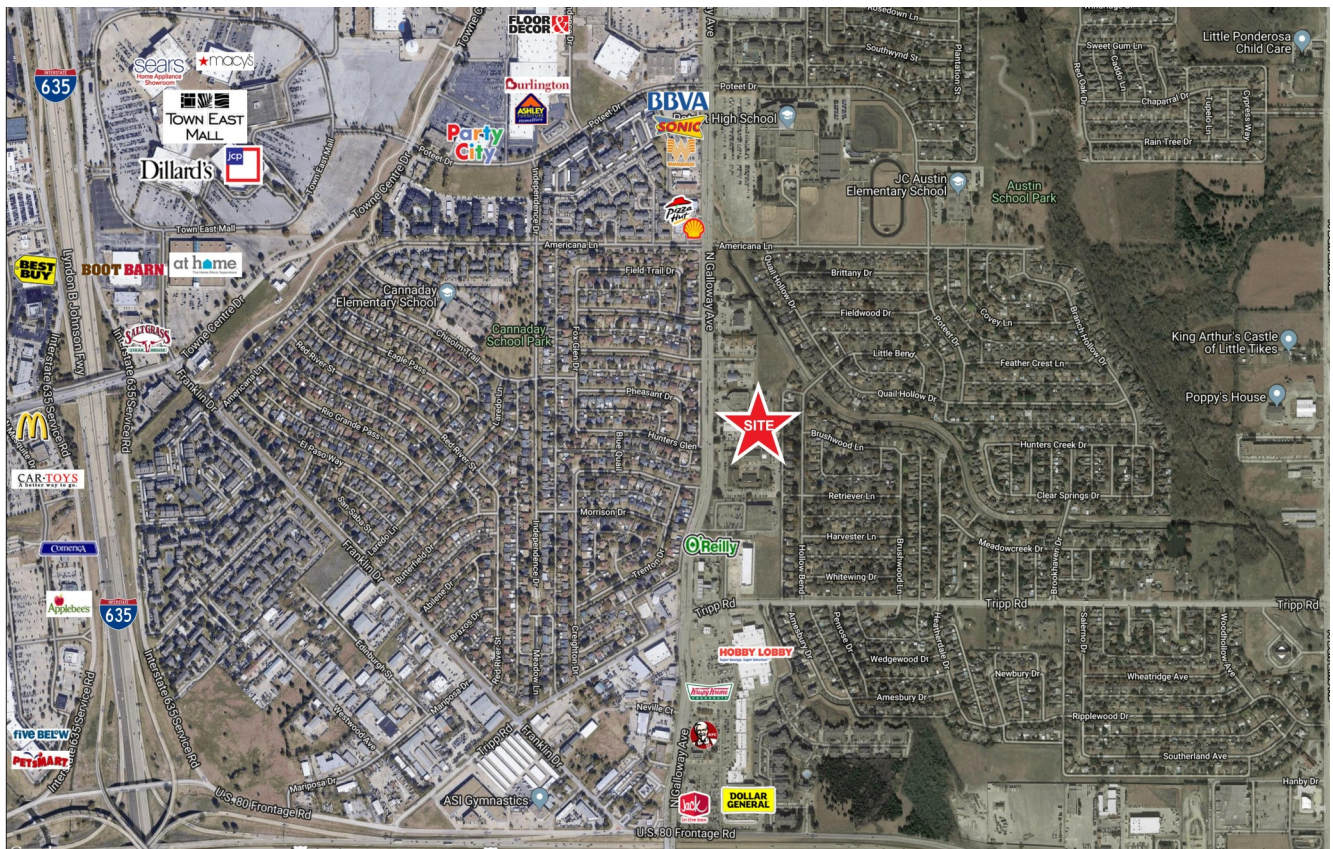
1. All data based upon a four-quarter moving average

Exits and transfers are approximate estimates based upon occupation separation rates.

DEMOGRAPHICS 2019	1 Mile	3 Miles	5 Miles
Estimated Population	15,323	94,588	289,334
Estimated Households	6,005	35,165	102,241
Average HH Income	\$68,442	\$68,322	\$65,283
Total Businesses	798	3,788	7,271
Total Employees	8,150	39,753	77,483

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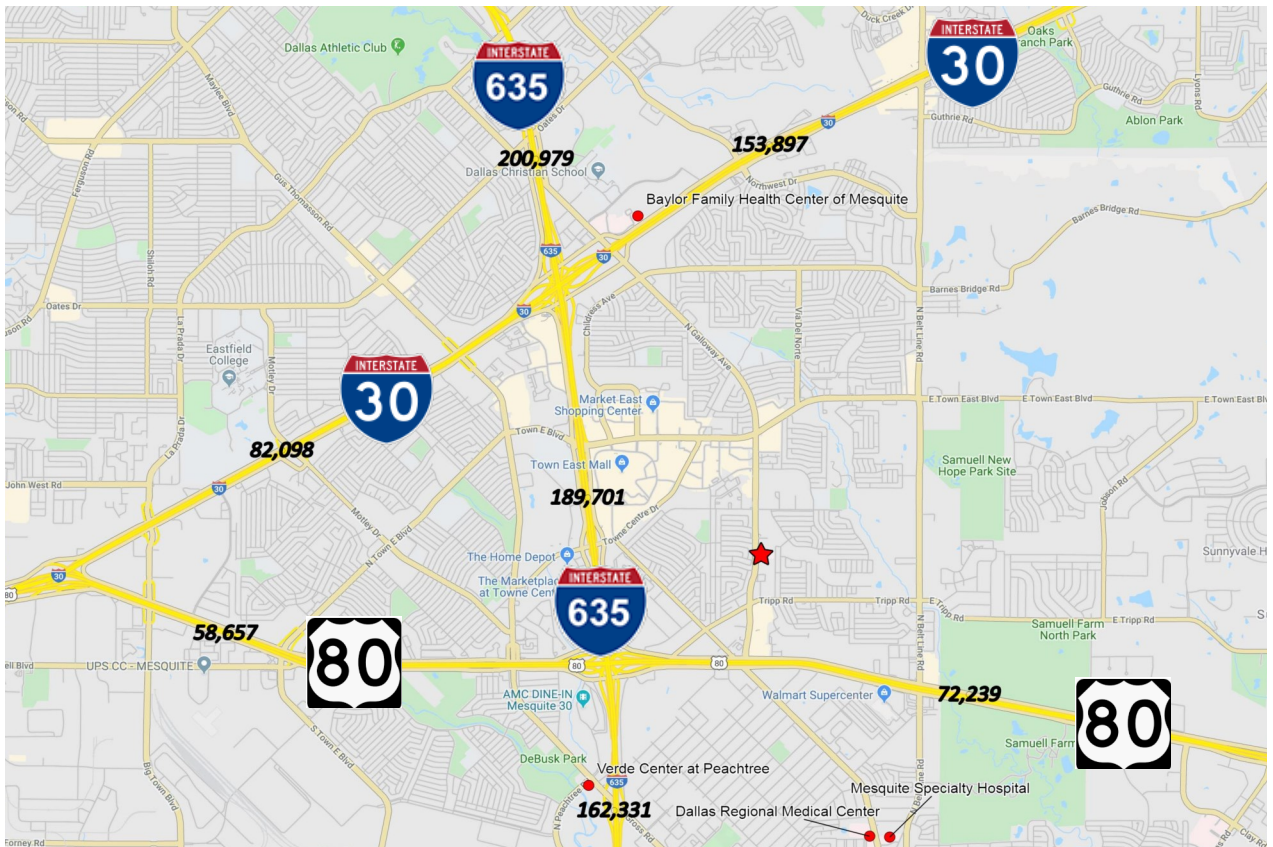
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