



979

DON FLOYD DR

MIDLOTHIAN, TX 76065



ABOUT THE PROPERTY

979 Don Floyd Blvd is centrally located in Midlothian with convenient access to US-287 and FM 663 for easy regional connectivity. The property is adjacent to Methodist Midlothian Medical Center and is surrounded by growing residential and retail development.








SPECIALTIES NEEDED

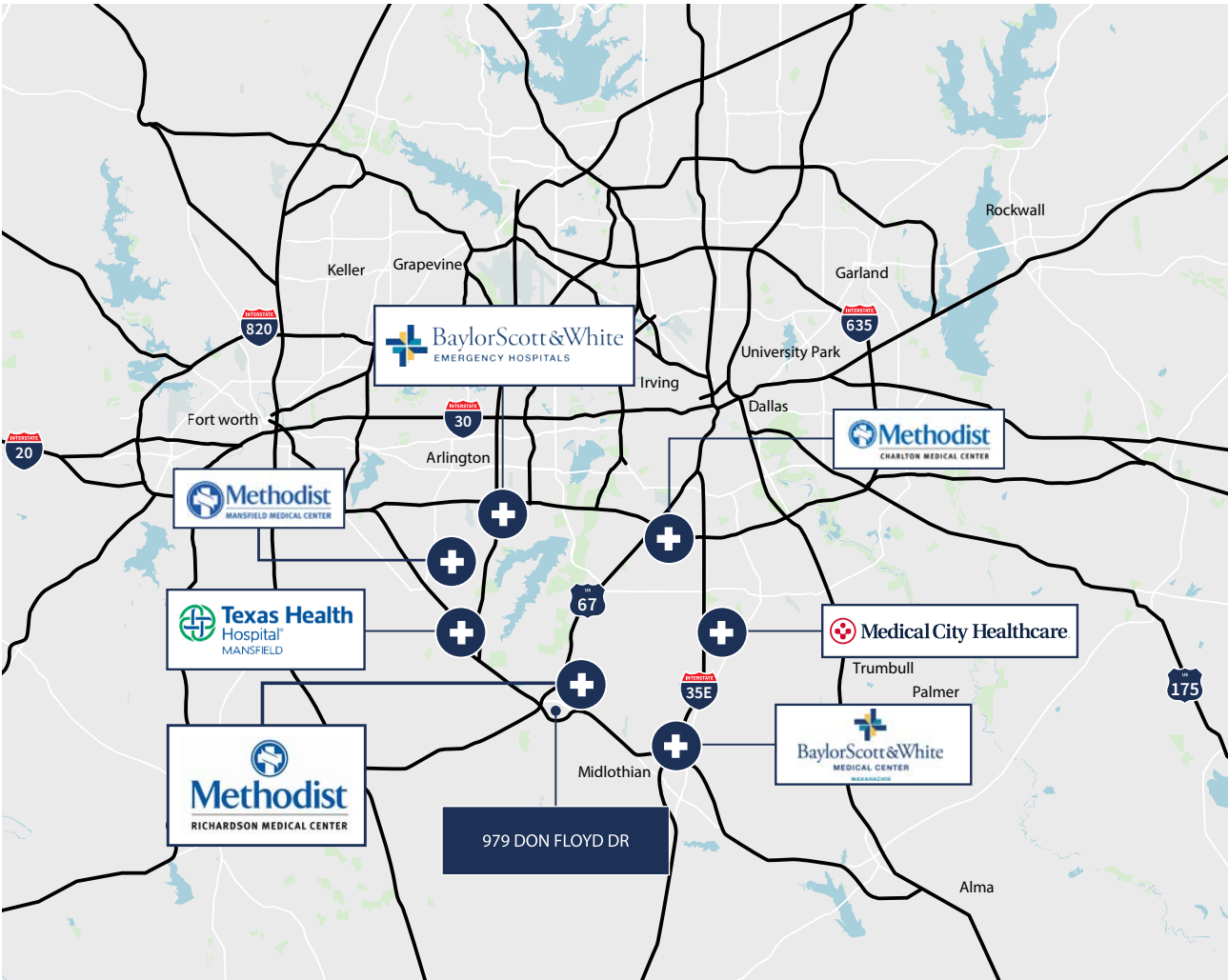
- Endocrinology (53.8%*)
- Cardiovascular (43.5%*)
- Physical Therapy (41.5%*)
- Ophthalmology (41.2%*)
- Psychiatry (40.6%*)

*5-YEAR PROJECTED GROWTH



PROPERTY HIGHLIGHTS

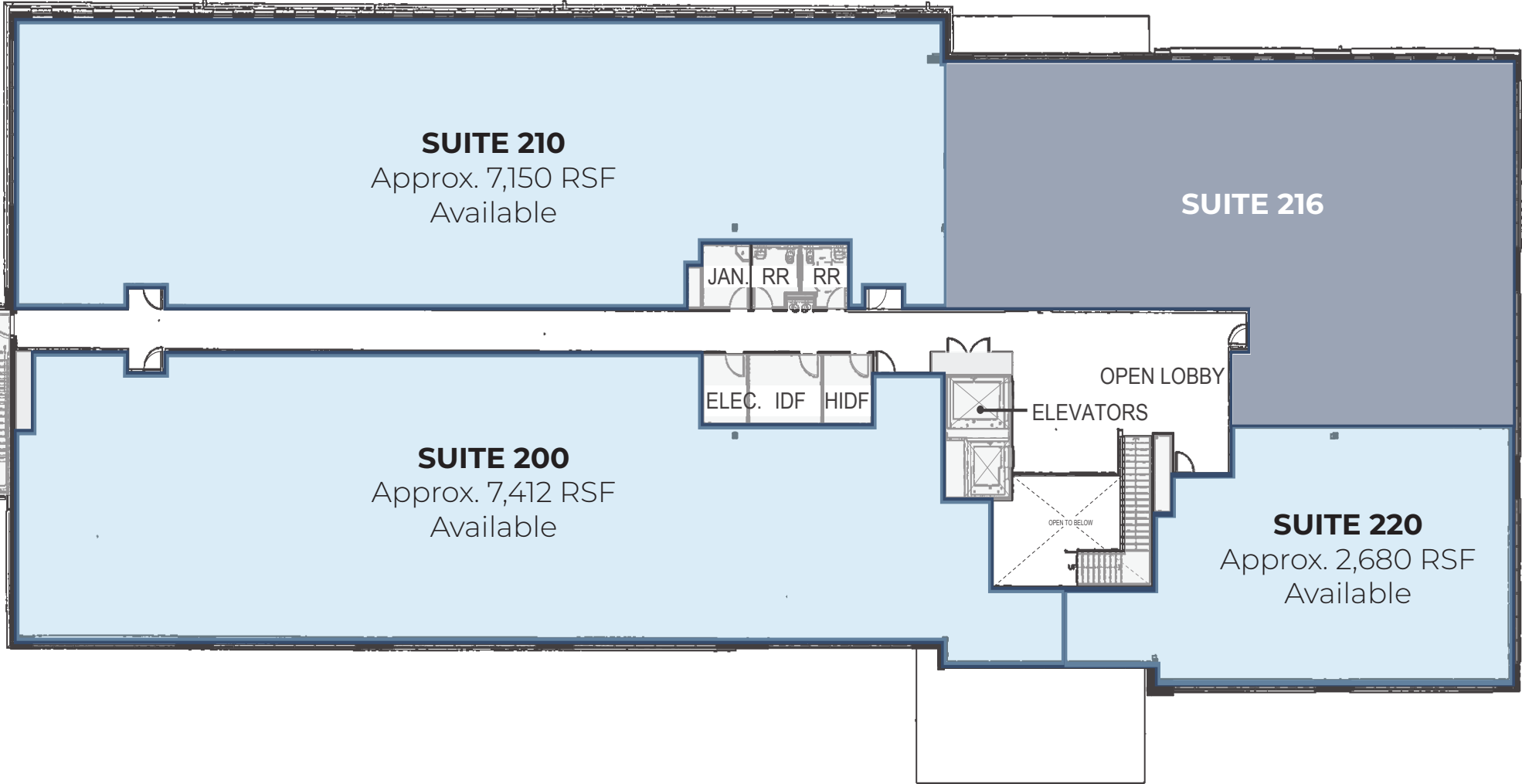
-  Class A medical office building
-  Covered walk connection and physician parking
-  Ample parking
-  On-campus MOB (Methodist)
-  Immediate access to 287
-  Large contiguous vacancy
-  On-site property management



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
POPULATION	3,039	30,101	48,519
HOUSEHOLDS	1,260	10,107	15,901
AVERAGE HH INCOME	\$128,900	\$132,917	\$141,418

979 DON FLOYD DR, MIDLOTHIAN
OVERALL FLOOR PLAN - LEVEL 02





979
DON FLOYD DR

METHODIST WY

SILKEN CROSSING RD

DON FLOYD DR



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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.

11-19-2015



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:

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 - 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.

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Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Garner	480568	Ethan.garner@jll.com	+1 214 438 6515
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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