

# RANGE

REALTY ADVISORS



*(Rendering for illustration purposes only)*

**FOR LEASE: 3,528 SF**

## MCWHORTER GREENHAW BLDG

**105 S BROAD ST  
MESQUITE, TX 75149**

The McWhorter Greenhaw Building is a historic retail site in Downtown Mesquite that is undergoing complete renovation. The building is being partially leased to a vibrant entertainment venue, and has a total of 3,528 SF available for up to 3 tenants. The interior will be completely renovated according to the tenant's needs.

The building's restoration is a priority for the City of Mesquite, who has committed over \$14,000,000 for the revitalization of the Downtown district. The McWhorter Greenhaw Building is expected to be an integral part of a new entertainment hub in Downtown Mesquite, making it ideal for restaurant, café, gallery, and entertainment uses.



## CONTACT

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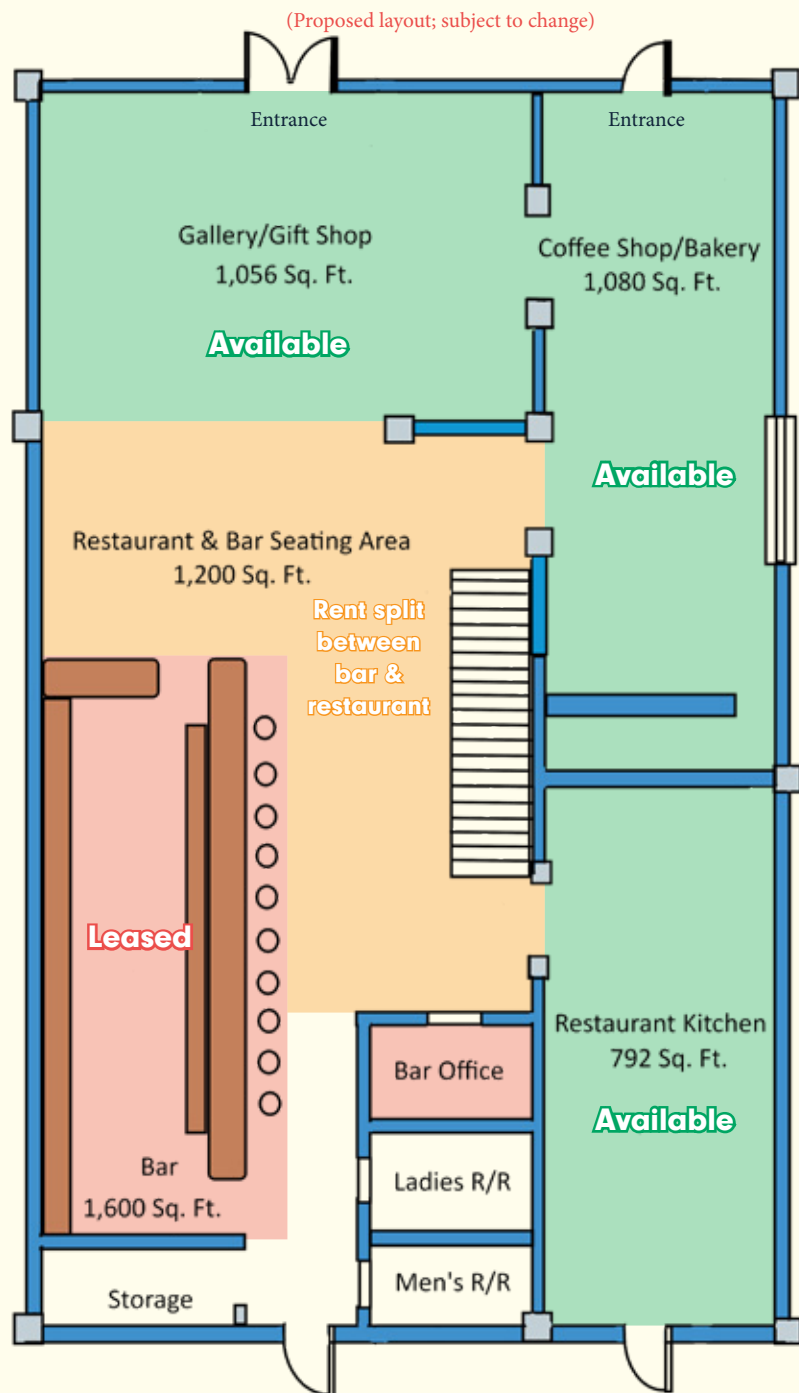
**RANGE REALTY ADVISORS  
3625 N. HALL STREET, SUITE 630  
DALLAS, TX 75219**

214-416-8222 | [RANGEREALTYADVISORS.COM](http://RANGEREALTYADVISORS.COM)

**FOR LEASE**  
**3,528 SF**

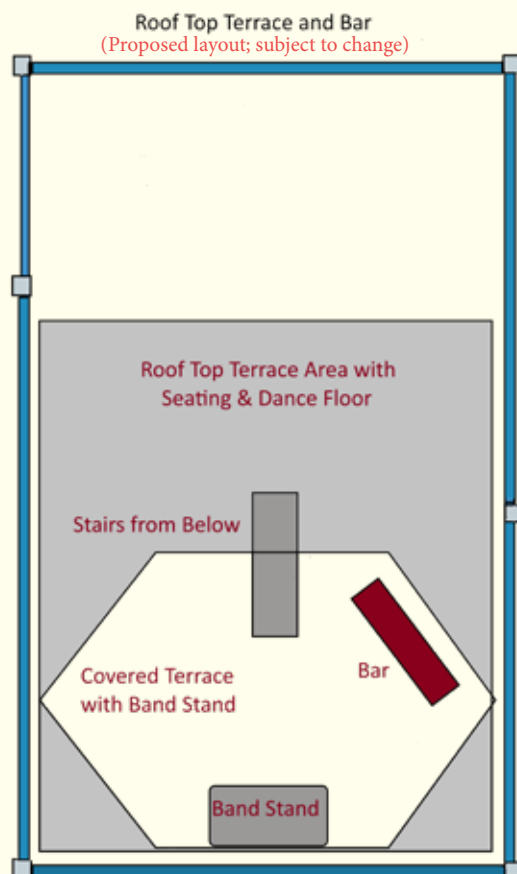
**105 S BROAD ST**  
**MESQUITE, TX 75149**

**PROPERTY OVERVIEW**



Specifications:

Year Built:	1943
Total RBA:	6,928 SF
Available space:	3,528 SF
Available date:	Q1 2019
Build-out:	Full finish-out
Floors:	2 (including rooftop)
Rooftop terrace:	Proposed
Owner occupied:	No
Tenancy:	Multi
Parking:	Public
Zoning:	Central Business



*Disclaimer: Measurements and square footage calculations are approximate and for marketing purposes only. Actual square footage to be determined.*

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**MESQUITE, TX 75149**



*Downtown Mesquite Infrastructure Plan*

**CITY OF MESQUITE**

Mesquite is a suburban city located east of Downtown Dallas. The city provides a small-town feel, while still being a part of the booming DFW Metroplex. Mesquite lies at the crossroads of multiple major highways (I-30, I-635, I-20, and US-80), making it easily accessible from Downtown Dallas and the rest of the metroplex.

The city's Downtown District is the center of a public redevelopment plan which aims to improve existing infrastructures and add much-needed dining and entertainment venues. Once the city's plan is complete, Downtown Mesquite will feature a true work-live-play environment, complete with new restaurants, bars, galleries, parks, and more.



*Downtown Mesquite*

Mesquite population, 2018:	142,816
Median age, 2017:	32
Median household income, 2017:	\$52,167
Persons per household, 2017:	3.06
Retail space demand (est.), 2017:	321,100 SF
Food & beverage leakage (est.):	\$9,051,596
Restaurant vacancy:	8.74%

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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.

11-2-2015



## 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Chris Burrow	326076	cburrow@rangerealtyadvisors.com	214-416-8224
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date