

INFORMATION PACKAGE



EBG
EUREKA BUSINESS GROUP



FOR LEASE



**1080 E Cartwright Rd.
Mesquite, Texas 75149**

Joseph Gozlan

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Suite 140

2,473 SF

Medical/Office

Executive Summary



Property Profile

Available SF:	2,473 SF
Type:	Medical / Professional Office
Year Built:	2016
Finish:	Whitebox, ready for your floorplan
Visibility:	Frontage on Cartwright rd. 22,000 Vehicles Per Day!



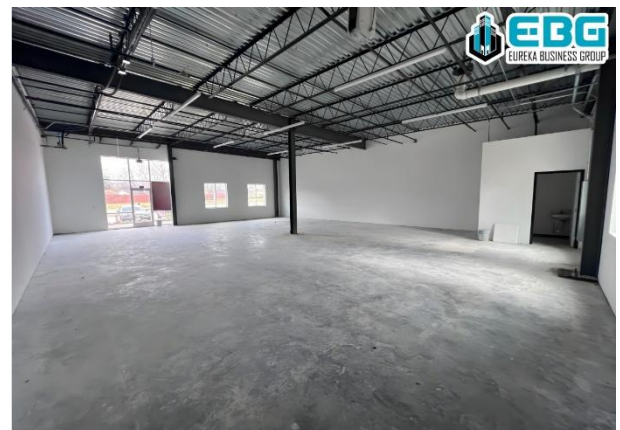
Medical / Professional Office For Lease

- Situated between a 24/7 ER and an active dental practice, creating an immediate patient referral ecosystem.
- White shell delivery with negotiable TI allows full clinical customization.
- Three major hospital campuses within 3 miles: Baylor Scott & White, Dallas Regional, and Mesquite Rehabilitation Institute; feed a direct referral pipeline.
- Parking ratio of 5/1,000 SF exceeds medical office benchmarks, supporting high patient volume!
- Adjacent to Solterra, a 3,200-home master-planned community, positioning an incoming tenant ahead of a growing patient base.



Pictures

1080 E Cartwright Rd. Suite 140
Mesquite, Texas 75149



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Video

1080 E Cartwright Rd. Suite 140
Mesquite, Texas 75149

Click Below to Watch the Video Tour



Medical/Office for LEASE

1080 E Cartwright Rd. Mesquite Texas 75149

Size
2,473 SF

Year Built
2016

Eureka Business Group is pleased to present 1080 E Cartwright Road, Mesquite, Texas, a 2,473 SF white box medical office space available for immediate lease in Mesquite, Texas. The suite offers a flexible layout ready for custom buildout, high visibility on Cartwright Road, and strong co-tenancy alongside a 24/7 emergency center and full-service dentistry practice, creating a natural patient referral environment in an underserved medical corridor.

JOSEPH GOZLAN
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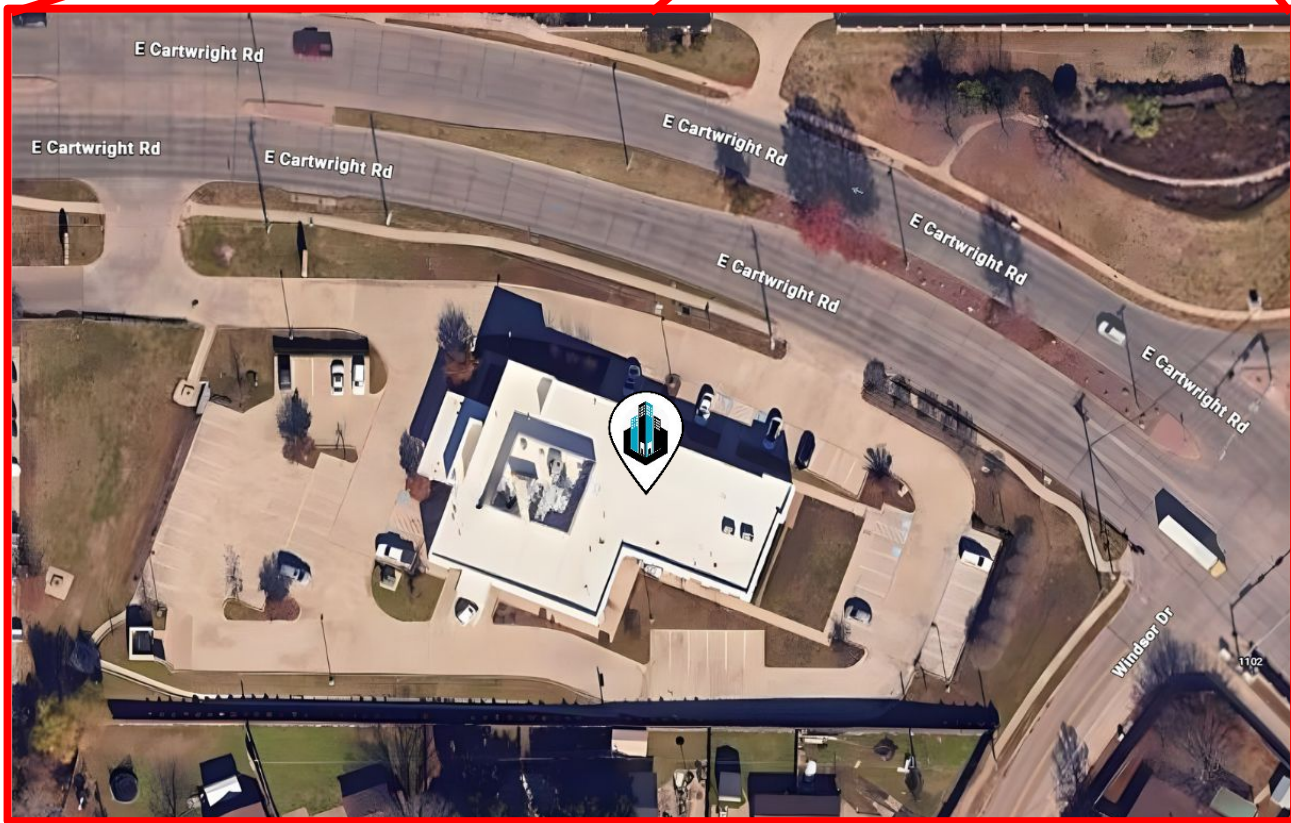
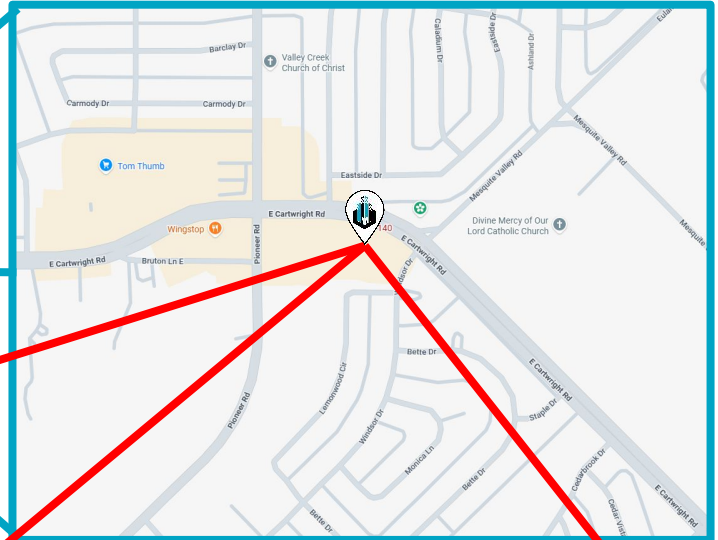
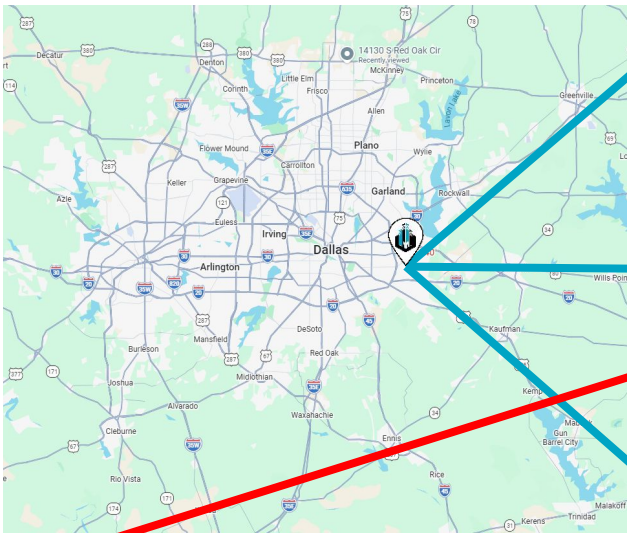


→ **Call to Schedule a Tour**
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Location

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Baylor Scott & White Medical Center – Sunnyvale is a 70-bed hospital, serving residents since 2009. Offering an array of services and specialties including urology, cardiac catheterization lab, imaging and surgical services including orthopedics and spine.

Dallas Regional Medical Center

Dallas Regional Medical Center stands out as one of the Acknowledged by national organizations such as the American Heart Association, Healthgrades, and the Lown Institute. Each year, caring for more than 50,000 patients from Dallas, Forney, Mesquite and other cities, offering a comprehensive range of medical and surgical services.



Mesquite Rehabilitation Institute, provides specialized inpatient and outpatient rehabilitative services to patients, serving Mesquite and surrounding communities. They see patients who often are recovering from disabilities caused by injuries, illnesses, or chronic medical conditions.



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Coming Soon

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WHERE LIFE IS

Brilliant



1,400 acres / 3,200

Locations

Stunning
MASTER-PLANNED LIVING

A FASCINATING PAST, AN EXCITING FUTURE

More than a hundred years ago, the 1,400 pristine acres of Solterra Texas was a working farm. Today, the transformation has been spectacular! Unparalleled in the entire Southwest, the huge pool complex offers access to a relaxing 25-acre lake and a glorious mosaic of bike and hiking trails. Solterra Texas is in the warm community of Mesquite, just a few minutes east of Dallas, with easy access to the DFW metroplex. It's the perfect spot to call home!



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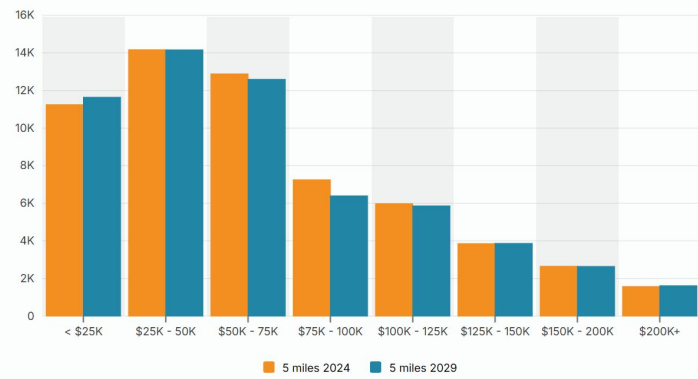
Demographics

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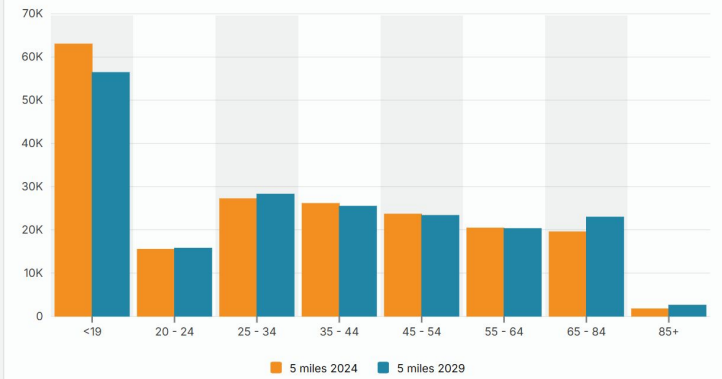
Population

	3 miles	5 miles	10 miles
2024 Population	80,299	197,110	641,358
2029 Population Projection	79,428	195,010	678,462

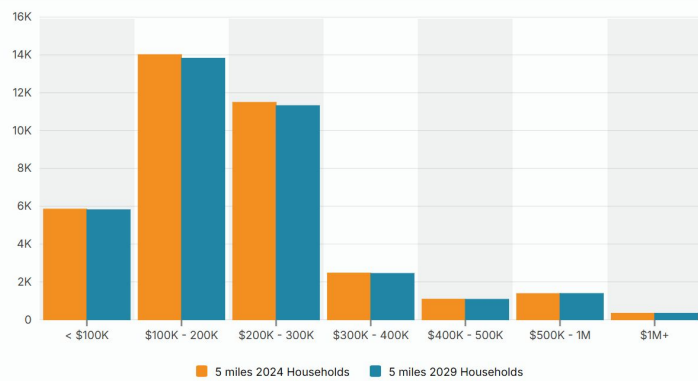
Households By Income



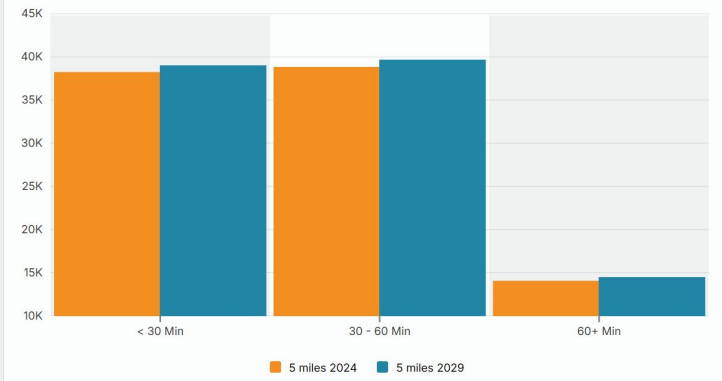
Population By Age



Home Values



Population Travel To Work



Contact



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