

REDUCED PRICE



FOR SALE OR LEASE

141,500 SF Heavy Industrial with Outside Storage

901 S 2nd Avenue | Mansfield, TX 76063



901 S 2nd Avenue

Mansfield, TX



203,000 SF

Building Size

25K-141K

Divisible Space

Heavy Industrial

Zoning

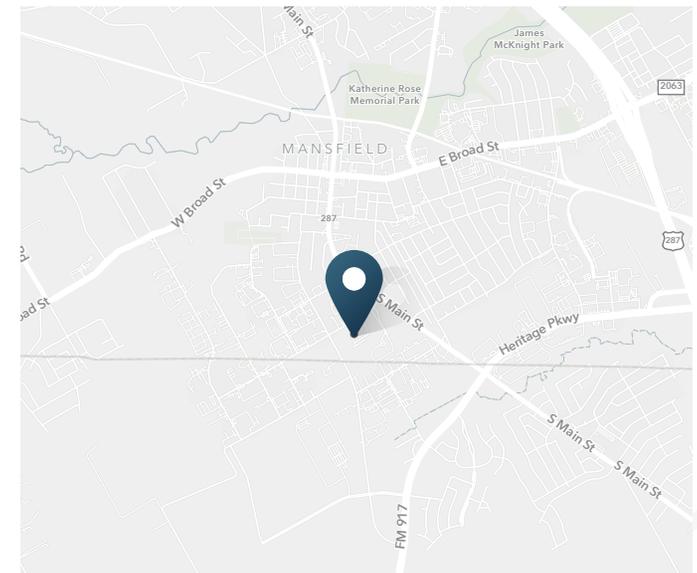
\$7.65/SF NNN

Rental Rate

Contact Broker for Sale Price

PROPERTY HIGHLIGHTS

Available SF	25,000-141,500
Office SF	1,615 New Office
Clear Height	36'
Grade Level	2 (18X14)
Docks	45 with levelers, shields, bumpers
Heavy Power	1600A, 3P, 480V
Year Built	2024
Sprinkler	ESFR
Lights	100% LED
Trailer Park	44
Additional Acreage	2 Acres 100% Paved



901 S 2nd Avenue

Mansfield, TX



CHARLES CROOK CONSULTING, INC.
 1400 HIGHWAY 287, SUITE 110
 MANSFIELD, TEXAS 76063
 817-453-1200 FAX
 www.CCrookConsulting.com

NO.	REVISION	BY

BCB INDUSTRIAL

OVERALL GRADING PLAN

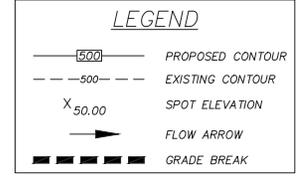
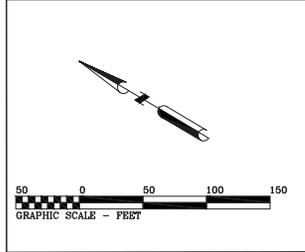
PRELIMINARY PLANS FOR PROJECT REVIEW, NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

Prepared by Charles C. Crook, PE
 Texas Registration No. 81913
 Firm Registration No. F-10912

On the following date: Dec 06, 2022

CCC JOB# 22-034
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SHEET No.



NOTES:

TP= TOP OF PAVEMENT
 FG= FUTURE GRADE
 FF= FINISHED FLOOR

ALL COMPACTED FILL PER NCTCOG STANDARD SPECIFICATIONS. 95% PROCTOR PER ASTM D-698 TEST METHODS.

PROPOSED CONCRETE TO BE TIED INTO EXISTING CONCRETE USING A BUTT JOINT. SEE SHEET 08.

BENCHMARK

BM #1
 BOX CUT ON NORTH CORNER HEADWALL, ON WEST SIDE OF S. 2ND AVENUE, 3730' SOUTH OF THE INTERSECTION OF S. 2ND AVENUE AND AIRPORT DRIVE.
 N: 888856.1124
 E: 238722.0888
 ELEVATION: 654.24

BM #2
 BOX CUT ON NORTH MOST CORNER OF CONCRETE SLAB ON SOUTH SIDE OF AIRPORT DRIVE IN FRONT OF BCB TRANSPORT PARKING LOT #690' FROM THE INTERSECTION OF S. 2ND AVENUE AND AIRPORT DRIVE.
 N: 888831.7123
 E: 238740.9629
 ELEVATION: 647.00

CITY OF MANSFIELD
 STANDARD DETAIL SHEETS
 INCORPORATED HEREIN BY
 REFERENCE.

CAUTION!!!
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

Z:\12-04_BCB Mansfield\3 Design\12 CAD\12.1 Construction Plans (22-04) PHASE A\Overall Grading.dwg | 1:3 Overall Grading Plan | Dec 06, 2022 - 11:46am

901 S 2nd Avenue

Mansfield, TX



901 S 2nd Avenue

Mansfield, TX



**OUTSIDE STORAGE
TRAILER PARKING**

**OUTSIDE STORAGE
TRAILER PARKING**

**REAR
PARKING**

**TRUCK
COURT**

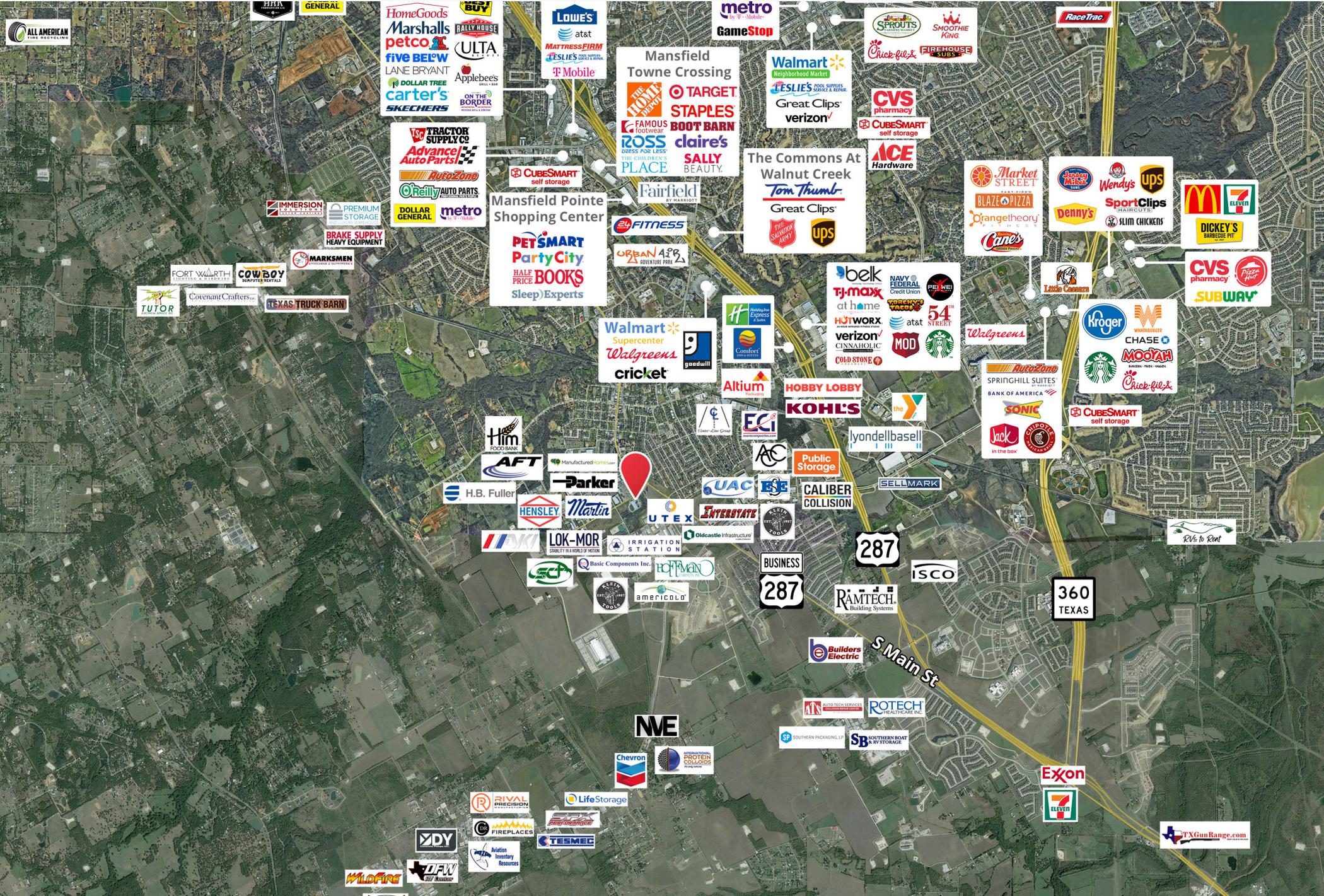
**NEW
CONSTRUCTION
±203,000**

AIRPORT DRIVE

S 2ND AVENUE

901 S 2nd Avenue

Mansfield, TX



HomeGoods
Marshalls
petco
five BELOW
LANE BRYANT
DOLLAR TREE
carter's
SKECHERS

LOWE'S
at&t
MATTRESS FIRM
TESLIE'S
T Mobile

Mansfield
Towne Crossing
TARGET
STAPLES
BOOT BARN
FAMOUS FOOTWEAR
ROSS
CLAIRE'S
SALLY BEAUTY

metro
GameStop
Walmart
NeighborMarket
TESLIE'S
Great Clips
verizon

SPROUTS
SMOOTHIE KING
Chick-fil-ee
FIREHOUSE SUBS

TRACTOR SUPPLY CO
Advance Auto Parts
AutoZone
O'Reilly AUTO PARTS
DOLLAR GENERAL
metro

Mansfield Pointe
Shopping Center
CUBE SMART self storage
Fairfield
e-FITNESS
PET SMART
Party City
HALF PRICE BOOKS
Sleep Experts

The Commons At
Walnut Creek
Tom Thumb
Great Clips
ACE Hardware

CVS pharmacy
CUBE SMART self storage
ACE Hardware

Market STREET
BLAZE PIZZA
Orangetheory FITNESS
Came's

Wendy's
UPS
Sport Clips
SLIM CHICKENS
McDonald's
7 ELEVEN
DICKEY'S BARBECUE PIT

IMMERSSION
PREMIUM STORAGE
BRAKE SUPPLY
HEAVY EQUIPMENT
MARKSMEN
TUTOR
Covenant Crafters
TEXAS TRUCK BARN

Walmart
Supercenter
Walgreens
cricket

belk
TJ-maxx
at home
HOTWORX
verizon
CINNAHOLIC
COLD STONE

NAVY FEDERAL Credit Union
PEI WEI
54 STREET
at&t
MOD
Starbucks

Walgreens
AutoZone
SPRINGHILL SUITES
BANK OF AMERICA
SONIC
Jack
IN THE BOAT

Kroger
CHASE
MOOYAH
Chick-fil-ee
CUBE SMART self storage

Him FOOD BANK
AFT
H.B. Fuller
Parker
HENSLEY
Martin

Manufactured Homes
UTEX
INTERSTATE
Oldcastle Infrastructure
Basic Components Inc.
Hoffman

Altium
HOBBY LOBBY
KOHLS
the
lyondellbasell
Public Storage
CALIBER COLLISION

ECI
AAC
ISCO
BELLMARK

LOK-MOR
IRRIGATION STATION
SCH

AMERICAN PROTEIN COLLEGE
AMERICOLOR

BUSINESS 287
RAMTECH Building Systems
Builders Electric

ISCO
RAMTECH Building Systems

LifeStorage
FIREPLACES
ZDY
WILDFIRE
DFW

Chevron
INTERNATIONAL PROTEIN COLLEGE

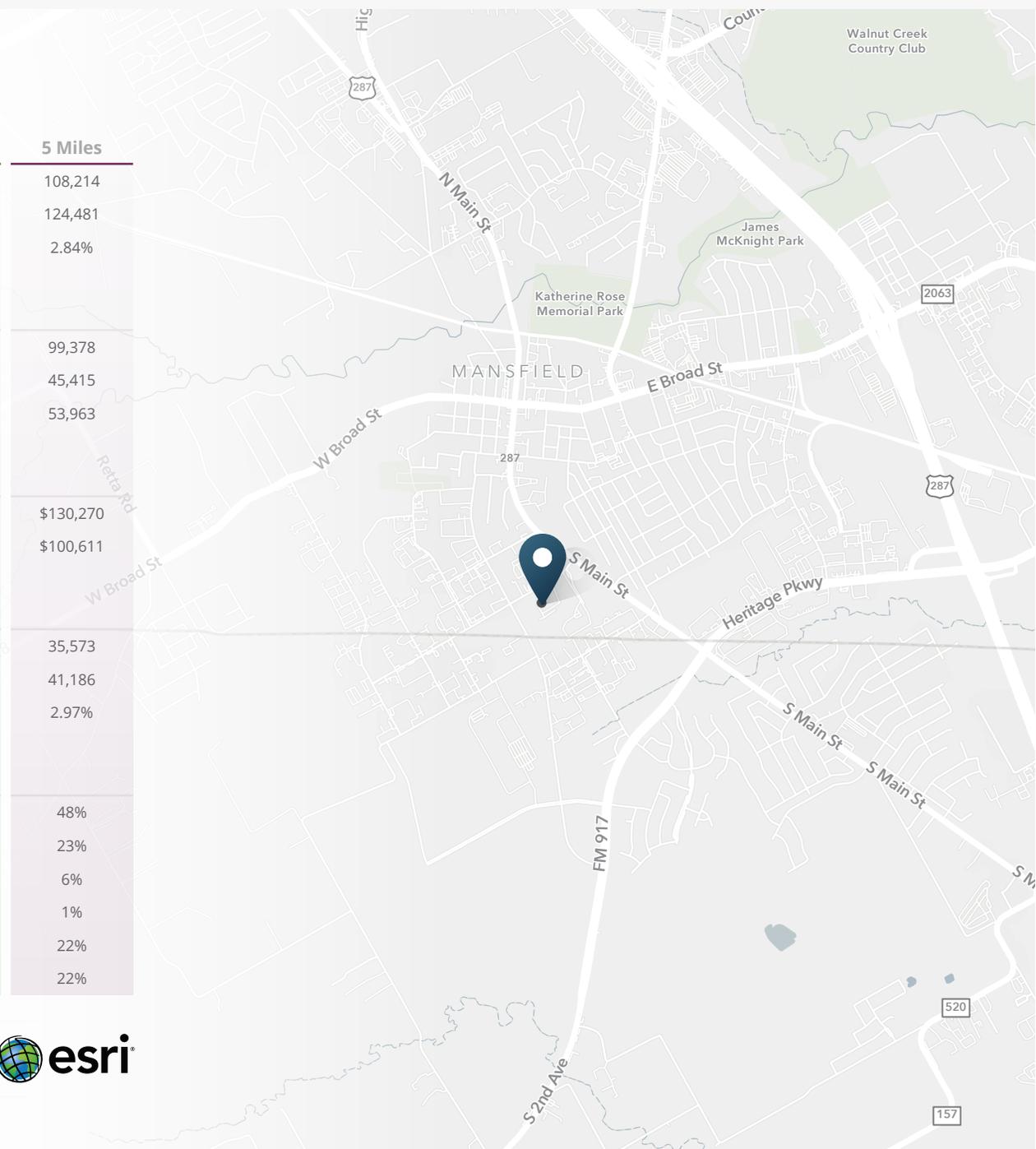
ROTECH HEALTHCARE INC.
SOUTHERN PACKAGING, L.L.C.
SOUTHERN BOAT RAY STORAGE

Exxon
7 ELEVEN

TX Gun Range.com

DEMOGRAPHIC HIGHLIGHTS

Population	1 Mile	3 Miles	5 Miles
2023 Estimated Population	5,294	33,361	108,214
2028 Projected Population	5,530	43,948	124,481
Projected Annual Growth Rate 2023 to 2028	0.88%	5.67%	2.84%
Daytime Population			
2023 Daytime Population	10,098	43,629	99,378
Workers	7,168	26,859	45,415
Residents	2,930	16,770	53,963
Income			
2023 Est. Average Household Income	\$85,353	\$115,622	\$130,270
2023 Est. Median Household Income	\$65,206	\$86,478	\$100,611
Households & Growth			
2023 Estimated Households	1,721	11,525	35,573
2028 Estimated Households	1,804	15,175	41,186
Projected Annual Growth Rate 2023 to 2028	0.95%	5.66%	2.97%
Race & Ethnicity			
2023 Est. White	45%	55%	48%
2023 Est. Black or African American	16%	16%	23%
2023 Est. Asian or Pacific Islander	1%	3%	6%
2023 Est. American Indian or Native Alaskan	2%	1%	1%
2023 Est. Other Races	36%	25%	22%
2023 Est. Hispanic (Any Race)	43%	27%	22%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

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.

SRS Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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[SRSRE.COM/Industrial](https://www.srsre.com/Industrial)

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