

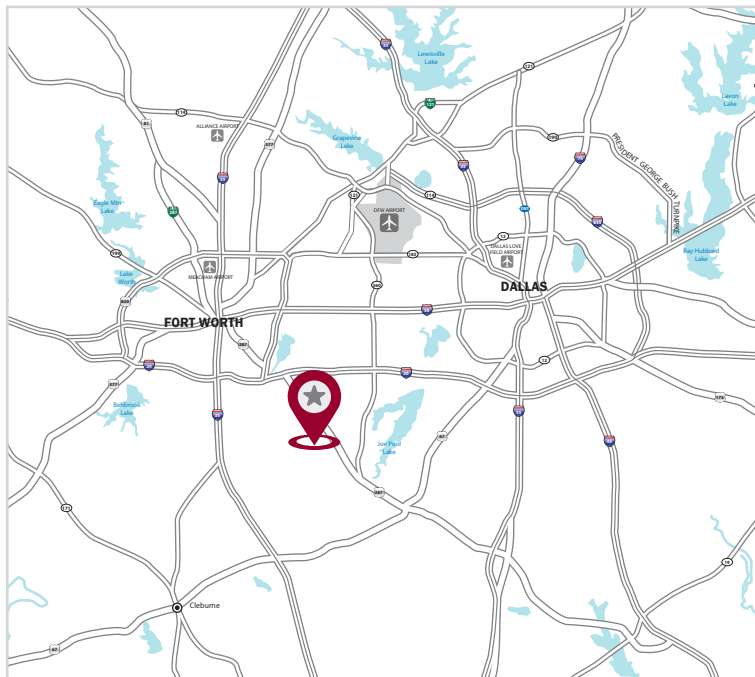
FOR SALE

TRUCK PARKING INVESTMENT



200 INDUSTRIAL BOULEVARD

Mansfield, TX 76063



AVAILABILITY HIGHLIGHTS

- 3.1 Acres Total Land Area
- 1,152 SF Office Building
- Only Truck Parking Site in Three (3) Mile Radius
- Electric Entry and Exit Gates
- Security Cameras
- Lighting
- Light Industrial (LI) Zoning
- 12" Crushed Rock / Gravel Flex base
- Electricity, City Sewer & City Water
- Site is Grandfathered in for Truck Parking and City has Permitted a 4,900 Square Foot Repair Shop
- Concrete Apron for Trailer Parking "Legs"

FOR SALE INFORMATION:

ALEX WILSON

alexw@lee-associates.com
972.934.4063

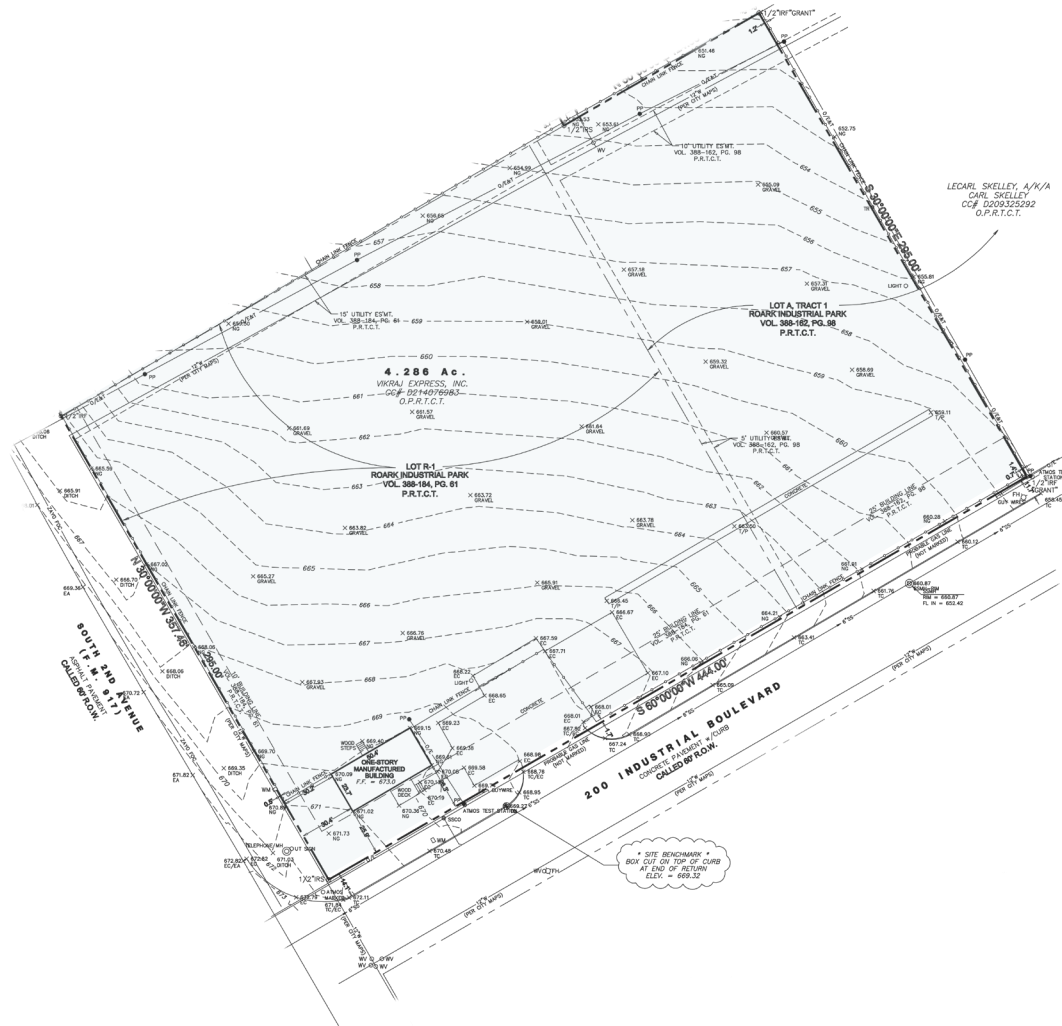
TOMAS WILSON

twilson@lee-associates.com
972.934.4070

3.1 ACRES

FOR SALE

SURVEY



AREA DEMOGRAPHICS

1 MILE

POPULATION

4,645

HOUSEHOLD INCOME

\$90,020

3 MILE

POPULATION

30,251

HOUSEHOLD INCOME

\$98,094

5 MILE

POPULATION

101,174

HOUSEHOLD INCOME

\$122,250

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

3.1 ACRES

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LOCATION HIGHLIGHTS

TRUCK TRAFFIC

I-20 | 18,700 Trucks per day
I-35W | 16,300 Trucks per day
Hwy 287 | 5,460 Trucks per day
Hwy 67 | 3,660 Trucks per day
TX 360 Toll | 1,220 Trucks per day

HIGHWAY ACCESS

0.2 Miles | Hwy 157
2 Miles | Hwy 287
4.5 Miles | TX 360 Toll
9.1 Miles | I-20
9.7 Miles | Hwy 67

DISTANCE TO

29 Minutes | Fort Worth CBD
31 Minutes | DFW Airport
37 Minutes | Dallas CBD
56 Minutes | BNSF Alliance
52 Minutes | UP Intermodal

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