



PADS FOR SALE OR LEASE

MANSFIELD, TEXAS

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DUWEST

CREATING, ENHANCING & PROTECTING VALUE

4403 North Central Expressway #200 Dallas Texas 75205
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PADS FOR SALE OR LEASE | SWQ US Hwy 287 & N Walnut Creek Dr, Mansfield, Texas

OVERVIEW

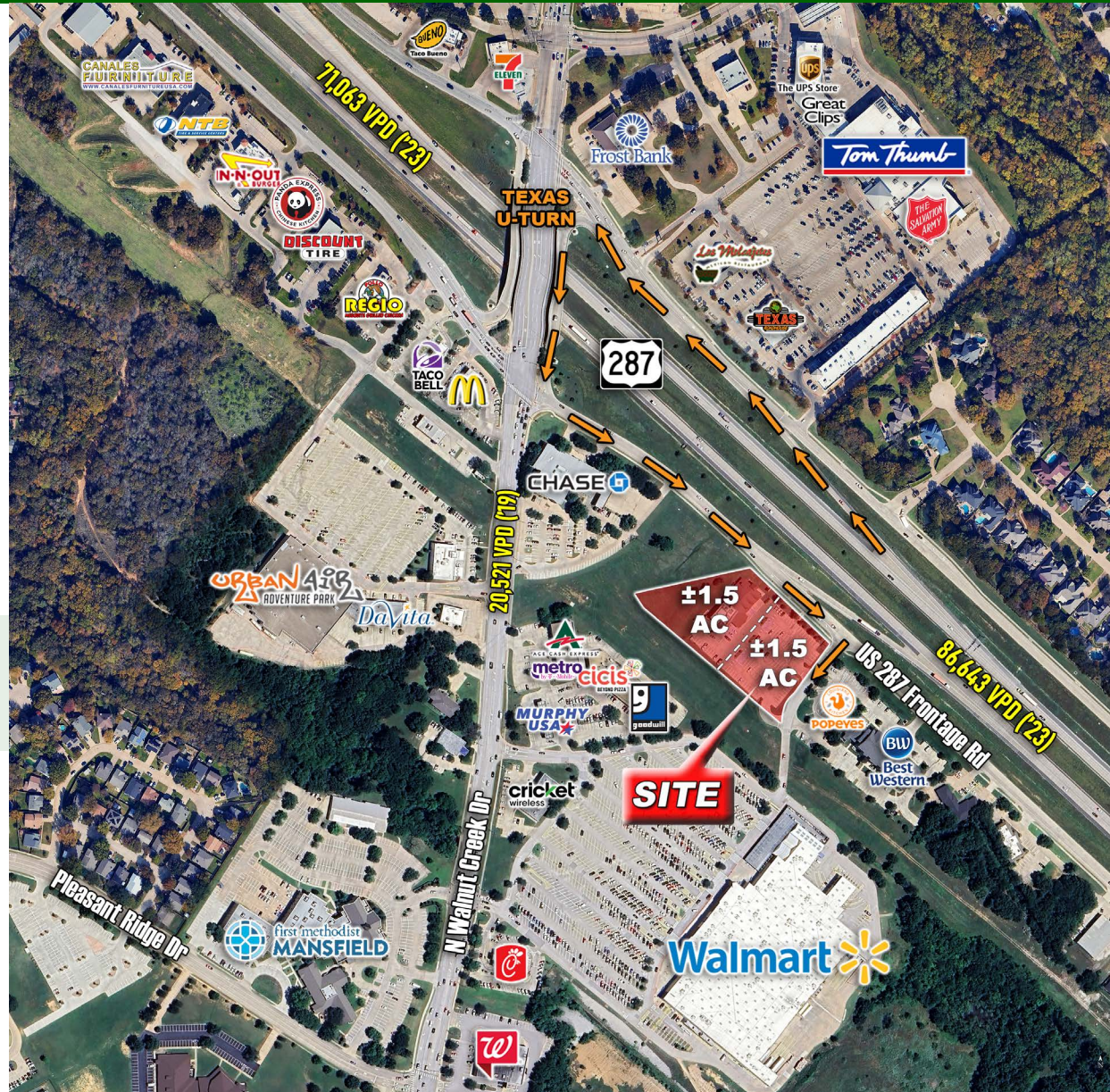
- ±3.01 Acre Outparcel Available
- Can be divided into two 1.5 acre pads
- Existing Building is 10,988 SF
- Zoned C-2
- Most retail uses are allowed, including bank with drive-thru, medical/dental office, QSR's, plant nursery, pet store and veterinarian
- Former restaurant converted to medical building
- Grease traps, heavy power and gas service to building
- 90 Parking Spaces
- Easy access and excellent visibility US 287
- Call for Info & Price

TRAFFIC COUNTS

US Hwy 287: 86,643 VPD (TXDOT 2023)
 Watson Creek Rd: 20,521 VPD (TXDOT 2019)

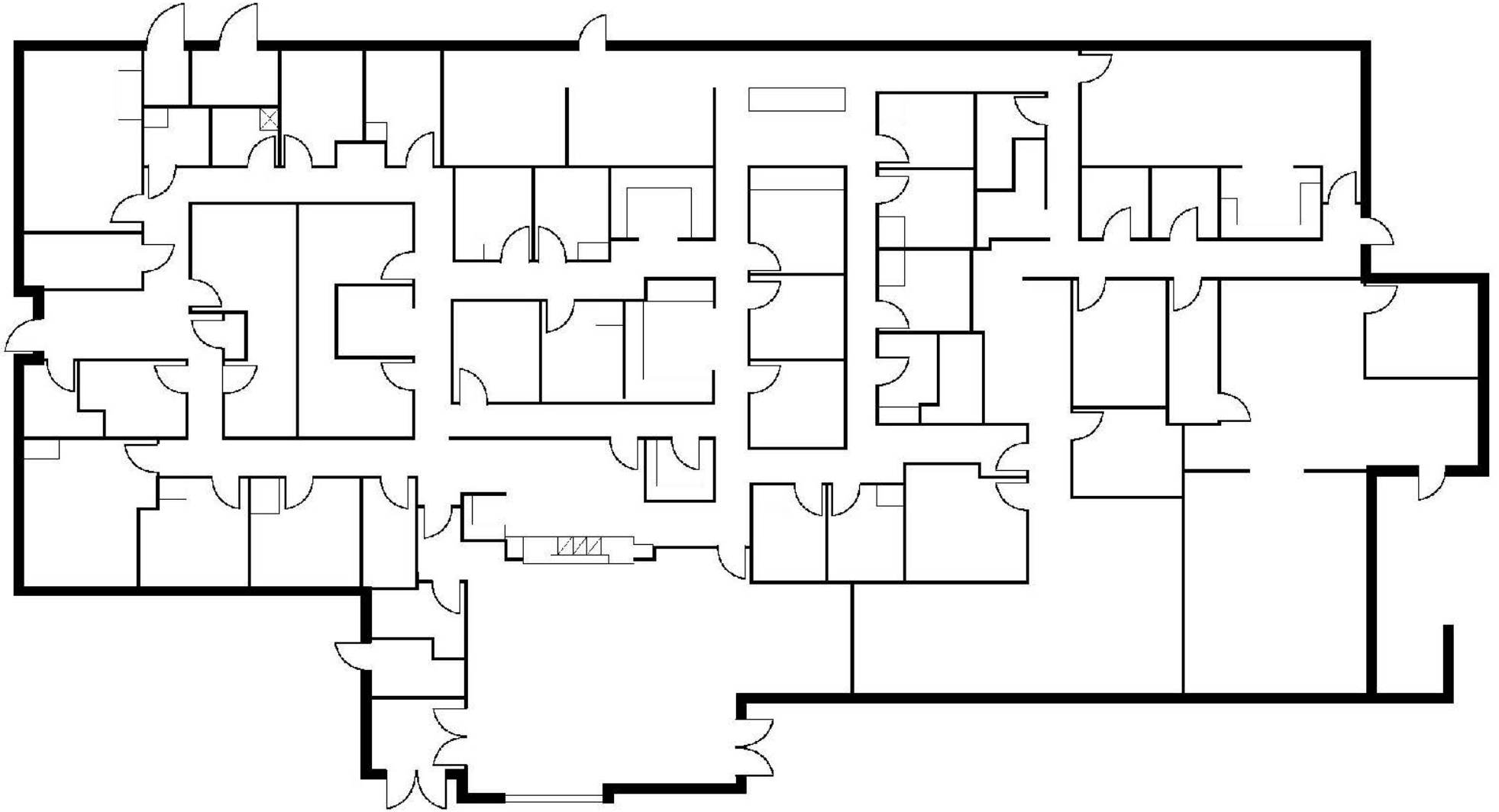
DEMOGRAPHICS

	1-mile	3-mile	5-mile
2024 Population	5,177	69,897	173,844
2029 Projected Pop.	8,466	76,749	190,987
Daytime Pop.	8,984	73,522	143,043
Avg HH Income	\$136,607	\$139,369	\$138,265



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EXISTING BUILDING FLOOR PLAN - 10,988 SF



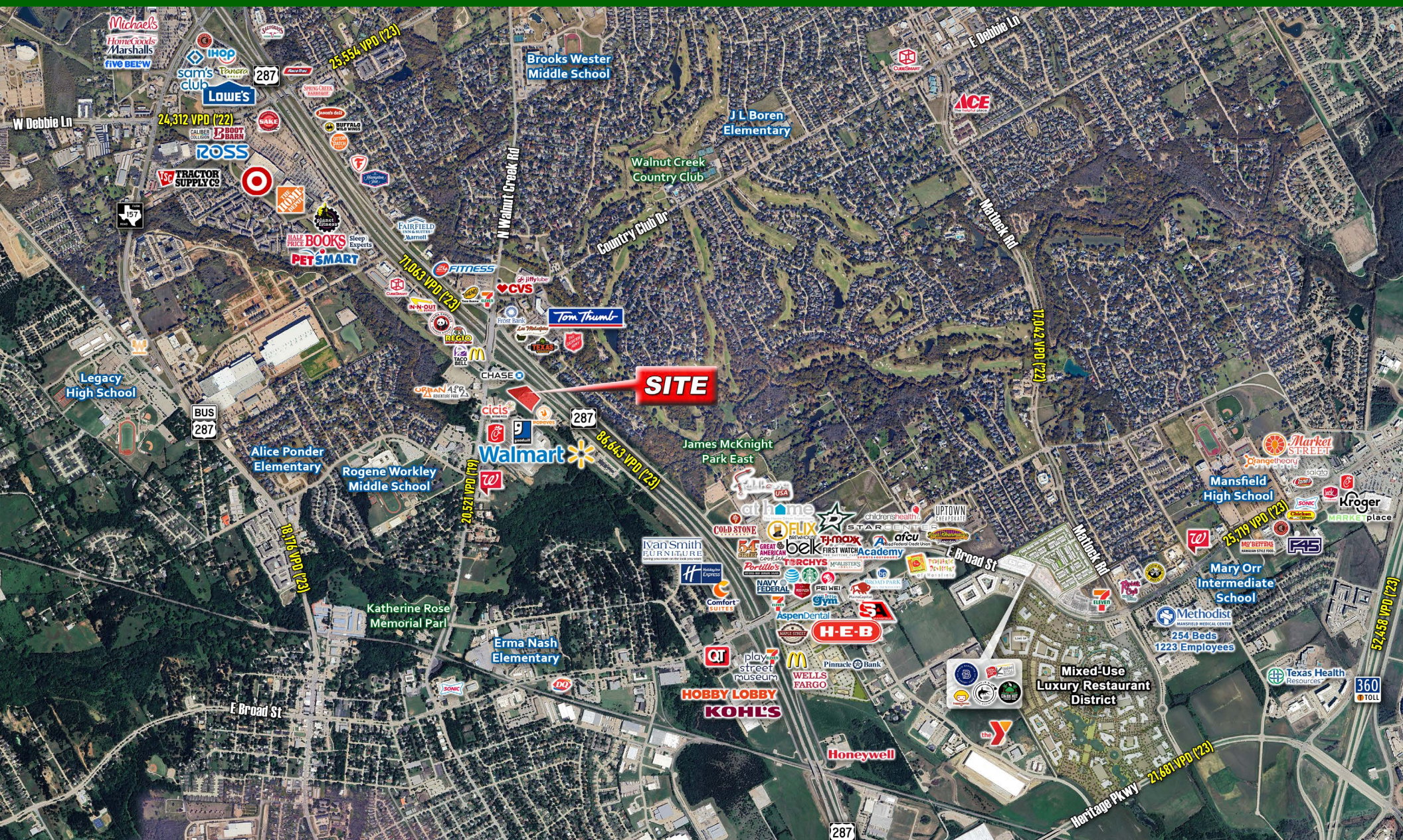
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