

REDUCED PRICE

FOR SALE OR LEASE

203,000 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-150K

Divisible Space

Heavy Industrial

Zoning

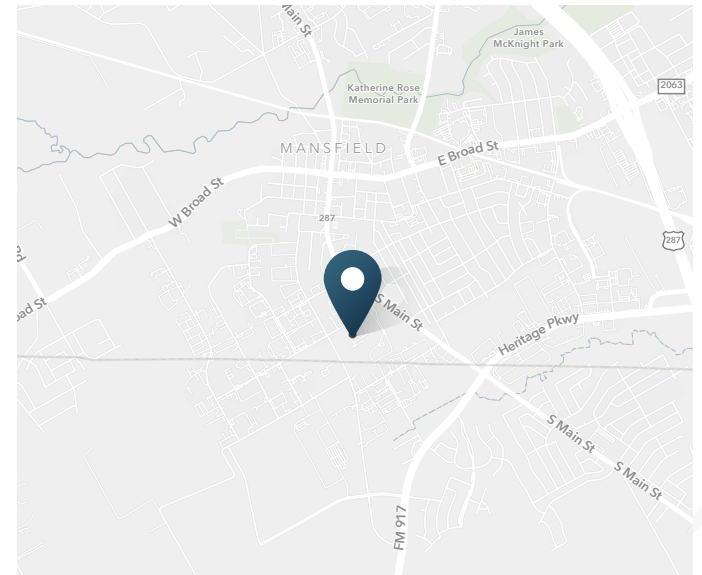
\$7.65/SF NNN

Rental Rate

Contact Broker for Sale Price

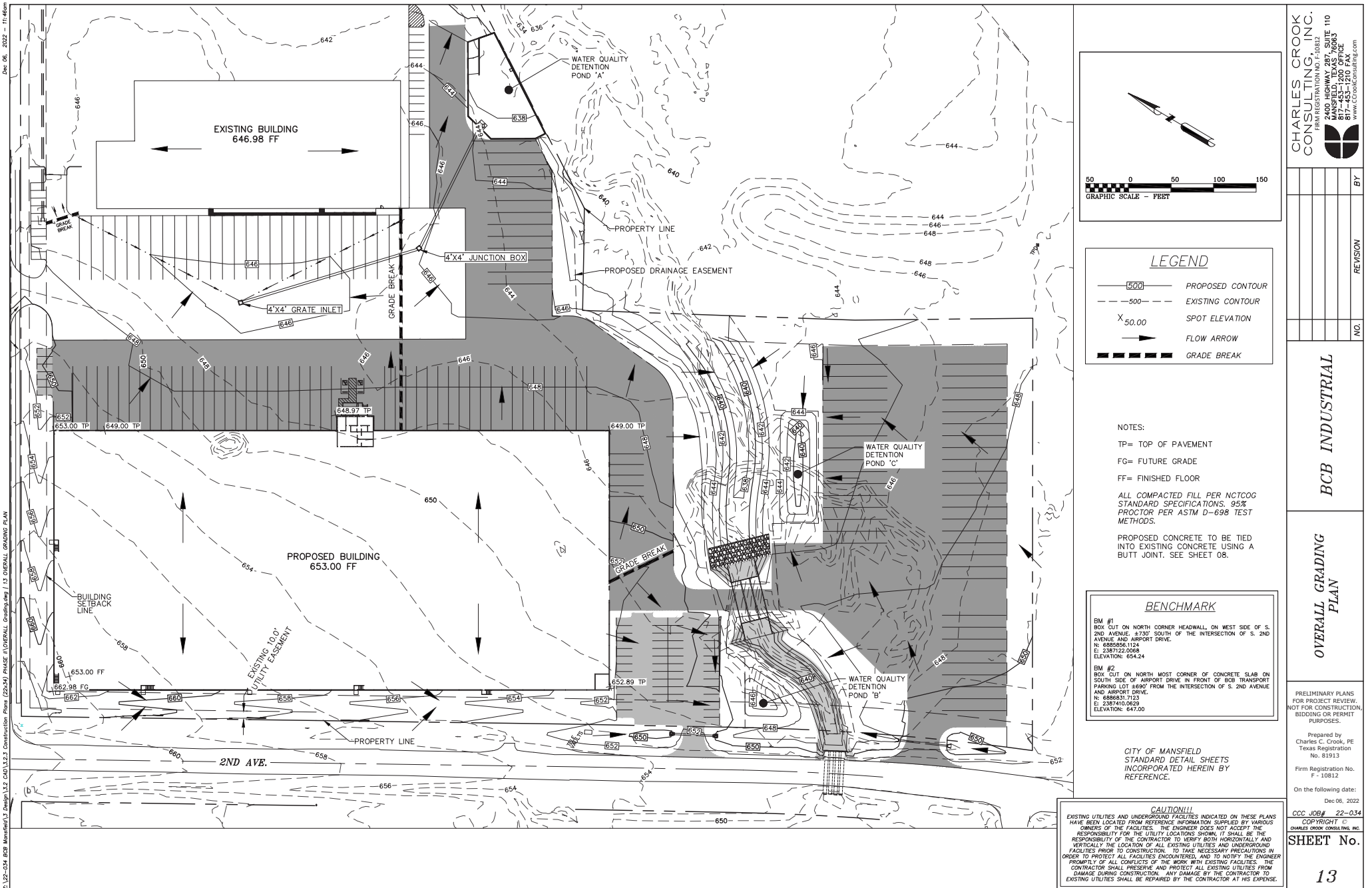
PROPERTY HIGHLIGHTS

Available SF	25,000-203,000
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

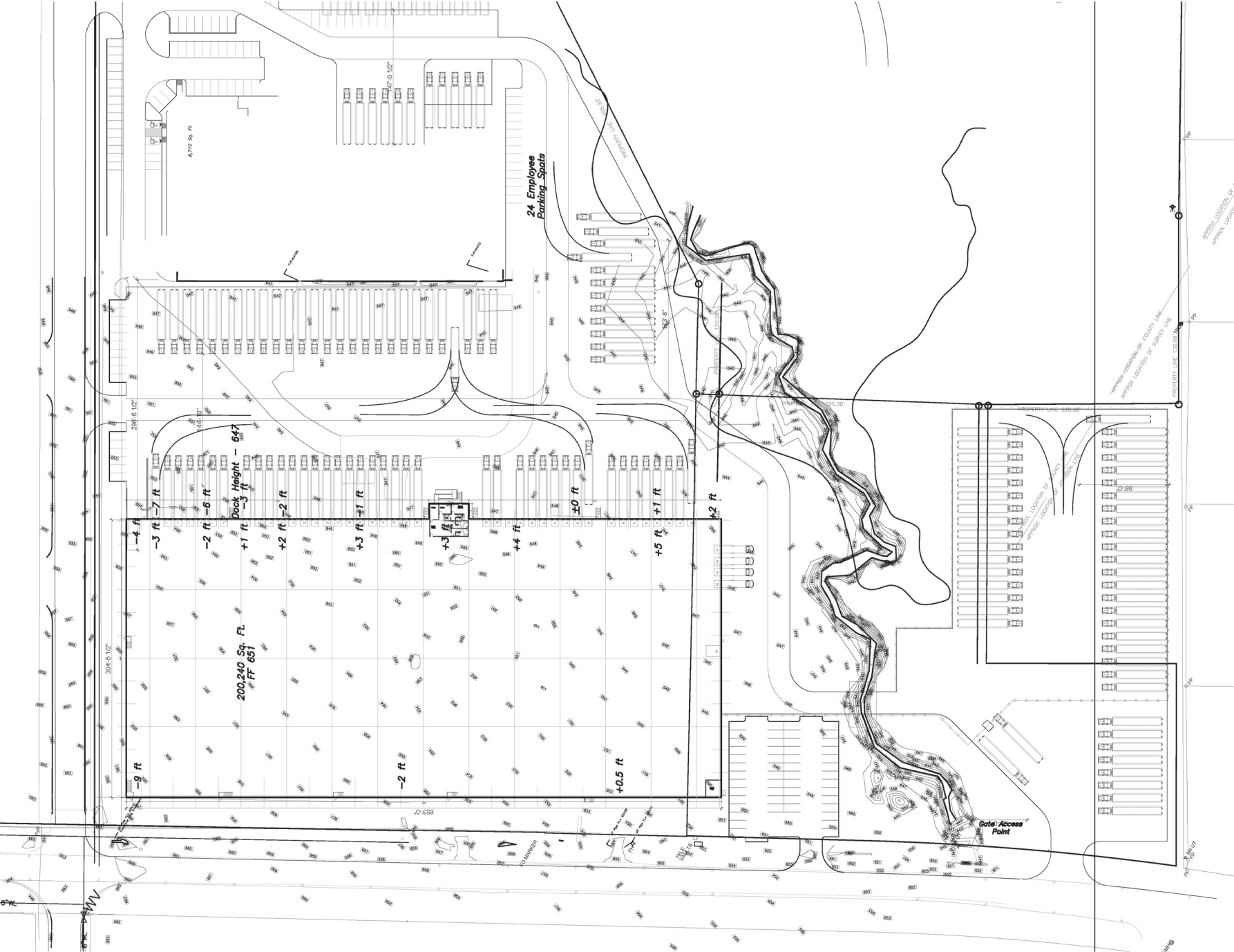


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OUTSIDE STORAGE
TRAILER PARKING

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TRAILER PARKING

REAR
PARKING

TRUCK
COURT

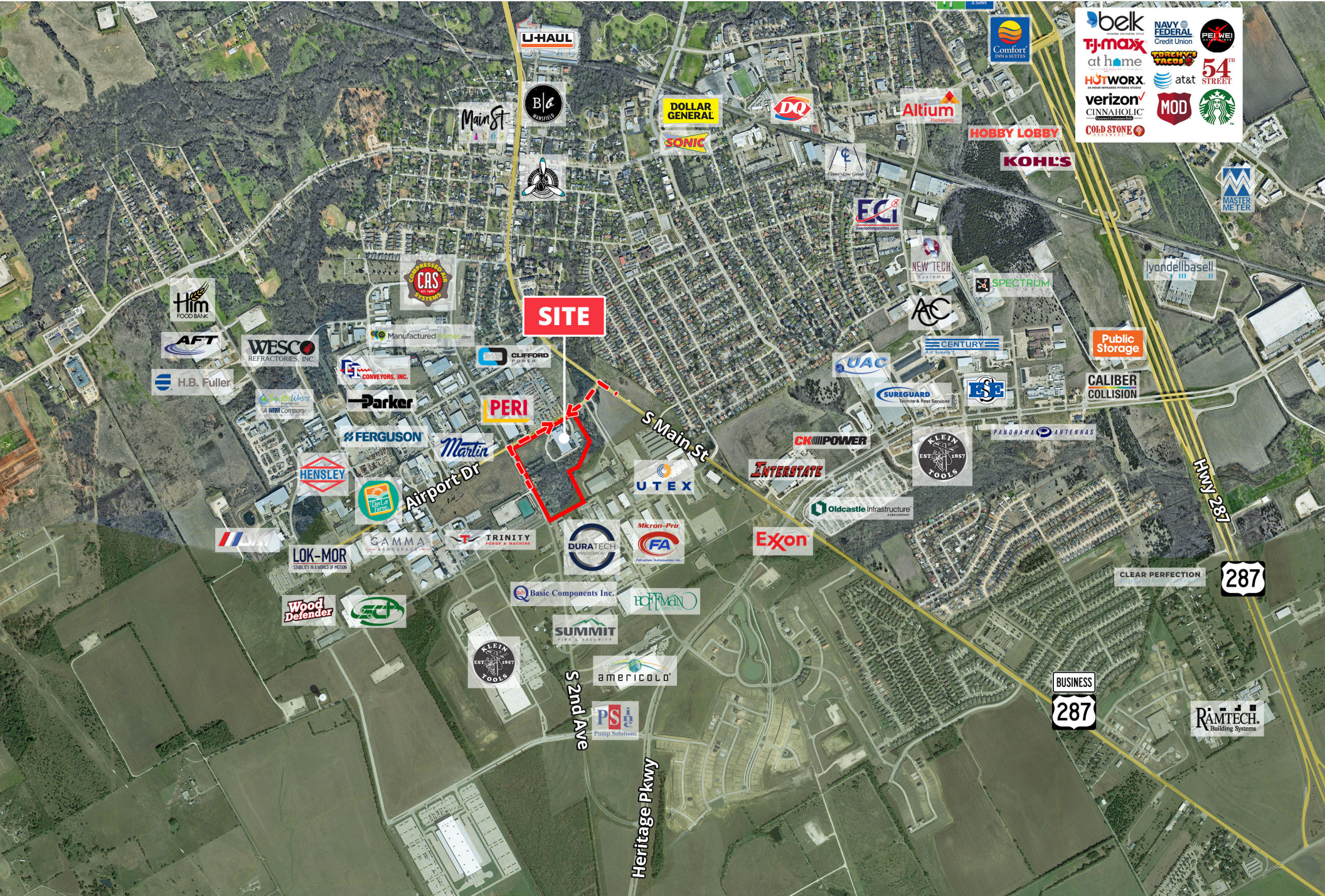
NEW
CONSTRUCTION
±203,000

AIRPORT DRIVE

S 2ND AVENUE

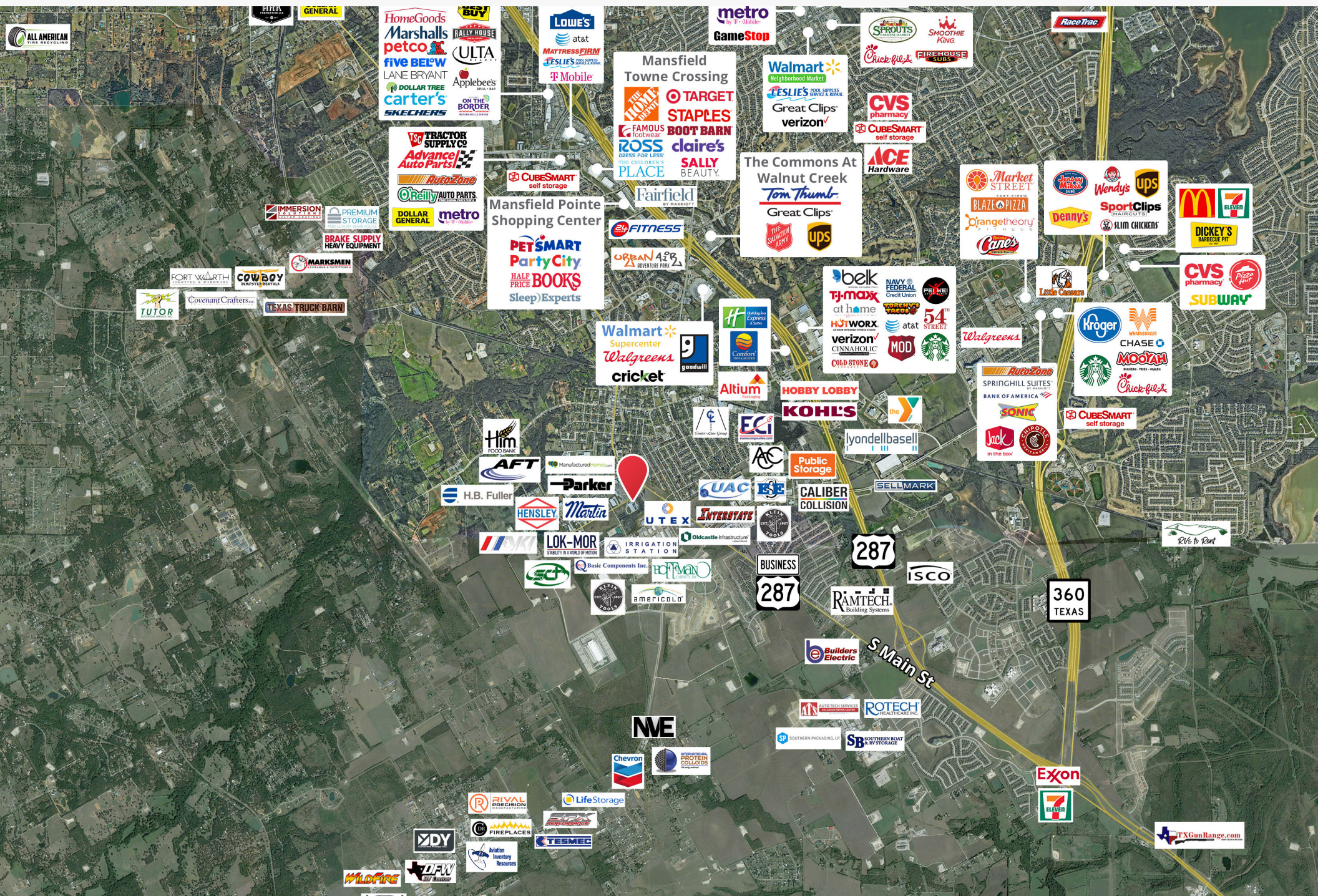
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DEMOGRAPHIC HIGHLIGHTS

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

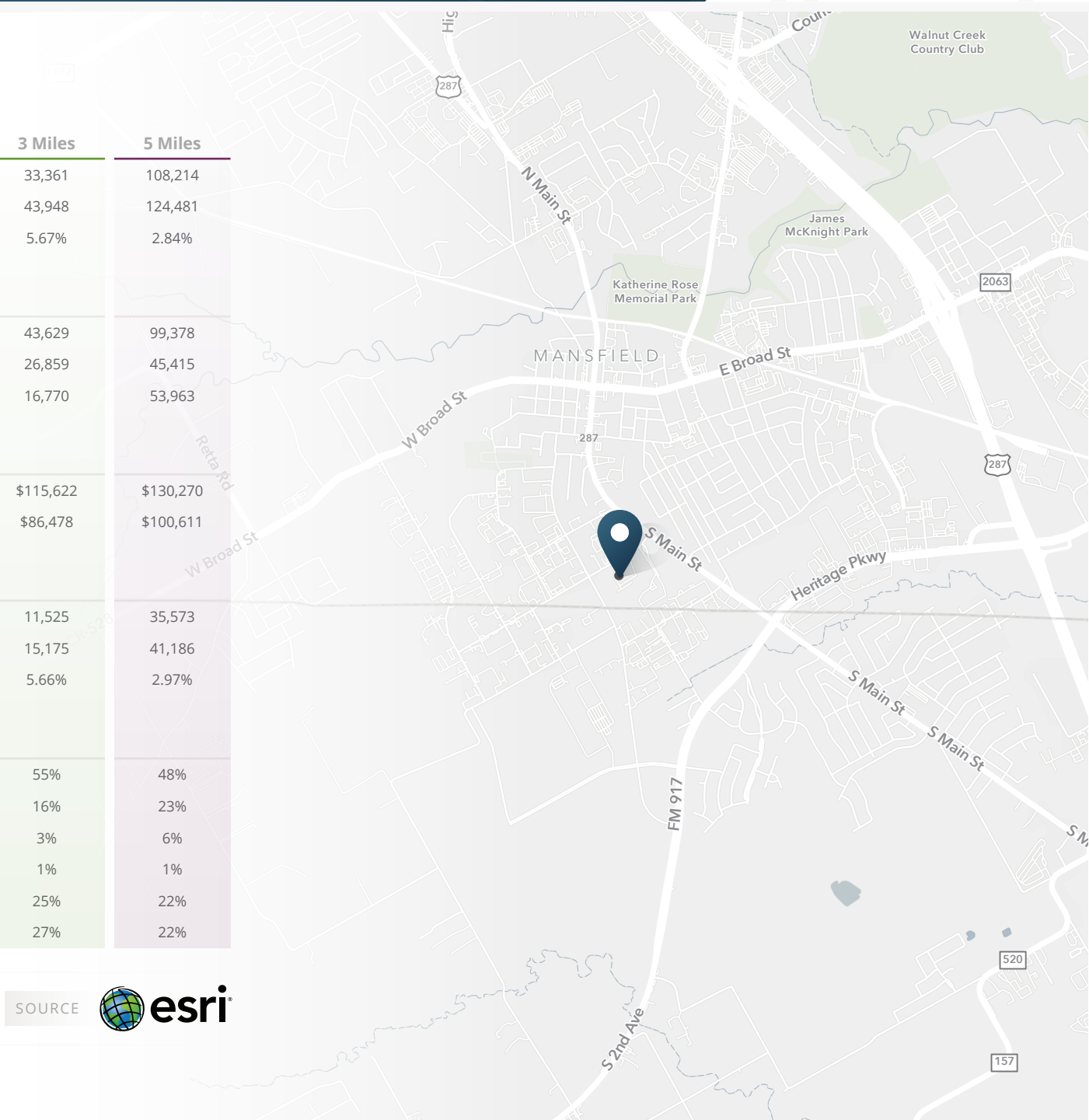
2023 Estimated Households	1,721	11,525	35,573
2028 Estimated Households	1,804	15,175	41,186
Projected Annual Growth Rate 2023 to 2028	0.95%	5.66%	2.97%

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.

SOURCE



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.

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 or 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone

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
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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