



**Source 1 Office building**

**Listing ID: 3333**

Price	<b>\$695,000</b>	Gross Leasable Area	<b>1925 SF</b>
Property Type	<b>Retail</b>	Sale Conditions	<b>Sale</b>
Property Sub-	<b>Office</b>	No. Stories	<b>1</b>
Zoning	<b>C</b>	Year Built	<b>2008</b>
Sale Type	<b>Investment/Occupant</b>	Tenancy	<b>Single</b>
City water/sewer	<b>Yes</b>	APN / Parcel ID	<b>5289&amp;5290</b>
Lot Size	<b>0.716 AC</b>	<b>940-325-9144</b>	



**Description**

This property has been continuously and is currently occupied since construction. Located on .7 acres corner lot with access from NE 40<sup>th</sup> and excellent access off of US 180 E. This 1925 sq ft brick commercial building was constructed in 2008, open concept with flexible layout with conference and break room area. Inside city limits zoned Commercial, City water and sewer.

## SURROUNDING RETAIL & POINTS OF INTEREST

Mineral Wells is a city in Palo Pinto and Parker counties in the U.S. state of Texas. The population was 16,788 at the 2010 census. The city is named for mineral springs in the areas, which were highly popular in the early 1900s. Mineral Wells is most famous for its Baker Hotel. A Recent resurgence in the Downtown area Fueled by Local Reinvestment has sparked renewed interest in the town.

The subject property is well-positioned on US 180 E and is surrounded by many major national and local tenants. National brands in the area include: Super Walmart, Burger King, Dollar Tree, Taco Bell, AutoZone, Walgreens, Save-a-lot, Jack-in-the-Box, Shell, Tractor Supply Co, McDonald's, and many others. This property is located half a mile away from the fabrication facility of Cantex, Inc, a corporation headquartered in Fort Worth. Additionally, the property is in close proximity to Mineral Wells High School (~1,000 students enrolled and 120 employees).

## TRAFFIC COUNTS & DEMOGRAPHICS

The property is well-situated on the main streets in Mineral Wells. This Property is located at the intersection of US 180 E & NE 40th, which connects with Garrett Morris Parkway the nexus of the Retail area in town. These two roads boast significant traffic counts of 17,300 and 26,000 vehicles per day, respectively.

**Mineral Wells, Texas.** Located approximately 45 miles west of Fort Worth, the most typically Texan of all Texas cities, Fort Worth began as a tiny outpost on a lonely frontier. Today, this metropolitan area of more than 800,000 people blends its cattle and oil heritage seamlessly with an ever-growing, diverse array of new businesses and industries. It is the county seat of Tarrant County, covering nearly 350 square miles into four other counties: Denton, Johnson, Parker and Wise. Fort Worth is the 15th-largest city in the United States and part of the No. 1 tourist destination in Texas, welcoming more than 9.1 million visitors annually. Comprised of eight primary entertainment districts, each district offers distinct dining, shopping, entertainment and cultural amenities. Fort Worth is home to the Van Cliburn International Piano Competition and several world-class museums designed by internationally known contemporary architects. The Kimbell Art Museum, considered to have one of the best collections in Texas, is housed in what is widely regarded as one of the state's foremost works of modern architecture, designed by Louis Kahn with an addition by Renzo Piano.

## Highlights

- This Location is on the hi-traffic Weatherford side commercial corridor of Mineral Wells, Corner lot, and almost ¾ acre with amazing visibility.

## Traffic

<b>Date:</b> 8/17/2015	<b>Count(vehs/day):</b> 18,580	<b>Date:</b> 8/26/2015	<b>Count(vehs/day):</b> 13,211
<b>Source:</b> Tx DOT		<b>Source:</b> Tx DOT	
<b>Roadway:</b> US HWY 180	<b>Direction:</b> Both	<b>Roadway:</b> GARRETT MORRIS	<b>Direction:</b> Both
<b>From:</b>	<b>To:</b>	<b>From:</b>	<b>To:</b>
<b>City:</b> Mineral Wells	<b>County:</b> Palo Pinto	<b>City:</b> Mineral Wells	<b>County:</b> Palo Pinto
<b>Location ID:</b> 6031	<b>Latitude:</b> 32.810791	<b>Location ID:</b> 6030	<b>Latitude:</b> 32.812252
	<b>Longitude:</b> -98.081767		<b>Longitude:</b> -98.082901

Buyer to verify all information to be current.