



**FOR LEASE, CALL FOR PRICING**

**2240 MATLOCK RD #102  
MANSFIELD, TEXAS**



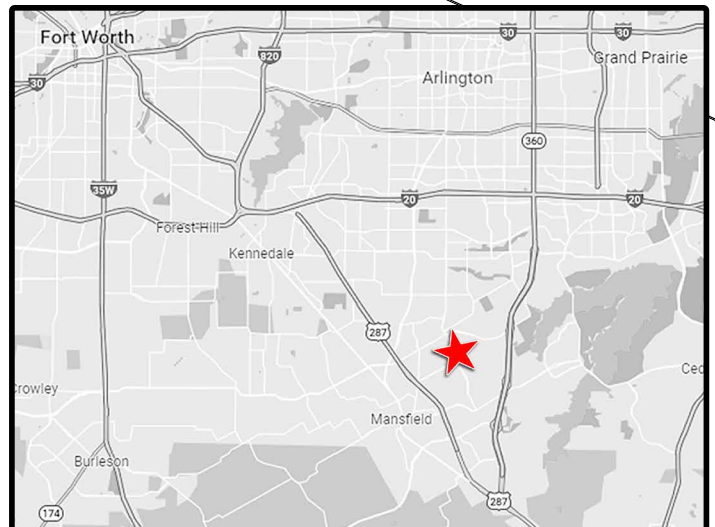
THE MAKENS COMPANY

### AVAILABILITY

Approximately 3,150 SF Divisible

### DESCRIPTION

- Adjacent tenants: Kumon, Lucky U Boutique, Mayhouse Tailor, L'Image hair studio
- 45' x 70'
- 2 Bathrooms and storage room
- Open floor plan with exposed ceilings
- End cap with great visibility to Matlock Rd
- Zoned C-2 Commercial



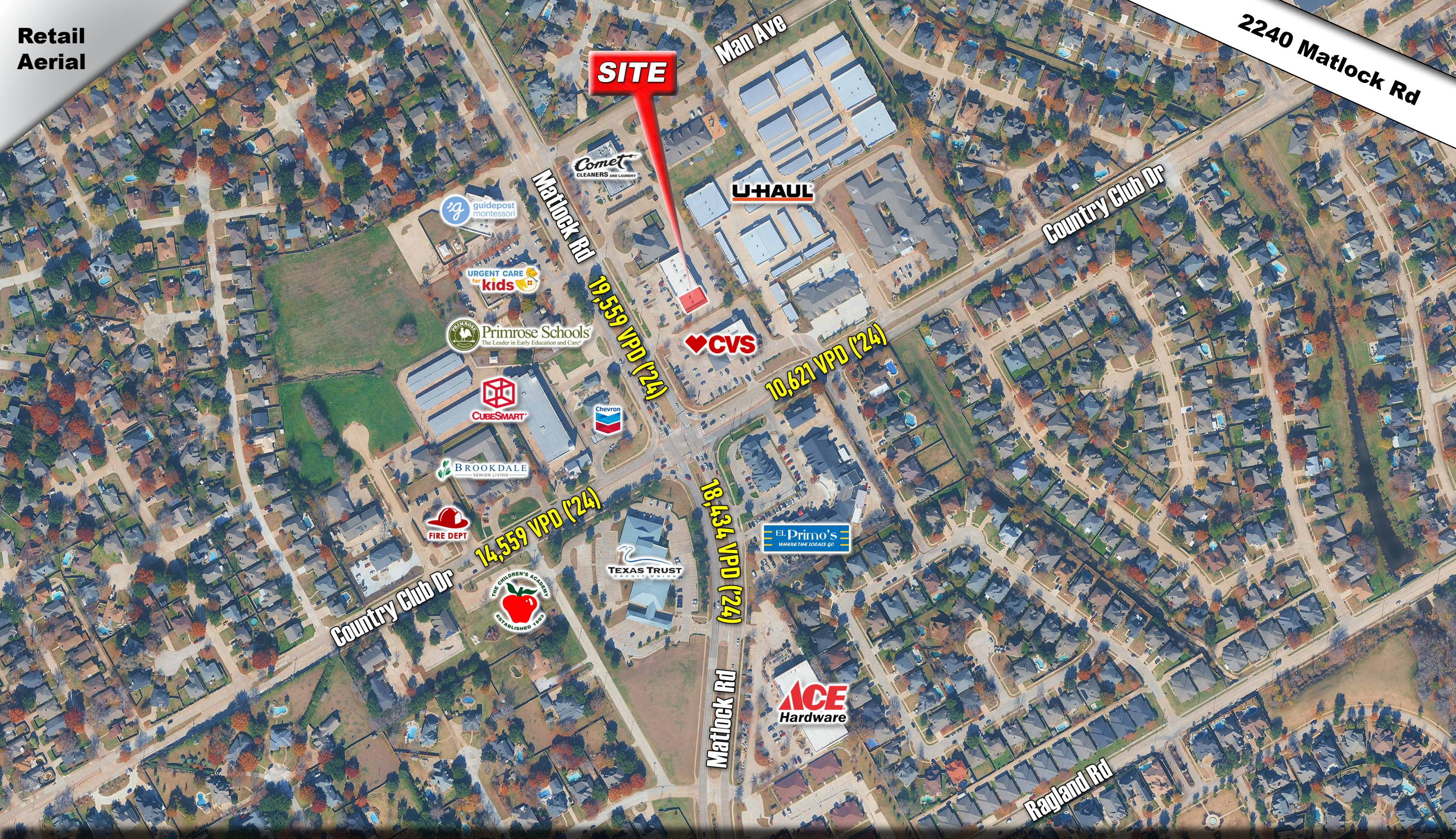
### FOR MORE INFORMATION:

**Bill Makens**  
3231 Harwood Rd  
Bedford, TX 76021

**bmakens@makens.com**  
(817) 540-3229 Office  
(817) 673-7434 Cell

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, THE MAKENS COMPANY MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. TEXAS LAW REQUIRES LICENSEE TO DISCLOSE THAT IT IS REPRESENTING THE SELLER/LANDLORD IN THE MARKETING OF THIS PROPERTY.

**2240 Matlock Rd**



**SITE**

Comet  
CLEANERS AND LAUNDRY

**U-HAUL**

guidepost  
montessori

URGENT CARE  
for kids

Primrose Schools  
The Leader in Early Education and Care

**CVS**

**CUBESMART**

Chevron

BROOKDALE  
SENIOR LIVING

FIRE DEPT

14,559 VPD (24)

TEXAS TRUST  
CREDIT UNION

THE CHILDREN'S ACADEMY  
ESTABLISHED 1993

18,136 VPD (24)

El Primo's  
WHERE THE LOCALS GO

**ACE  
Hardware**

Country Club Dr

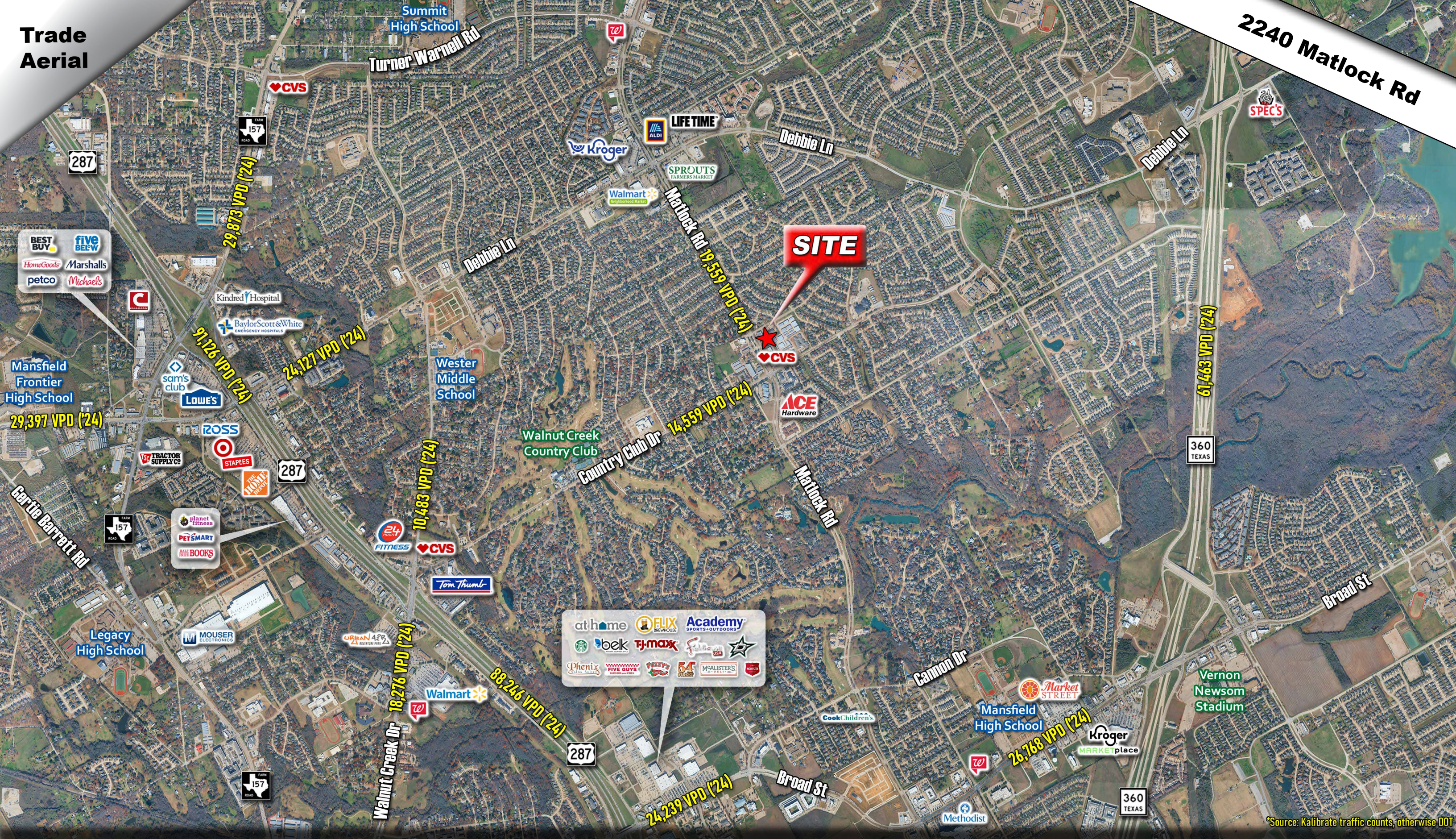
Matlock Rd

Ragland Rd

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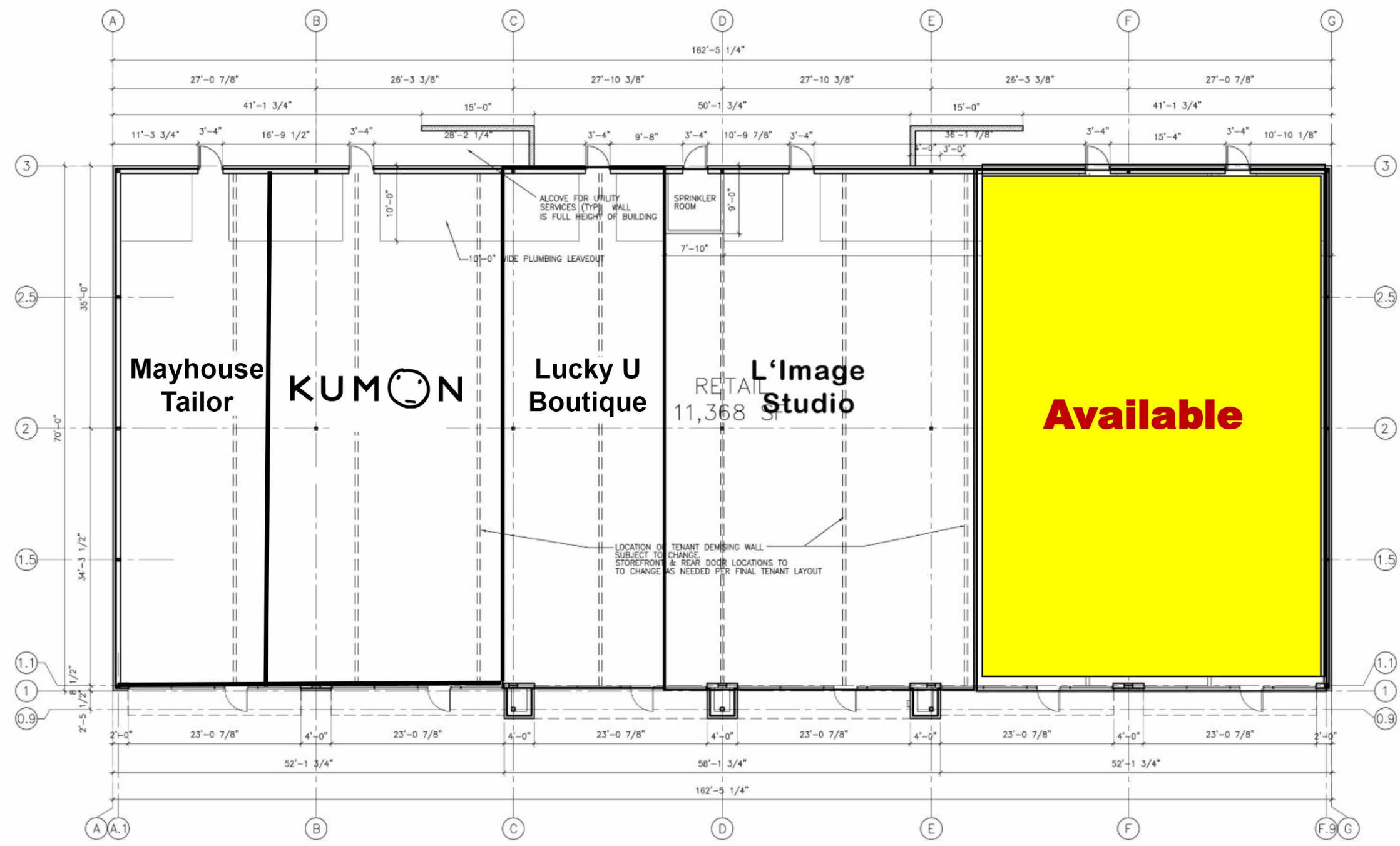


\*Source: Kalibrate traffic counts, otherwise DOT

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2240 Matlock Rd., Mansfield, Texas

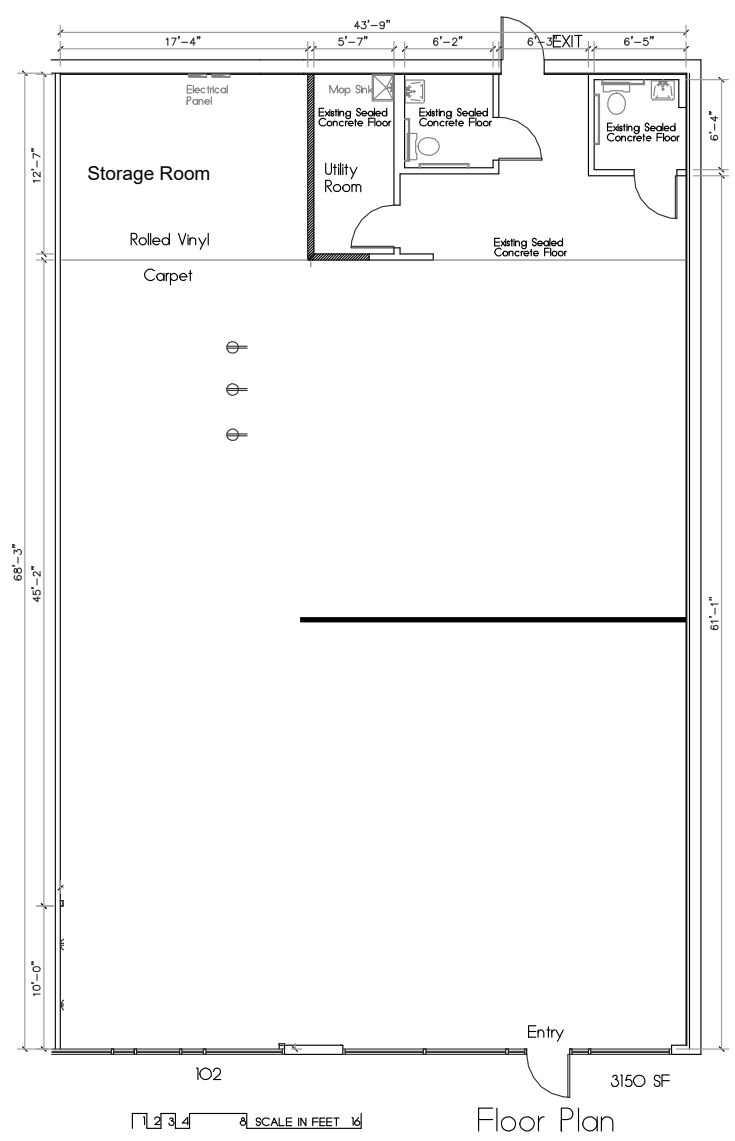
The Makens Company, Broker  
Licensed in the State of Texas

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Sheet	Revision	Date	Drawn	Checked	Project	Location
A1	0	5/1/14	MJ/M		MN CONSTRUCTION	Envie Fitness
					Jim Durin Email: jim@mnconstruction.com Cell: 817-966-8297 Fax: 817-581-8741	2240 Matlock Rd #102 Mansfield, TX

**FOR MORE INFORMATION:**

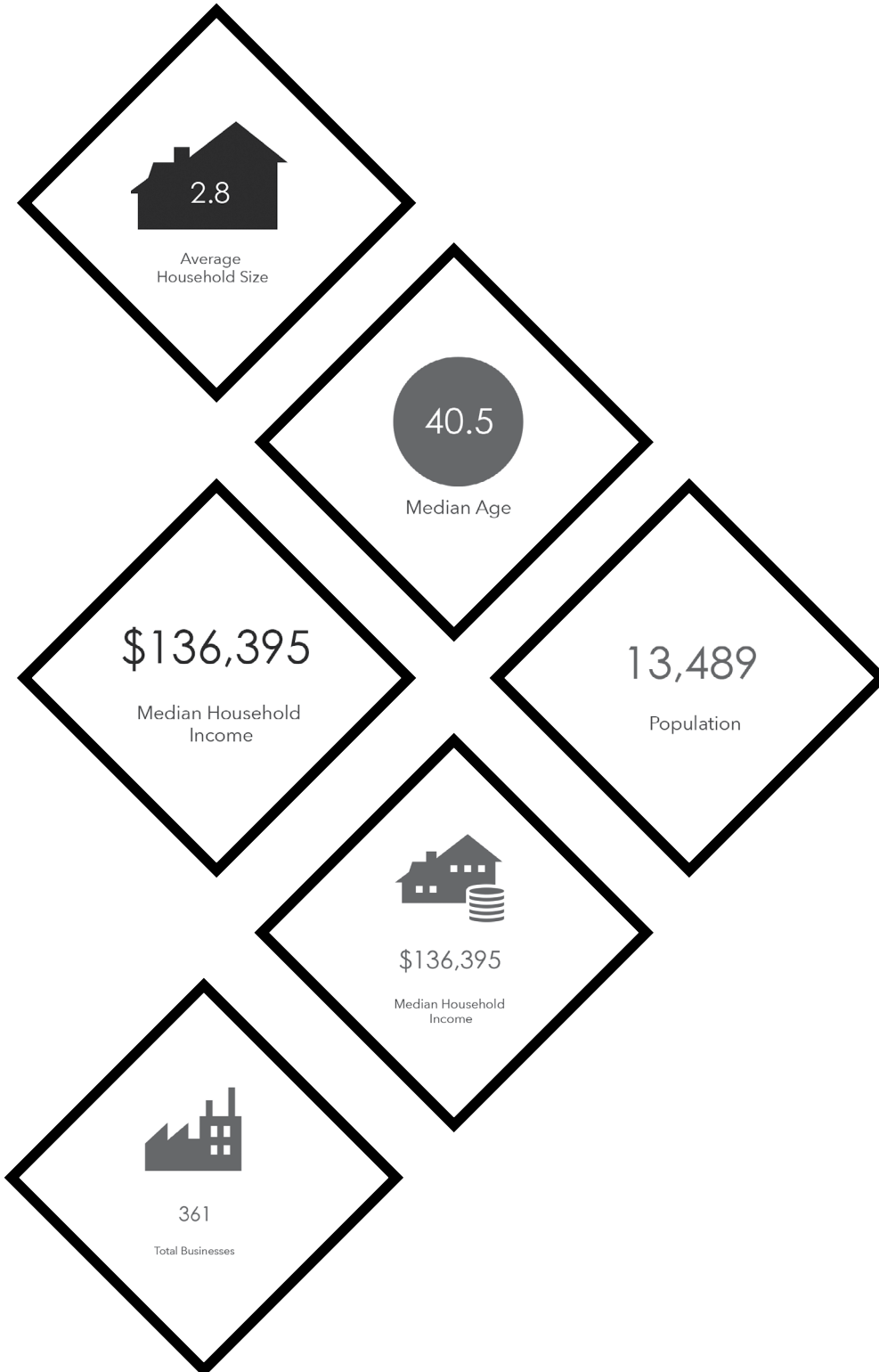
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# Demographics

2240 Matlock Rd



Population Summary	1 mile	3 miles	5 miles
2010 Total Population	12,470	72,902	166,514
2020 Total Population	13,777	86,599	203,044
2020 Group Quarters	86	644	782
2025 Total Population	13,489	92,672	223,979
2025 Group Quarters	83	646	805
2030 Total Population	13,562	98,768	239,157
2025-2030 Annual Rate	0.11%	1.28%	1.32%
2025 Total Daytime Population	9,726	82,701	173,330
Workers	3,521	39,836	70,640
Residents	6,205	42,865	102,690

Household Summary	1 mile	3 miles	5 miles
2010 Total Households	4,008	23,054	52,944
2010 Average Household Size	3.11	3.15	3.13
2020 Total Households	4,683	28,074	64,730
2020 Average Household Size	2.92	3.06	3.12
2025 Total Households	4,738	31,048	73,214
2025 Average Household Size	2.83	2.96	3.05
2030 Total Households	4,873	33,976	79,730
2030 Average Household Size	2.77	2.89	2.99
2025-2030 Annual Rate	0.56%	1.82%	1.72%
2025 Families	3,806	24,275	57,924
2025 Average Family Size	3.22	3.36	3.43
2030 Families	3,899	26,376	62,664
2030 Average Family Size	3.15	3.29	3.38
2025-2030 Growth Rate	0.5%	1.7%	1.6%

Housing Unit Summary	1 mile	3 miles	5 miles
2010 Total Housing Units	4,105	23,942	55,168
Owner Occupied Housing Units	89.9%	81.9%	81.2%
Renter Occupied Housing Units	10.1%	18.1%	18.9%
Vacant Housing Units	2.4%	3.7%	4.0%
2020 Housing Units	4,868	29,126	66,951
Owner Occupied Housing Units	81.2%	72.3%	74.6%
Renter Occupied Housing Units	18.8%	27.7%	25.4%
Vacant Housing Units	3.9%	3.5%	3.2%
2025 Housing Units	4,894	32,232	75,589
Owner Occupied Housing Units	80.7%	68.7%	73.5%
Renter Occupied Housing Units	19.3%	31.4%	26.5%
Vacant Housing Units	3.2%	3.7%	3.1%
2030 Total Housing Units	5,065	35,031	82,183
Owner Occupied Housing Units	79.3%	64.9%	71.9%
Renter Occupied Housing Units	20.7%	35.1%	28.1%
Vacant Housing Units	3.8%	3.0%	3.0%

Median Household Income	1 mile	3 miles	5 miles
2025	\$136,395	\$111,646	\$111,033
2030	\$149,599	\$123,280	\$123,129

Median Home Value	1 mile	3 miles	5 miles
2025	\$393,095	\$375,229	\$374,324
2030	\$443,845	\$424,692	\$433,383

Per Capita Income	1 mile	3 miles	5 miles
2025	\$55,880	\$46,145	\$44,494
2030	\$61,802	\$51,537	\$49,563

Median Age	1 mile	3 miles	5 miles
2010	35.5	32.6	32.4
2020	39.8	35.9	35.7
2025	40.5	36.2	36.2
2030	40.4	36.7	36.7

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# Information About Brokerage Services

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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>The Makens Company</b>	<b>513206</b>		<b>(817)540-3229</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>James Makens</b>	<b>350242</b>	<b>jm@makens.com</b>	<b>(817)540-3229</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>James Makens</b>	<b>350242</b>	<b>jm@makens.com</b>	<b>(817)540-3229</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>William Makens</b>	<b>565590</b>	<b>bmakens@makens.com</b>	<b>(817)540-3229</b>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date