



WYNMARK
COMMERCIAL



**Picture is from existing retail—
medical office buildings will use
same materials.*

MANSFIELD MEDICAL OFFICE CONDOS
3010 E BROAD STREET MANSFIELD, TX 76063

FOR SALE/LEASE

MANSFIELD TEXAS

- Located in the heart of the Dallas-Fort Worth Metroplex, Mansfield, Texas offers the perfect blend of small town charm and big-city convenience. With a rapidly growing population, award winning schools, and a strong local economy, Mansfield is one of the most desirable communities in North Texas for business.
- The city boasts a highly educated workforce, modern infrastructure, and excellent access to major highways, including US-287 and TX-360, making it a strategic hub for commercial development and connectivity throughout the region. Mansfield is also home to a range of amenities including vibrant retail centers and a robust healthcare presence.
- Whether you're looking to grow your business or invest in a high-growth area, Mansfield provides a strong foundation and a bright future.

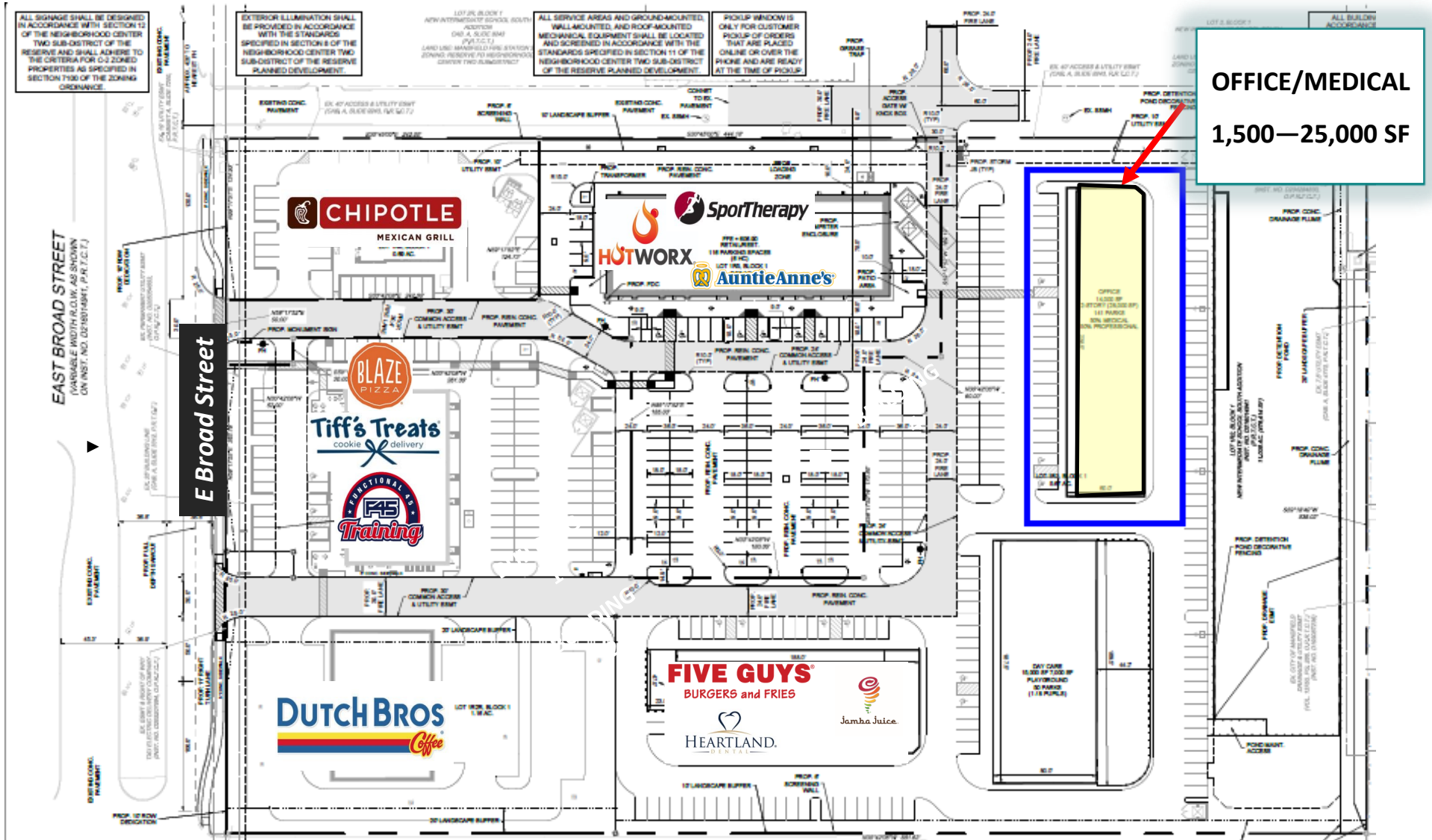
Project Details:

- **SF:** 1,500—25,000
- **Purchase Price:** \$375.00 PSF
- **Lease Rate:** \$35.00 + NNN
- **NNN:** \$9.00 PSF (estimate)
- **Allowed Uses:** Medical & Office
- **Parking Ratio:** 4.0/1000
- **Construction Start:** April 2026
- **Delivery Date:** April 2027
- **Condo Fee/CAM:** \$3.50 PSF
- **Zoning:** SP2 Professional Office
- **Condition:** Cold Dark Shell
- **Structure:** Condo
- **Medical Groups:** Dentist, Urgent Care

LOCATION



SITE PLAN



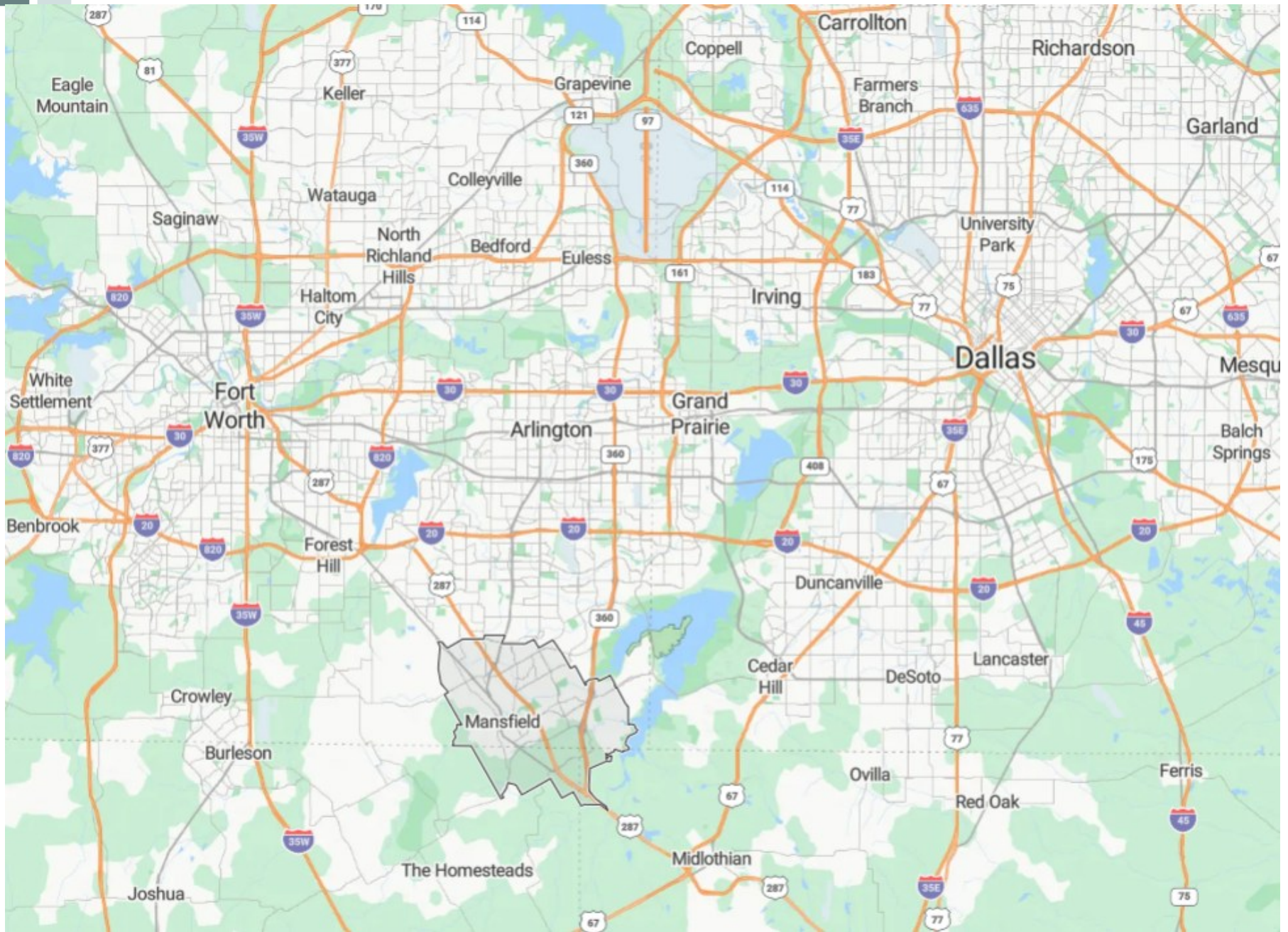
LOCATION



EXISTING RETAIL PHOTOS



LOCATION



DEMOGRAPHICS

Radius	1 Mile	3 Mile	10 Mile
Population			
2029 Projection	9,289	79,762	559,260
2024 Estimate	8,644	73,984	527,743
2020 Census	7,525	69,109	517,157
Growth 2024 - 2029	7.46%	7.81%	5.97%
Growth 2020 - 2024	14.87%	7.05%	2.05%

Radius	1 Mile	3 Mile	10 Mile
2024 Households by HH Income			
	2,976	23,745	176,385
<\$25,000	191 6.42%	1,079 4.54%	18,431 10.45%
\$25,000 - \$50,000	303 10.18%	2,867 12.07%	29,790 16.89%
\$50,000 - \$75,000	301 10.11%	2,888 12.16%	31,102 17.63%
\$75,000 - \$100,000	369 12.40%	3,757 15.82%	26,715 15.15%
\$100,000 - \$125,000	429 14.42%	3,531 14.87%	21,669 12.29%
\$125,000 - \$150,000	223 7.49%	2,903 12.23%	16,449 9.33%
\$150,000 - \$200,000	416 13.98%	3,246 13.67%	16,906 9.58%
\$200,000+	744 25.00%	3,474 14.63%	15,323 8.69%



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.

11-2-2015

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Wynmark Commercial Property Management Company LLC	9005856	christina@wynmarkcommercial.com	972-810-4308
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Pittman	526294	markp@wynmarkcommercial.com	972-897-0562
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0



Please
Contact

AUSTIN EASTMAN
 972.360.8787
 Austin@wynmarkcommercial.com

KRISTIN HOLLEK
 972.360.8787
 Kristin@wynmarkcommercial.com