

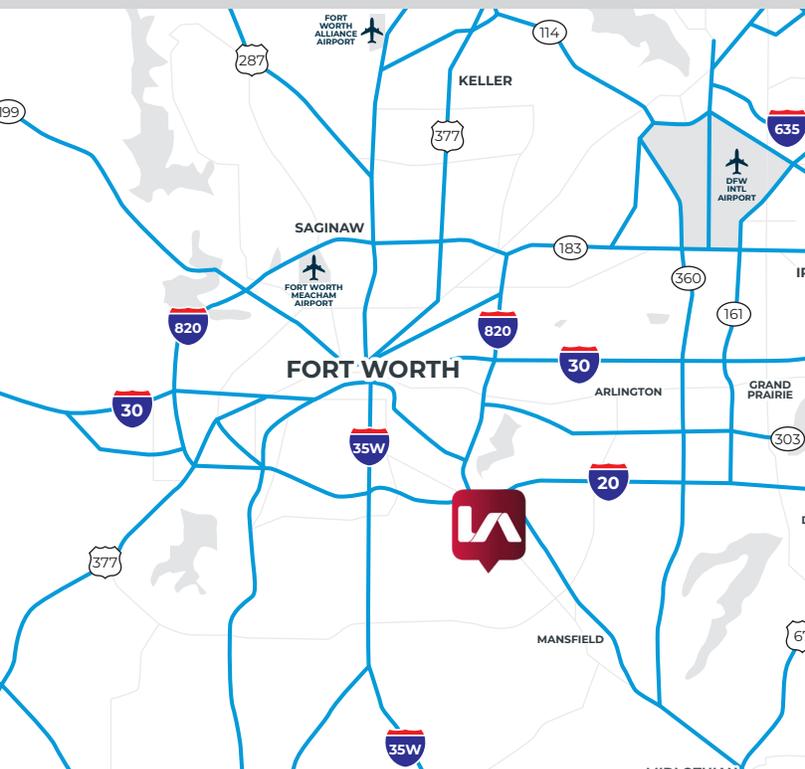
FOR SALE OR LEASE

NEW CONSTRUCTION | ±11,960 SF SHOP ON ±6 ACRES



4601 EDEN ROAD S

Mansfield, Texas 76063



AVAILABILITY HIGHLIGHTS

- **Building Size:** 11,960 SF (149.5' x 80')
- **Office:** ±1,760 SF
- **Shop Bays:** 5 Drive Thru
- **Clear Height:** ±23' at Eaves
- **Doors:** 10 (16'H x 14'W)
- **Surface:** Gravel/ Concrete
- **Zoning:** Fort Worth ETJ
- **Delivery:** Q1 2026
- **Notes:** No Flood per FEMA

FOR INFORMATION

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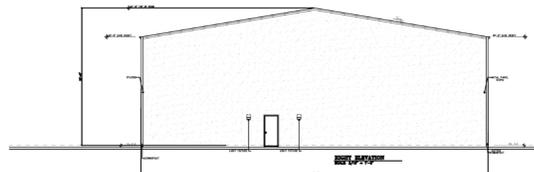
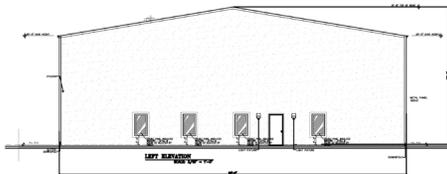
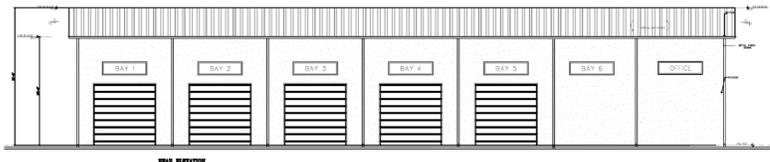
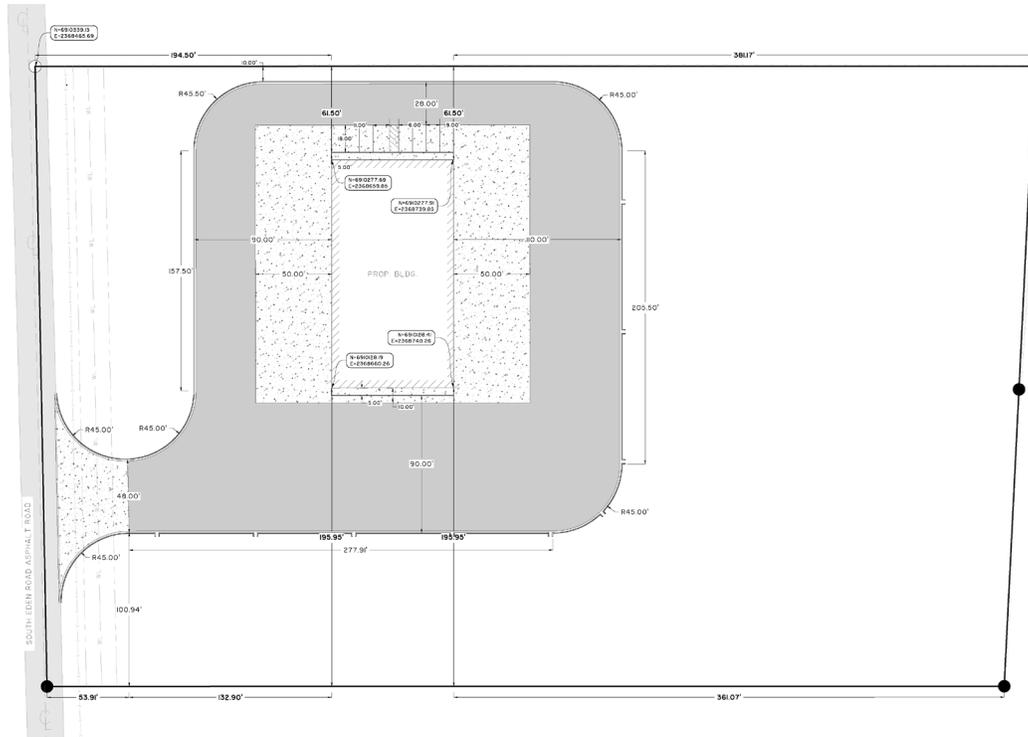
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SITE PLANS



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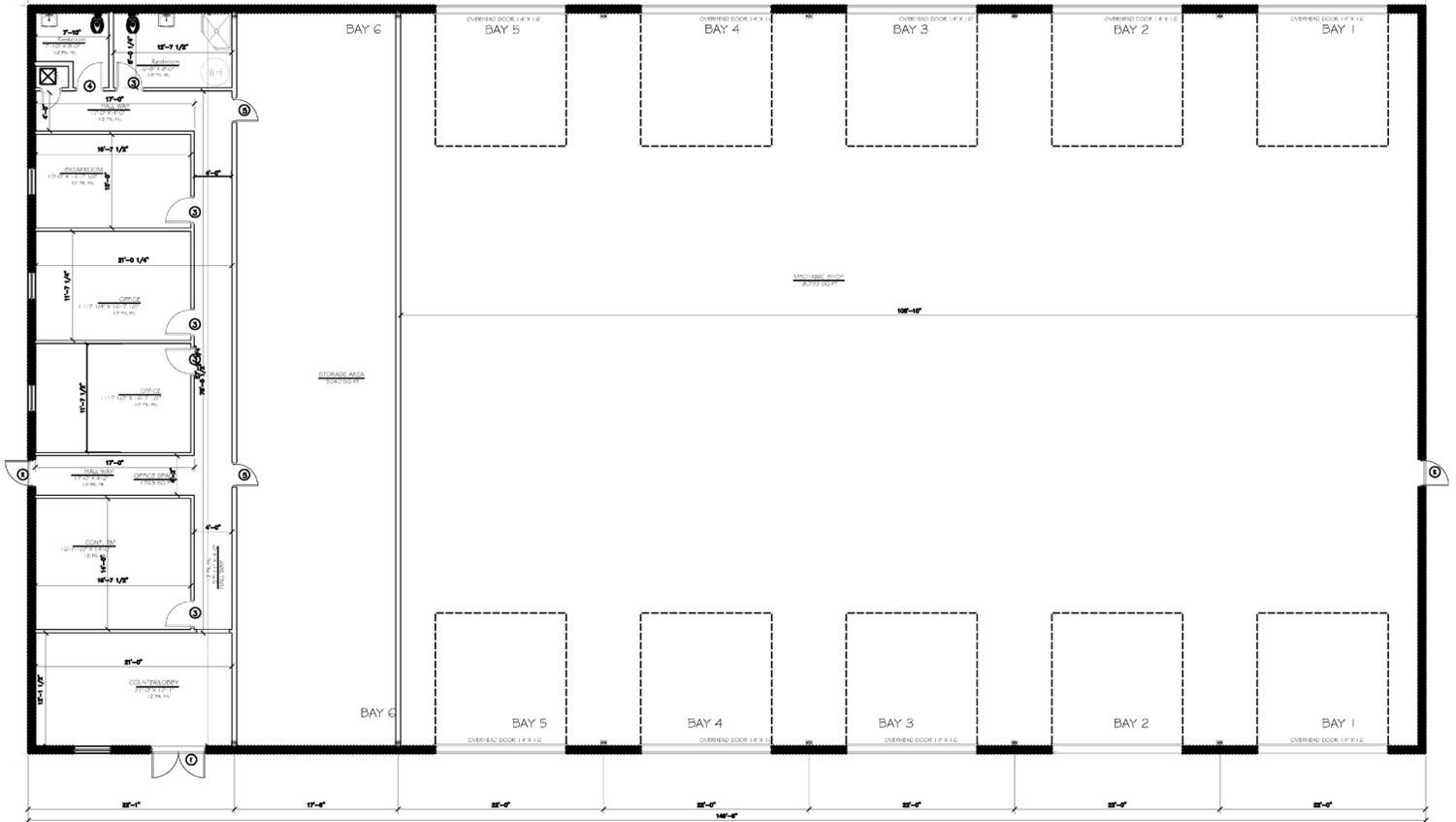
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FLOOR PLAN



LOCATION HIGHLIGHTS

VEHICLES / DAY

US-287 | ±79,990 Vehicles per day
I-35W | ±135,530 Vehicles per day
I-20 | ±178,112 Vehicles per day

HIGHWAY ACCESS

US-287 | 4.2 Miles
I-35W | 10.1 Miles
I-20 | 4.7 Miles

DISTANCE TO

DFW Airport | 42 Minutes
Dallas CBD | 39 Minutes
Fort Worth CBD | 20 Minutes

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PROPERTY PHOTO



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