



For Sale or Lease

7376 Rendon Bloodworth Rd
Mansfield, TX

* Full Renovation Underway,
planned completion Nov 2026

Property Specifications

SPACE AVAILABLE	12,000 SF
OFFICE SPACE	1,000 SF
CLEAR HEIGHT	21'-26'
GRADE LEVEL	4 (12wX20h)
LIGHTING	LED
PARCEL SIZE	3.06 AC
SECURITY	100% Fenced & Gated
ZONING	ETJ / Outside City Limits
AVAILABLE	Nov 2026 (Pre-Leasing Now)

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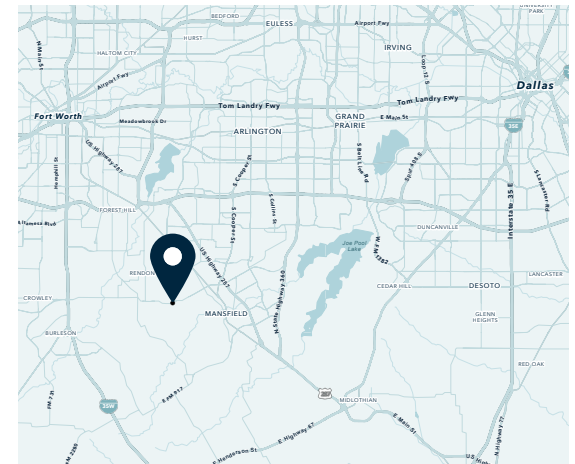


Rendering Southeast facing

Ideal Users
Trucking
Rental yards
Contractors
Fleet-based users

About the Property

- Rare IOS opportunity on 3.06 acres featuring approximately 2+ acres of usable secured yard area for trailer parking, equipment storage, fleet operations, and contractor use.
- Functional 12,000 SF industrial metal building with 1,000 SF office buildout including two private offices, bullpen area, kitchenette, and restroom(s).
- Located outside city limits within the ETJ, allowing operational flexibility and reduced municipal restrictions compared to traditional city zoning.
- Strategically positioned in Mansfield with strong access to US-287, SH-360, and major DFW industrial corridors within a high-demand IOS market.



Renovation & Development by Castlebridge



SRS INDUSTRIAL



Ideal Users

- Trucking
- Rental yards
- Contractors
- Fleet-based users



Rendering Southwest facing



Rendering Southeast facing

Renovations Include:

- Full yard regrade + stabilization (heavy vehicle capable)
- New base material and optional CTB
- New perimeter fencing
- New exterior (yard) lighting
- LED warehouse and office lighting throughout
- Exterior panel repairs + paint
- Floor improvements, as needed
- (2) new additional grade-level doors
- Full office demo + rebuild

GEODATA SURVEYING, INC.

P.O. BOX 13556
 ARLINGTON, TEXAS
 76094-0556
 PHONE 817-261-2878

LAND SURVEYING
 TOPOGRAPHIC
 MAPPING

SCALE 1"=50'

LEGEND

- IRON ROD
- X— FENCE LINE
- E— OVERHEAD UTILITY LINE



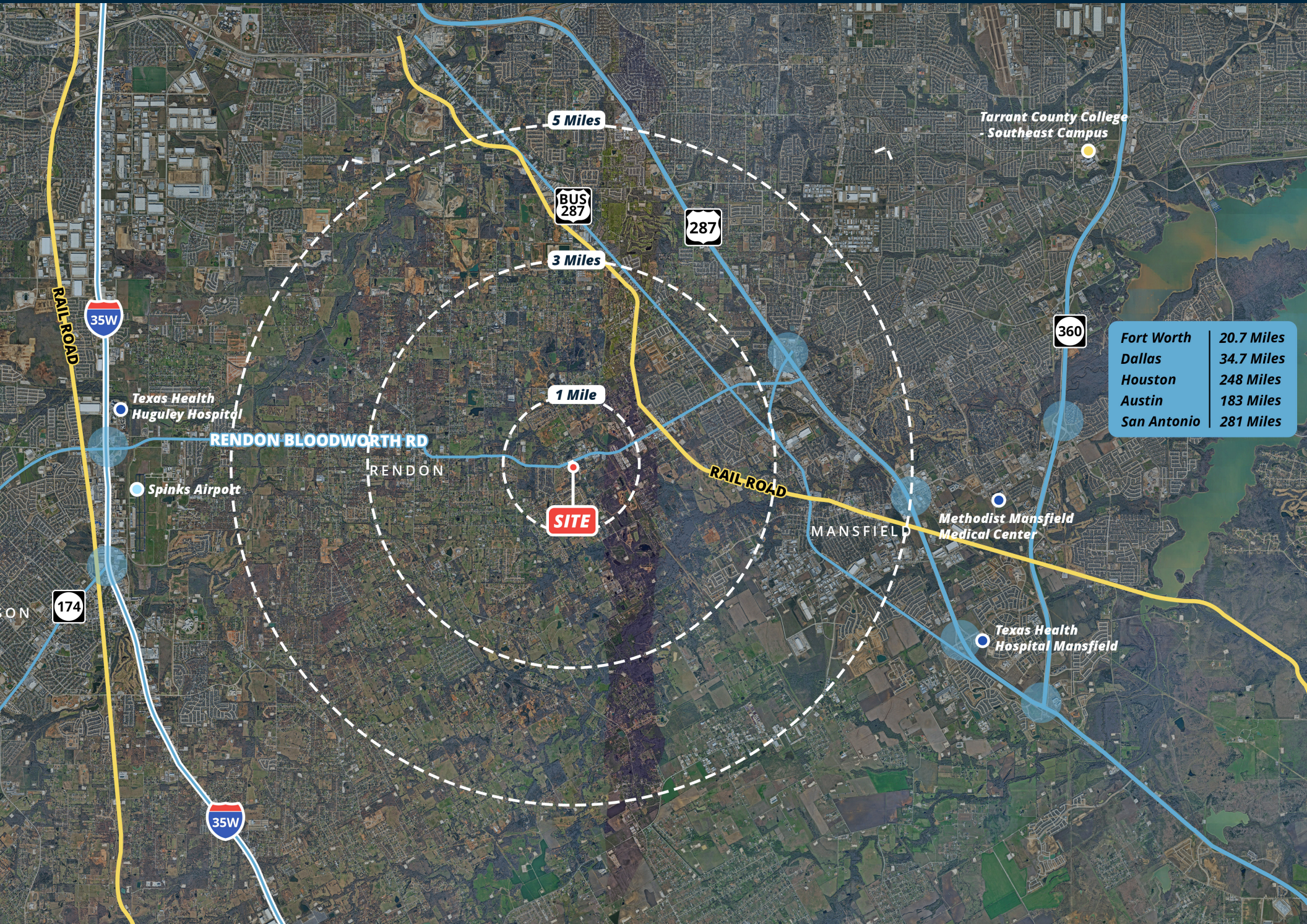
I hereby certify this to be a true and correct representation of a survey made on the ground by me or under my supervision on the date shown and there are no visible encroachments or protrusions except as shown.

GLENN W. MILLER, R.P.L.S.—STATE OF TEXAS NO.4223

4-23-04
 DATE

THIS PROPERTY IS LOCATED IN ZONE "K" AS DELINEATED AND GRAPHICALLY SCALED FROM THE FARM COMMUNITY/PANEL NO. 485454 0555 N DATED AUG. 2, 1995 LOCALIZED FLOODING NOT DETERMINED.

NOTE: BEARINGS BASED ON NAD 83 UNLESS OTHERWISE NOTED



Fort Worth	20.7 Miles
Dallas	34.7 Miles
Houston	248 Miles
Austin	183 Miles
San Antonio	281 Miles



About Mansfield, TX

Mansfield sits at the southwest corner of the DFW metroplex, roughly equidistant between Dallas and Fort Worth along the SH-360 and US-287 corridors. SH-360 runs north to DFW Airport and south toward Waxahachie, making it one of the more efficient freight spines in Tarrant County. US-287 adds a direct shot southeast toward Ennis and the broader I-45 corridor. The location puts tenants within 30 minutes of both urban cores without the land constraints and congestion that come with operating closer in, perfect for regional distributors and manufacturers who need central access to the full DFW basin.

Southwest Tarrant County has a deep bench of IOS-compatible tenants — contractors, equipment rental companies, building materials suppliers, and fleet operators who follow the residential and commercial construction activity that Mansfield's growth continues to generate. These businesses require yard space within a short drive of job sites across the entire southern DFW area.

Entitled IOS sites in southwest Tarrant County are genuinely scarce. Mansfield's industrial land sits inside an established suburban fabric with heavy-industrial zoning that's increasingly difficult to replicate as residential development continues pushing outward. Sites that can accommodate outdoor storage, truck parking, or equipment staging, with the acreage, zoning, and freeway access to make them operationally useful, continue to attract owner-users and investors.

WHY MANSFIELD?

For regional distributors and manufacturers who need central access to the full DFW basin, Mansfield delivers.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. 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.

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.

SRS Industrial Partners, LLC 9012124 214.560.3200

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
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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SRS REAL ESTATE PARTNERS

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Dallas, TX 75231

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