1580 US 287 * Mansfield, TX

FOR LEASE OR SALE

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EXECUTIVE SUMMARY

Call For Lease Rate or Price

Lease Summary:

- Lease Type: NNN
- Taxes / CAM / Insurance: Tenant Responsibility
- Roof / Structure: Landlord Responsibility
- Original Lease Term: 5 - 10 years
- Options: 2 Five Year Options
- 5,968sfsf Building, 5,968sf Available For Lease
- Increase: Annual CPI Increase 2.5%
- Finished out as Physical Therapy Clinic
- Has a pool for Aquatic Therapy
- Year Built: 2022
- Acreage: 1.11

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LOCATION HIGHLIGHTS

- Physical and Aquatic Therapy in one location
- Located in the growing city of Mansfield
- US 287 frontage - High Visibility and Easy Access
- Ample parking
- 1-story building with easy in-and-out for patients
- 3 miles to Methodist Mansfield Medical Center Hospital

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Google Maps

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DEMOGRAPHICS & TRAFFIC COUNT

	1 MILE	3 MILES
Population	7,851	71,692
Employed	16,439	42,951
Median HH Income	$83,965	$96,385
Population Growth 2023-2028	5.12%	5.75%

Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Breckenridge Rd	Somerset Ct NW	253	2025	0.11 mi
Hwy 287 N	House Rd NW	7,998	2025	0.28 mi
Auburndale Dr	Holley Creek Dr NE	1,150	2018	0.32 mi
US Hwy 287	E Debbie Ln NW	50,626	2025	0.37 mi
Brookfield Ln	Bergen Ln SW	1,340	2018	0.42 mi
Clover Hill Rd	Walnut Pl E	1,822	2025	0.46 mi
N Walnut Creek Dr	Country Club Dr S	13,465	2025	0.46 mi
E Debbie Ln	Crestwood Trl NE	22,890	2025	0.48 mi
N Walnut Creek Dr	Springfield St N	8,181	2018	0.48 mi
US Hwy 287	N Walnut Creek Dr SE	50,706	2025	0.50 mi

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THE DFW METROPLEX

Employment

- People gained 172,300 jobs in 2023
- 8.64% growth rate
- Texas is leading the nation in job creation

Education

- 38 Colleges
- 3 R1 Universities
- 355 public schools
- 126 private schools

Health Care

- 200+ hospitals and surgery centers
- 37 Community health and hospital systems

Growth

- Over 300 people per day
- 6,574,000 Total Population
- Ranked #4 by population nationally
- More than 200 cities in the metroplex

3 Commercial Airports

- DFW International
- Dallas Love Field
- Alliance

24 Fortune 500 companies in DFW including:

- AT&T
- Charles Schwab Corporation
- American Airlines Group
- DR Horton

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This Leasing Brochure has been prepared to provide summary, unverified information to prospective tenants, and to develop an initial interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. OES/URE has not made any investigation, and makes no warranty or representation, about the information contained in this Leasing Brochure. It has been obtained from sources deemed reliable; however, OES/URE has not verified, and will not verify, any of the information contained herein, nor has OES/URE conducted any investigation regarding these matters and makes no warranty or representation with respect to projected expenses for the subject property, the size, age and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements, or any other information contained with this Leasing Brochure.

All potential tenants must take appropriate measures to verify all of the information set forth herein and bear all risk for any inaccuracies. Prospective tenants shall be responsible for their costs and expenses of investigating the subject property. By accepting this Leasing Brochure you explicitly agree to release OES/URE, and hold it harmless from any and all costs, expenses, or liability arising out of your investigation and/or decision about this property.

NON-ENDORSEMENT NOTICE

OES/URE is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Leasing Brochure. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, sponsorship or endorsement by, said corporation of OES/URE, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of OES/URE, and is solely included for the purpose of providing tenant lessee information about this property to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE OES/URE AGENT FOR MORE DETAILS.

EXCLUSIVELY MARKETED BY:
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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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. 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.

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Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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