



9,854 SF MULTI-TENANT MEDICAL BUILDING
FUTURE OWNER/OCCUPANT OPPORTUNITY



120 North Miller Road

120 North Miller Road, Mansfield, Texas 76063



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CONFIDENTIAL OFFERING MEMORANDUM

EXCLUSIVE LISTING BROKERS

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PROPERTY **120 North Miller Road**

LOCATION **120 N Miller Road, Mansfield, Texas 76063**

GLA	9,854 sf
PRICE	\$3,999,000
PRICE PSF	\$405.83
LOT	1.12 ac
OCCUPANCY	100%



- OVERVIEW**
- **Owner/Occupant opportunity** – 4,723 square foot vacancy in 2026 provides an owner/user the ability to utilize in place income to cover debt service
 - Provides an owner/user to take advantage of tax savings through depreciation
 - **Prime Medical Location:** Mansfield Methodist Hospital, Clear Rehabilitation Hospital, Texas Health Recovery & Wellness Center in immediate area
 - **Median Home Value and Average Household incomes** - \$347,536 and \$147,134, respectfully

PRICE	\$3,999,000
PRICE PSF	\$405.83
GLA	9,854 sf
OCCUPANCY	100%



Excellent accessibility to Hwy 287, TX 360 Toll & Heritage Pkwy



2023-2028 projected population growth of 22.47% within 1 mile



Near Mansfield Methodist Hospital; total patient revenue of \$1.286B



\$116,232 median household income within 3 miles

INVESTMENT OVERVIEW

120 North Miller Road (The “Property”) is a free-standing, multi-tenant medical office building located in Mansfield, Texas. The Property was built in 2011 and is currently 100% occupied by medical tenants that serve the local and regional areas. 120 North Miller Road is located on Miller Road and has excellent accessibility to Heritage Parkway, Highway 287, and Texas 360 Toll. Additionally, the Property is located near the Mansfield Methodist Hospital, which has a total patient revenue of \$1.286B. Beyond the Property’s exceptional location, 120 North Miller Road presents an opportunity for an investor or owner occupant to acquire a property in Mansfield, coupled with a stable income stream derived from other tenants in the building.

SUBMARKET OVERVIEW

Located directly south of Arlington, Mansfield has emerged as a bright spot in the southern half of the metroplex. Since 2000, the area has added 47,000 new residents, reaching a population of 75,700. Significant growth is expected to continue well into the future. By 2026, the city anticipates reaching a population of 82,350. Seventy percent of the occupations are considered white-collar. As a result, the average household income is \$128,200, one of the fastest growing in the region as the area continues to evolve. Top employers in the area include Mouser Electronics (2,000), Methodist Mansfield Medical Center (1,400), Klein Tools (550), and Hoffman Cabinets (460).

The Arlington/Mansfield submarket, with an impressive office inventory of 14.6 million square feet, stands as a dynamic and thriving hub within the greater Dallas-Fort Worth (DFW) metroplex. Within a 2-mile radius from the Property, the residential landscape shines with a median home value of \$374,536. This figure is reflective of a vibrant and sought-after real estate market, showcasing the attractiveness of the Arlington/Mansfield submarket to

potential homeowners. Additionally, the average household income of \$147,134 further underscores the economic prosperity of the community, creating a synergy between residential and commercial appeal. One of the standout features of the Arlington/Mansfield submarket is its impressive vacancy rates. Specifically, for properties under 20,000 square feet, the vacancy rate stands at a low 4.9%. This figure is notably below the DFW metroplex average, which rests at 18.0%. The lower vacancy rates suggest a high demand for commercial spaces in this submarket, affirming its status as a sought-after destination for businesses.

REGIONAL OVERVIEW

The DFW Metroplex is now home to 45 Fortune 1000 headquarters – 23 of those being Fortune 500 companies. The region ranks among the top three U.S. metropolitan areas for business expansions, relocations, and employment growth. From December 2018 to December 2019, Dallas-Fort Worth created more jobs than New York, Los Angeles, and Chicago – all with much larger populations.

A driving factor in this recent flight to the area is Dallas Fort Worth International Airport. Situated between Dallas and Fort Worth, it is an economic engine for the region, generating \$37 billion in economic impact annually. DFW International Airport gives companies connectivity to either coast in 4 hours or less. Companies are also highly attracted to both Dallas Love Field Airport, home to Southwest Airlines, the largest domestic airline in the country, and Fort Worth Alliance Airport, the world’s first major industrial airport and home to an Amazon Air hub.

The Property

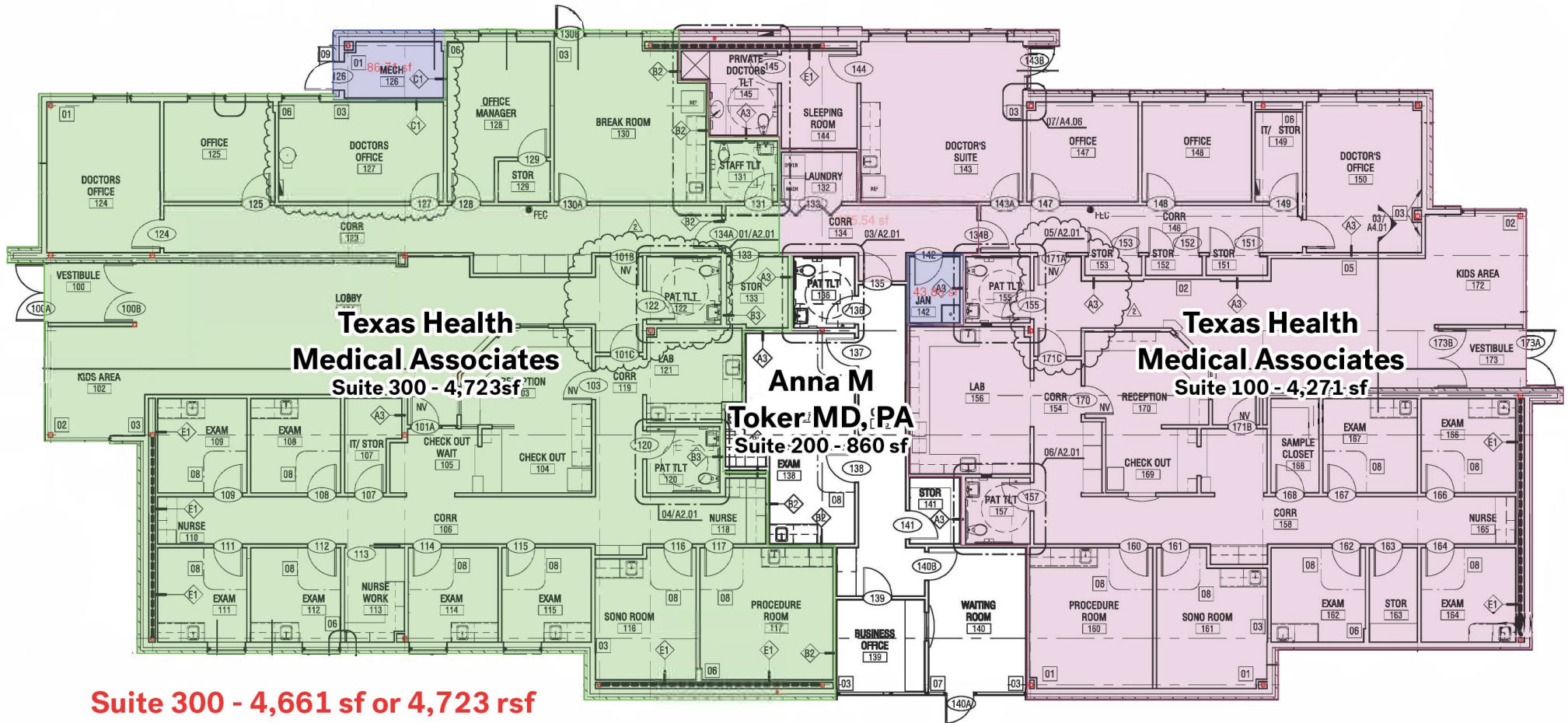


ADDRESS	120 N Miller Road, Mansfield, TX 76063
LAND AREA	1.12 ac
GLA	9,854 sf
PARKING RATIO	5.55/1,000 sf
YEAR BUILT	2011
OCCUPANCY	100%
ZONING	Planned Development
TAX AUTHORITY / ID	Tarrant County / 42240423
TAX VALUE / RATE	\$2,003,000 / 2.309663%
BUILDING EXTERIOR	Stone & brick
ROOF	Flat



2023 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	5,286	65,827	141,858
POPULATION GROWTH 2023-2028	22.47%	16.09%	12.90%
AVERAGE HH INCOME	\$116,269	\$116,232	\$111,856



Suite 300 - 4,661 sf or 4,723 rsf
Suite 200 - 849 sf or 860 rsf
Suite 100 - 4,215 sf or 4,271 rsf

Common Area - 131 sf
Building GLA - 9,854 sf

The Market

3rd LARGEST CITY IN THE DALLAS/FORT WORTH MSA



HOME TO METHODIST MANSFIELD MEDICAL CENTER

ONE OF THE MOST ADVANCED HOSPITAL IN THE COUNTRY



MANSFIELD ISD IS HOME TO

49 SCHOOLS
35,722 STUDENTS - 95% GRADUATION RATE
4,853 EMPLOYEES



WITH NEARLY 20% POPULATION GROWTH IN THE PAST DECADE, MANSFIELD IS EXPERIENCING **UNPRECEDENTED GROWTH**



MULTIPLE BUSINESS INCENTIVES

TYPE A & B SALES TAX FUNDS, INFRASTRUCTURE FUNDS, AND CHAPTER 380 LOANS & GRANTS



STRATEGIC POSITION

EXCELLENT CONNECTIVITY

DOMESTIC AIRPORT, MAJOR ROADS, SEA PORTS, AND RETAIL & FREIGHT

DEMOGRAPHICS

POPULATION	84,791
TOTAL HOUSEHOLDS	28,459
AVERAGE HOUSEHOLD INCOME	\$111,218
MEDIAN AGE	37.4
BACHELOR DEGREE +	39%
TOTAL EMPLOYEES	29,749

LARGEST EMPLOYERS

MOUSER ELECTRONICS	2,067 Employees
METHODIST MEDICAL CENTER	1,428 Employees
KLEIN TOOLS	733 Employees
HOFFMAN CABINETS	502 Employees
BCB TRANSPORT	435 Employees
R1	183 Employees
SJ LOUIS CONSTRUCTION OF TEXAS	175 Employees
CONVEYORS INC.	153 Employees
UAC	148 Employees
SOUTHERN CHAMPION TRAY	143 Employees



POPULATION
30,803,012
 #3 FASTEST GROWING
 POPULATION IN THE WORLD



**#1 FASTEST
 GROWING
 ECONOMY
 IN THE U.S.**
*TOP EXPORTING STATE IN THE
 NATION FOR 21 YEARS IN A ROW*



#1 STATE FOR JOB GROWTH
**291,400 JOBS CREATED FROM
 FEBRUARY 2023 - FEBRUARY 2024**

2nd

**LARGEST CIVILIAN
 LABOR WORKFORCE:
 15+ MILLION WORKERS**

55

**FORTUNE 500
 COMPANIES
 CALL TEXAS HOME**



**#1 STATE FOR COMPANY
 RELOCATIONS**
270+ SINCE 2015



LARGEST MEDICAL CENTER
 Texas Medical Center, Houston
2ND LARGEST CANCER CENTER
 MD Anderson, Houston



BEST STATE FOR BUSINESS
 FOR THE 19TH YEAR IN A ROW



AWARDED GOVERNOR'S CUP
 FOR THE MOST NEW & EXPANDED
 CORPORATE FACILITIES: **1,123**



**NO STATE
 INCOME TAX**



FORT WORTH

- #3 BEST PLACES TO LIVE IN TEXAS
- #1 FASTEST GROWING U.S. CITY
- 13TH LARGEST CITY IN THE NATION

DALLAS

- #1 TOP 20 BUSINESS-FRIENDLY CITY
- #1 IN THE COUNTRY FOR 5-YEAR JOB GROWTH
- #2 BEST US CITY TO START A BUSINESS 2023
- #2 BEST MARKET FOR INVESTMENT PROSPECTS
- #1 IN REAL ESTATE DEVELOPMENT 2022
- #6 HIGHEST GDP IN THE NATION

HOUSTON

- #6 FASTEST GROWING HOUSING MARKET 2021
- #2 MOST ACTIVE REAL ESTATE MARKET
- #7 TOP 20 BUSINESS-FRIENDLY CITY
- #7 HIGHEST GDP IN THE NATION

AUSTIN

- #2 BEST HOUSING MARKET 2021
- #5 BEST PLACE TO LIVE 2021
- #12 TOP 20 BUSINESS-FRIENDLY CITY

SAN ANTONIO

- #4 BEST PLACE TO LIVE IN TEXAS 2021
- #4 MOST HOUSING MARKET GROWTH

#1 FASTEST GROWING METROPOLITAN AREA IN THE NATION



ECONOMIC & CULTURAL
HUB OF NORTH TEXAS

73

FORTUNE 500 & 1000 COMPANIES
BASED IN THE METROPLEX
REVENUE TOTALING \$1.4 TRILLION



±418 PEOPLE MOVED TO DFW DAILY IN 2023
DALLAS/FORT WORTH IS A TOP MARKET FOR
CORPORATE EXPANSIONS & RELOCATIONS

#1 / KAUFMAN
#3 / ROCKWALL
#10 / ELLIS
FASTEST-GROWING
COUNTIES IN THE U.S.

11,300,000

POPULATION ESTIMATED BY
YEAR 2045

\$89.2B

TOTAL VALUE OF GLOBALLY
TRADED GOODS IMPORTED
& EXPORTED FROM DFW IN 2023



DALLAS/FORT WORTH IS HOME TO
70+ UNIVERSITIES & COLLEGES

DEMOGRAPHICS

POPULATION	8,891,002
TOTAL HOUSEHOLDS	3,220,357
AVERAGE HOUSEHOLD INCOME	\$89,157
MEDIAN AGE	36.9
BACHELOR DEGREE +	35%
TOTAL EMPLOYEES	3,697,077

LARGEST EMPLOYERS

TEXAS HEALTH RESOURCES	26,000 Employees
WALMART STORES, INC.	25,534 Employees
AMERICAN AIRLINES GROUP, INC.	23,700 Employees
LOCKHEED MARTIN AERONAUTICS CO.	22,950 Employees
BAYLOR HEALTH CARE SYSTEM	22,000 Employees
DALLAS INDEPENDENT SCHOOL DISTRICT	20,793 Employees
BANK OF AMERICA	13,650 Employees
JPMORGAN CHASE BANK N.A.	13,050 Employees
CITY OF DALLAS	12,695 Employees
TEXAS INSTRUMENTS, INC.	13,000 Employees

	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
POPULATION			
TOTAL POPULATION	5,286	65,827	141,858
TOTAL DAYTIME POPULATION	7,083	52,343	110,776
% PROJECTED ANNUAL GROWTH 2023 TO 2028	22.47%	16.09%	12.90%
2028 PROJECTED POPULATION	6,474	76,416	160,163
% FEMALE POPULATION	53%	52%	52%
% MALE POPULATION	47%	48%	48%
MEDIAN AGE	37.2	36.8	36.4
BUSINESS			
TOTAL EMPLOYEES	4,106	16,983	34,265
TOTAL BUSINESSES	266	1,158	2,469
% WHITE COLLAR EMPLOYEES	59%	44%	38%
HOUSEHOLD INCOME			
ESTIMATED AVERAGE HOUSEHOLD INCOME	\$116,269	\$116,232	\$111,856
ESTIMATED MEDIAN HOUSEHOLD INCOME	\$110,285	\$113,483	\$106,891
ESTIMATED PER CAPITA INCOME	\$57,081	\$42,618	\$39,116
HOUSEHOLD			
TOTAL HOUSING UNITS	2,088	21,955	47,005
% HOUSING UNITS OWNER-OCCUPIED	61.00%	73.00%	74.00%
% HOUSING UNITS RENTER-OCCUPIED	34.00%	23.00%	23.00%
RACE & ETHNICITY			
% WHITE	49.89%	47.32%	41.70%
% BLACK OR AFRICAN AMERICAN	28.40%	26.36%	28.61%
% ASIAN	6.28%	6.81%	8.67%
% OTHER	15.44%	19.52%	21.02%
% HISPANIC POPULATION	13.70%	19.09%	20.74%
% NOT HISPANIC POPULATION	86.30%	80.91%	79.26%



Edge Realty Capital Markets LLC exclusively presents the listing of 120 North Miller Road (“Property”) for your acquisition. The owner is offering for sale the Property through its exclusive listing with the team.

Edge Realty Capital Markets LLC and owner provides the material presented herein without representation or warranty. A substantial portion of information must be obtained from sources other than actual knowledge and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the parties involved as to price or terms before sale, to withdrawal of the Property from the market, and to other events beyond the control of Edge Realty Capital Markets LLC or owner. No representation is made as to the

value of this possible investment other than hypothetical scenarios. It is encouraged that you or any of your affiliates consult your business, tax and legal advisors before making a final determination of value or suitability of the Property for acquisition.

As a condition of Edge Realty Capital Markets LLC’s consent to communicate the information contained herein—as well as any information that may be communicated to you subsequently either verbally or in writing by Edge Realty Capital Markets LLC, owner or agents of either of these parties regarding the Property – it is required that you agree to treat all such information confidentially.



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