



**LEASE**

# Hunters Row Business Park Office Lease

**714 HUNTERS ROW CT**

Mansfield, TX 76063

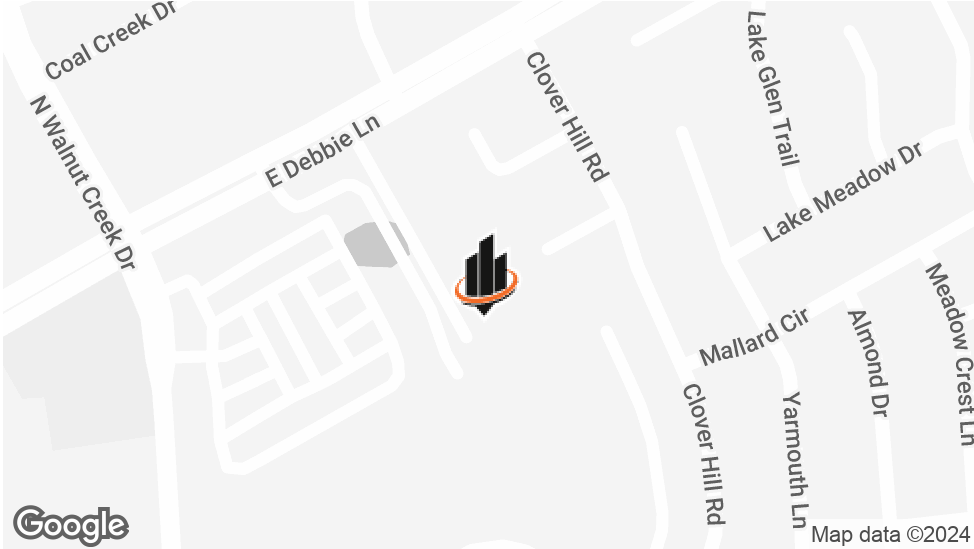
**PRESENTED BY:**

**ELIUD SANGABRIEL, CCIM**

O: 972.839.0590

[eliud.sangabriel@svn.com](mailto:eliud.sangabriel@svn.com)

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$21.00 SF/yr (NNN)
NNN:	\$7.30 est.
TOTAL BUILDING SF:	5,388 SF
AVAILABLE SF:	2,694 SF
MARKET:	Dallas/Ft Worth
SUBMARKET:	Arlington/Mansfield

PROPERTY OVERVIEW

Discover prime office space at Hunter Row Business Park in Mansfield, TX 76063, totaling 2,694 SF. This dynamic location features diverse office spaces and conference rooms, along with ample parking for your convenience. Strategically positioned in the heart of Mansfield, Texas, the site enjoys proximity to major highways and excellent demographics.

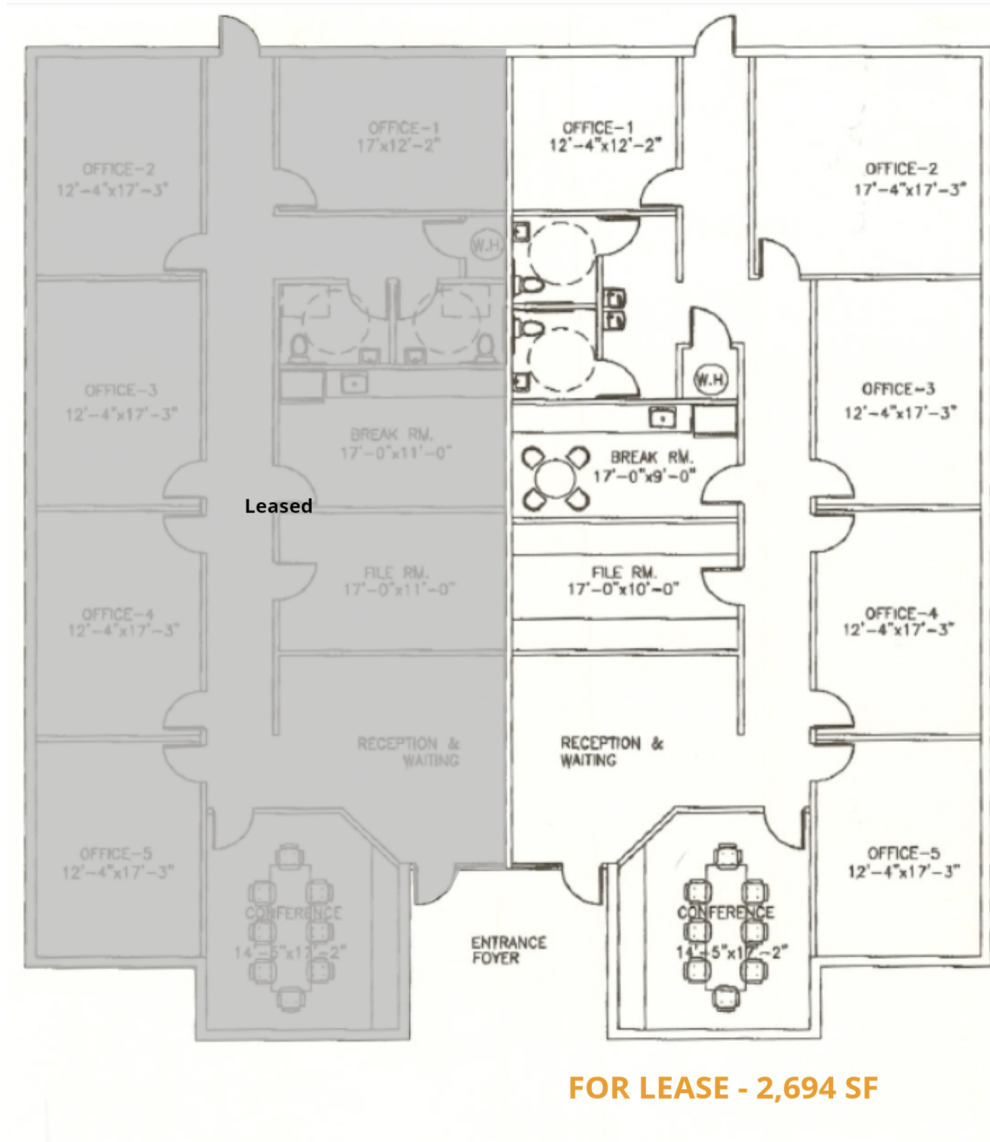
PROPERTY HIGHLIGHTS

- Accommodates 7 - 22 People
- Conveniently located less than one mile east of US Hwy 287 and three miles west of SH 360
- Great Demographics and High Traffic Counts
- Easy Access to Major Roads & Highways
- Traffic Counts Exceed 70,000 VPD
- Situated in a Medical Office Park with Proximity to Highway 287
- Offers a Variety of Nearby Amenities, Including Restaurants and Retailers

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## FLOOR PLAN



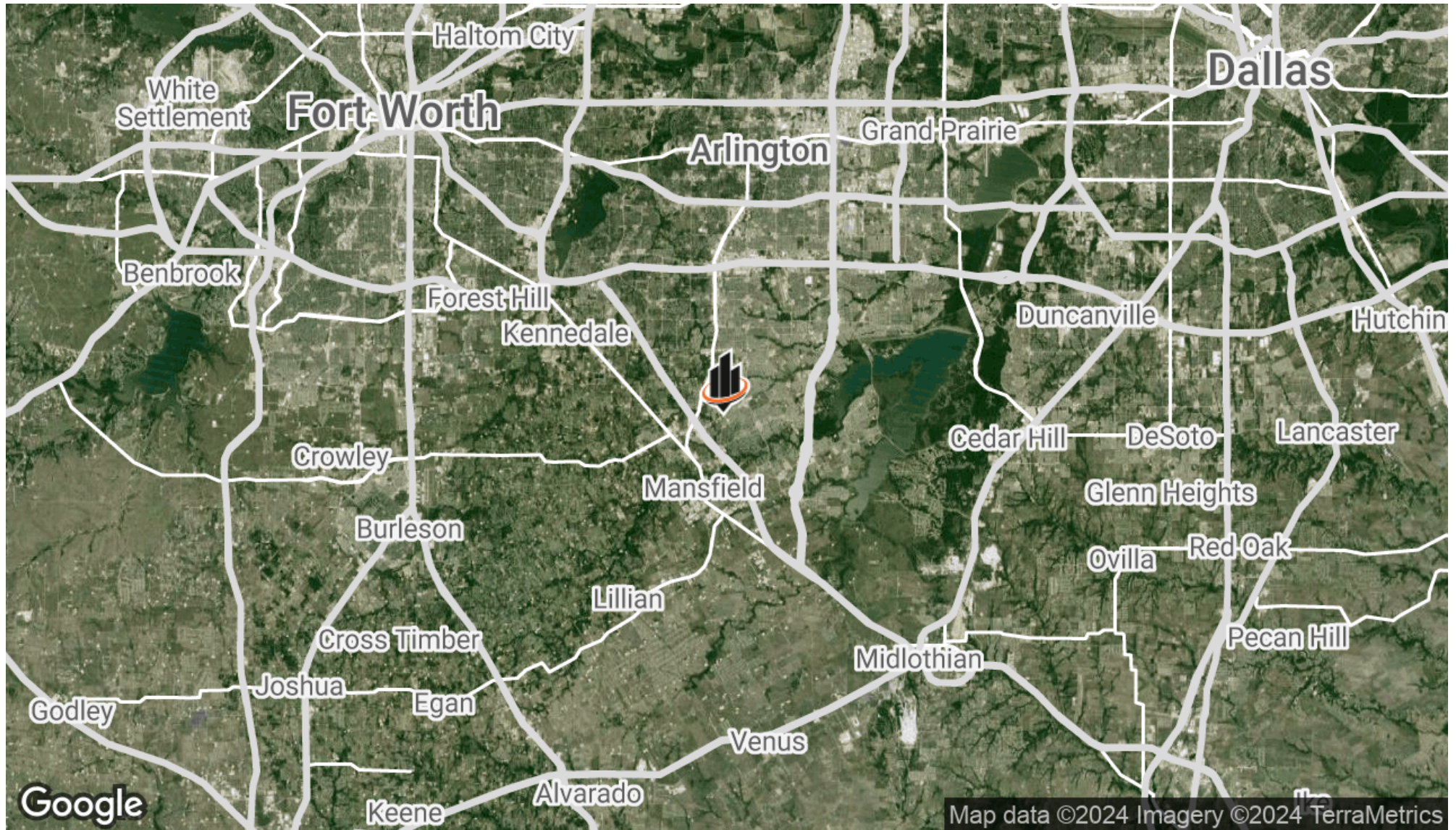
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## LOCATION MAP



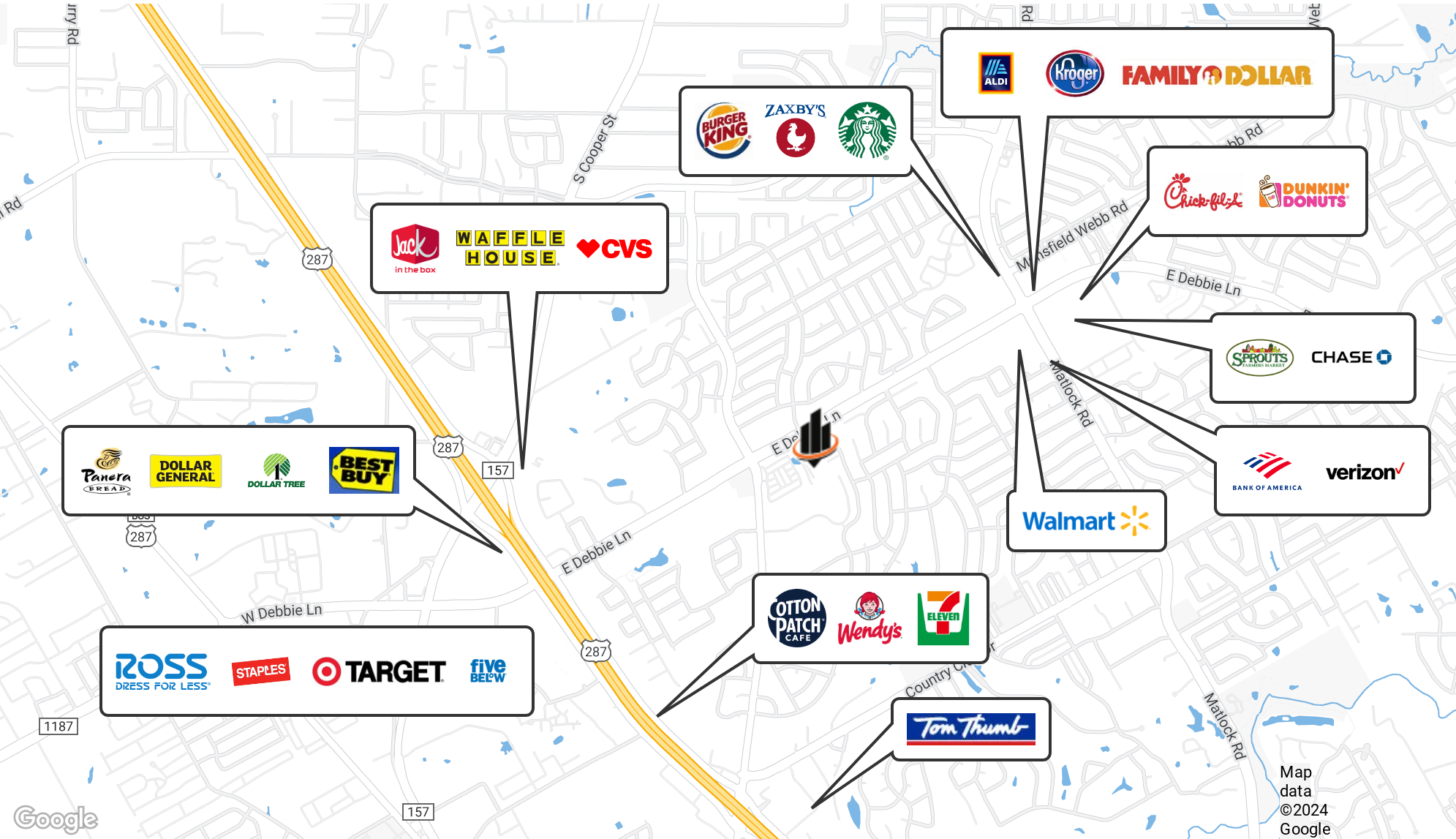
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RETAILER MAP



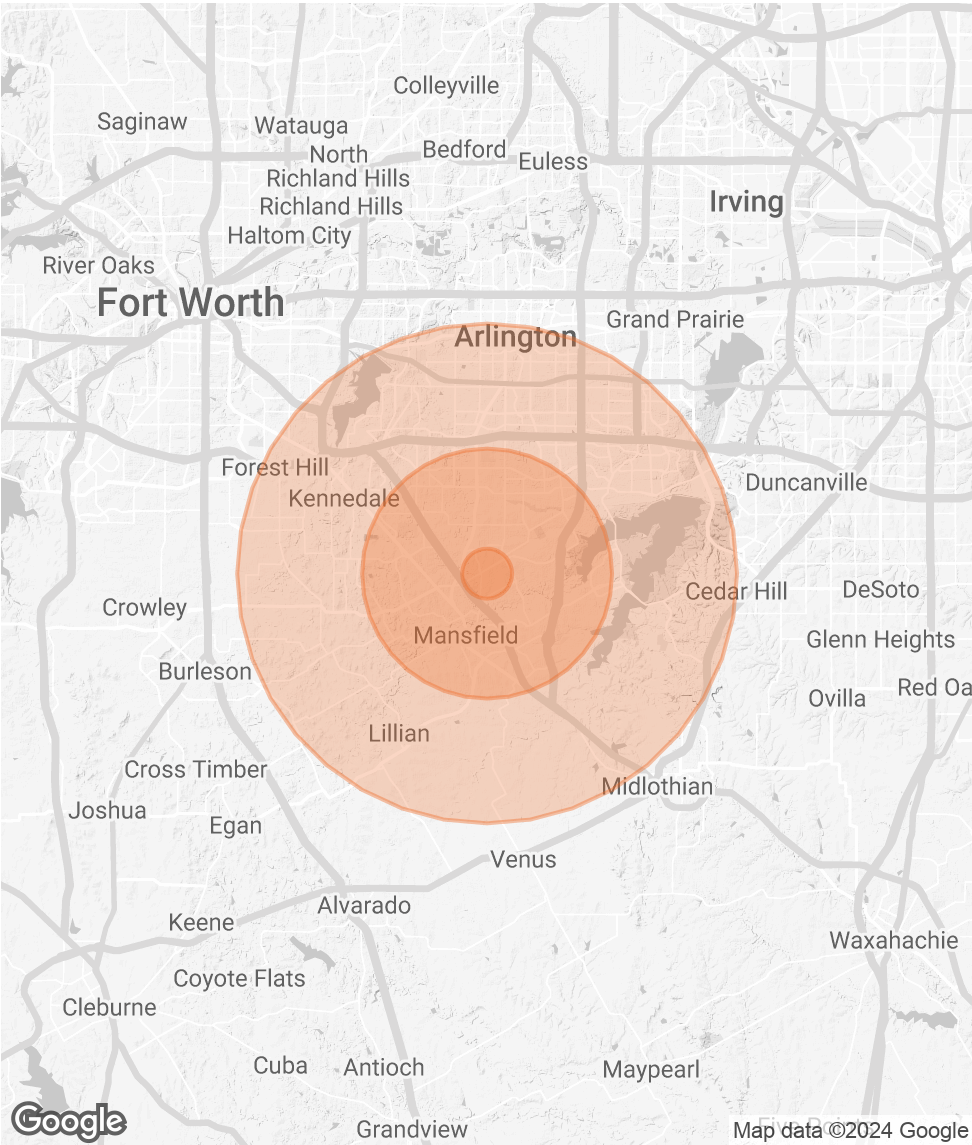
ELIUD SANGABRIEL, CCIM  
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	14,501	203,733	594,714
AVERAGE AGE	40.0	35.3	35.1
AVERAGE AGE (MALE)	41.0	33.7	33.7
AVERAGE AGE (FEMALE)	38.8	36.5	36.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,880	64,078	202,978
# OF PERSONS PER HH	3.0	3.2	2.9
AVERAGE HH INCOME	\$110,784	\$105,306	\$84,632
AVERAGE HOUSE VALUE	\$265,487	\$239,722	\$188,818

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR CONTACT



ELIUD SANGABRIEL, CCIM

Senior Advisor

eliud.sangabriel@svn.com  
Direct: 972.839.0590 | Cell:

PROFESSIONAL BACKGROUND

Eliud Sangabriel, CCIM serves as a Senior Advisor at SVN | Trinity Advisors with the Matthews Group, located in Keller, Texas. Eliud specializes in selling and overseeing investment property sales that include retail, office/medical, industrial, and land. He holds the designation of Certified Commercial Investment Member (CCIM) and is a proud member of both the Texas and National Association of REALTORS. Furthermore, Eliud has earned the title of Certified Negotiations Expert.

Eliud is known for his relentless work ethic, dedication to customer service, and in-depth understanding of the local market. Eliud’s extensive experience with the commercial real estate industry, combined with his ability to understand every avenue of a transaction, guarantees his clients receive the highest quality of professionalism.

SVN | Trinity Advisors  
1762 Keller Parkway, Suite 100  
Keller, TX 76248

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