

FOR LEASE

2ND GENERATION RESTAURANT
MANSFIELD, TEXAS | 1,800 SQUARE FEET



2881 FM ROAD 157
SUITE 103
MANSFIELD, TX 76063





Property Overview

This 1,800 square foot second-generation restaurant space offers an excellent opportunity for food and beverage operators seeking strong visibility and built-in traffic. The space is attached to a high-traffic convenience store and is strategically located at the intersection of FM Road 157 and Turner Warnell Road in Mansfield, Texas.

The existing layout includes a drive-thru and essential kitchen infrastructure, such as a vent hood, a small fryer, and a gas stove, enabling a streamlined build-out, and the restrooms are shared with the adjoining convenience store. With prominent frontage, convenient access, and steady daily traffic, this location is ideally suited for a quick-service or fast-casual restaurant concept.

BLAKE KUYKENDALL
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Property Details



2881 FM Road 157, Suite 103, Mansfield, TX 76063

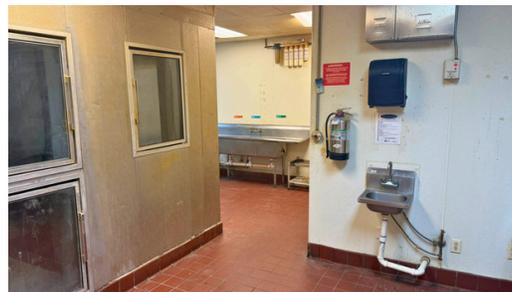
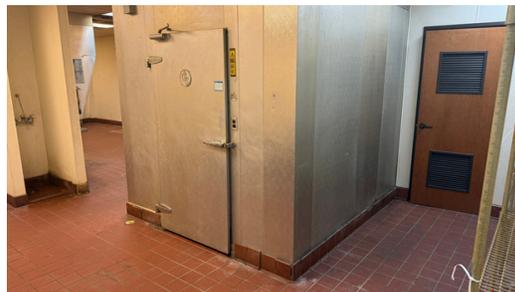
Building Details

RENTAL RATE	\$18.67/SF NNN (\$2,800/mo + NNN)
AVAILABLE SF	1,800 SF
LOT SIZE	The entire building is 4,589 SF 1.38 AC lot
PROPERTY USE	2nd-Generation Restaurant Space
YEAR BUILT	2003
CONSTRUCTION	Masonry
TENANCY	Multi-tenancy - The space is adjoined to a convenience store and high-traffic fuel station.
FRONTAGE	525' on Farm to Market Rd 157
SUBMARKET	SE Outlying Tarrant / Mid-Cities
HIGHLIGHTS	<ul style="list-style-type: none">• Drive-Thru• Available Immediately• High-Traffic Location

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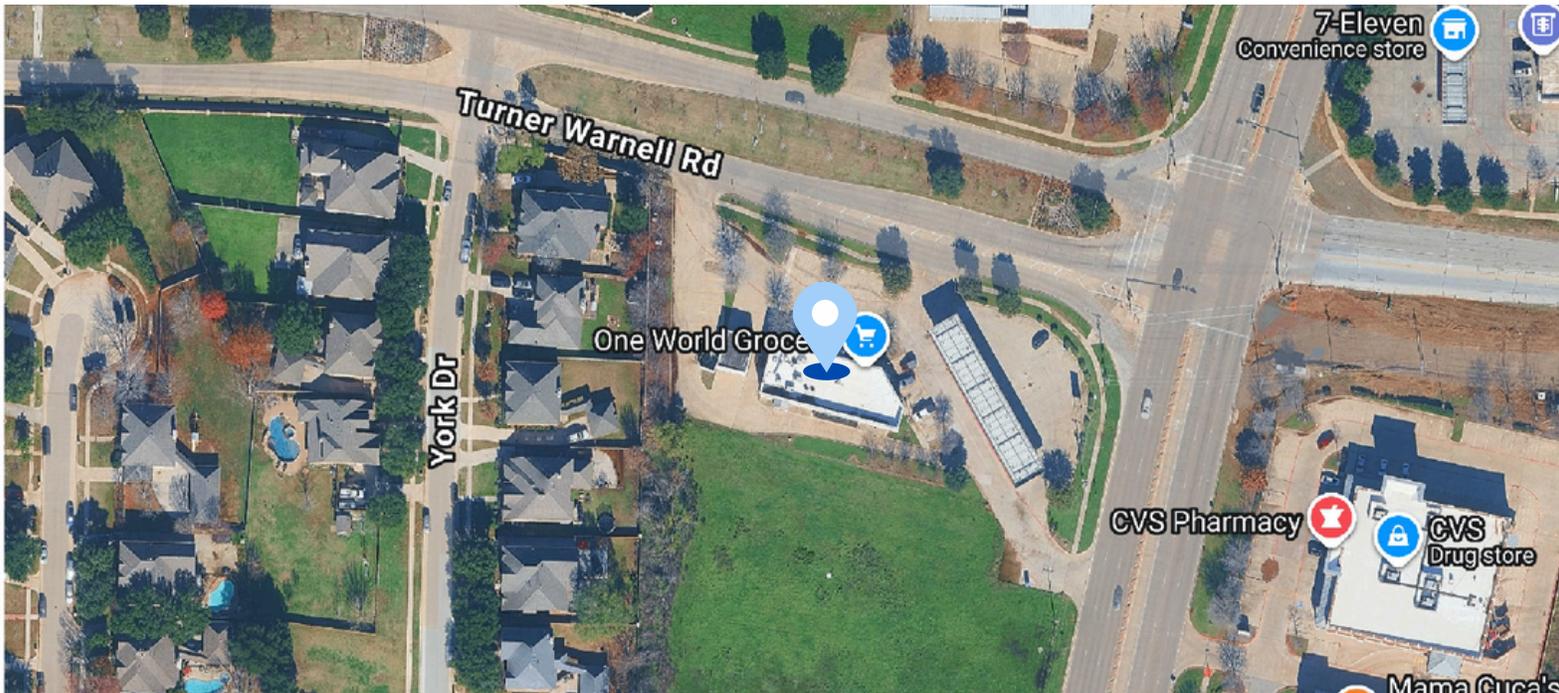
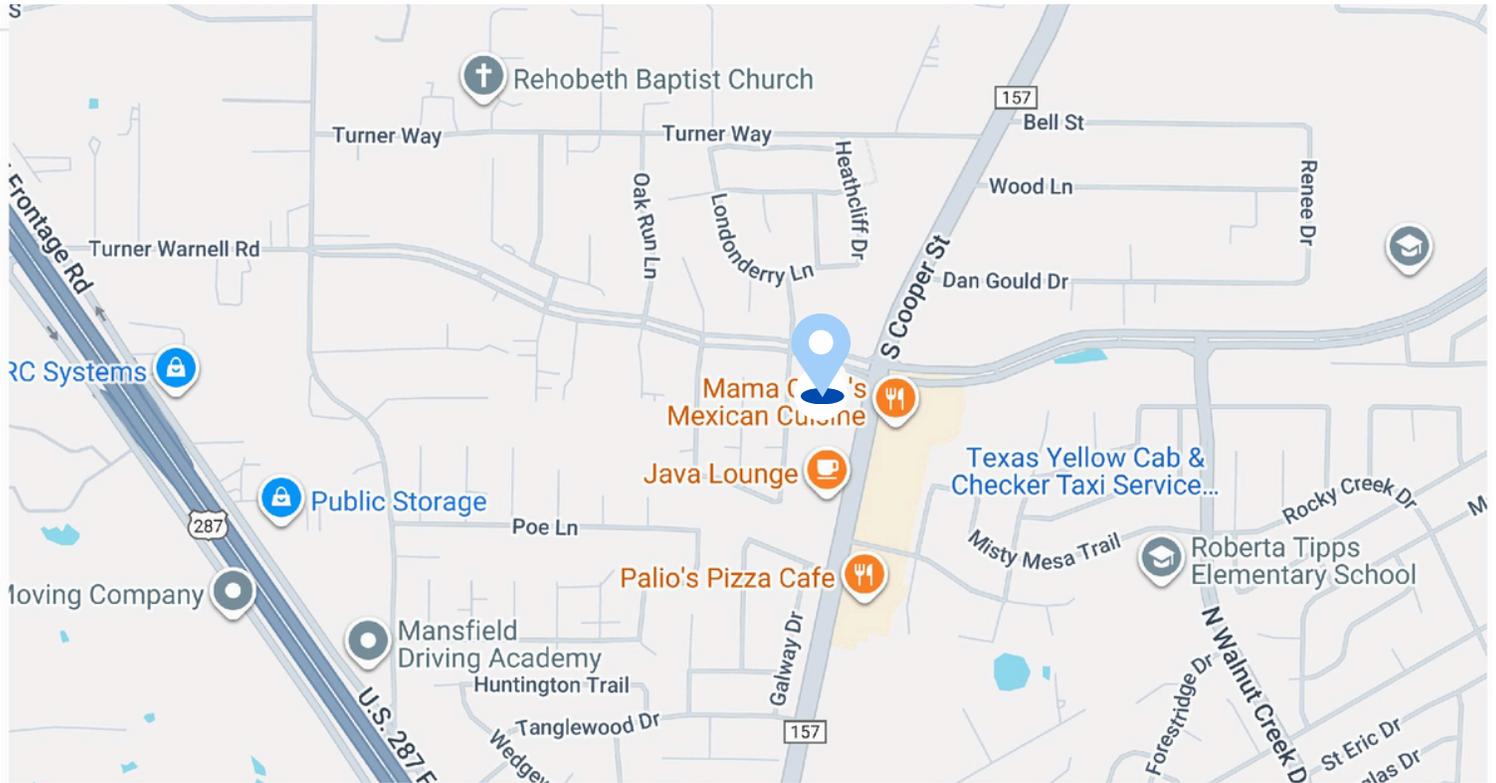
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Map + Aerial



2881 FM Rd 157, Suite 103
Mansfield, TX 76063
Tarrant County

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PLEASE CONTACT FOR MORE INFORMATION:

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