

Mansfield, TX 76063

Price: \$1,500,000

TDAC - 2701 N Main St  
2701 North Main Street



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## Property Summary

Building SF:	11,942
Lot Size:	0.91 Acres
Parking:	Paved Lot
Year Built:	1953/2022
Zoning:	Commercial/Mixed Use
Pricing:	\$1,500,000.00

## Property Overview

2701 North Main Street offers 11,942 SF of industrial flex space across two buildings, plus a third bonus building ideal for service-based use or additional income. Featuring 14' clear height, grade-level and dock doors, and ample parking, the property supports retail, warehousing, distribution, or other commercial uses. Located on a prominent street with excellent visibility and easy access to major highways in the DFW area. C-2 zoning allows a wide range of commercial activities, including retail, services, offices, recreational uses, and automotive businesses.

## Location Overview

Mansfield, Texas: Prime Location in the DFW Metroplex

Mansfield combines small-town charm with urban accessibility in the heart of the Dallas-Fort Worth Metroplex. Strategically located near U.S. Highway 287, State Highway 360, and DFW Airport, it offers seamless regional connectivity. The city boasts a strong economy, top-rated schools, extensive parks and recreational amenities, and a vibrant community with local events and historic downtown attractions. Rapid growth and a high quality of life make Mansfield an ideal location for residents and businesses alike.

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# Photos

# 1

PROPERTY PHOTOS  
CUSTOM PAGE 1

# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

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# PROPERTY PHOTOS

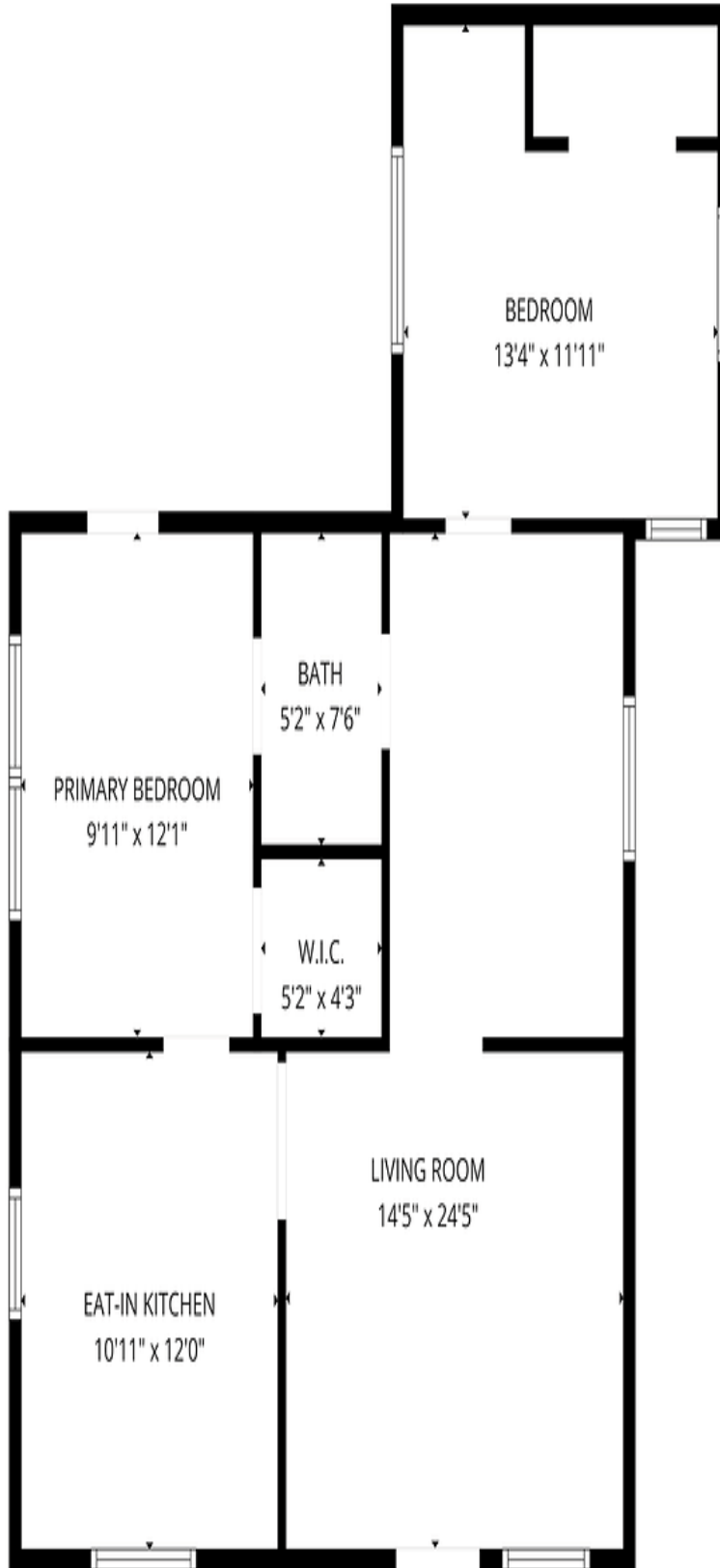
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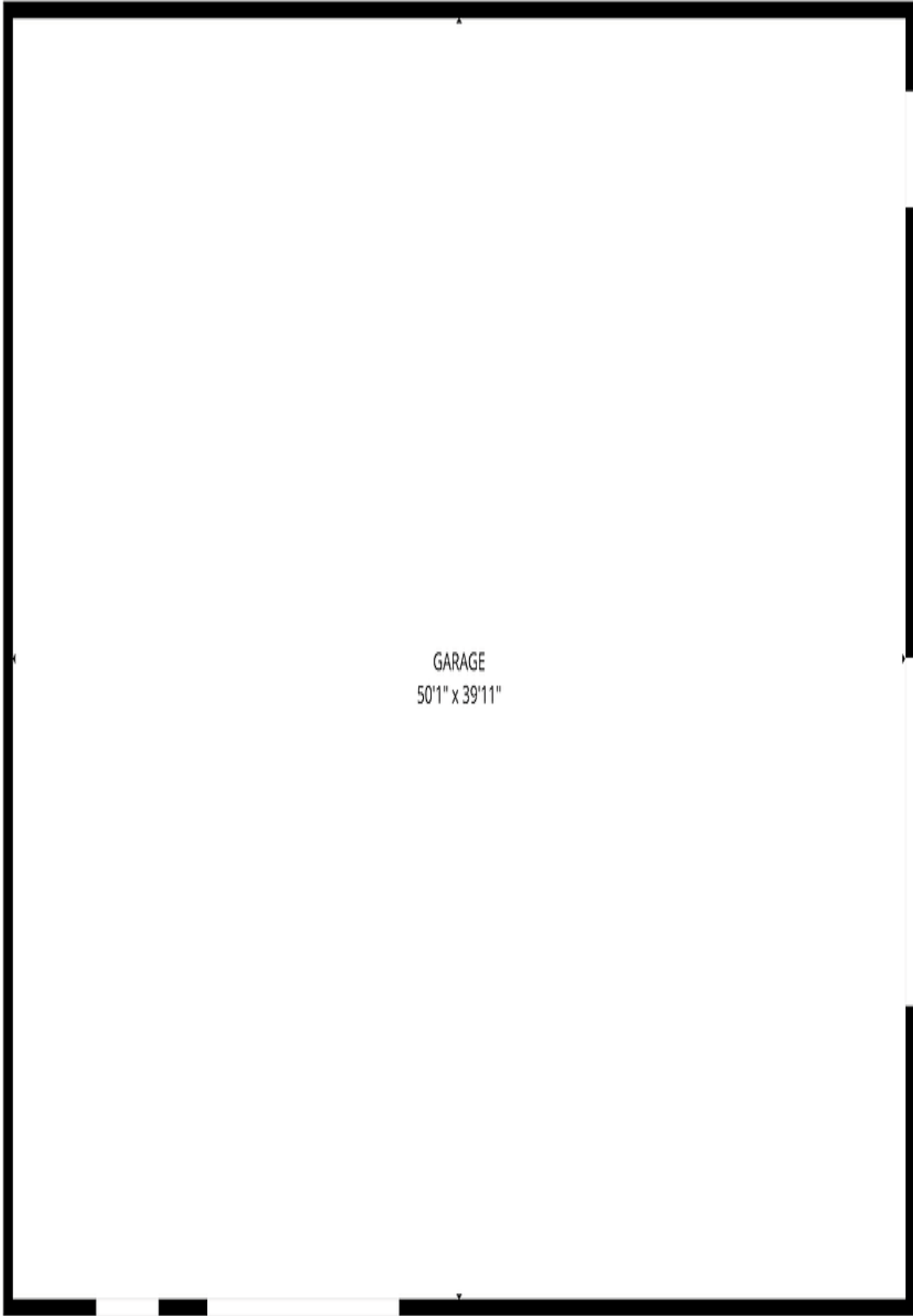


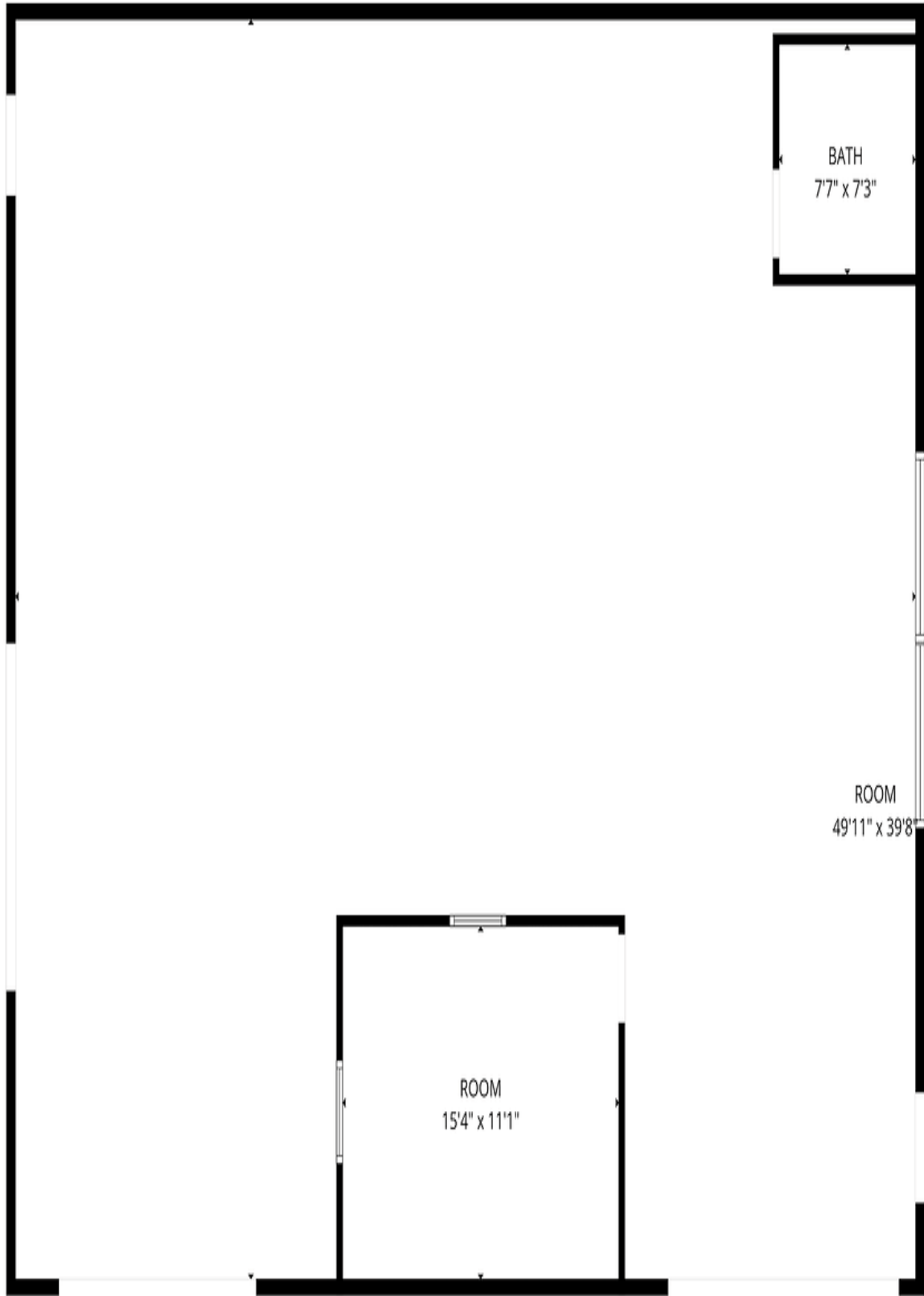
# PROPERTY PHOTOS

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**SECTION PAGE**

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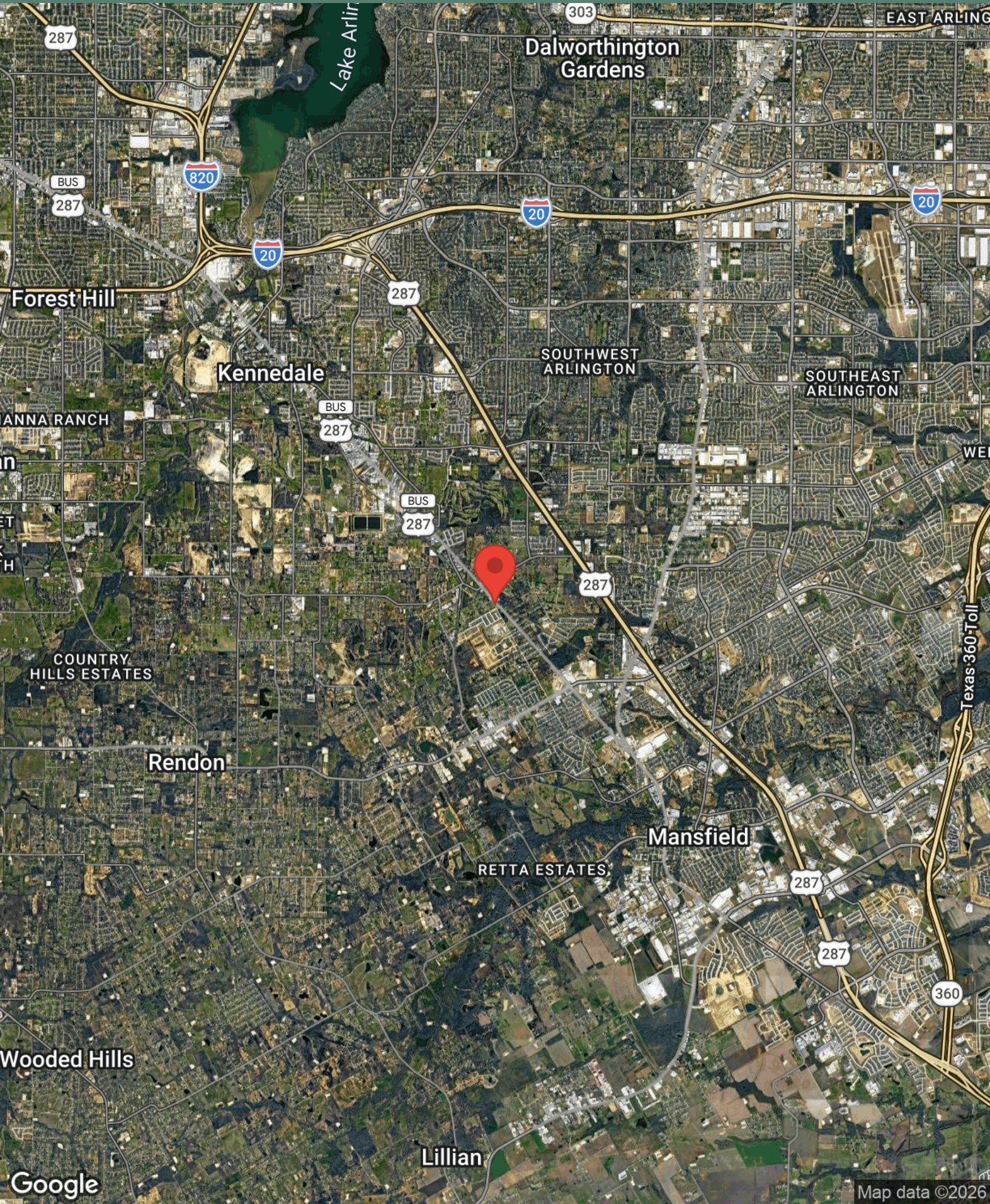
# Maps / Demographics

# 2

REGIONAL MAP  
AERIAL MAP  
DEMOGRAPHICS

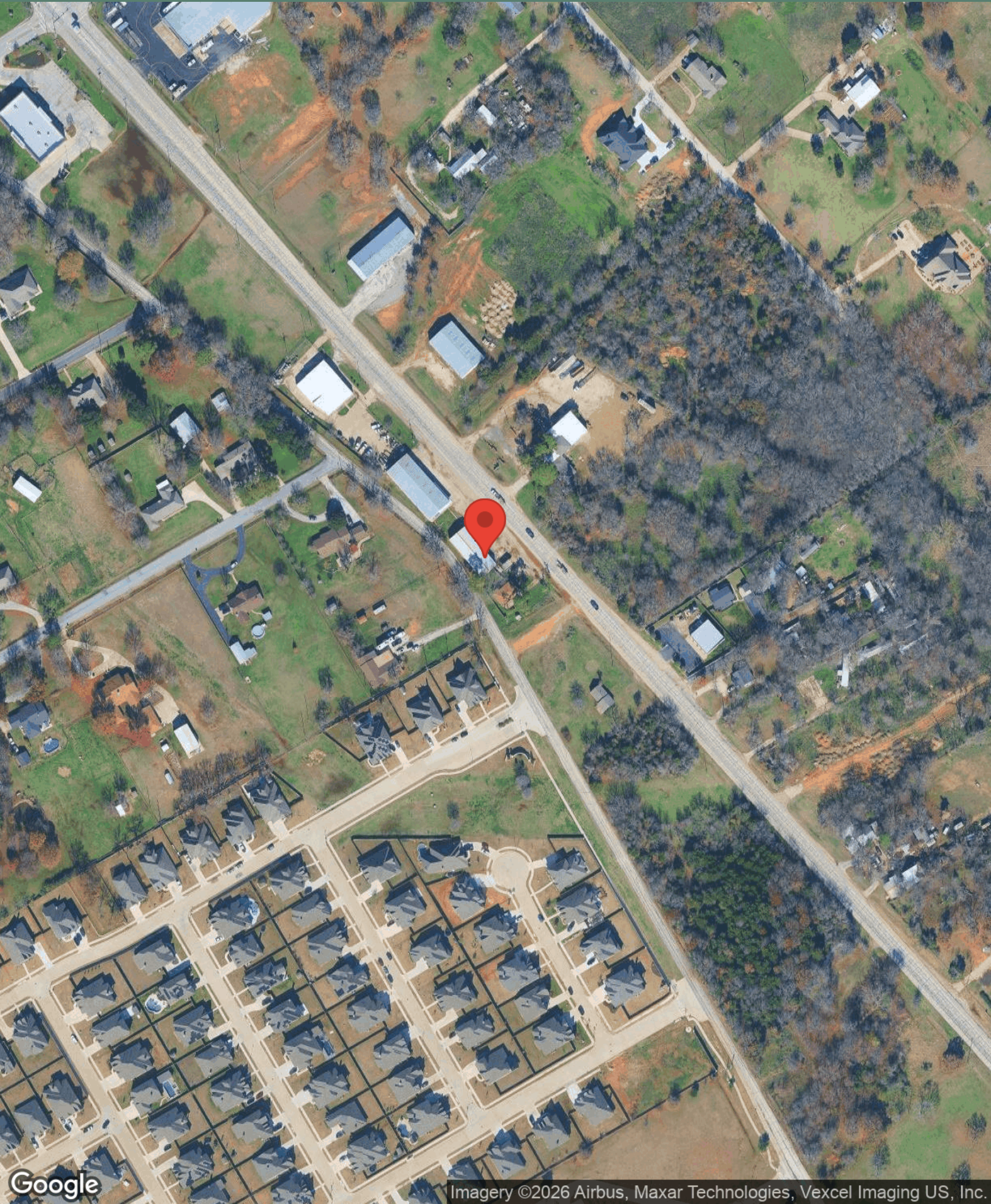
# REGIONAL MAP

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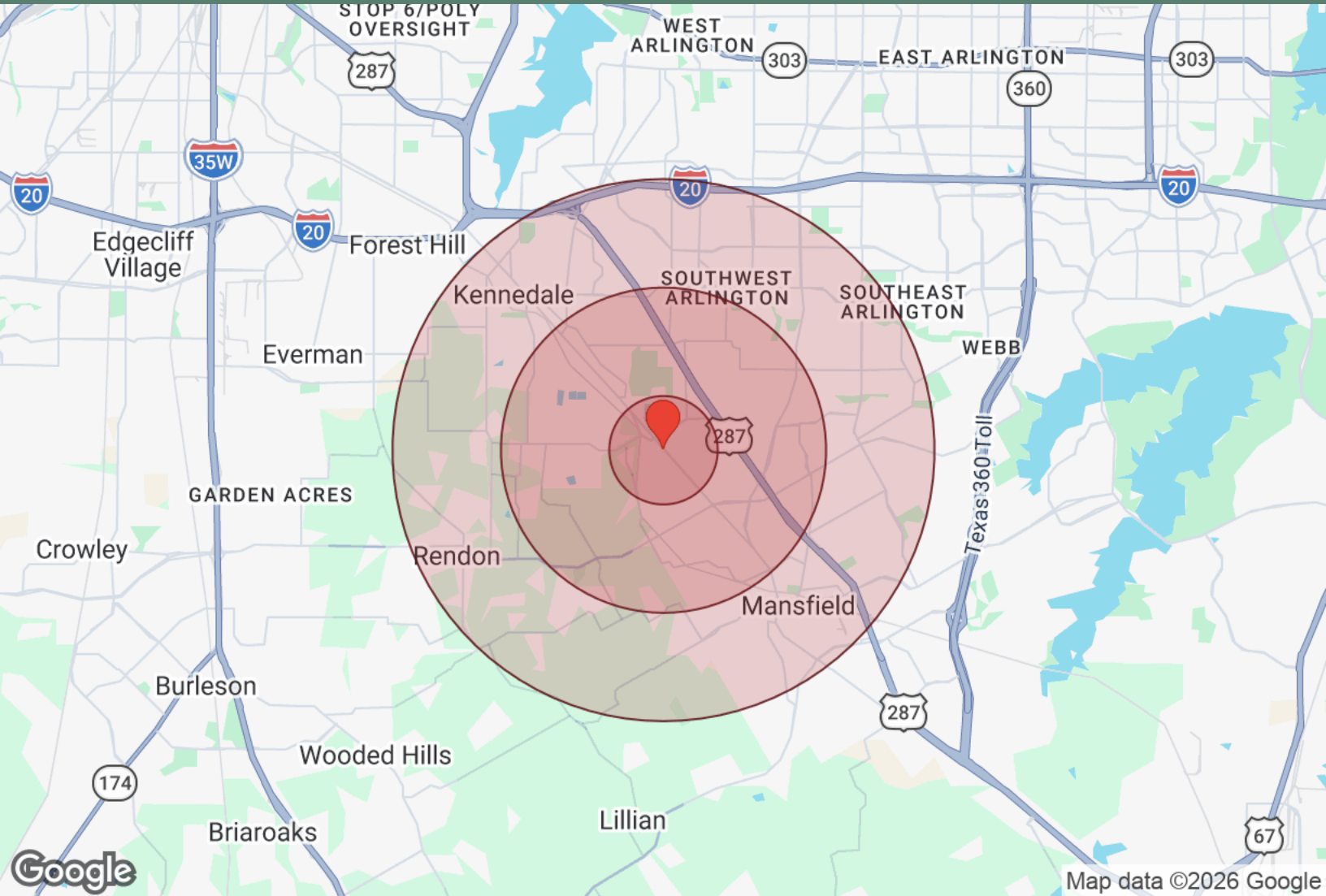
# AERIAL MAP

TDAC - 2701 N Main St  
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# DEMOGRAPHICS

TDAC - 2701 N Main St  
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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Male	2,405	22,751	82,121
Female	2,505	23,823	86,592
Total Population	4,909	46,574	168,713
<b>Race / Ethnicity</b>			
White	2,613	23,008	75,853
Black	843	9,273	37,049
Am In/AK Nat	15	121	405
Hawaiian	2	28	101
Hispanic	1,066	10,167	39,192
Asian	224	2,692	11,607
Multiracial	141	1,220	4,302
Other	5	61	202
<b>Housing</b>			
Total Units	1,755	17,411	63,500
Occupied	1,642	16,275	59,235
Owner Occupied	1,277	11,536	41,436
Renter Occupied	365	4,739	17,799
Vacant	113	1,137	4,266

	1 Mile	3 Miles	5 Miles
<b>Age</b>			
Ages 0 - 14	1,015	9,205	32,866
Ages 15 - 24	640	6,450	23,656
Ages 25 - 54	1,967	18,239	66,570
Ages 55 - 64	570	5,982	21,474
Ages 65+	717	6,697	24,146
<b>Income</b>			
Median	\$114,608	\$109,760	\$102,927
Under \$15k	62	868	3,128
\$15k - \$25k	38	612	1,939
\$25k - \$35k	54	475	2,154
\$35k - \$50k	95	1,163	4,398
\$50k - \$75k	125	2,196	9,044
\$75k - \$100k	307	2,006	8,127
\$100k - \$150k	351	3,508	12,474
\$150k - \$200k	270	2,286	8,201
Over \$200k	338	3,160	9,770

# Agent Information

STEPHEN'S BIO

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**Commercial Broker**

Stephen Coleman  
Scoleman@transworldcre.com  
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**Professional Bio:**

Stephen Coleman is a commercial real estate broker and investor who is committed to his clients to ensure total satisfaction throughout the process of acquisition, sale and investment in commercial assets in the Greater Dallas and Fort Worth Metroplex. Stephen has been in the real estate business for just over 6 years and has also purchased, renovated, rented, and sold his own properties in DFW. He is presently working on his Texas Accredited Commercial Specialist(TACS) education program in preparation for the Certified Commercial Investment Member(CCIM) and Society of Industrial and Office Realtors(SIOR) membership associations.

A Marine Corps veteran of 8 years, Stephen has a foundation of hard work with persistence and perseverance and solution based problem solving. After the military, Stephen worked as Operations Manager for a major furniture importer located in Dallas with logistics, warehousing and distribution/manufacturing performance at the forefront of his overall daily responsibilities. Also, heavily involved in the fine dining world for nearly a decade, he excels in the Restaurant and Hospitality industries along with Industrial and Retail asset classes.

In his free time, you can find Stephen on the golf course or taking his dog Beau for a walk around White Rock Lake. He is also an avid skier, mountain biker and fly fishermen and especially loves Colorado and Utah in the summer and winter months.