

# FOR SALE | E Broad Building

1557 E Broad St, Mansfield, TX 76063



## OFFERING SUMMARY

Sale Price:	Subject To Offer
Building Size:	3,100 SF
Lot Size:	8,216 SF
Number of Units:	3
Price / SF:	-
Year Built:	1988
Zoning:	F1

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in the bustling Mansfield area. This well-maintained 3,100 square foot building, constructed in 1988, features 3 separate units, offering flexibility and potential for diverse tenancy. Zoned F1, the property presents an attractive proposition for office or office building investors seeking a strategic addition to their portfolio. The spaces are currently for lease. With its convenient location and strong visibility on East Broad Street, this property is primed to offer a lucrative investment in an established commercial corridor. Don't miss the chance to capitalize on this high-potential asset in the thriving Mansfield market.

## PROPERTY HIGHLIGHTS

- - 3,100 SF building
- - 3 separate units
- - Constructed in 1988
- - Zoned F1
- - Prime location on East Broad St.
- - Potential for diverse tenancy

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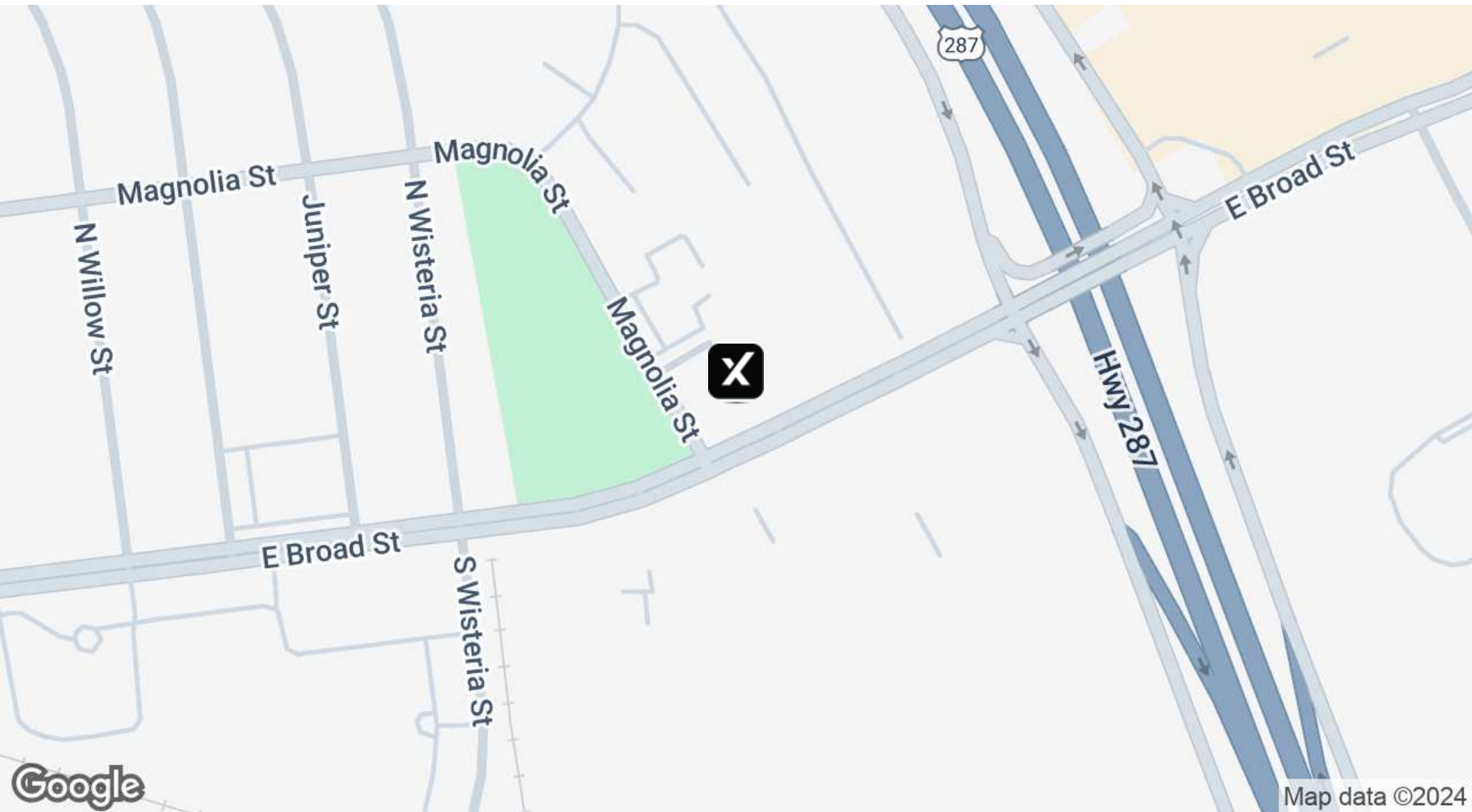
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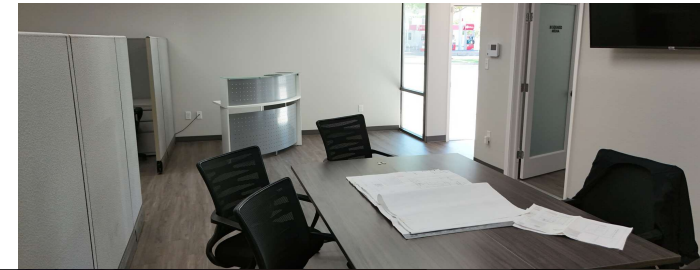
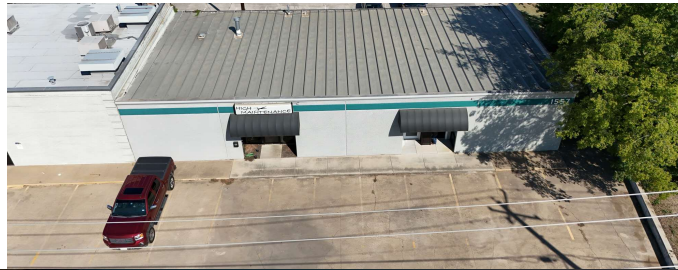
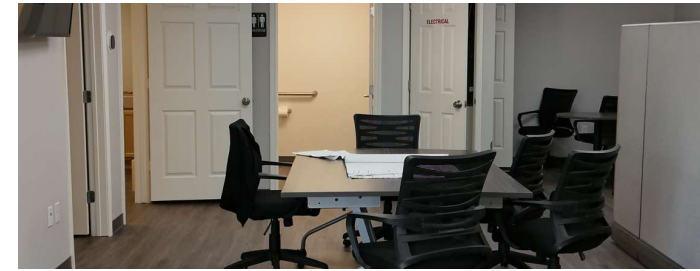
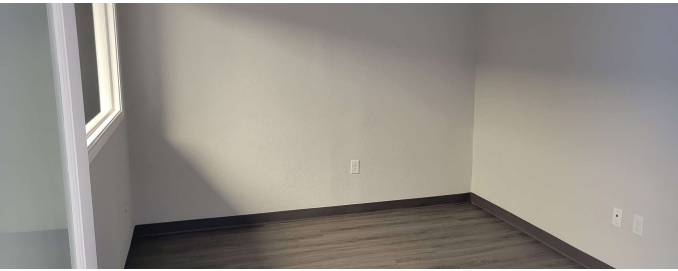
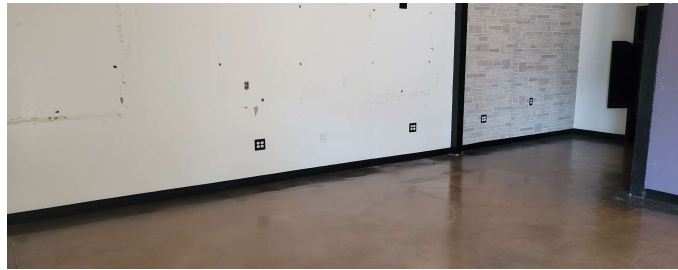
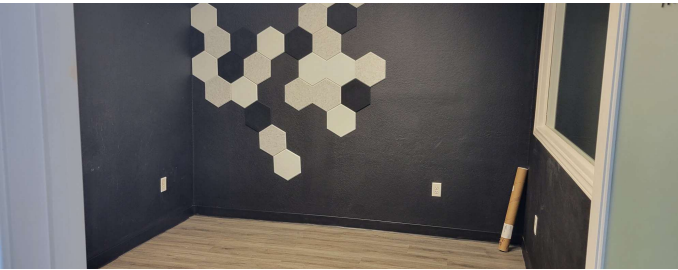
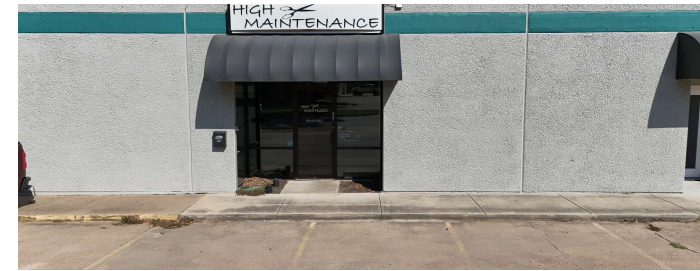
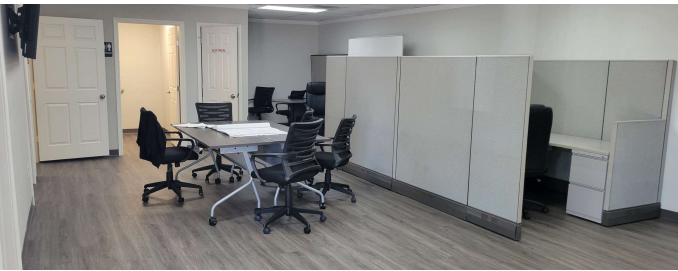
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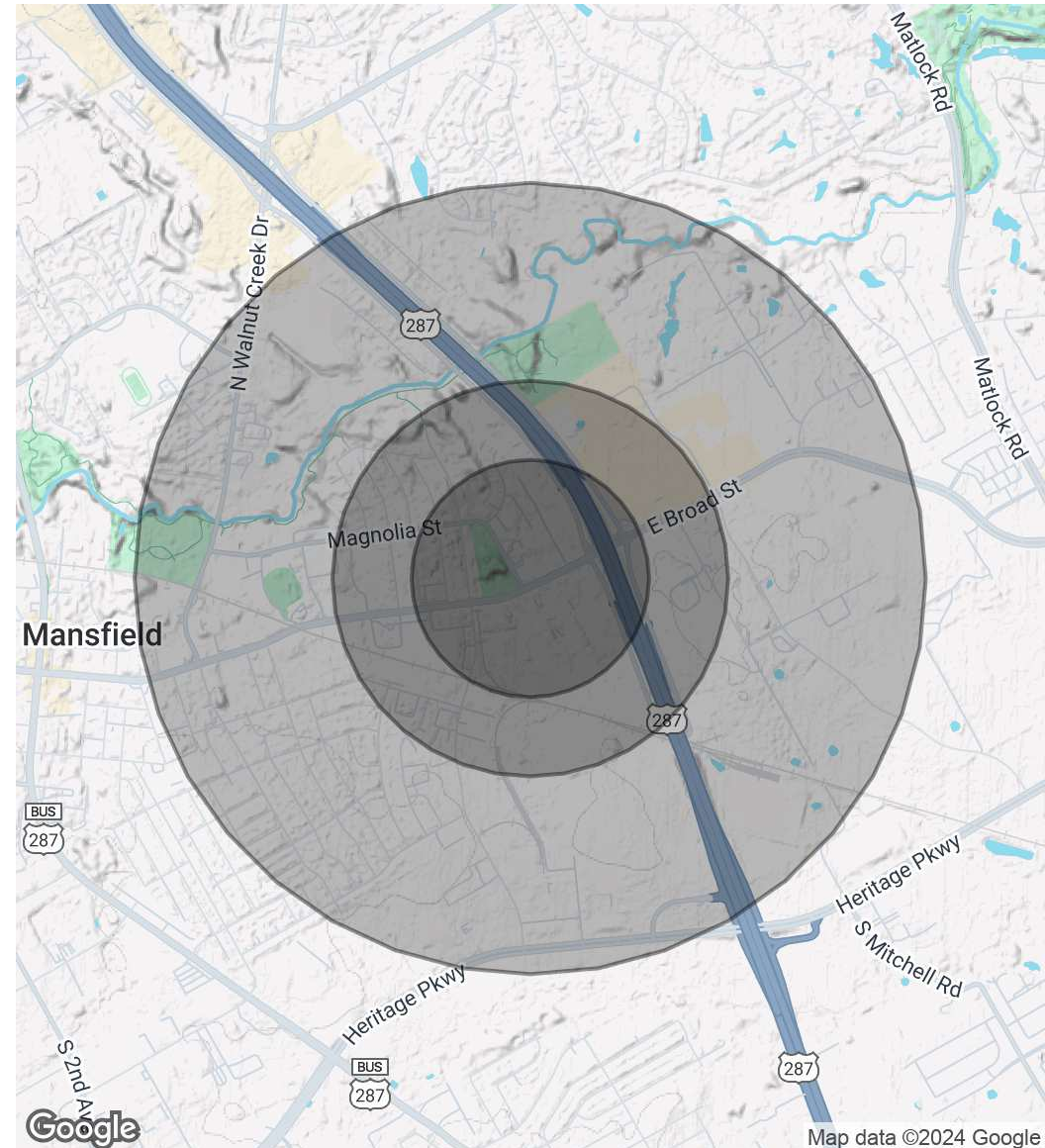
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	591	1,329	4,914
Average Age	40	40	39
Average Age (Male)	38	38	38
Average Age (Female)	43	42	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	208	462	1,676
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$101,936	\$103,426	\$114,044
Average House Value	\$305,063	\$358,714	\$423,374

Demographics data derived from AlphaMap



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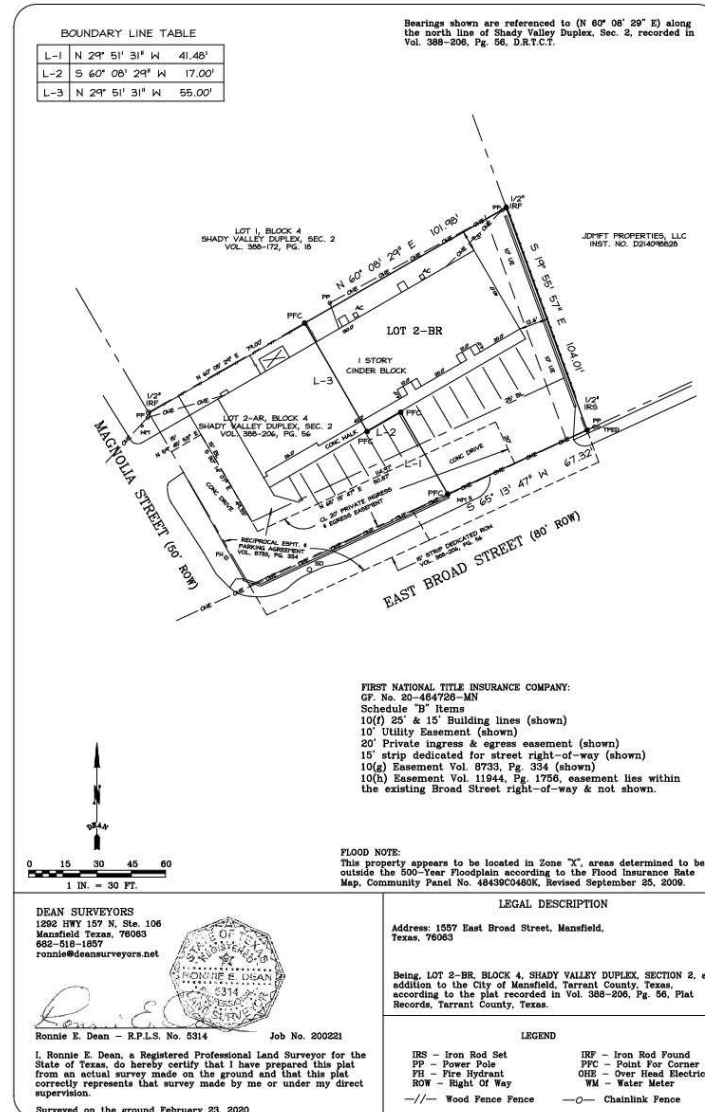
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