



Flex/Warehouse Space For Lease

7402 & 7406 Mansfield Hwy
Kennedale, TX 76060

Asking Rate

\$12 PSF + NNN

CONTACT

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Building Features

Address	7402 & 7406 Mansfield Hwy
Location	Kennedale, TX 76060
Rentable Building Area	156,295 SF
# of Buildings	6
Lot Size	13.196 Acres
Year Built	2024
Clear Height	18.5'
Available Space	1,750 SF, 2,125 SF & 2,250 SF minimums
Building Features	Grade Level Doors (16' x 12') Dock Door (12' x 12' w 54' ramp) Yard Storage



Property Summary

7402 & 7406 Mansfield Highway was recently built of high-quality construction in 2024 and offers ample parking and secured storage space on-site. The property consists of 6 buildings, collectively measures 156,295 SF and sits on a 13.196 acre-lot. Units offer spacious amenities including 18' clear height and bay doors ranging from 12' to 16'.

Kennedale is known for its entrepreneurial spirit and business-friendly environment and offers a wealth of amenities that enhance work-life balance. The area surrounding is home to a diverse range of dining options and vibrant entertainment scene.

Kennedale is a dynamic community that has experienced explosive growth, offers a unique atmosphere, and easy accessibility to the urban centers in Dallas and Fort Worth and to DFW Airport. A growing job market and population has spurred rapid development in Fort Worth's southern suburbs and provides immediate access to Interstate 20 and Hwy 287. Experience the benefits of a strategic location, a supportive business ecosystem, and a wealth of amenities at your doorstep.



Asking Rate	\$12 PSF + NNN
RBA	156,295 SF
Available SF	1,750 – 38,250 SF
Minimum Sizes	1,750 SF 2,125 SF 2,250 SF
Built/Renovated	2024
Lot Size	13.196 Acres
Submarket	South Fort Worth



Available Spaces

Building 1	4,000 SF
Building 4	2,125 – 25,500 SF
Building 5	2,250 – 38,250 SF
Building 6 (Dock Door w Ramp Available)	1,750 – 21,000 SF

Highlights



Newer Construction with
Flexible Lease Sizes



Highly Desirable Infill Location



Positioned Near Major
Thoroughfares Including
I-20, 820 & Hwy 287

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Market Overview

7406 Mansfield Hwy, Kennedale, Texas, 76060
3 mile radius

Household & population characteristics

\$103,147
Median household income

\$361,878
Median home value

74.2%
Owner occupied housing units

40.1
Median age

50.8%
Female population

53.4%
% Married (age 15 or older)

Annual lifestyle spending

\$3,486
Travel

\$29
Tickets to Movies

\$87
Theatre/Operas/Concerts

\$96
Admission to Sports Events

\$10
Online Gaming Services

Households & population

48,321
Current total population

49,340
5 Year total population

17,437
Current total households

17,921
5 year total households

Education

6%
No high school diploma

23%
High school graduate

31%
Some college

39%
Bachelor's/graduate/prof degree

Annual household spending

\$2,699
Apparel & Services

\$307
Computers & Hardware

\$4,537
Eating Out

\$8,111
Groceries

\$8,810
Health Care

Race

- White population
- Black population
- American Indian population
- Asian population
- Pacific Islander population
- Other race population
- Population of two or more races

Business

1,172
Total businesses

8,610
Total employees

Employment

71%
White collar

19%
Blue collar

11%
Services

3.4%
Unemployment rate

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Highlights

10,000

Local Population

1.6 Million

Access Population

(Within 15 miles)

Award Winning
School District

Kennedale, Texas, nestled within the dynamic Dallas-Fort Worth Metroplex, combines small-town charm with the advantages of metropolitan proximity. The city has a population nearing 10,000, with an additional 1.6 million people living within a 15-mile radius, positioning Kennedale as a key player in a densely populated and economically vibrant region. Households in Kennedale enjoy an average income of over \$92,000, and the median home value stands at \$350,000, reflecting the area's prosperity and desirability.

Strategically situated near major highways, Kennedale offers outstanding accessibility to Dallas and Fort Worth, appealing to both residents and businesses seeking connectivity and ease of travel. This accessibility is a significant draw for those who appreciate the benefits of urban living while enjoying a quieter, community-focused lifestyle.

The local government in Kennedale actively fosters a supportive environment for growth, offering incentives that make the area even more attractive for new and expanding businesses. These efforts are complemented by a strong local school district, enhancing the area's appeal to families and bolstering demand for family-oriented services and businesses.

Kennedale's growth does not compromise its distinctive small-town atmosphere. The community values developments that respect and enhance the city's character, offering unique opportunities for niche markets and localized investments. Looking ahead, Kennedale is committed to sustainable development, with ongoing improvements in infrastructure and community amenities aimed at boosting the quality of life.

With its robust demographic profile, supportive business environment, and strategic location, Kennedale represents a compelling opportunity for those looking to engage with a community poised for continued growth within the thriving economic landscape of the DFW Metroplex.



Easy Travel to
all parts of the
U.S.



Competitive
housing prices



No state
income tax



Top-tier
research
universities



Diversity of
cultural
experiences



Cost of doing
business lower
than national
average

Employment Highlights

127,600

Annual New
Jobs
(#1 in the nation)

3.2%

Annual Growth
Rate
(#3 in the nation)

3.4%

DFW
Unemployment
Rate

4.0%

U.S.
Unemployment
Rate

Population Highlights

7.7M

Current DFW
Residents

1st

Largest Metro
(in southern U.S)

4th

Largest Metro
(in the Nation)

132,000

Annual Population
Growth in DFW
(#1 in the nation)

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The Cost of Doing Business is **7% Lower in Dallas** Than the National Average

#1

Metro for population growth with 400 residents each day

(Source: Dallas Chamber of Commerce)

#4

Top metro for the most corporate facility Investment Projects

(Source: Site Selection magazine)

#3

Highest in the U.S. after adjusting for cost of living

(Source: Indeed)

#10

Forbes best places for business & career

(Source: Forbes)

Texas is the 10th largest economy in the world



2020-2025 Projected Population Growth

	MSA	NEW RESIDENTS
1	Dallas-Fort Worth	579,227
2	Houston	496,145
3	Phoenix	378,396
4	Atlanta	363,169
5	Miami	280,713

(Source: ESRI)

Top DFW Area Employers

Source: Dallas Business Journal Book of Lists



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- **Solo Brands** – a provider of outdoor apparel and equipment, has opened a 430,000-square-foot headquarters office and showroom in Grapevine, located near Dallas-Fort Worth International Airport.
- **Uber** – Opening a regional headquarters in Dallas by end of 2020. Uber will occupy 450,000 square feet and will eventually employ approximately 3,000.
- **PGA of America** - Relocating its global headquarters from Florida to a 600-acre mixed-use development in Frisco including two championship golf courses, a resort, conference center and retail.
- **American Airlines** constructed a 300-acre, 1.8 million square foot headquarters and corporate campus just west of its previous location near DFW Airport. The new campus was completed in 2019 and houses over 7,300 employees.
- San Francisco-based **Charles Schwab** built a \$100 million, 500,000 square foot campus, delivered in fall of 2019 in Southlake, Texas. This regional office campus houses 6,000+ employees.
- International healthcare company **AmerisourceBergen** constructed a 300,000 square foot regional headquarters campus in Carrollton in late 2019.
- **JP Morgan Chase** consolidated its DFW operations into a one million square foot campus at the corner of SH-121 and Dallas North Tollway in the Legacy West development.
- **Liberty Mutual** opened one of its six national customer service centers in Plano's Legacy West development in late 2018.
- **Fannie Mae** consolidated regional operations into a 10-story, 300,000 square foot office tower in Granite Park.
- Medical giant **McKesson** purchased the former NEC Corporation offices in Las Colinas investing \$175 million.
- Convenience retail distributor **Core-Mark Holdings** relocated its corporate headquarters to Westlake in 2019.
- **Toyota** moved its U.S. headquarters from California to the Legacy West development in Plano.



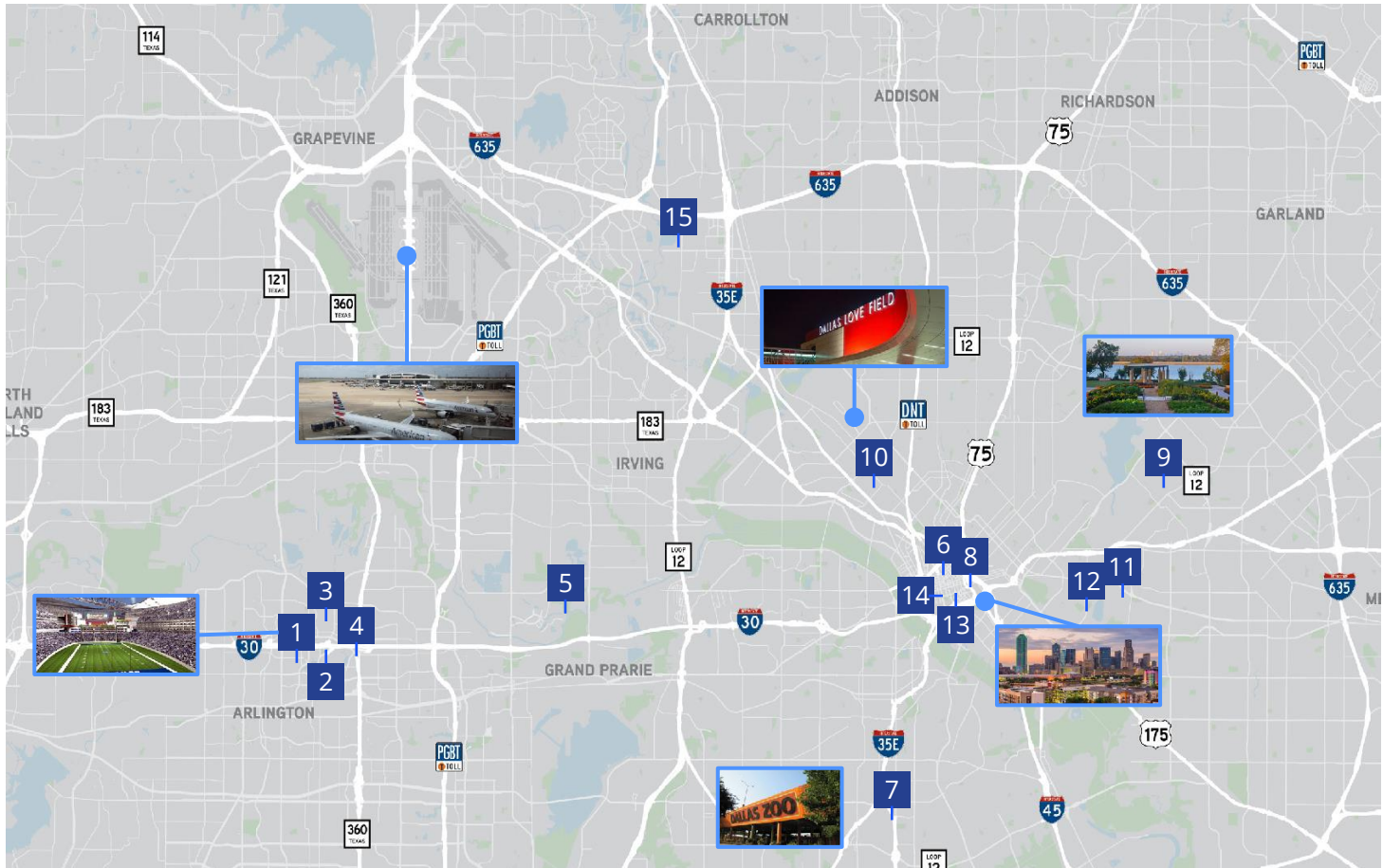
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|-------------------------------------|--|------------------------------|
| 1. AT&T Stadium/Dallas Cowboys | 7. Dallas Zoo | 13. Sixth Floor Museum |
| 2. Globe Life Stadium/Texas Rangers | 8. The Dallas World Aquarium | 14. Dallas Museum of Art |
| 3. Six Flags Over Texas | 9. Dallas Arboretum & Botanical Garden | 15. Zero Gravity Thrill Park |
| 4. Six Flags Hurricane Harbor | 10. UT Southwestern Medical Center | |
| 5. Lone Star Park | 11. State Fair of Texas | |
| 6. American Airlines Center | 12. Cotton Bowl Stadium | |

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