

Mansfield Webb Office Park



106





Golden Realty

Buy | Sell | Build | Manage
Residential and Commercial



Ling Jordan
Realtor, TACS
972-815-7644
xnjrealestate@gmail.com



Robert Han
Broker, TACS
214-215-6893
roberthan2021@gmail.com

Suite #106 Property Highlights

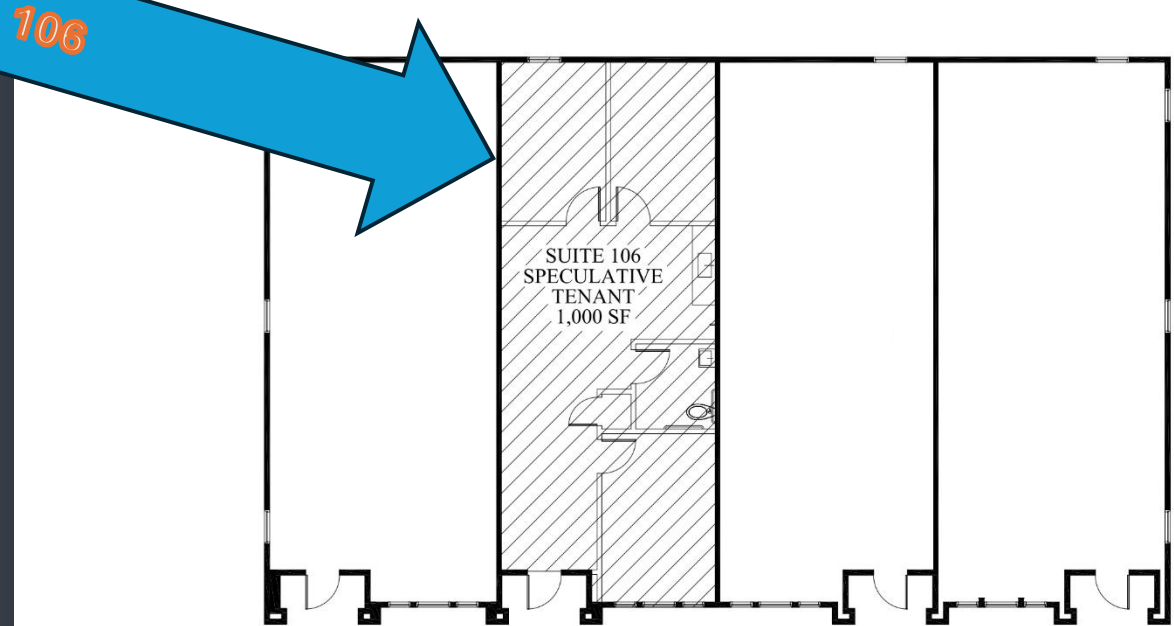


- Size: 1,000 sf
- Lease Rate: \$19+NNN
- Use: Professional Office, Medical
- Terms: 3-10 Years
- 3 Office Room
- 1 Break Room
- 1 Rest Room
- Big open working area
- Building & Monument Signage
- HVAC
- 2019 Built
- Parking 1:250

Recommmand Use:

- MEDICAL:
Chiropractic, Physician, General Medical office ETC
- PROFESSIONAL:
CPA, Accounting, Insurance Agency, Real Estate Agency, Financial, Attorney, Private Club, Studio, Loan Office, Administration Office, tutoring, beauty, or wellness services, and more.

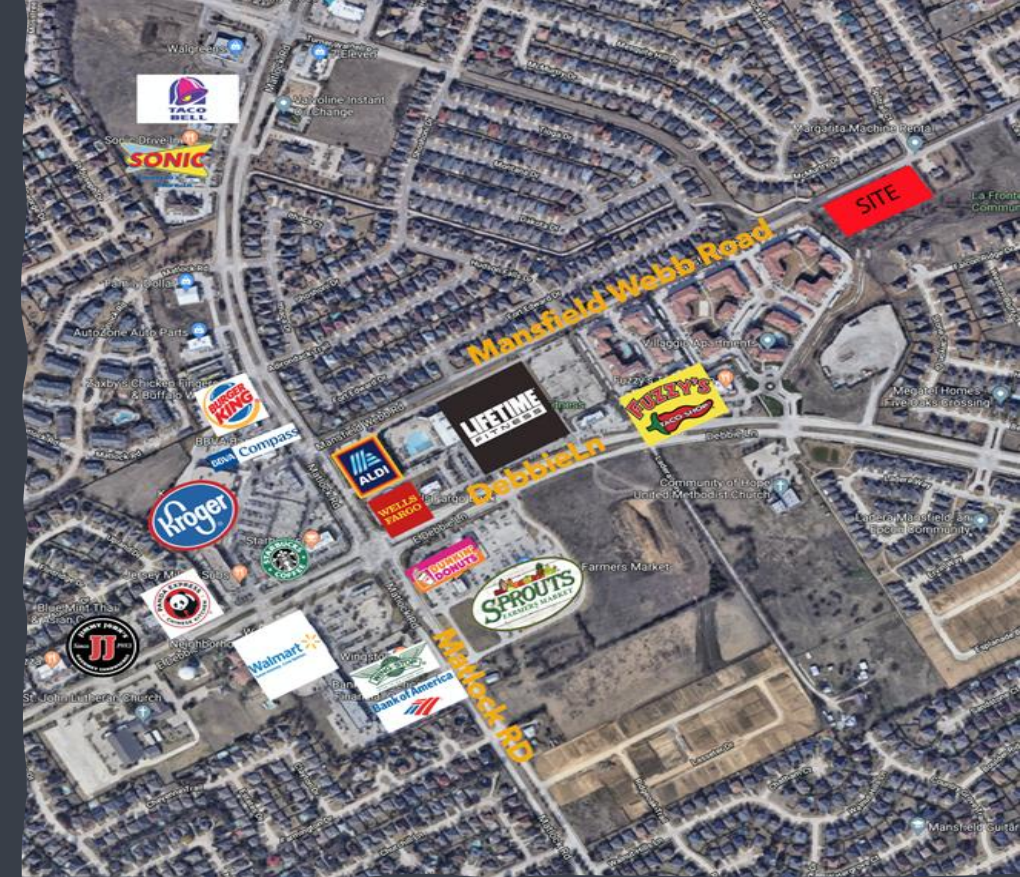
Suite 106 Layout



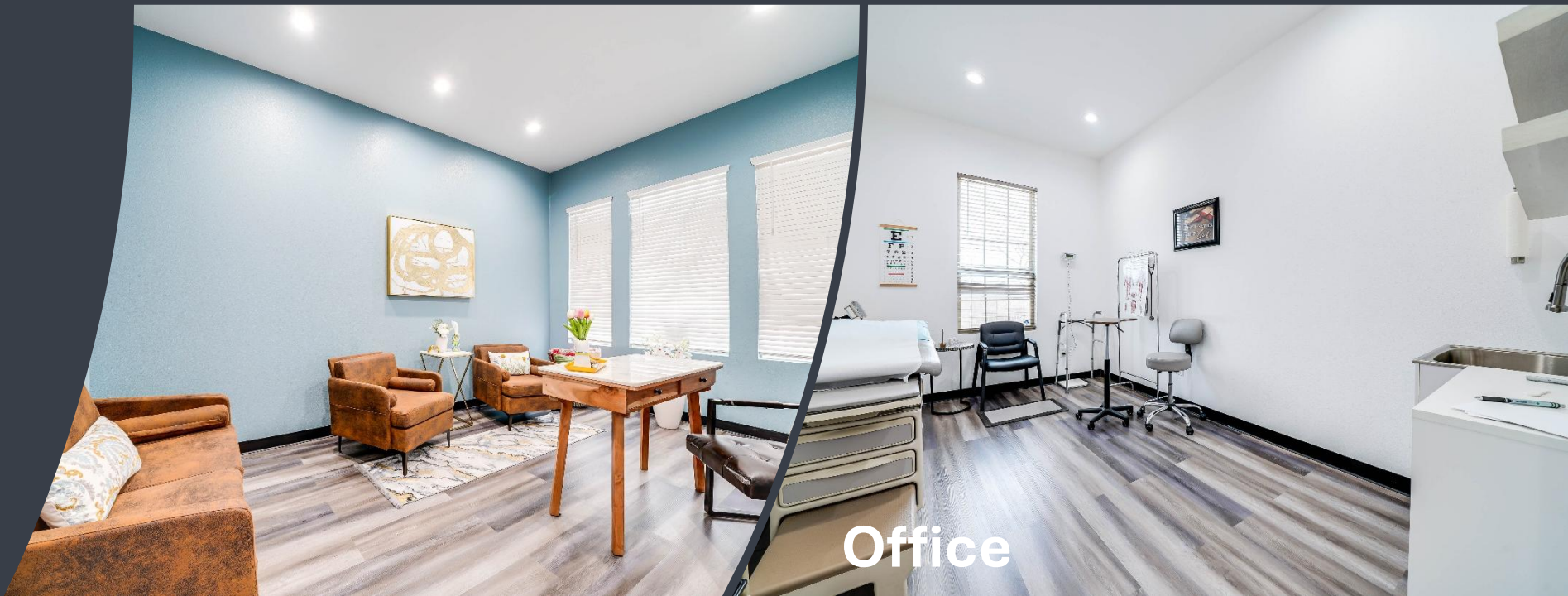
FIRST FLOOR - KEY PLAN
SCALE: 1/8" = 1'-0"

Mansfield Webb Office Park

- Prime Location: Just minutes from Mansfield's major hubs for business, dining, and entertainment.
- Affluent Demographics: Located in a high-income, rapidly growing population center with a strong demand for professional services.
- Convenience: Close to major retailers (Sprouts, Kroger, Walmart), banks, Fitness centers, Apartment.
- Accessibility: Easy access to Hwy 287, 360 & I-20.
- All Units are road frontage. Office is back to a greenbelt/creek providing privacy



Interior Photos



Office



Area Demographics (Approx.)

1, Average Household Income

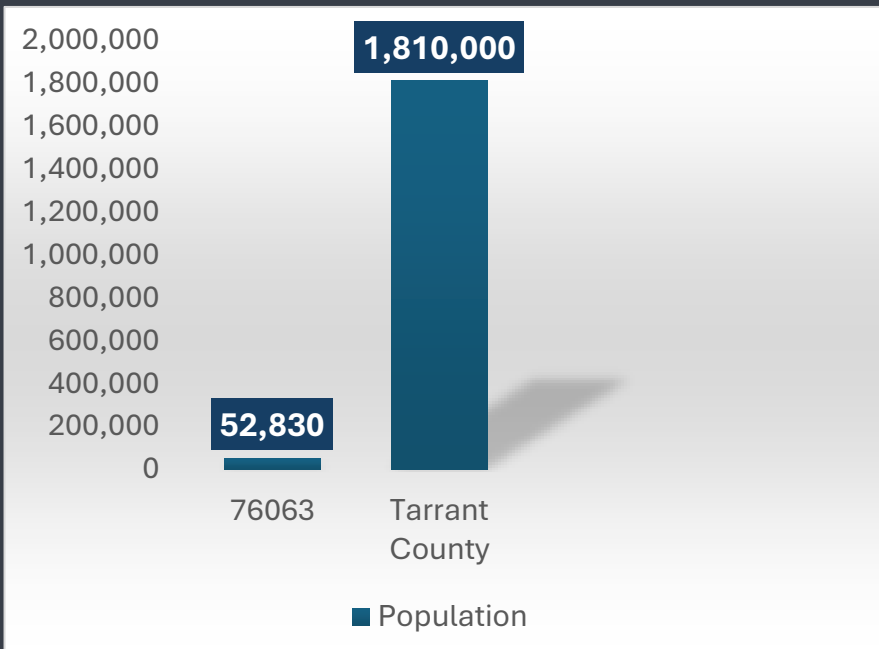
\$ \$114,299

2, Living in Family Households

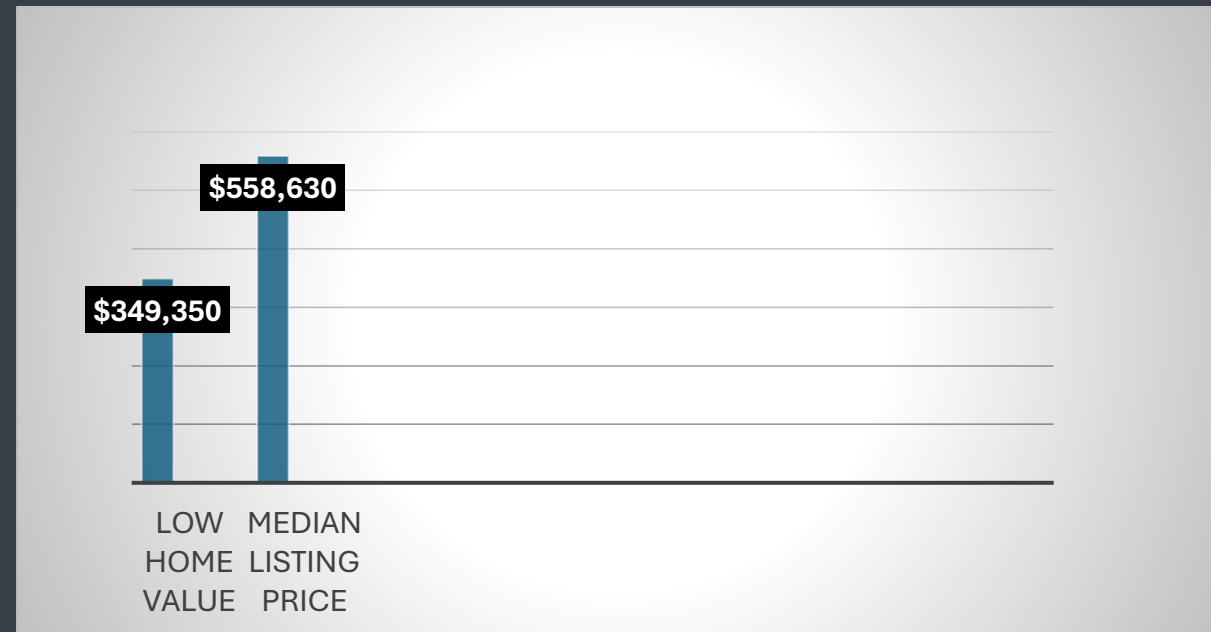


75,610

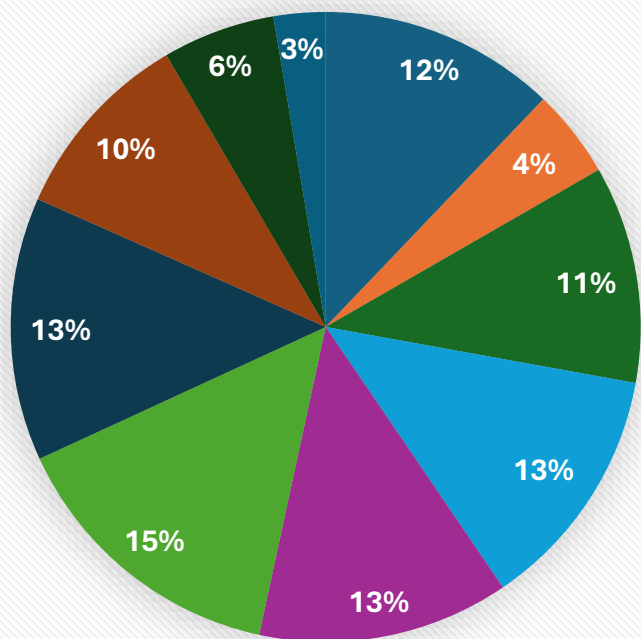
3, Area Population VS Tarrant County



4, House affordability



Age



■ Children ■ Tweens ■ Teens ■ 20s
■ 30s ■ 40s ■ 50s ■ 60s
■ 70s ■ Over 80

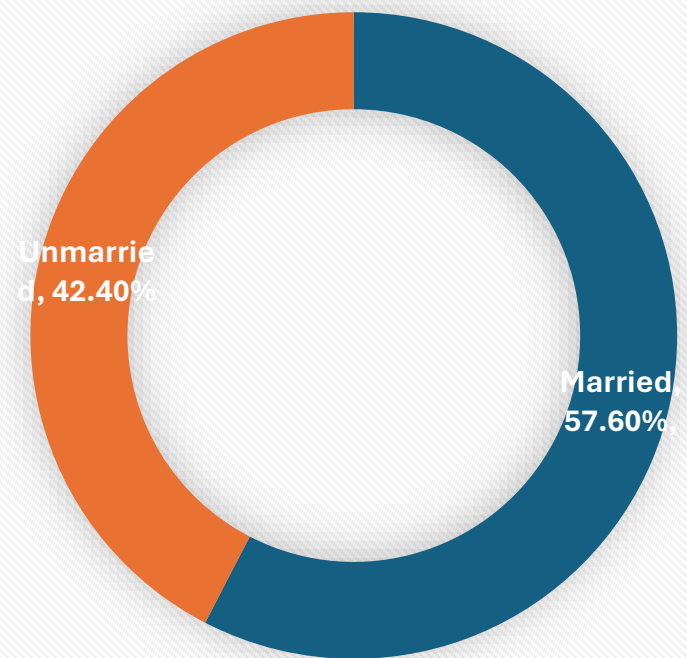


50.9%



49.1%

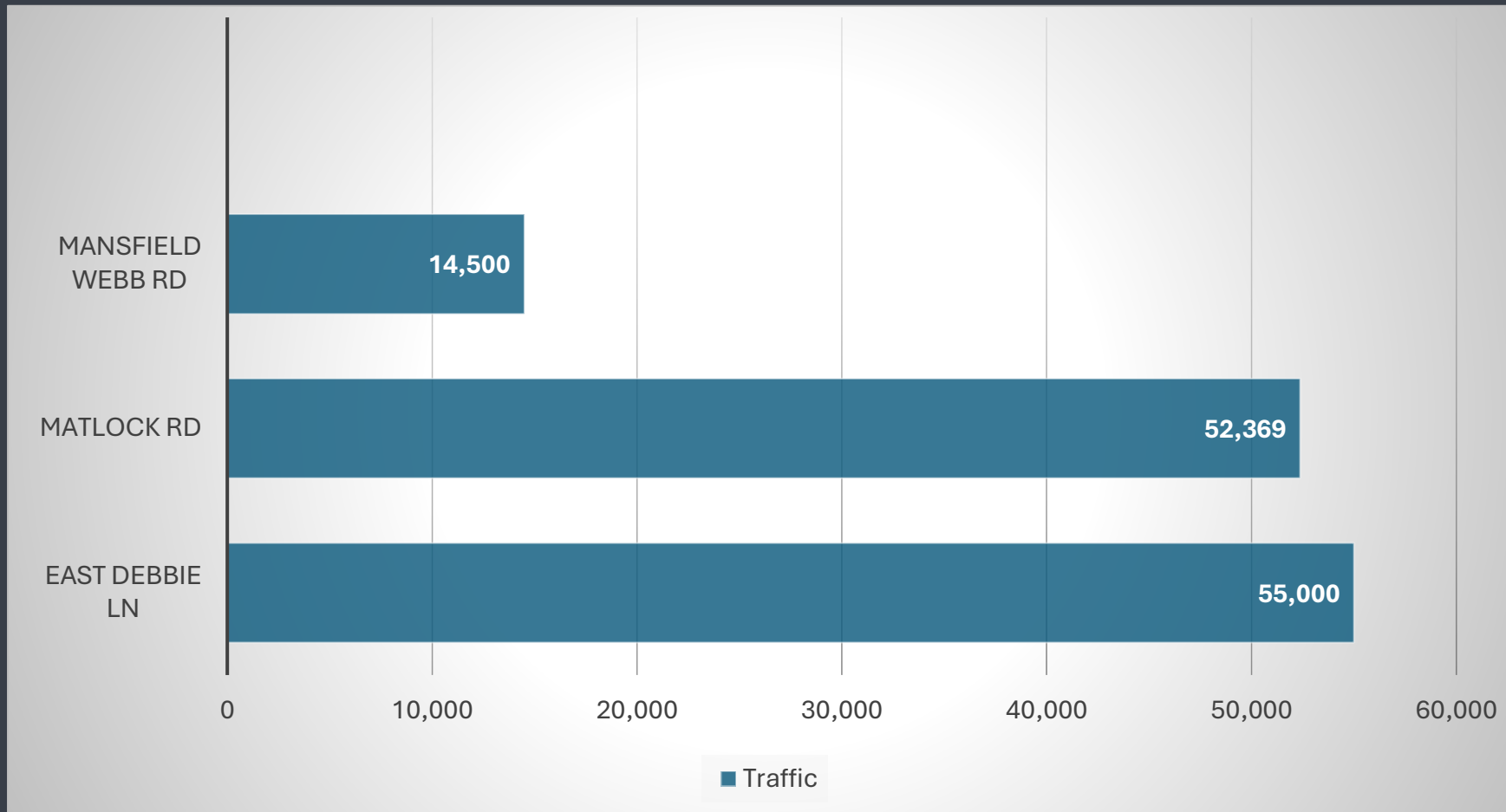
Marital Status



■ Married ■ Unmarried



Traffic Count Daily





Explore Mansfield

Mansfield's Historic Downtown
Popular attractions, restaurants &
nightlife



Joe Pool Lake



Elmer W. Oliver Nature Park



Farr Best Theater



Hawaiian Falls



Mansfield National Golf Club

