



FOR LEASE, CALL FOR PRICING

**2240 MATLOCK RD #102
MANSFIELD, TEXAS**



AVAILABILITY

Approximately 3,150 SF Divisible

DESCRIPTION

- Adjacent tenants: Allstate, Code Ninjas, Cancun Tan, L'Image hair studio
- 45' x 70'
- 2 Bathrooms and storage room
- Open floor plan with exposed ceilings
- End cap with great visibility to Matlock Rd
- Ability to add a drive thru

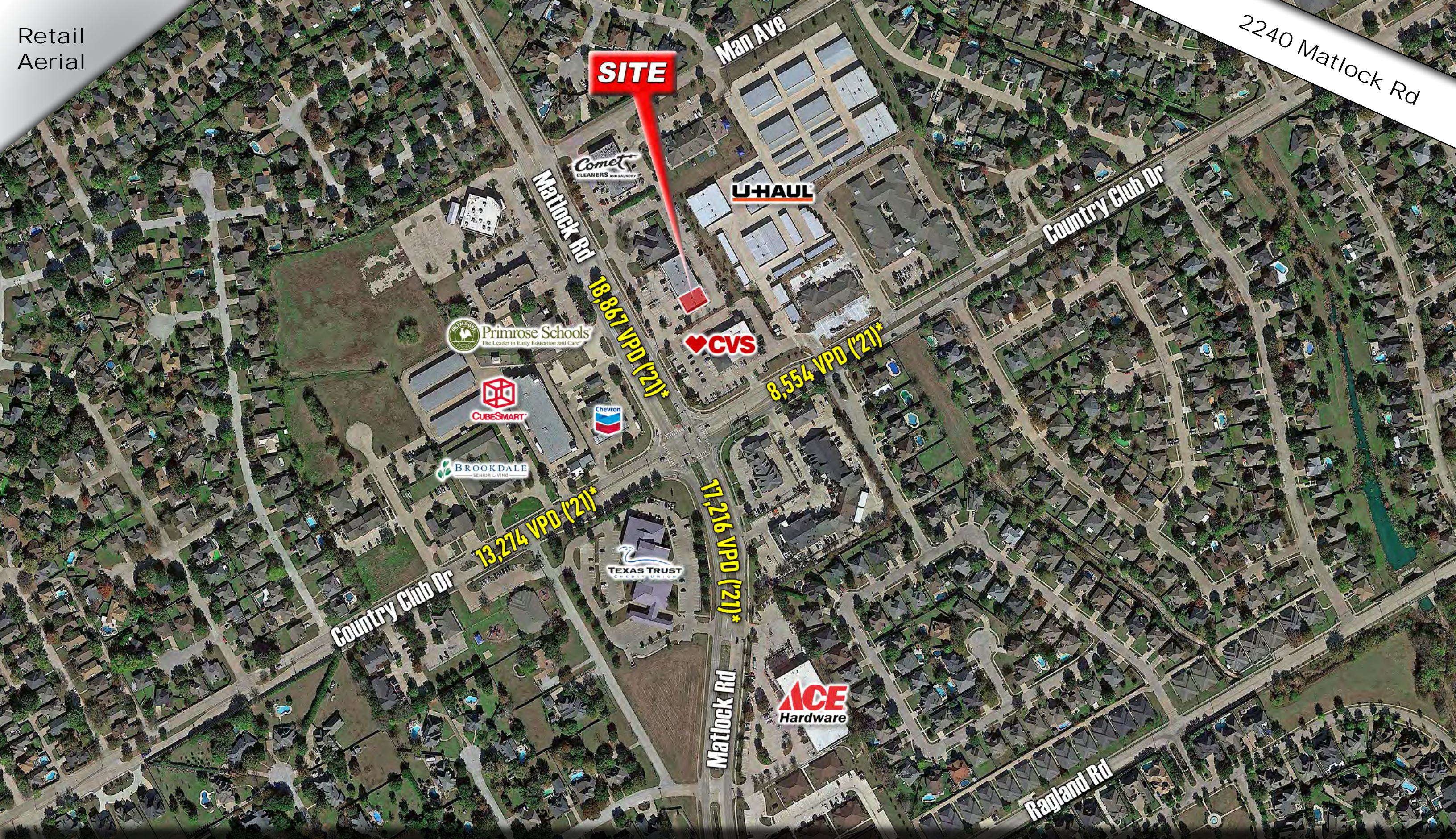


FOR MORE INFORMATION:

**Bill Makens
3231 Harwood Rd
Bedford, TX 76021**

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(817) 540-3229 Office
(817) 673-7434 Cell**

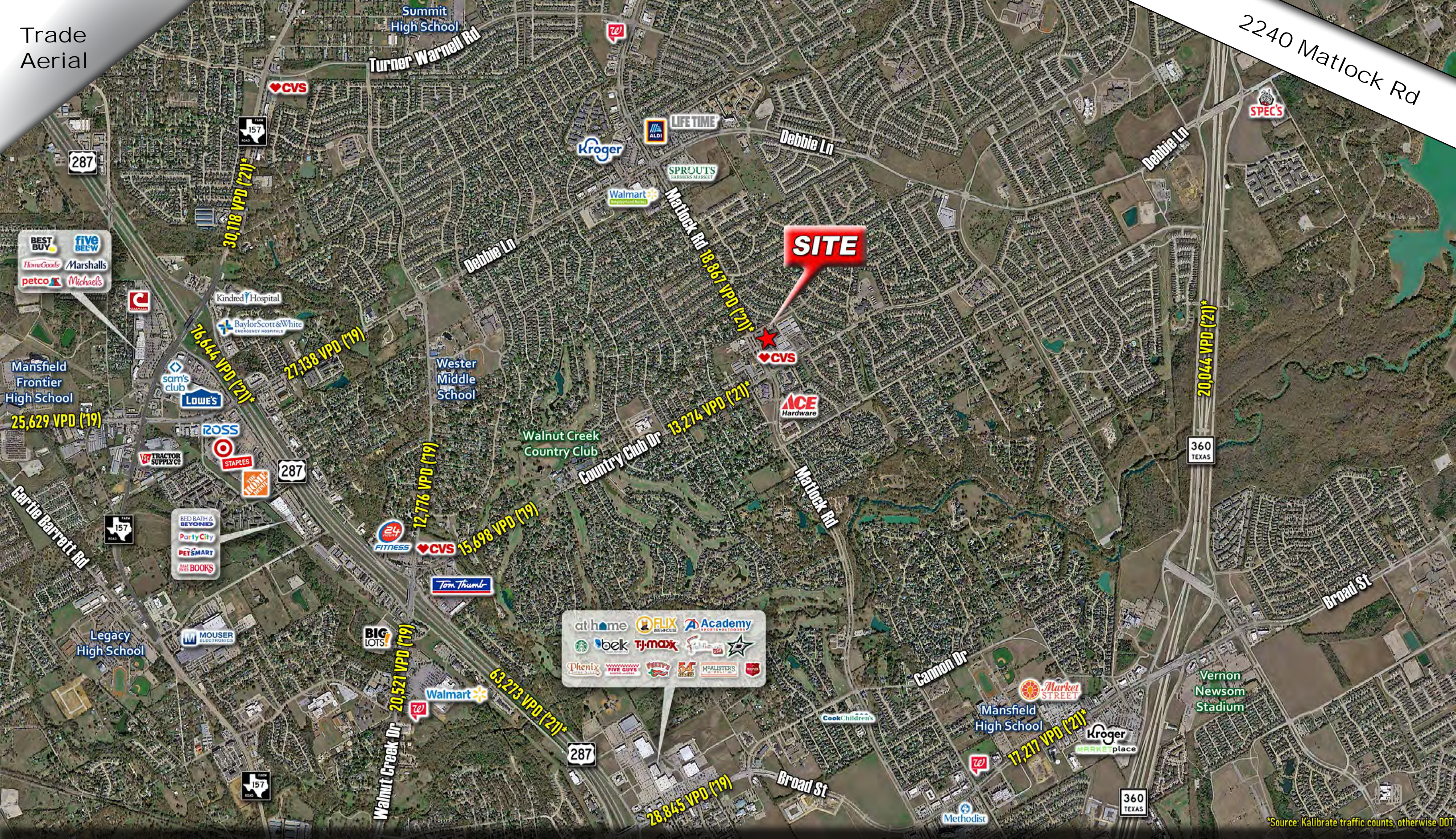
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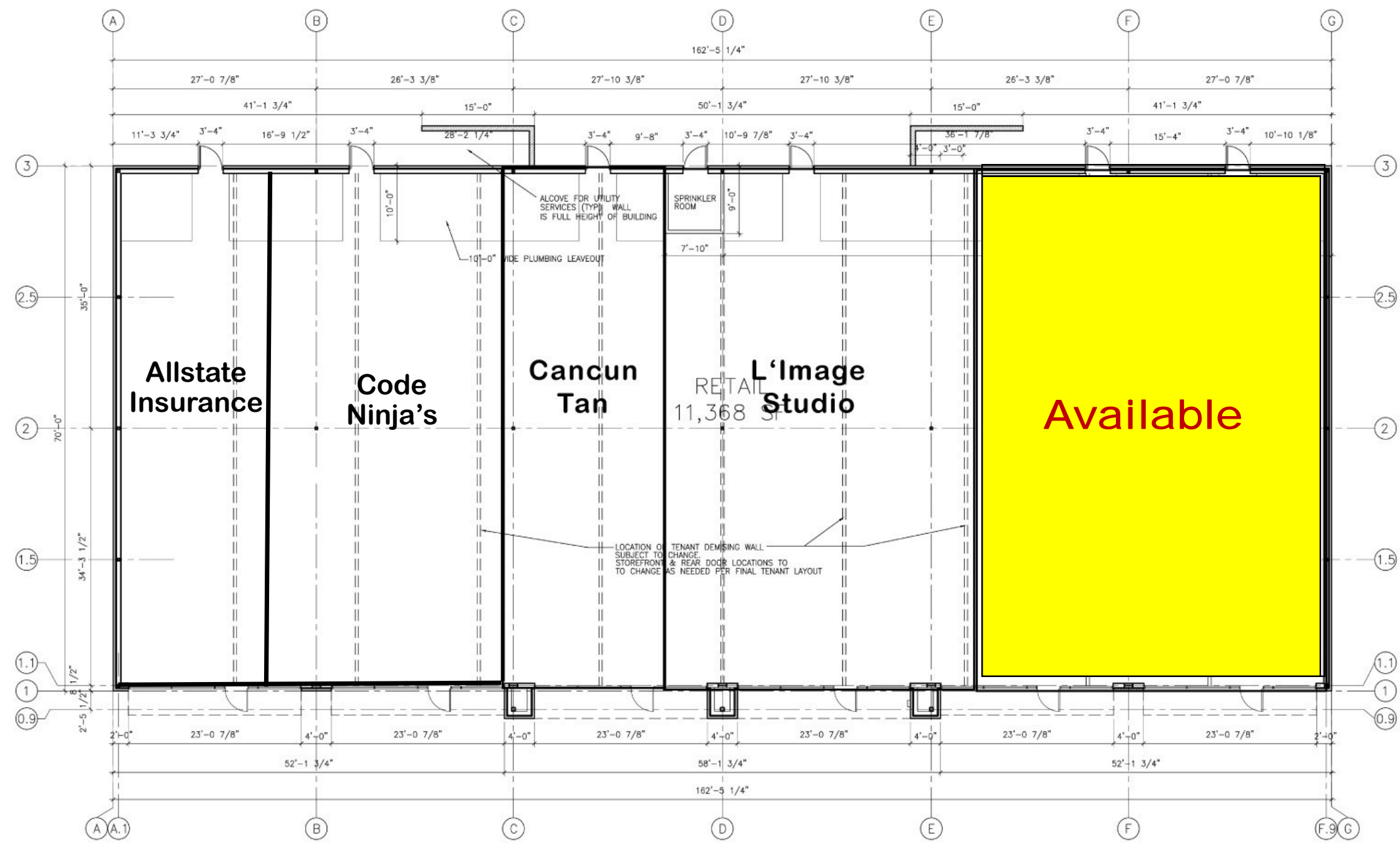
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*Source: Kalibrate traffic counts, otherwise DOT

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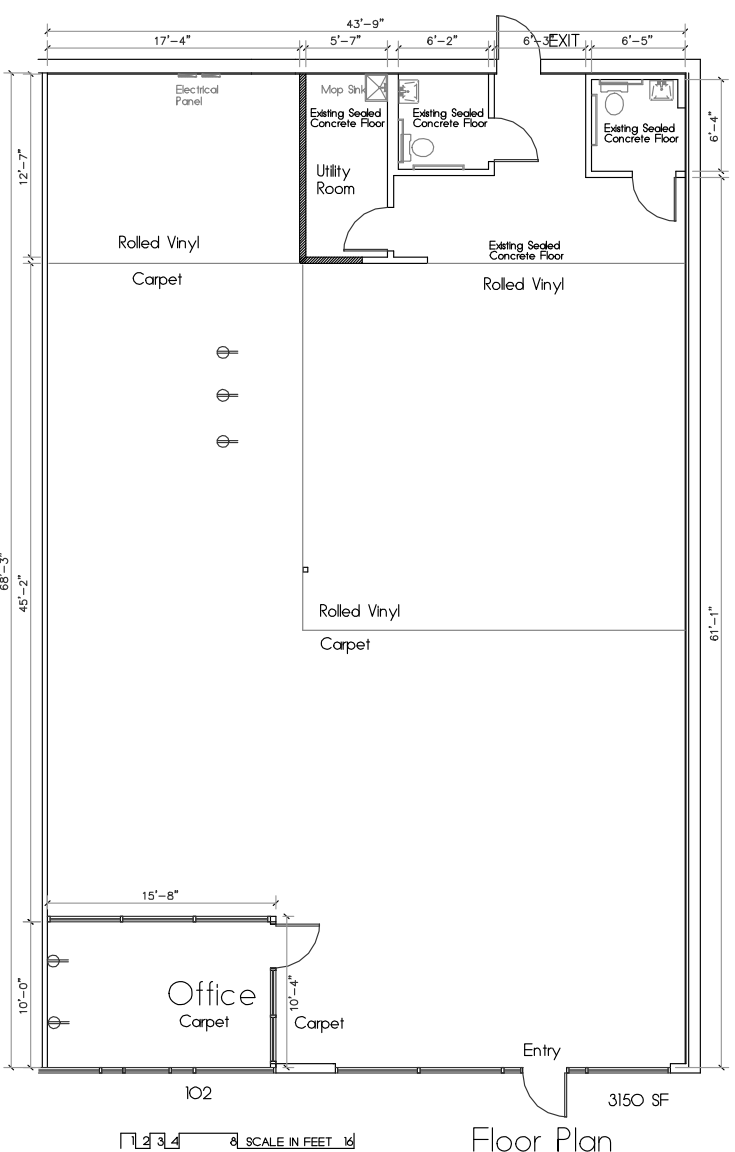
The Makens Company, Broker
Licensed in the State of Texas

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Sheet: A1	Revision: 0	Date: 5/1/14	MN CONSTRUCTION Jim Dunn Email: jim@mnmn.com Call 817-966-8297 Fax: 817-581-8741	Envie Fitness 2240 Matlock Rd #102 Mansfield, TX
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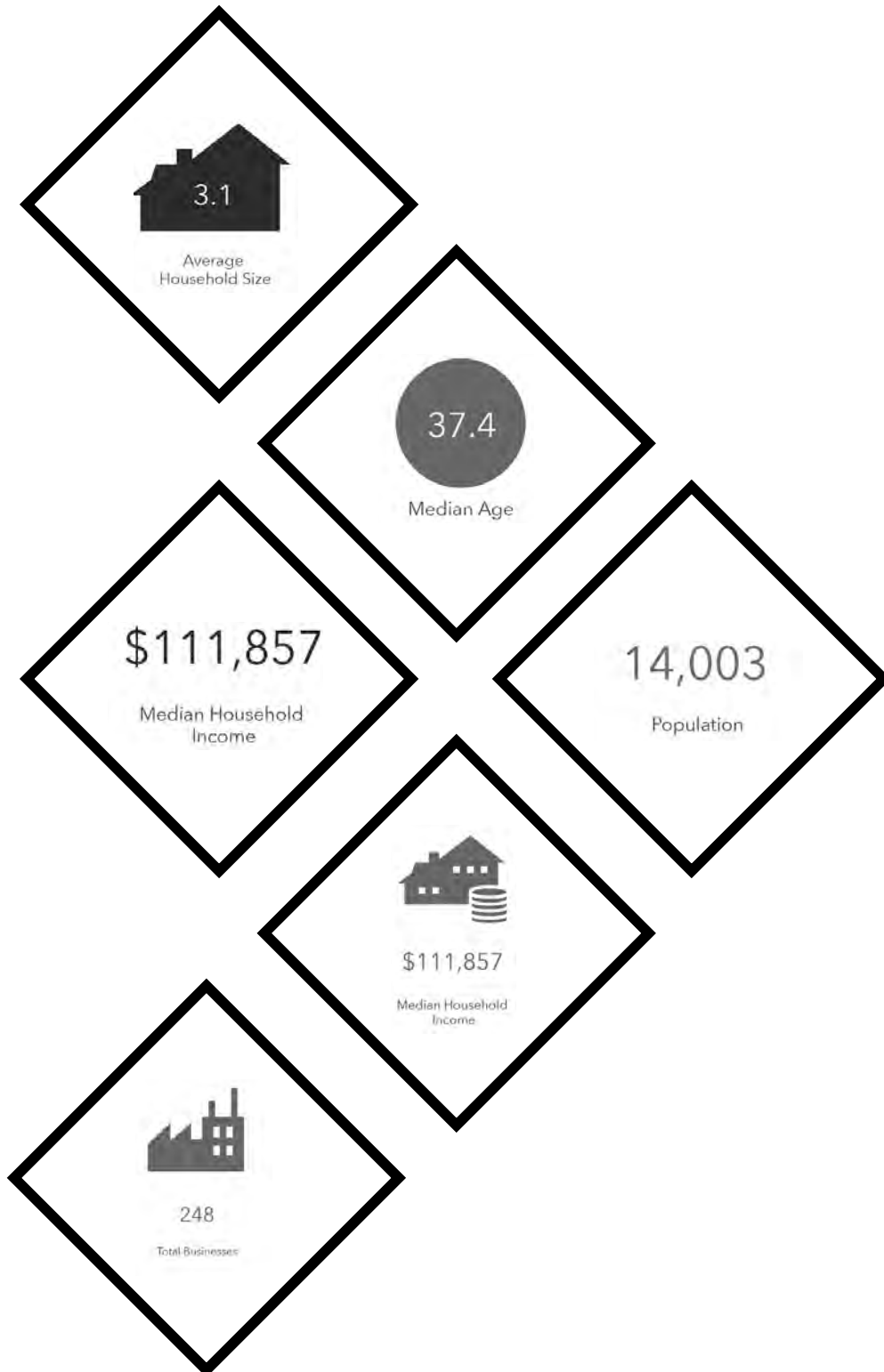
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Demographics

2240 Matlock Rd



	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	7,912	30,616	87,894
2010 Total Population	12,628	71,806	164,648
2021 Total Population	14,003	90,236	205,196
2021 Group Quarters	0	413	691
2026 Total Population	14,980	97,972	223,845
2021-2026 Annual Rate	1.36%	1.66%	1.75%
2021 Total Daytime Population	11,651	84,978	178,516
Workers	5,238	41,667	78,777
Residents	6,413	43,311	99,739
Household Summary			
2000 Households	2,530	9,620	28,368
2000 Average Household Size	3.11	3.14	3.07
2010 Households	4,108	22,501	52,288
2010 Average Household Size	3.07	3.18	3.14
2021 Households	4,451	28,164	64,280
2021 Average Household Size	3.15	3.19	3.18
2026 Households	4,732	30,489	69,818
2026 Average Household Size	3.17	3.20	3.20
2021-2026 Annual Rate	1.23%	1.60%	1.67%
2010 Families	3,557	18,809	42,862
2010 Average Family Size	3.31	3.48	3.47
2021 Families	3,836	23,321	52,498
2021 Average Family Size	3.40	3.52	3.53
2026 Families	4,072	25,205	56,987
2026 Average Family Size	3.42	3.53	3.54
2021-2026 Annual Rate	1.20%	1.57%	1.65%
Housing Unit Summary			
2000 Housing Units	2,562	9,957	29,349
Owner Occupied Housing Units	93.6%	85.2%	83.0%
Renter Occupied Housing Units	5.2%	11.4%	13.7%
Vacant Housing Units	1.2%	3.4%	3.3%
2010 Housing Units	4,207	23,359	54,489
Owner Occupied Housing Units	88.3%	78.6%	77.2%
Renter Occupied Housing Units	9.4%	17.7%	18.8%
Vacant Housing Units	2.4%	3.7%	4.0%
2021 Housing Units	4,496	28,614	65,778
Owner Occupied Housing Units	83.3%	75.3%	76.4%
Renter Occupied Housing Units	15.7%	23.1%	21.3%
Vacant Housing Units	1.0%	1.6%	2.3%
2026 Housing Units	4,770	30,905	71,320
Owner Occupied Housing Units	83.9%	74.8%	76.5%
Renter Occupied Housing Units	15.3%	23.8%	21.4%
Vacant Housing Units	0.8%	1.3%	2.1%
Median Household Income			
2021	\$111,857	\$95,429	\$91,498
2026	\$117,307	\$102,583	\$100,040
Median Home Value			
2021	\$269,475	\$255,839	\$247,040
2026	\$304,395	\$284,905	\$282,529
Per Capita Income			
2021	\$45,420	\$36,376	\$34,879
2026	\$49,327	\$40,141	\$38,553
Median Age			
2010	36.1	32.6	32.4
2021	37.4	34.1	34.0
2026	36.8	33.7	33.8

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

The Makens Company

513206

(817)540-3229

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Sales Agent/Associate's Name

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date