

For Lease

980 N. Walnut Creek Dr.
Mansfield, Texas



PROPERTY INFORMATION:

- Southwest Qtr. N. Walnut Creek Dr. & US 287
- Great VISIBILITY - located in same center in front of WAL-MART SUPERCENTER
- CROSS-ACCESS with gas station, Wal-Mart and other retail

PRIME RETAIL SPACES AVAILABLE:

5,000 SQUARE FEET:

- Former video store
- Located on east end cap of building facing Hwy 287
- Perfect for restaurant or any retail use
- In full "white box" condition with two (2) bathrooms
- Retains FF&E
- Space is divisible

TRAFFIC COUNT:

- Highway 287 42,927 Vehicles Per Day
- N. Walnut Creek Dr. 26,752 Vehicles Per Day

2008 DEMOGRAPHICS:

| | 1-MILE | 2-MILE | 3-MILE |
|---------------------|----------|----------|----------|
| • Total Population: | 6,307 | 53,999 | 125,920 |
| • Total Households: | 2,286 | 18,640 | 43,152 |
| • Avg. HH Income: | \$77,657 | \$79,733 | \$79,805 |

TRAFFIC GENERATORS:



RadioShack



For More

Information Contact:

Matt Comeaux

matt@clearforkproperties.com

(817) 870-2020



550 Bailey Avenue, Suite 230 - Fort Worth, Texas 76107
(817) 870-2020 - Fax (817) 870-2023

The information contained herein was obtained from sources believed reliable; however, Clear Fork Properties, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease or withdrawal without notice.

For Lease

980 N. Walnut Creek Dr.
Mansfield, Texas

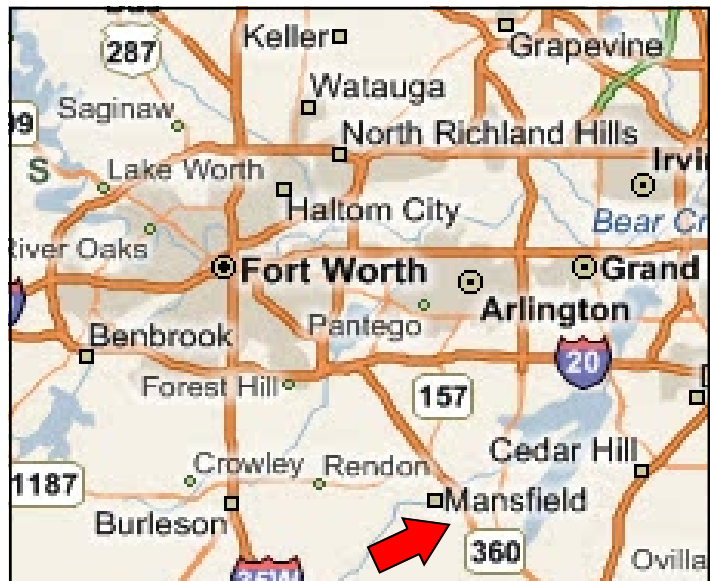


For More
Information Contact:

Matt Comeaux
matt@clearforkproperties.com
817-870-2020

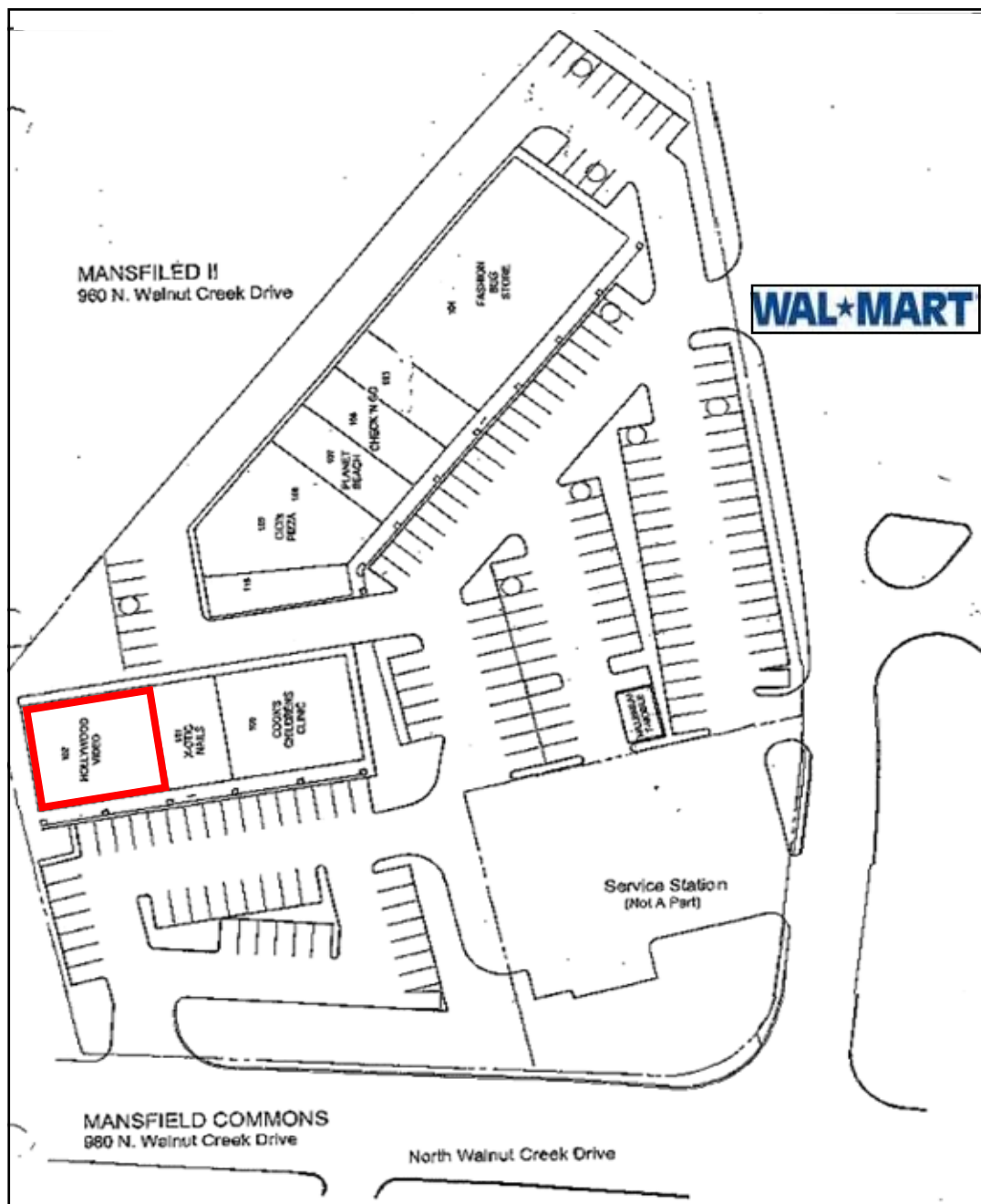
Clear Fork
Properties, Inc.

550 Bailey Avenue, Suite 230 · Fort Worth, Texas 76107
(817) 870-2020 · Fax (817) 870-2023
www.clearforkproperties.com



For Lease

980 N. Walnut Creek Dr.
Mansfield, Texas



Clear Fork
Properties, Inc.

550 Bailey Avenue, Suite 230 · Fort Worth, Texas 76107
(817) 870-2020 · Fax (817) 870-2023
www.clearforkproperties.com

For More
Information Contact:
Matt Comeaux
matt@clearforkproperties.com
(817) 870-2020