



**Property Information:**

Lease rate:	Please Call for Pricing	
Ste 500 size:	2,078 sq ft	
Available:	Now	
Monument:	Space available on Walnut Creek Blvd.	

Conveniently located off Hwy 287 in Mansfield near the Hwy 360 interchange

Traffic Count (2012)	City of Mansfield	VPD
Walnut Creek	NB/SB Hwy 287—Saving Pl.	25,781
US Hwy 287	NB/SB Debbie-Walnut Crk	53,540

Demographics (2017):	3 Mile	5 Mile
Population:	62,415	147,904
Average HH Income:	\$127,953	\$119,660

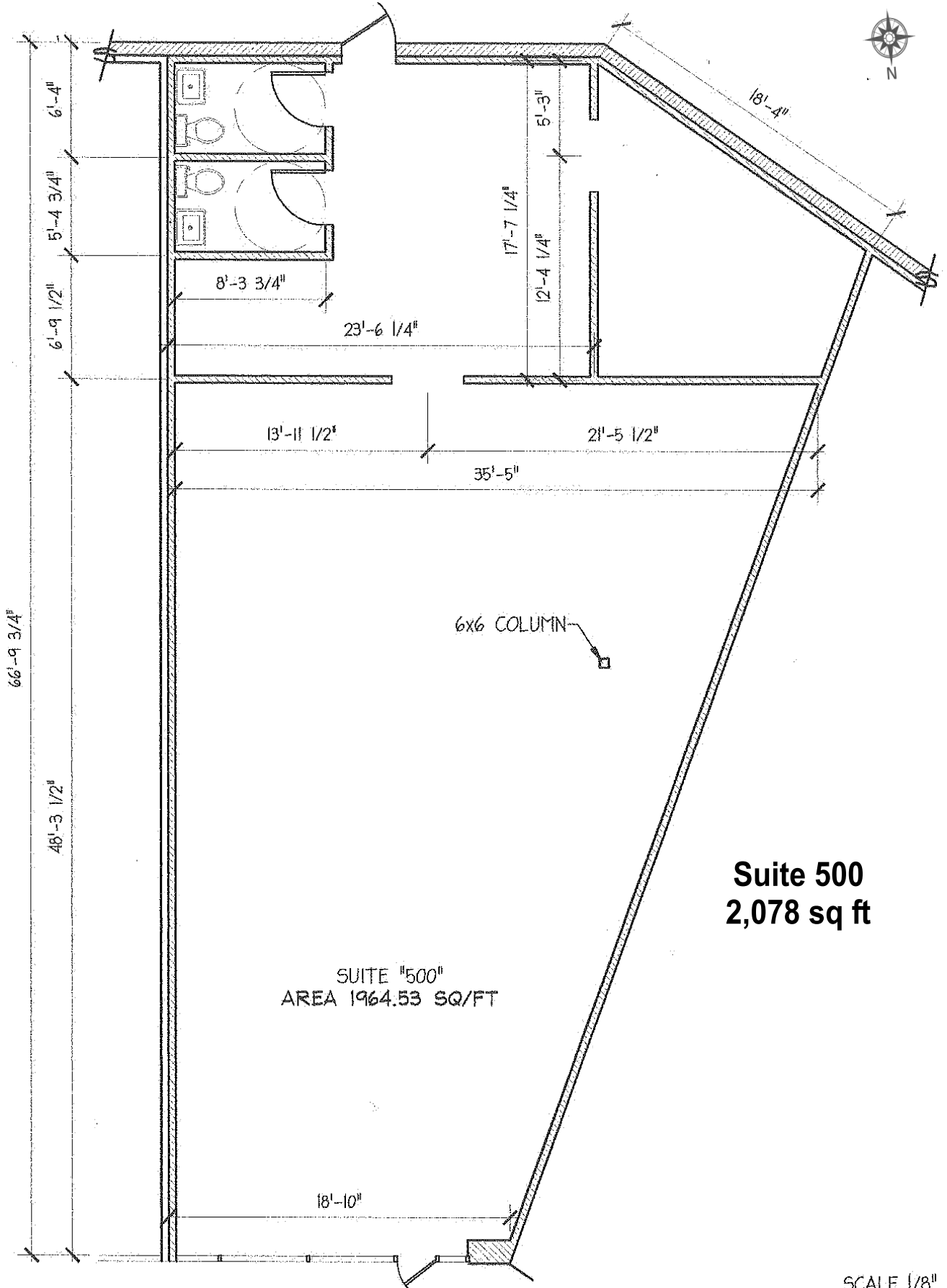


For more information, please contact:

**Jim Makens**  
817-540-3229 (cell)

[jm@makens.com](mailto:jm@makens.com)  
[www.makens.com](http://www.makens.com)

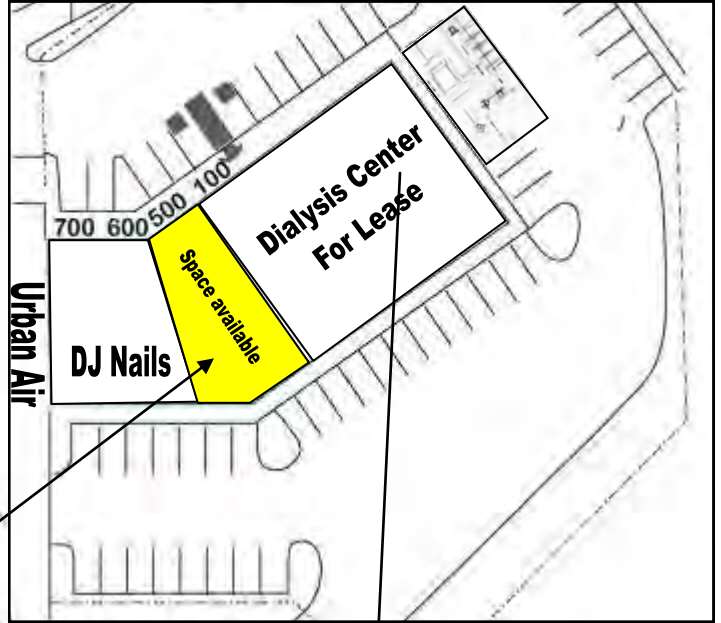
Licensed in the State of Texas



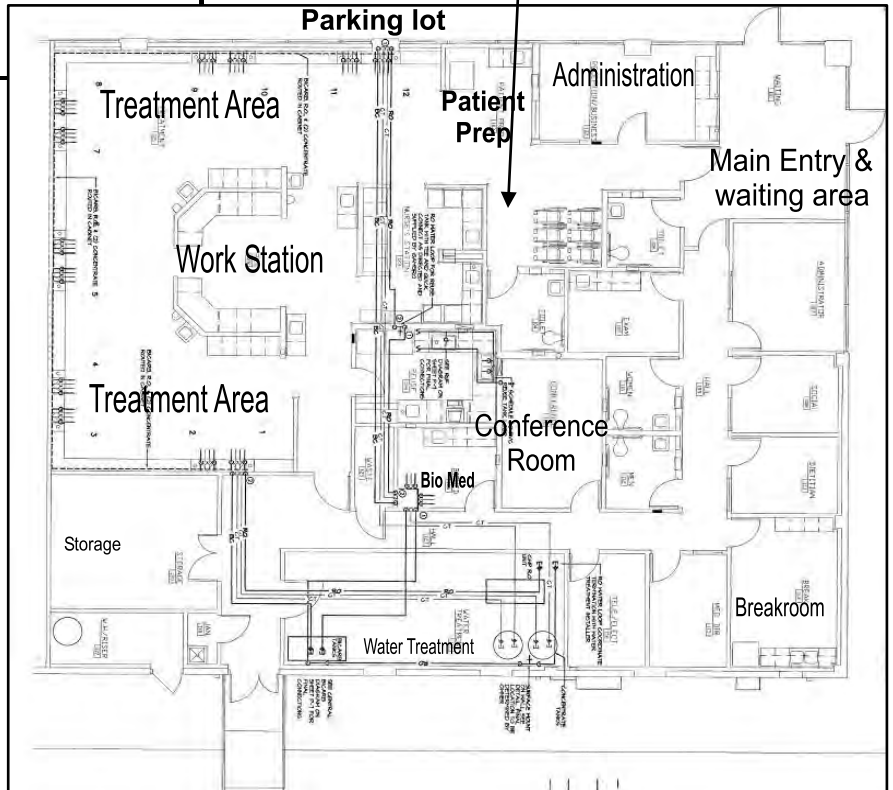
**Suite 500**  
**2,078 sq ft**

SCALE 1/8" = 1'-0"

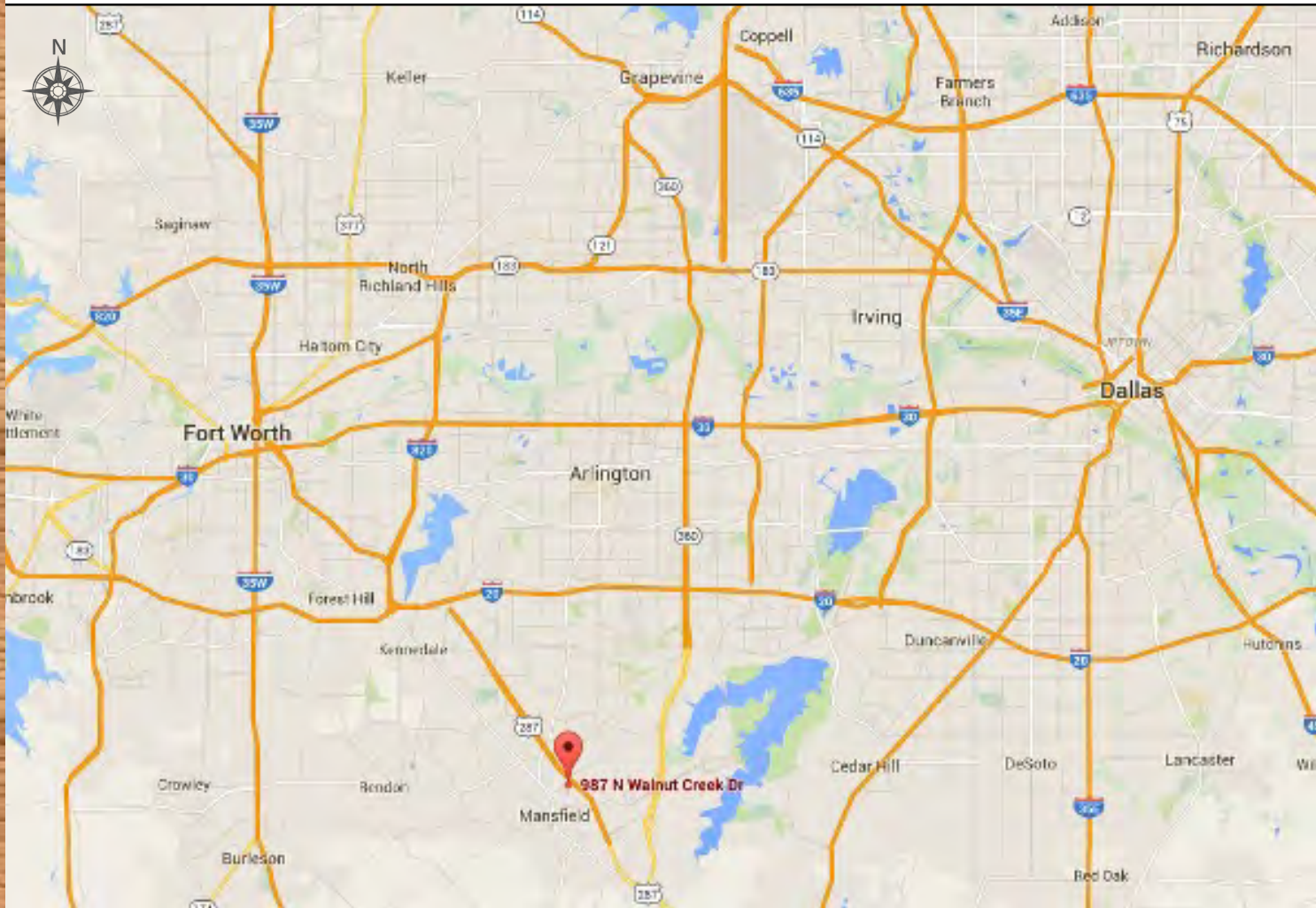




**Also Available Ste 100**  
**Sq Ft: 5,620**  
**Available: Now**  
**Lease Rate: Please call for Pricing & brochure**







## EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	3,980	16,037	37,382
Population (4/1/2000)	6,320	29,128	68,451
Population (4/1/2010)	8,086	56,294	132,868
Population (1/1/2017)	8,939	62,415	147,904
Population (1/1/2022)	9,362	65,305	154,766
Percent Growth (2017/2010)	10.55	10.87	11.32
Percent Forecast (2022/2017)	4.73	4.63	4.64

<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	1,357	5,369	12,725
Households (4/1/2000)	2,085	9,287	22,088
Households (4/1/2010)	3,073	17,879	42,389
Households (1/1/2017)	3,377	19,696	46,902
Households (1/1/2022)	3,517	20,506	48,832
Percent Growth (2017/2010)	9.89	10.16	10.65
Percent Forecast (2022/2017)	4.15	4.11	4.11

<b>GENERAL POPULATION CHARACTERISTICS</b>			
Median Age	36.8	34	33.3
Male	4,380	30,619	72,295
Female	4,559	31,796	75,609
Density	2,337.50	1,904.90	1,731.30
Urban	8,939	60,917	140,963
Rural	0	1,498	6,941

<b>GENERAL HOUSEHOLD CHARACTERISTICS</b>			
Households (1/1/2017)	3,377	19,696	46,902
Families	2,497	16,406	38,564
Non-Family Households	880	3,290	8,338
Average Size of Household	2.65	3.15	3.14
Median Age of Householder	49.8	47.3	46.6
Median Value Owner Occupied (\$)	140,663	167,470	159,457
Median Rent (\$)	871	947	959
Median Vehicles Per Household	2.3	2.5	2.6

<b>GENERAL HOUSING CHARACTERISTICS</b>			
Housing, Units	3,515	20,395	48,690
Housing, Owner Occupied	2,066	15,574	37,122
Housing, Renter Occupied	1,311	4,122	9,780
Housing, Vacant	138	699	1,788

### POPULATION BY RACE

White Alone	7,195	43,688	91,375
Black Alone	961	10,541	32,965
Asian Alone	148	2,722	9,479
American Indian and Alaska Native Alone	48	366	874
Other Race Alone	368	3,112	8,035
Two or More Races	219	1,986	5,176

### POPULATION BY ETHNICITY

Hispanic	1,248	11,387	28,434
White Non-Hispanic	6,397	36,198	73,424

### GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	374,017,340	2,540,402,088	5,647,260,122
Total Household Income (\$)	373,885,606	2,520,152,814	5,612,275,511
Median Household Income (\$)	91,351	107,822	101,389
Average Household Income (\$)	110,715	127,953	119,660
Per Capita Income (\$)	41,841	40,702	38,182

### RETAIL SALES

Total Retail Sales (including Food Services) (\$)	15,181	1,873,356	4,718,533
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### CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	231,061.40	1,438,907.30	3,286,107.10
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### EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	3,067	16,974	32,401
Establishments, Total (by Place of Work)	188	1,093	2,214

### EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	129	130	128
EASI Total Crime Index (US Avg=100; A=High)	29	24	29
EASI Weather Index (US Avg=100)	149	157	158
BLOCK GROUP COUNT	7	31	64

#### Footnotes:

Easy Analytic Software, Inc. (EASI) is the source of all updated estimates. All other data are derived from the US Census and other official government sources. Consumer Expenditure data are derived from the Bureau of Labor Statistics.

All estimates are as of 1/1/2017 unless otherwise stated.





# 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

<b>The Makens Company</b>	<b>513206</b>		<b>817-540-3229</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James Makens</b>	<b>350242</b>	<b>jm@makens.com</b>	<b>817-540-3229</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date