



Property Information

- ◆ **Lease rate:** Please call for pricing
- ◆ **Size:** 5,620—7,698 Sq Ft
- ◆ Dialysis Clinic Lease Space
- ◆ Available Now
- ◆ Monument signage on Walnut Creek Blvd.
- ◆ Conveniently located just off Hwy 287 in Mansfield.

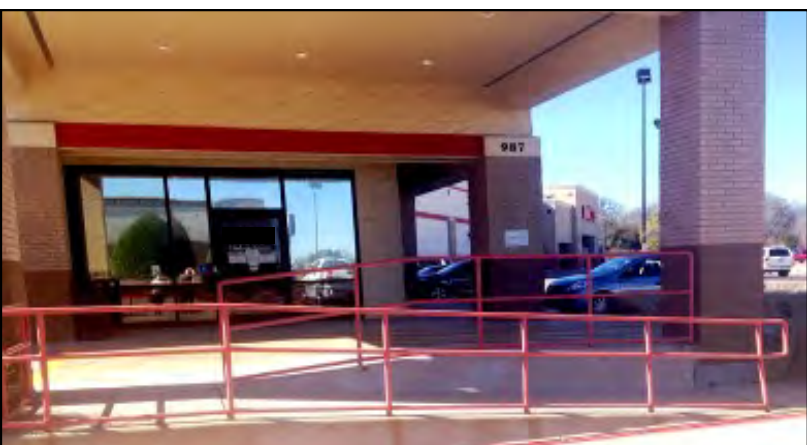
Demographics (2016):	3 Mile	5 Mile
Population:	61,690	145,933
Average HH Income:	\$122,905	\$114,692

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



For more information, please contact:

Brian Tobey Tobey@makens.com
office ph: 817-540-3229



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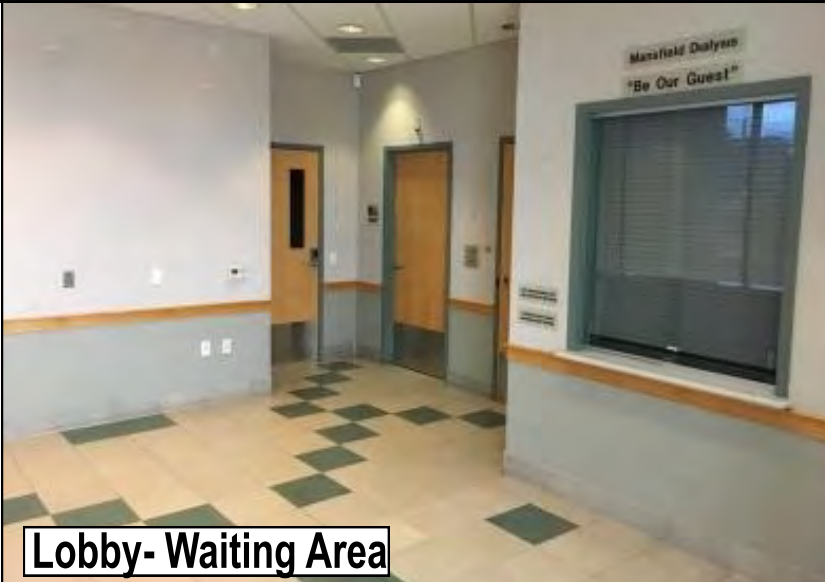
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Treatment Areas



Work Stations





987 N. Walnut Creek, Mansfield, TX



Treatment Area

Patient Prep

Administration

Main Entry & waiting area

Work Station

Treatment Area

Conference Room

Bio Med

Storage

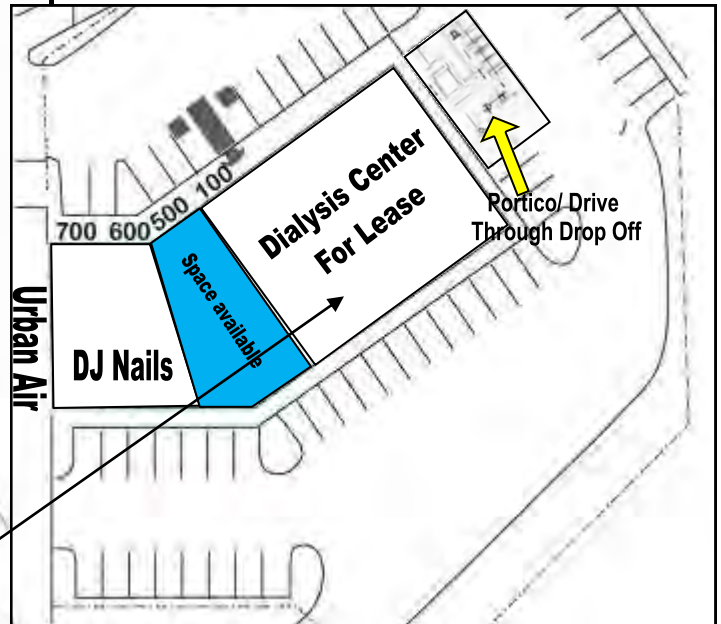
Breakroom

Water Treatment

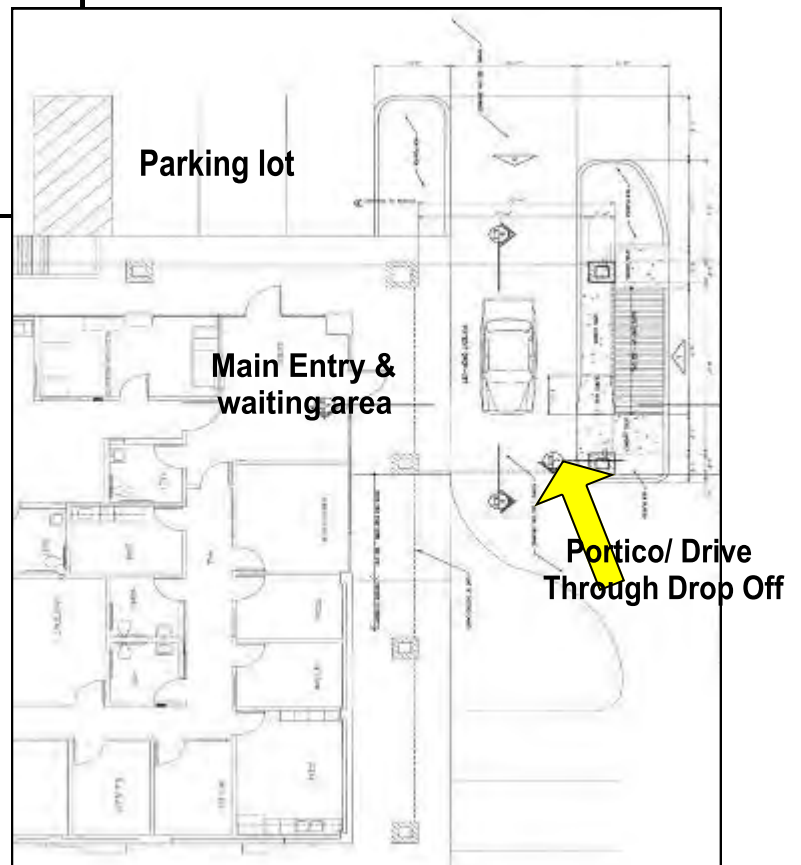
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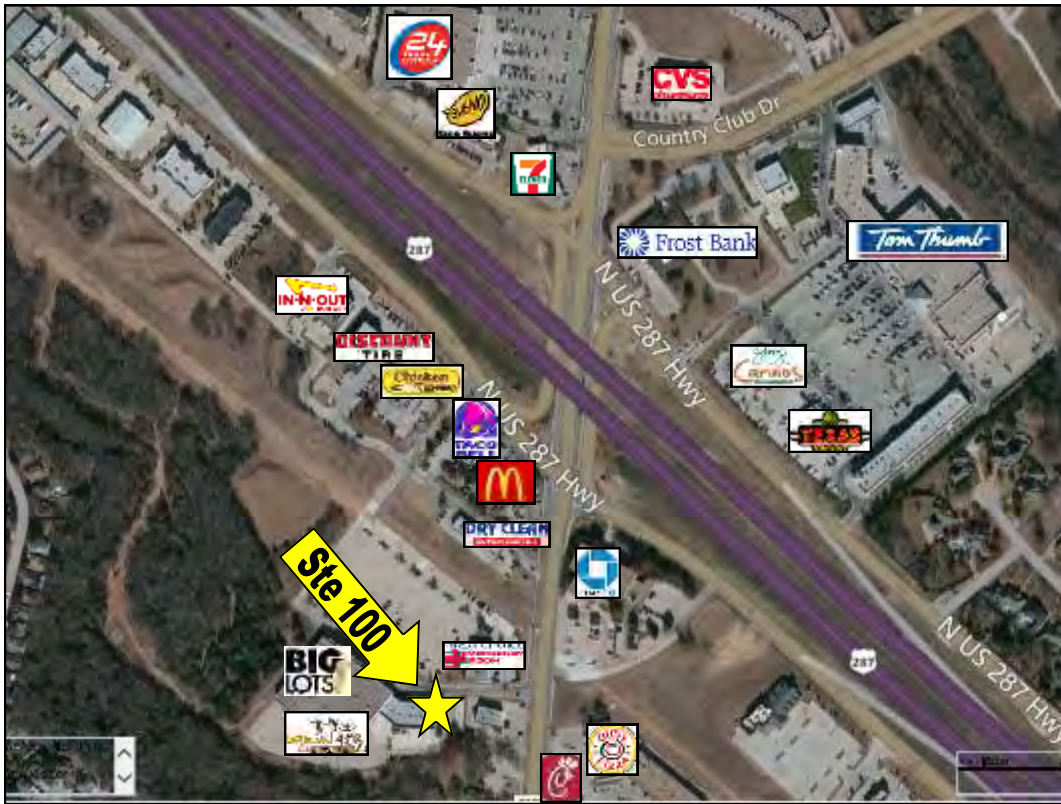
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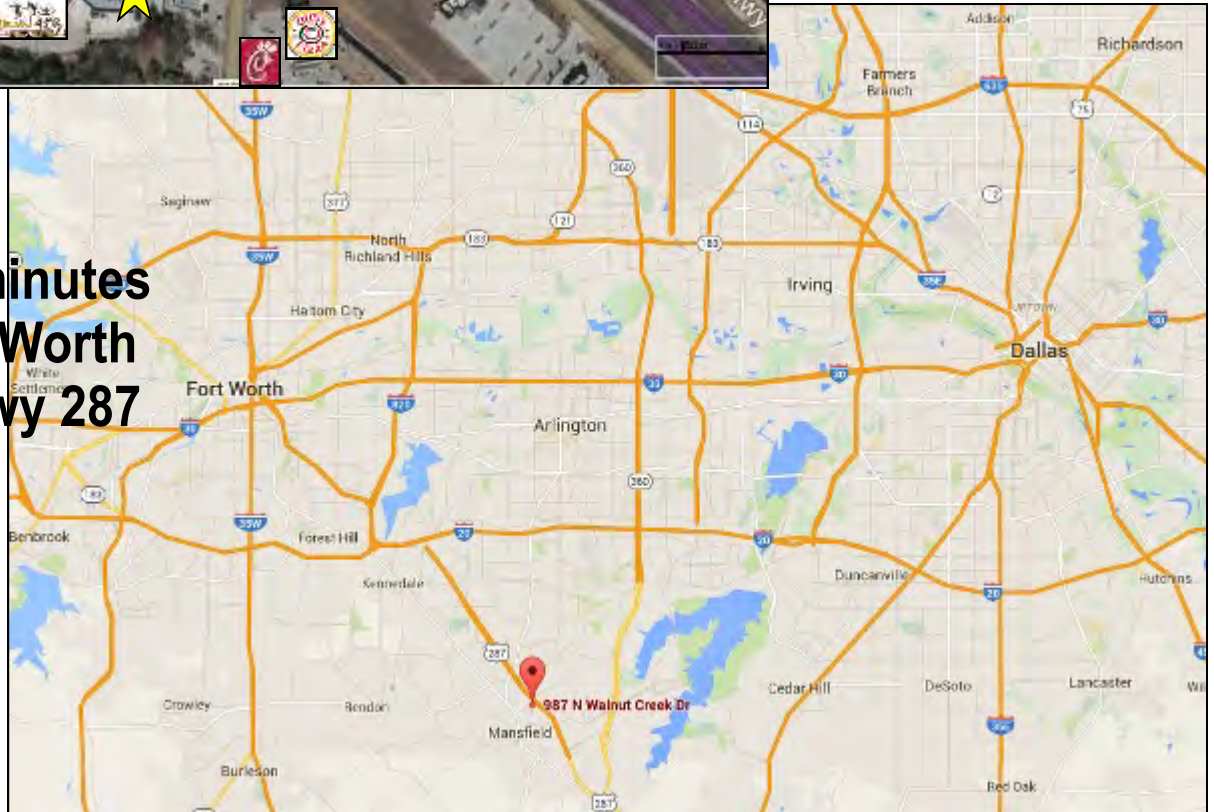
Drive Through Drop Off





Local Businesses

**Located minutes
from Fort Worth
just off Hwy 287**



EASI Updated Site Selection Reports & Analysis

Description	1 Miles	3 Miles	5 Miles
POPULATION BY YEAR			
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 (1/1/2016)	8,880	61,690	145,933
Population (1/1/2021)	9,263	64,346	152,256
Percent Growth (2016/2010)	9.82	9.59	9.83
Percent Forecast (2021/2016)	4.31	4.31	4.33

HOUSEHOLDS BY YEAR			
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 (1/1/2016)	3,321	19,299	45,860
Households (1/1/2021)	3,447	20,039	47,624
Percent Growth (2016/2010)	8.07	7.94	8.19
Percent Forecast (2021/2016)	3.79	3.83	3.85

GENERAL POPULATION CHARACTERISTICS			
Median Age	36.6	33.8	33.1
Male	4,360	30,291	71,365
Female	4,520	31,399	74,568
Density	2,322.10	1,882.80	1,708.30
Urban	8,880	60,223	139,172
Rural	0	1,467	6,761

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2016)	3,321	19,299	45,860
Families	2,454	16,056	37,672
Non-Family Households	867	3,243	8,188
Average Size of Household	2.67	3.18	3.17
Median Age of Householder	49.6	47.2	46.4
Median Value Owner Occupied (\$)	139,676	166,826	158,461
Median Rent (\$)	869	942	956
Median Vehicles Per Household	2.3	2.5	2.5

GENERAL HOUSING CHARACTERISTICS			
Housing, Units	3,457	19,985	47,621
Housing, Owner Occupied	2,042	15,308	36,444
Housing, Renter Occupied	1,279	3,991	9,416
Housing, Vacant	136	686	1,761

POPULATION BY RACE

White Alone	7,171	43,496	90,864
Black Alone	932	10,166	31,914
Asian Alone	140	2,632	9,209
American Indian and Alaska Native Alone	47	342	815
Other Race Alone	377	3,138	8,125
Two or More Races	213	1,916	5,006

POPULATION BY ETHNICITY

Hispanic	1,228	11,129	27,767
White Non-Hispanic	6,398	36,276	73,620

GENERAL INCOME CHARACTERISTICS

Total Personal Income (\$)	350,547,181	2,391,129,516	5,292,906,023
Total Household Income (\$)	350,423,044	2,371,934,342	5,259,780,263
Median Household Income (\$)	86,563	102,098	96,369
Average Household Income (\$)	105,517	122,905	114,692
Per Capita Income (\$)	39,476	38,760	36,269

RETAIL SALES

Total Retail Sales (including Food Services) (\$)	13,228	1,239,519	4,036,320
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CONSUMER EXPENDITURES

Total Annual Expenditures (\$000)	219,020.10	1,348,448.50	3,095,389.70
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EMPLOYMENT BY PLACE OF BUSINESS

Employees, Total (by Place of Work)	241	26,277	52,895
Establishments, Total (by Place of Work)	16	1,515	3,310

EASI QUALITY OF LIFE

EASI Quality of Life Index (US Avg=100)	124	131	130
EASI Total Crime Index (US Avg=100; A=High)	26	22	28
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 1/1/2016 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date