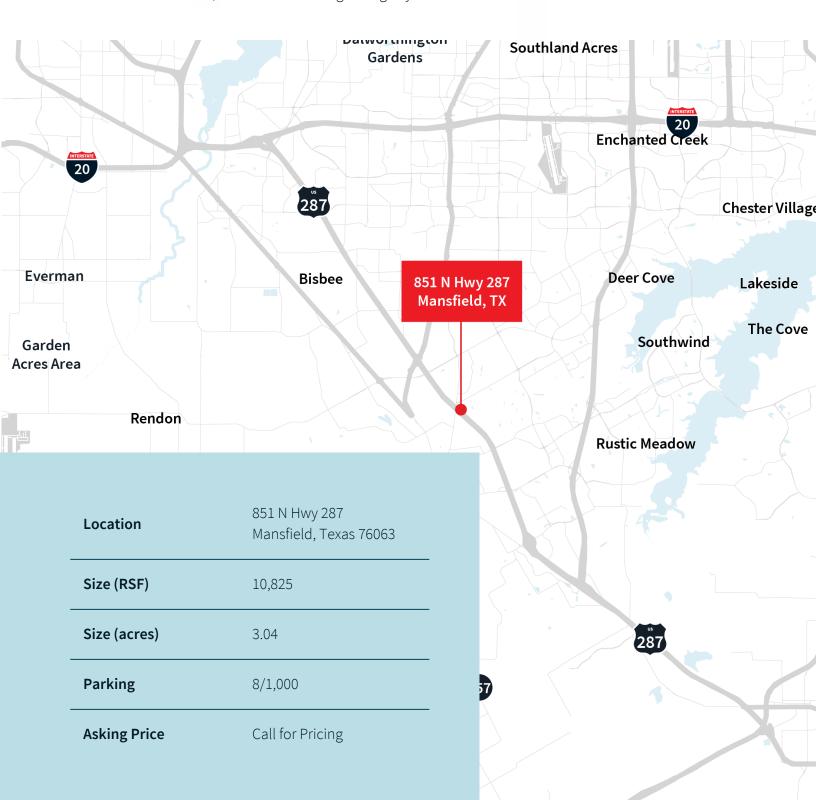
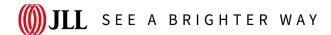


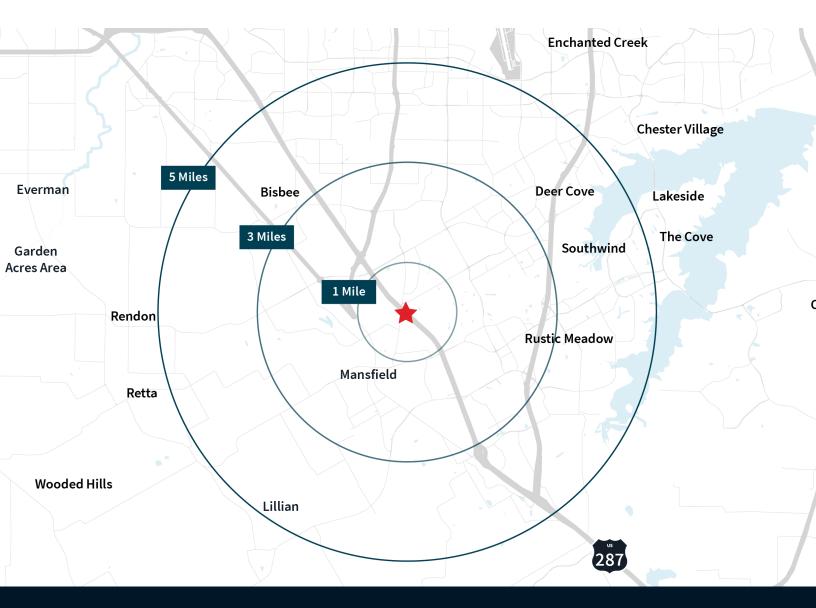
Property Overview

- Former cardiology site adjoining Walmart Supercenter
- Excellent highway visibility from Highway 287
- Located in Mansfield, the second fastest growing city in North Texas





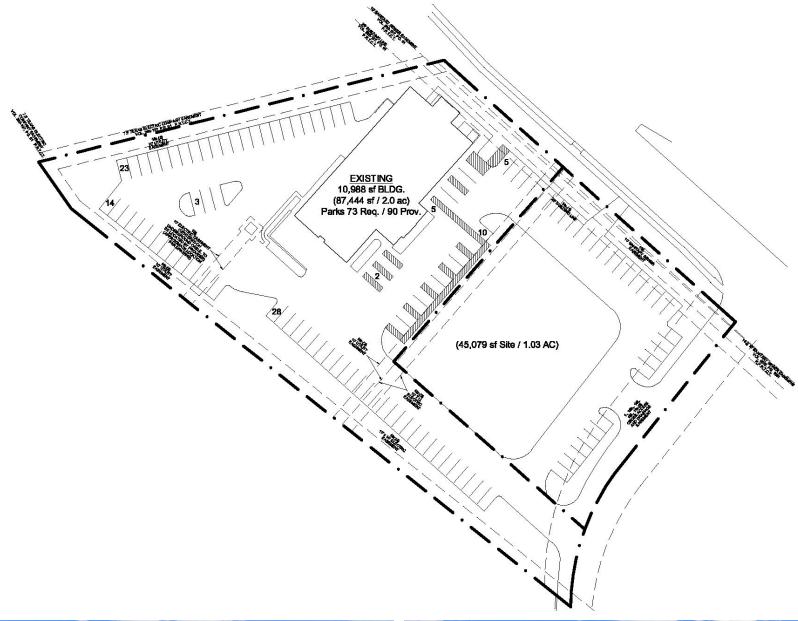
Demographics



	1 mile	3 miles	5 miles
Estimated population	5,584	68,557	127,350
Estimated households	2,003	22,572	54,093
Est. Average HH income	\$121,625	\$128,785	\$128,151



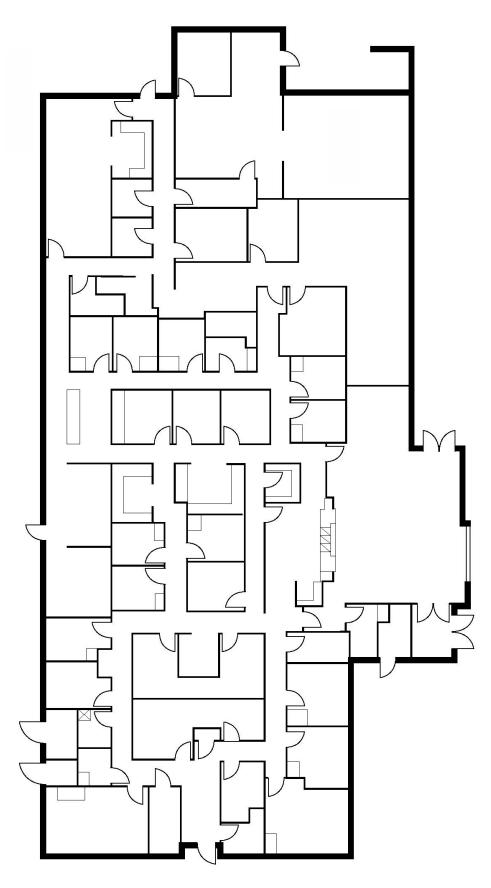
Site Plan





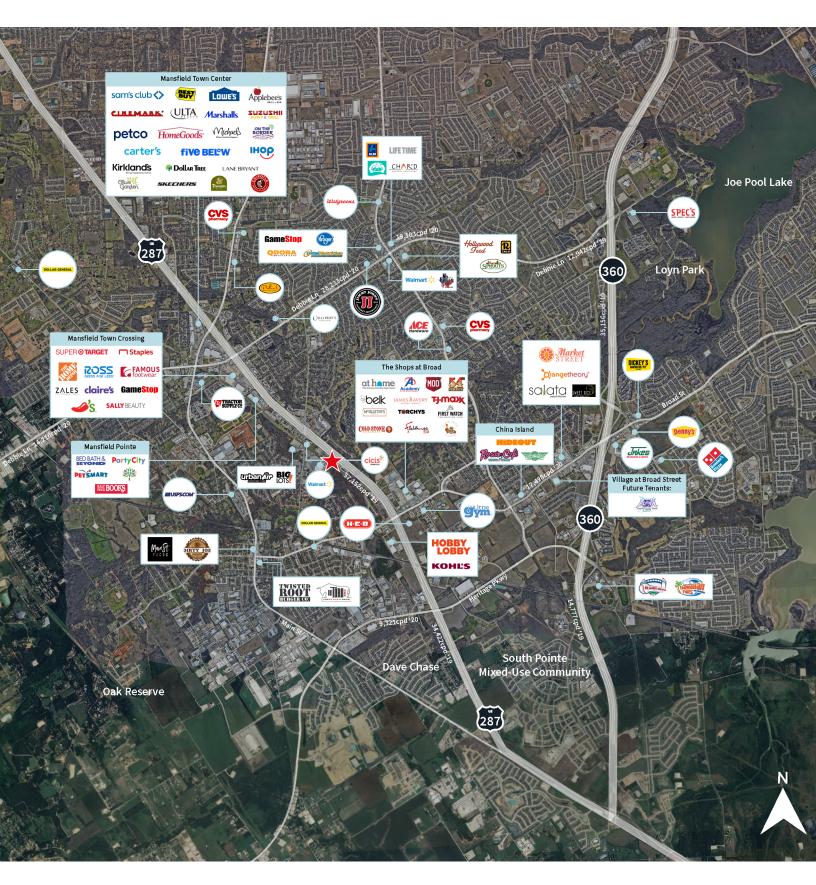


Floor Plan





Aerial





Contact

Ethan Garner ethan.garner@jll.com 214.438.6515 Austin Barrett austin.barrett@jll.com 214.438.6420 Chris Higbie chris.higbie@jll.com 214.396.5422

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022 Jones Lang LaSalle IP, Inc. All rights reserved.