

FOR SALE

CASH-FLOWING NNN INVESTMENT  
1577 N FM 157 | Mansfield, TX 76063



**SPACE AVAILABLE**

2.07+ Acres  
1,744 SF Building

**PRICING INFORMATION**

Sale: \$1.9M  
Tenant Occupied NNN Lease

**LOCATION**

SWQ HWY 157 &  
N Main St

**TRAFFIC GENERATORS**



- NNN Lease Investment opportunity with a 3-Year lease + Options to renew (Email for lease terms)
- Over 2.07 acres of land available with ±1 acre available to expand
- Only 1 of 2 Car Dealerships in all of Mansfield is now Available For Sale
- 1,744 square foot building newly renovated
- Light Mechanic work is approved and has a separate building to do car repairs
- Newly paved the entire parking lot with over 100+ car spaces
- Remodeled offices with a professional image clientele will appreciate
- Sales offices, lunch room, customer lounge, owners office, bathroom, glass windows throughout and more
- Prime location with excellent visibility right off FM-157 (Main Road)
- Located near shopping, entertainment and restaurants for most visibility
- Popular location known in all of Mansfield to buy your vehicles

| DEMOGRAPHICS                | 1 MILE                             | 3 MILE   | 5 MILE   |
|-----------------------------|------------------------------------|----------|----------|
| Population                  | 7,939                              | 61,528   | 158,189  |
| 2020 Average HH Vehicles    | 2.0                                | 2.0      | 2.0      |
| Average HH Income           | \$68,363                           | \$93,696 | \$90,946 |
| 2020-2025 Proj. Pop. Growth | 8.7%                               | 7.08%    | 6.49%    |
| Traffic Count               | 18,130 VPD @ HWY 157 & W Debbie Ln |          |          |

\*costar.com 2018



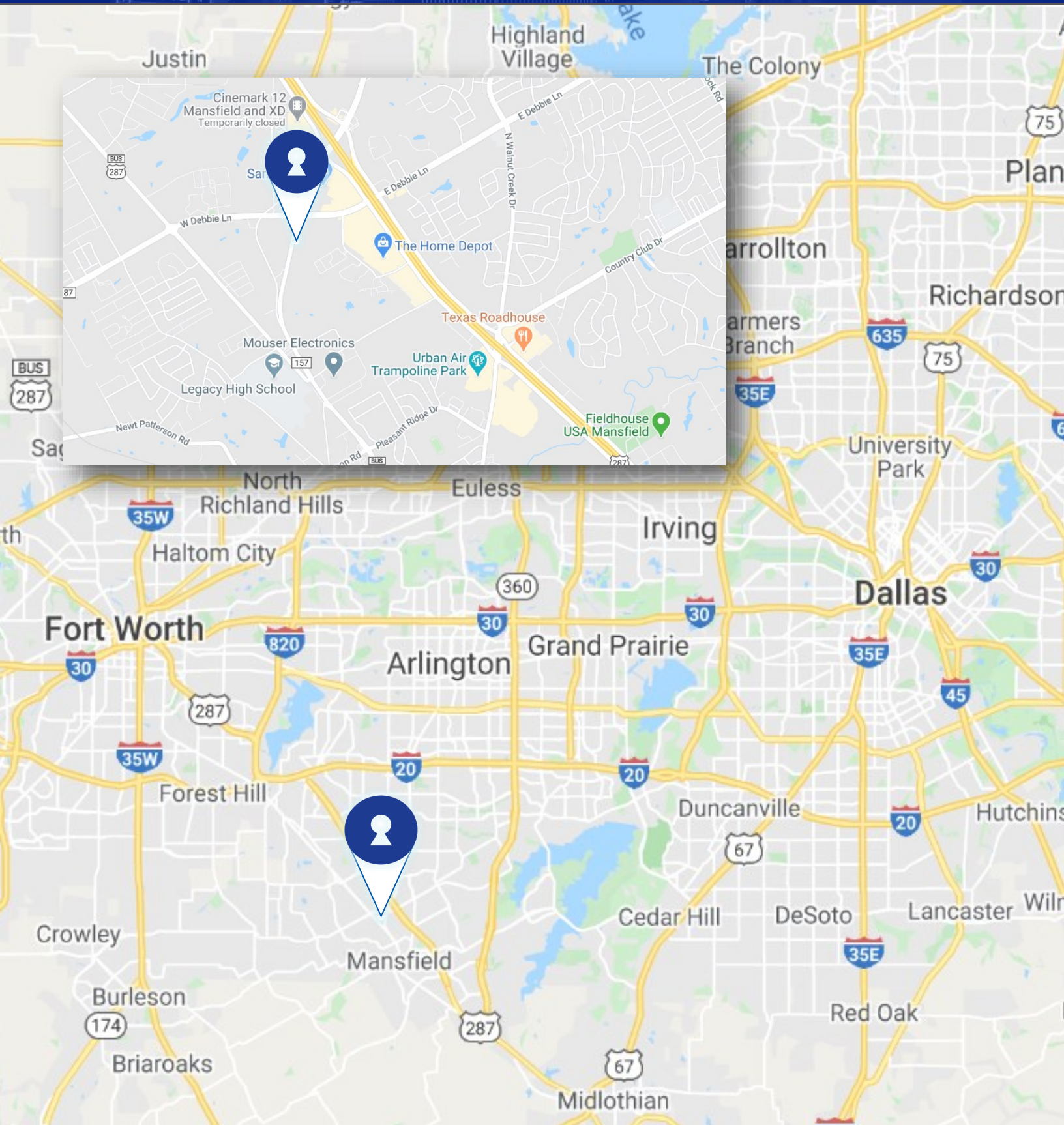
Karam Khalil

817.881.2662

VISIONCOMMERCIAL.COM

KARAM@VISIONCOMMERCIAL.COM

The data contained herein was obtained from sources deemed to be reliable, but in no way warranted by Vision Commercial RE DFW, LLC. The property is offered subject to errors, omissions, change in price and or terms, or removal from the market without notice.



**Karam Khalil**

817.881.2662

[VISIONCOMMERCIAL.COM](http://VISIONCOMMERCIAL.COM)

[KARAM@VISIONCOMMERCIAL.COM](mailto:KARAM@VISIONCOMMERCIAL.COM)

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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.

## 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.

Vision Commercial RE DFW LLC  
Broker Firm Name

9006752  
License No.

[info@visioncommercial.com](mailto:info@visioncommercial.com)  
Email

817-803-3287  
Phone

Roger Smeltzer, Jr.  
Designated Broker of Firm

560209  
License No.

[info@visioncommercial.com](mailto:info@visioncommercial.com)  
Email

817-803-3287  
Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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