

**NAI** Robert Lynn

**1696 Country Club Drive**

Mansfield, Texas 76063

1696

Hours of Operation  
Monday - Friday  
9:00 AM - 6:00 PM  
By Appointment  
817-443-9777

SMITH HOMESPOON  
REAL ESTATE  
888-888-1888

**INVESTMENT SALE  
PRESENTED BY:**

LOGAN MAY  
VICE PRESIDENT  
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## 1696 Country Club Drive

Mansfield, Texas 76063

### Address

1696 Country Club Drive  
Mansfield, Texas 76063

### Property Description

Single-Tenant Office Building

### Gross Leasable Area

4,140 SF

### Price

\$1,242,000

### Cap Rate (100% Occupancy)

6.0%

### Land Parcel

0.33 Acres

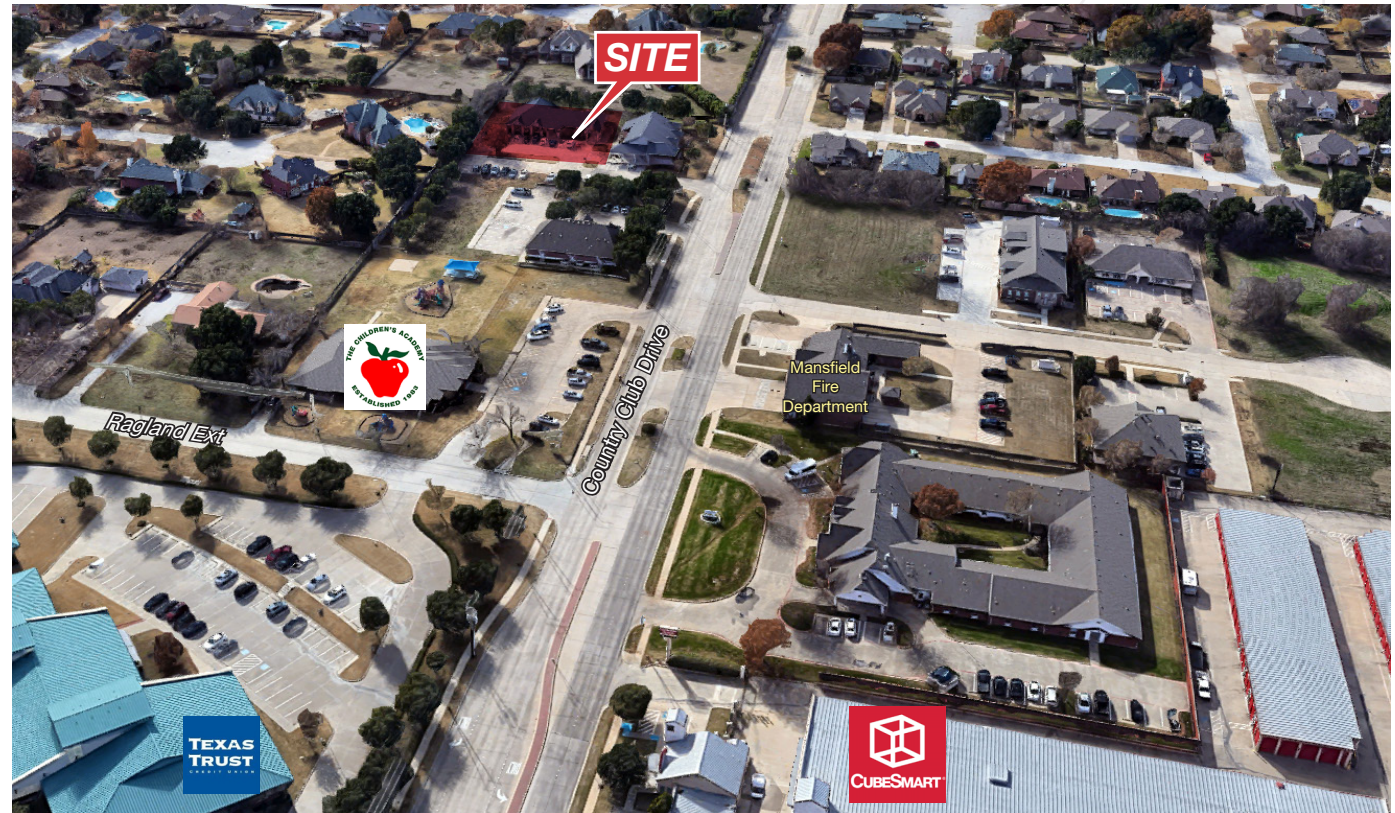
### Tenants

IMS Experts

### Net Operating Income

\$74,520

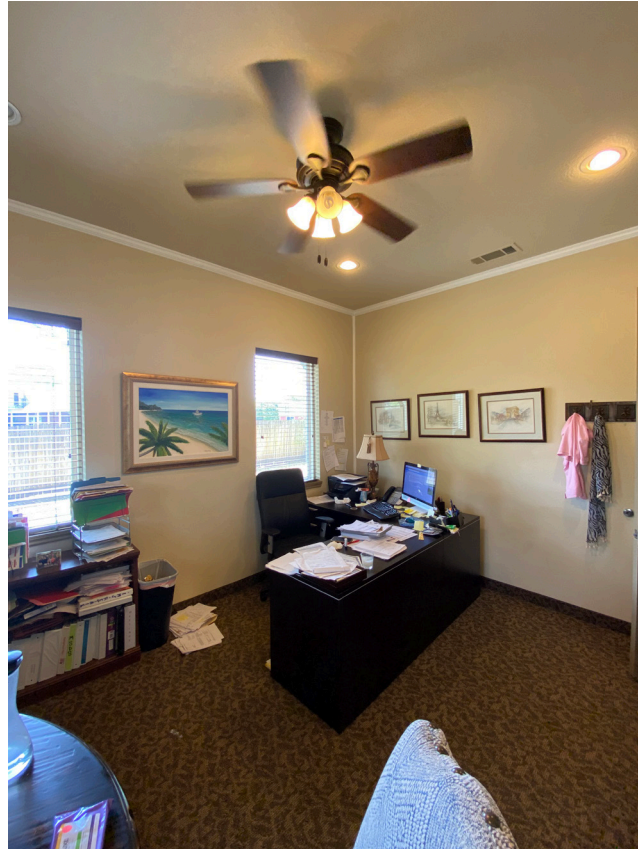
# Property Overview



# Photos



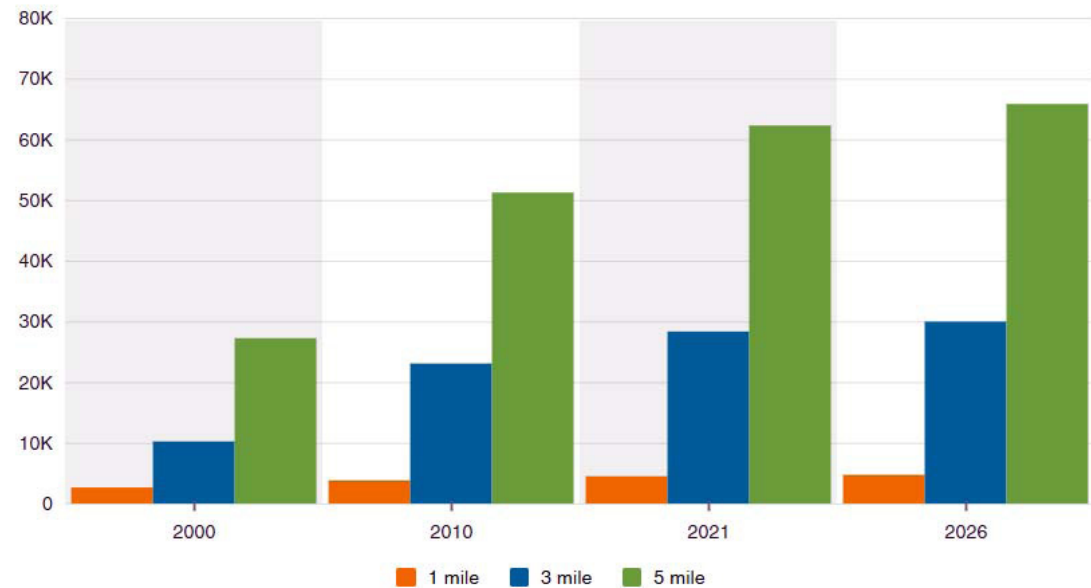
# Photos



## Population

	1 mile	3 mile	5 mile
2010 Population	11,578	73,104	161,096
2021 Population	13,496	88,519	195,205
2026 Population Projection	14,180	93,485	206,265
Annual Growth 2010-2021	1.5%	1.9%	1.9%
Annual Growth 2021-2026	1.0%	1.1%	1.1%
Median Age	38	33.8	33.7
Bachelor's Degree or Higher	42%	35%	34%
U.S. Armed Forces	7	139	212

## Households



# Investment Overview

## THE PROPERTY

1696 Country Club Drive  
Mansfield, Texas 76063

## PROPERTY SUMMARY

Property Type:	Office
Building Size:	4,140 SF
Land:	0.33 Acres
Year Built:	2001
Occupancy:	100%

## PRICE

Sale Price: \$1,242,000

## INFORMATION ON SELLER



IMS stands for Innovative Medical Solutions. IMS Experts is a distributor of medical products and supplies. They offer a wide array of medical assistance products including Ambulatory products, power mobility products, braces, crutches, diabetic equipment and much more. They have been in business for 19 years, and the business is continuing to grow. Despite Covid, 2020 was a record year for IMS Experts.

They deliver their product on a national scale and have a full team at this Mansfield location to handle the delivery logistics and ordering.

IMS is a well funded, great credit tenant. Financials can be provided upon request.

Seller occupies the building and has been diligent with the buildings upkeep. Seller has recently renovated the interior and exterior of the building.

## INFORMATION ON LEASEBACK

- 5-Year Term from Start of Purchase
- NNN Rate Structure
- Starting \$18.00 + NNN
- Occupy 100% of Building



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

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
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Sales Agent/Associate's Name	License No.	Email	Phone

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

This Investment Sale has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Investment Sale. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Investment Sale or any other written or oral communication or information transmitted or made available to the recipient of this Investment Sale. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Investment Sale, the information contained herein or any other written or oral communication or information transmitted or made

available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Investment Sale or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived.



**OFFERING MEMORANDUM  
PRESENTED BY:**

LOGAN MAY  
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