

FOR SALE OR LEASE

1802 Mansfield Webb, Mansfield, TX 76063

MANSFIELD WEBB OFFICE CENTER

Rental Rate	\$16.00 PSF
Building #4 Sale Price	\$836,000
Total SF	16,000 SF
Available SF	1,000-4,000 Max Contig

PROPERTY FEATURES

- Build to suit office suites
- Easy access to Hwy 287 & Hwy 360
- 24-hour access
- Monument Signage Available
- Quick access to many local amenities at Matlock Rd. and Debbie Ln.
- Tenant Improvement Packages Available
- Ideal for professional office or medical office users

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Associate

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BEAUX RILEY

Associate

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Aaron.jackson@advisorscommercialre.com



2000 E. Lamar Blvd., Suite 710

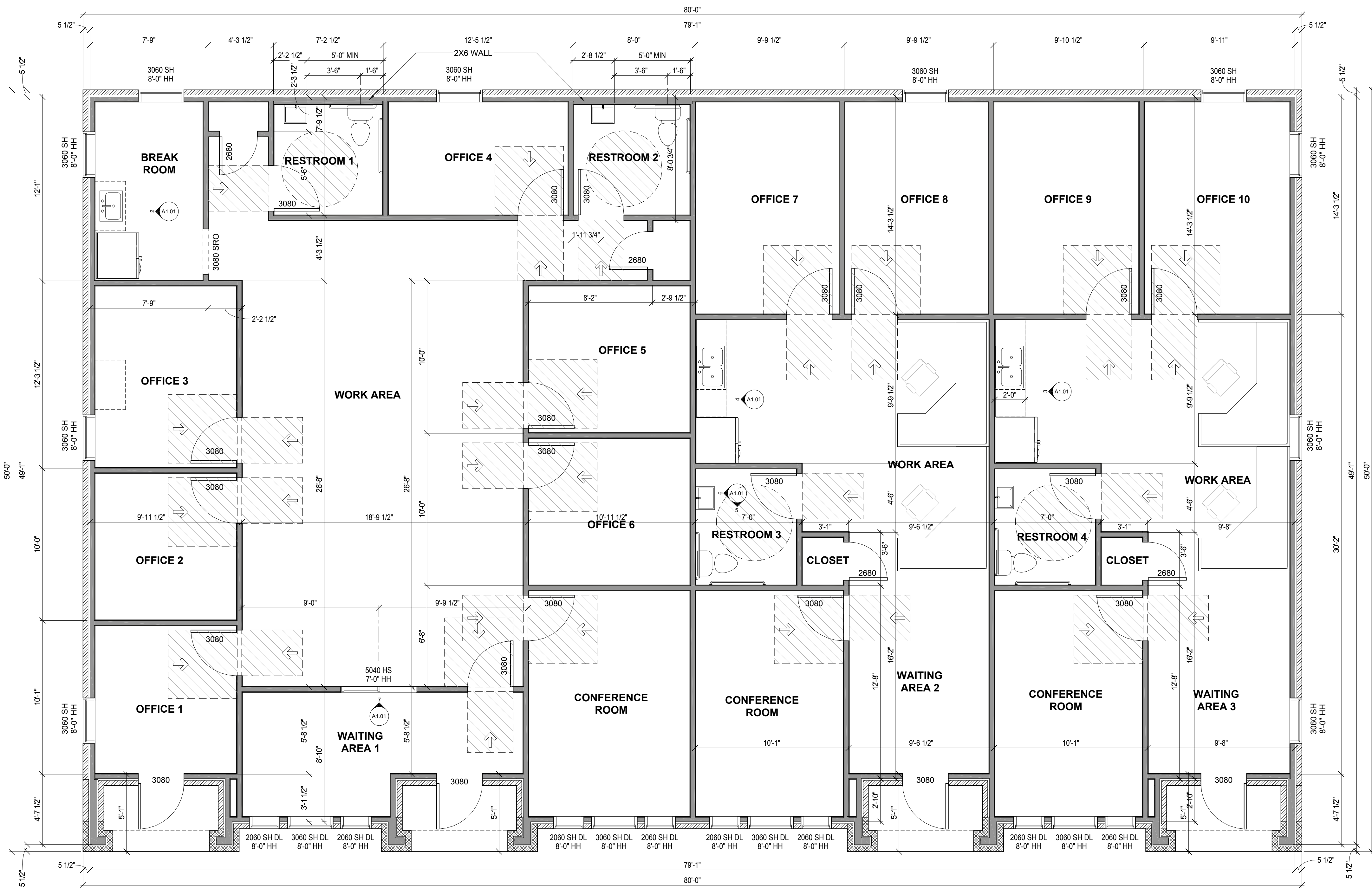
Arlington, TX, 76006

www.advisorscommercialre.com

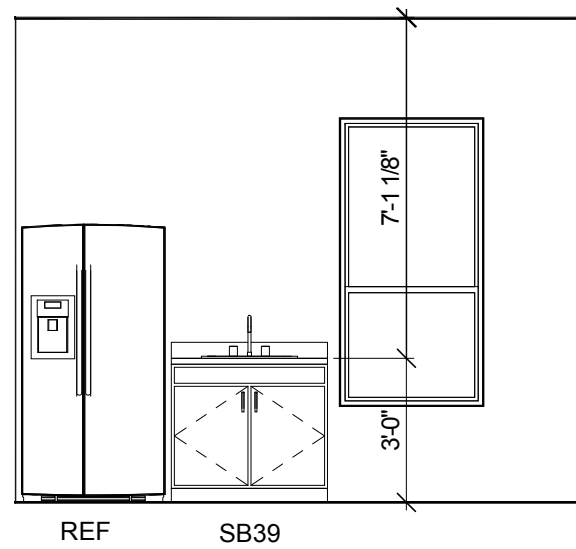
ADVISORS
COMMERCIAL REAL ESTATE

PHOTO GALLERY

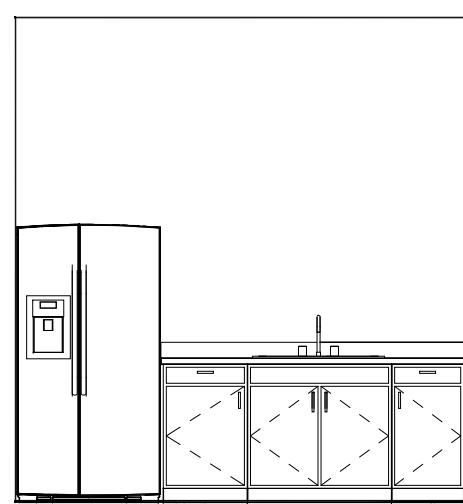




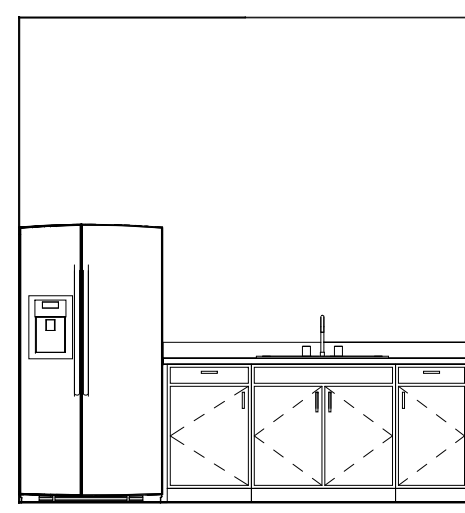
1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



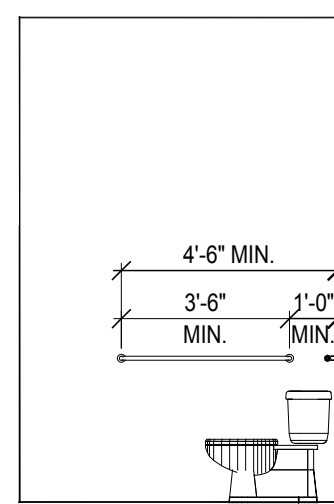
2 BREAK AREA 1
SCALE: 1/4" = 1'-0"



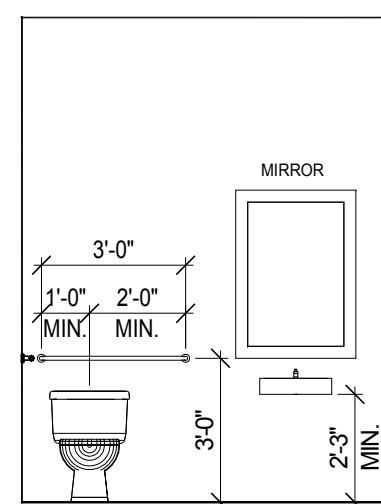
3 BREAK AREA 2
SCALE: 1/4" = 1'-0"



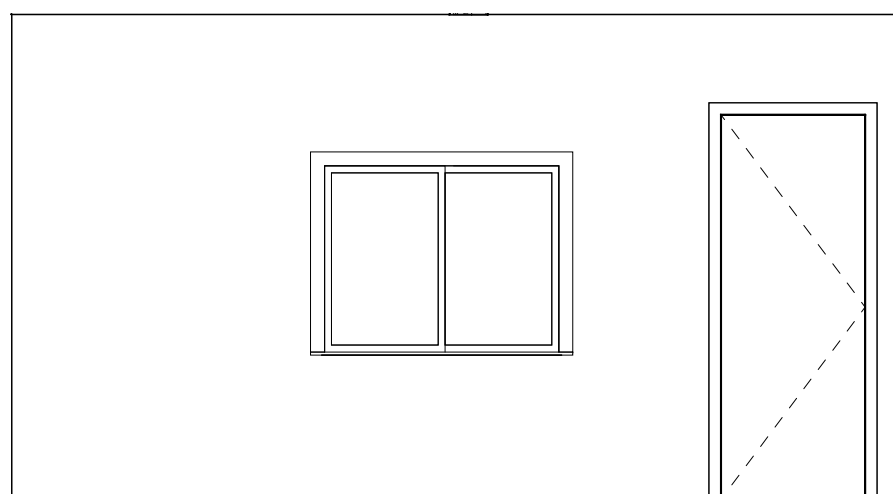
4 BREAK AREA 3
SCALE: 1/4" = 1'-0"



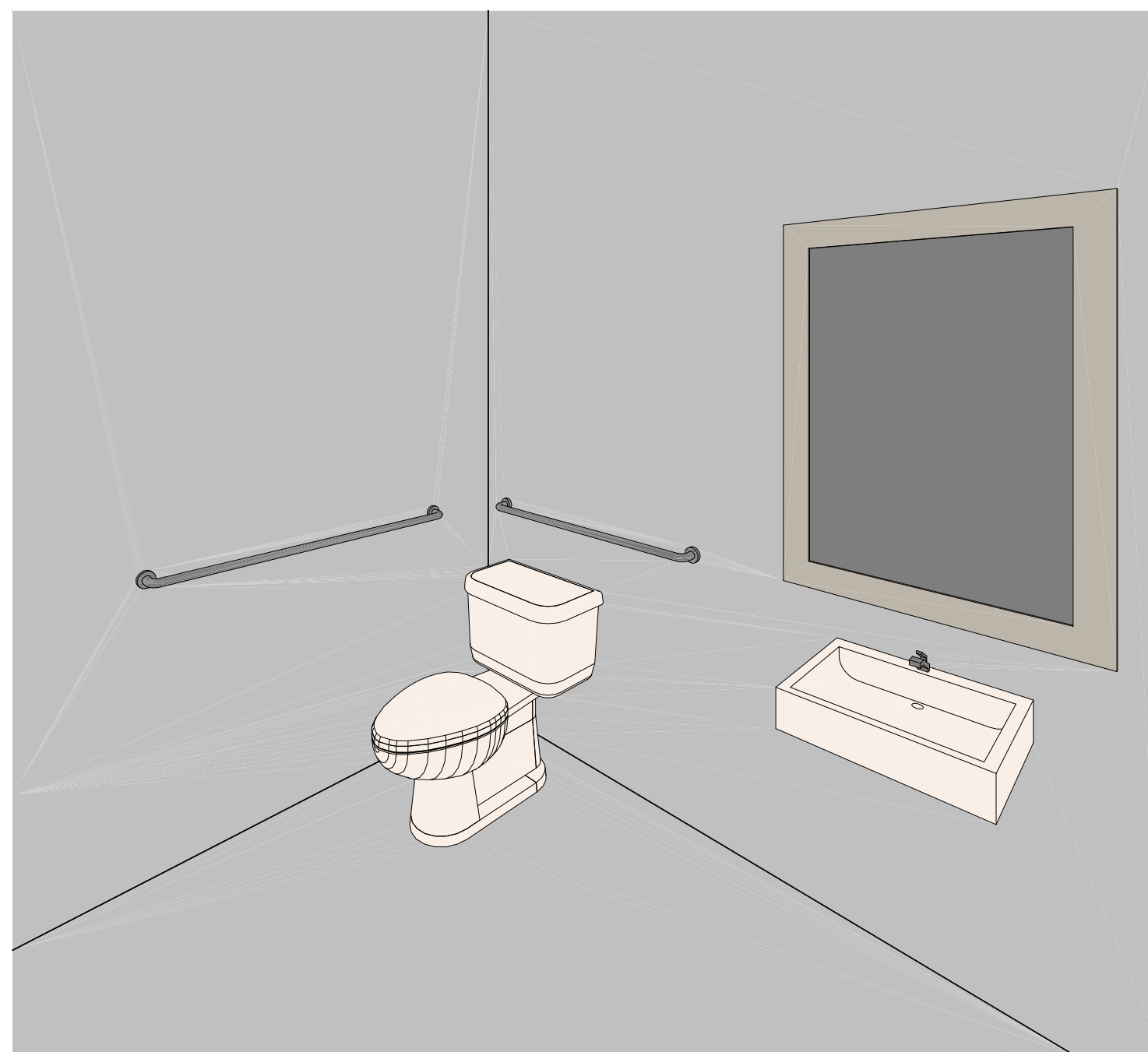
5 TYP. RESTROOM 1
SCALE: 1/4" = 1'-0"



6 TYP. RESTROOM 2
SCALE: 1/4" = 1'-0"

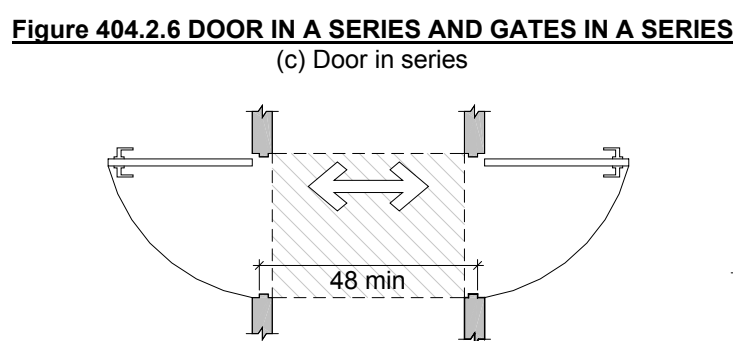
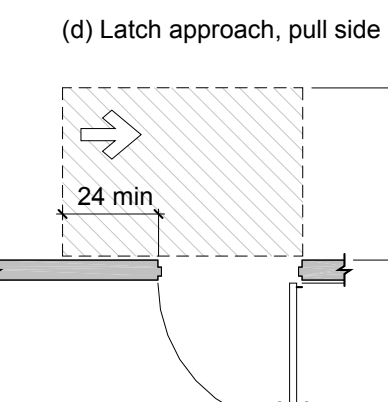
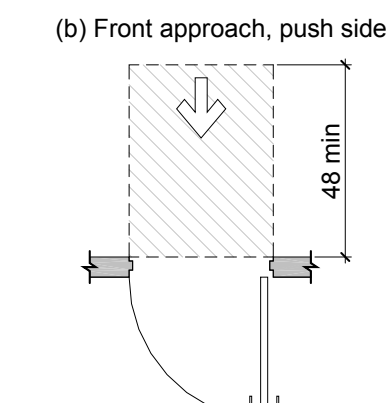
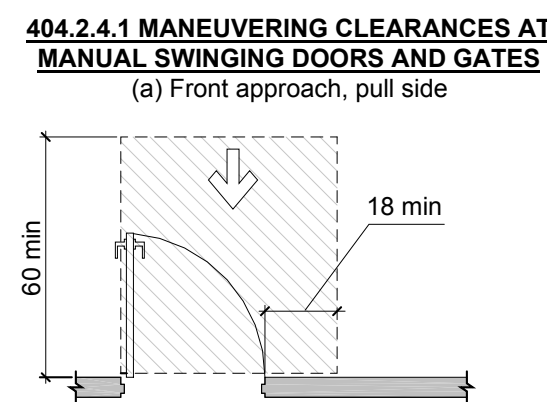
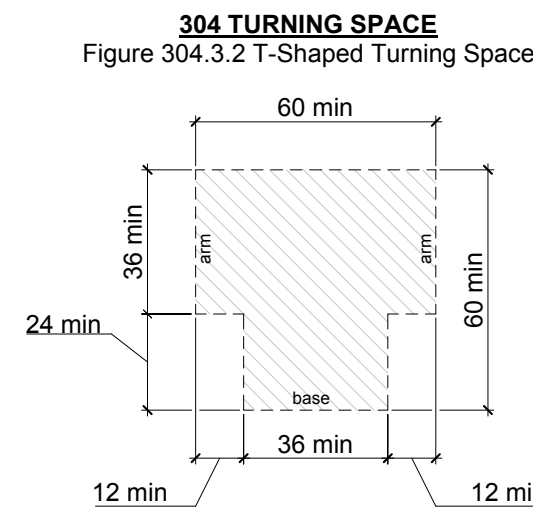


7 WAITING AREA 1
SCALE: 1/4" = 1'-0"



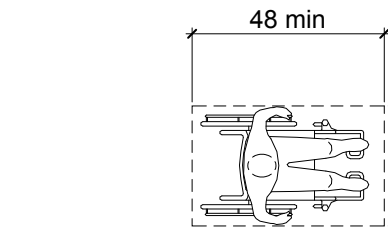
8 TYP. RESTROOM 3D VIEW
SCALE:

ADA ACCESSIBILITY GUIDELINES



Convention	Description
36	Dimension showing English units (in inches unless otherwise specified) above the line
6	Dimension for small measurements
33-36	Dimension showing a range with minimum - maximum
min	Minimum
max	Maximum
>	Greater than
>=	Greater than or equal to
<	Less than
<=	Less than or equal to
---	Boundary of clear floor space or maneuvering clearance
CL	Centerline
→	Direction of travel or approach
---	A wall, floor, ceiling or other element cut in section or plan
---	A highlighted element in elevation or plan
---	Location zone of element, control or feature

305 CLEAR FLOOR OR GROUND SPACE
Figure 305.3 Clear Floor or Ground Space



306 KNEE AND TOE CLEARANCE
Figure 306.2 Toe clearance

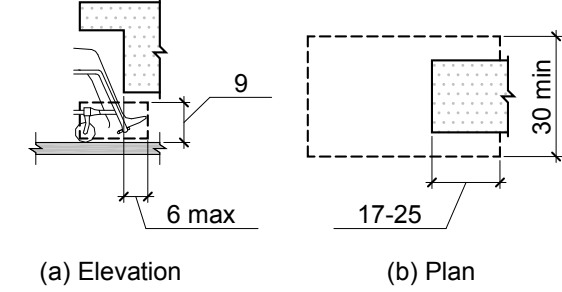
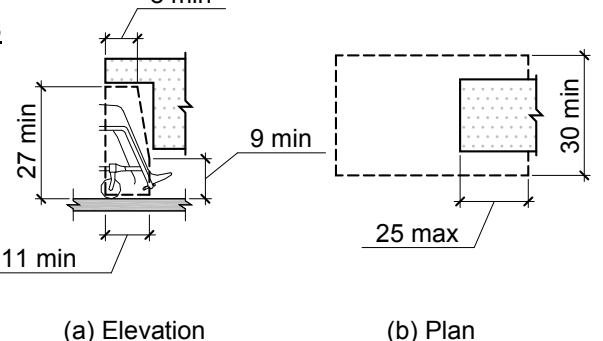


Figure 306.3 Knee clearance



PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Frantom Designs, Inc.
www.FrantomDesigns.com
1350 E. Arapaho Rd. #114
Richardson, TX 75081
469-274-2260

F²
FRANTOM
DESIGNS

BUILDING FOR:

MANSFIELD WEBB, LLC
ATTN: HONG HAN, MANAGER
4532 OLD POND DRIVE
PLANO, TEXAS 75024

Mansfield Webb - Building 1

SUBDIVISION: 1802 MANSFIELD WEBB RD.
ADDRESS: MANSFIELD, TX 76063

LOT: BLOCK:

Drawn By: Author
Checked By: Checker
Issue Date: 11/2/2017

DUE TO VARIATIONS IN CITY REQUIREMENTS, CONSTRUCTION TECHNIQUES, AND DIVERSITY IN MATERIALS, ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE AND MAY VARY PER PLAN.

#	Date	Description
1	10/25/16	City Red Line

Plan Name
MANSFIELD WEBB

Plan Number
XX-XXXX

Sheet Name
FIRST FLOOR PLAN

Sheet Number
A1.01



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Advisors Commercial Real Estate	9007861	Steve.Gray@AdvisorsCommercialRE.com	(817)226-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Beaux Riley	280127	Beaux.Riley@AdvisorsCommercialRE.com	(817)226-0000
Designated Broker of Firm	License No.	Email	Phone
Steve Gray	455147	Steve.Gray@AdvisorsCommercialRE.com	(817)226-0000
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JP Humphrey, III	628275	JP.Humphrey@AdvisorsCommercialRE.com	(817)226-0000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date