edge

FREESTANDING DRIVE-THRU 2ND GEN RESTAURANT AVAILABLE
TENANT OPERATING DO NOT DISTURB

3131 E Broad St

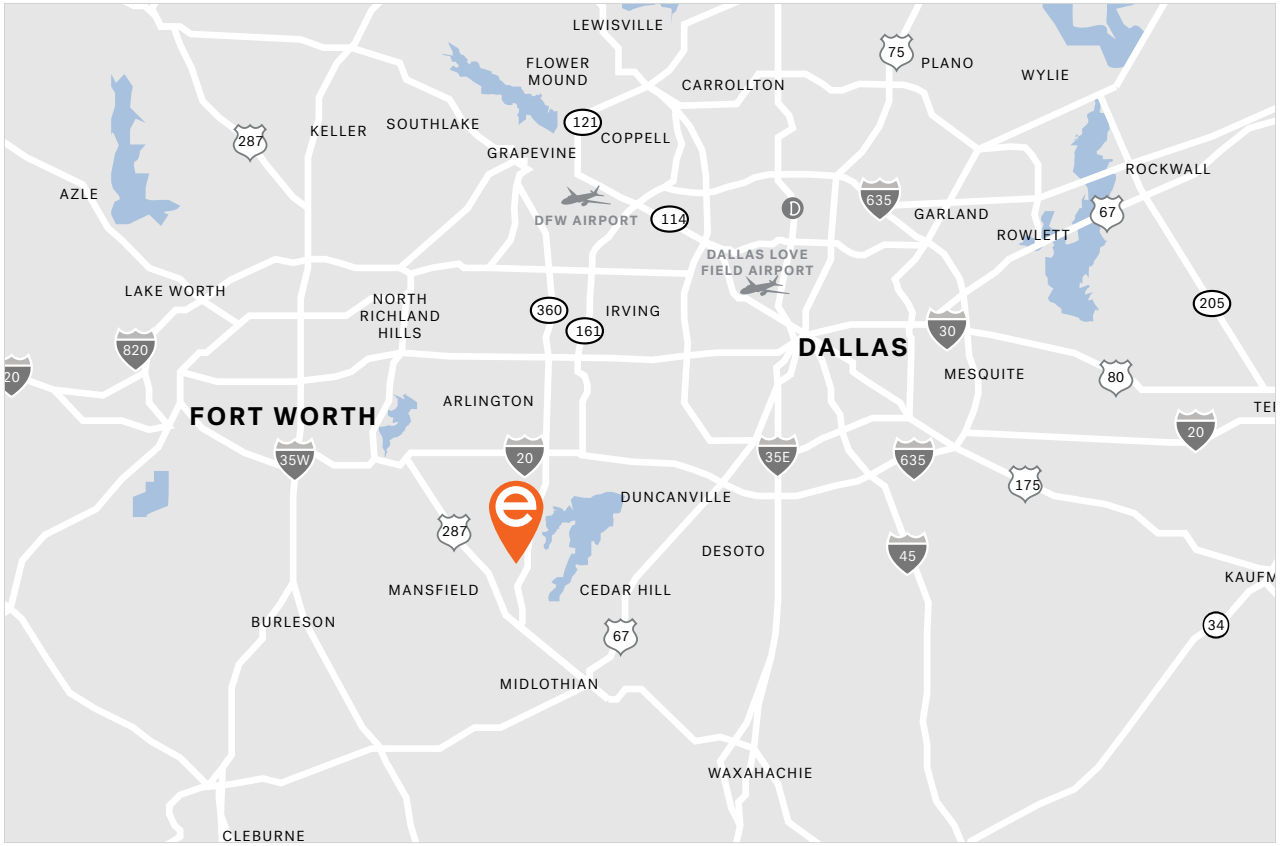
Mansfield, Texas 76063

Taylor Pourjavad | *Senior Associate*
taylor@edge-re.com | 214.545.6942

Warren Smith | *Principal*
wsmith@edge-re.com | 214.545.6969

Steve Ewing | *Principal*
sewing@edge-re.com | 214.545.6913

Edge Realty Partners
5950 Berkshire Lane, Suite 700
Dallas, Texas 75225
214.545.6900 | edge-re.com



LOCATION

3131 E Broad St
Mansfield, Texas 76063

SIZE

3,384 sf with Drive-Thru

TRAFFIC COUNTS

32,226 CPD
E Broad St

2025 DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile
TOTAL POPULATION	7,566	78,916	163,937
DAYTIME POPULATION	8,880	66,578	138,002
AVG HH INCOME	$129,725	$126,016	$118,635

AREA RETAILERS

Market Street, Kroger, Walgreens, Orange Theory Fitness, Starbucks, Chickfila, Andy's Frozen Custard, Salata, Chipotle, Jakes Burgers

PROPERTY INFORMATION

- 2nd Gen Restaurant
- 10-year sublease opportunity
- Freestanding second-generation restaurant with drive-thru capability
- Near Mansfield High School and major residential growth corridors
- Positioned in a dense, high-income trade area
- Established retail corridor with strong co-tenancy and continued development
- Patio space with seating

Taylor Pourjavad | taylor@edge-re.com | 214.545.6942 **Warren Smith** | wsmith@edge-re.com | 214.545.6969 **Steve Ewing** | Sewing@edge-re.com | 214.545.6913 **Edge Realty Partners** | edge-re.com

Taylor Pourjavad | taylor@edge-re.com | 214.545.6942 **Warren Smith** | wsmith@edge-re.com | 214.545.6969 **Steve Ewing** | Sewing@edge-re.com | 214.545.6913 **Edge Realty Partners** | edge-re.com

Taylor Pourjavad | taylor@edge-re.com | 214.545.6942 **Warren Smith** | wsmith@edge-re.com | 214.545.6969 **Steve Ewing** | Sewing@edge-re.com | 214.545.6913 **Edge Realty Partners** | edge-re.com

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the br ker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC	594592	info@edge-re.com	214.545.6900
BROKER FIRM NAME	**LICENSE NO.**	**EMAIL**	**PHONE**

BUYER, SELLER, LANDLORD OR TENANT **DATE**

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.