

COUNTRY CLUB SQUARE

NWQ of Country Club Dr and Walnut Creek Dr
1071 Country Club Drive
Mansfield, TX 76063

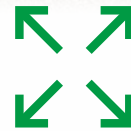
RESOLUT



6.43%
CAP RATE



SOLD



+/-17,322 SF
GLA

RICK GUTIERREZ

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RESOLUT

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COUNTRY CLUB SQUARE

- 100% fully stabilized retail center
- The Country Club Square Shopping center is in a prime location surrounded by major retailers, restaurants, and service providers in Mansfield, TX.
- Located across the street from Tom Thumb Supermarket with cross access to Jiffy Lube and CVS
- Mansfield is recognized as one of the best places to live, work and play in the country.
- \$115,524 Average Household Income within a 3-mile radius

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information (“Information”) provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you (“Buyer”) and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE (“Brokers”) are acting as Seller’s Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner (“Owner”) to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase “within the firm” shall be deemed to include outside attorneys, accountants and investors.

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PRICE: SOLD



**CAP RATE:
6.43%**

PROPERTY HIGHLIGHTS

Property Address	1071 Country Club Drive Mansfield, TX 76063
Location	NWQ of Country Club Dr and Walnut Creek Dr
County	Tarrant
Gross Leasable Area	+/-17,322 SF
Lot Size	+/-2.83 Acres
Year Built	2000
Occupancy	100% Occupancy
Lease Types	NNN lease
Legal Description	WALNUT CREEK CORNER ADDN BLOCK 1 LOT 5

AREA TRAFFIC GENERATORS



PHOTOS



MANSFIELD CHIROPRACTIC

Mansfield Chiropractic exists to extend the best chiropractic care available to our patients. Your family is our family and our purpose is to serve and care for you in every way that we can offer. If you want more information about the specific types of care we specialize in, please feel free to read more about our Services. If you have further questions, please Contact Us by telephone or email. This is your health and we are here to answer any questions or concerns you may have so that you can make the decision that is right for you.



[WEBSITE](#)

Li's Chinese Kitchen

Li's Chinese Kitchen in Mansfield, we serve a wide selection of fresh and delicious Chinese food, and very fast! Our online order makes it possible for you to have your delicious and nutritious dishes just 1 click away.

And we delivery too! Our convnient Drive-thru is to serve you quickly. We open 7 days a week.



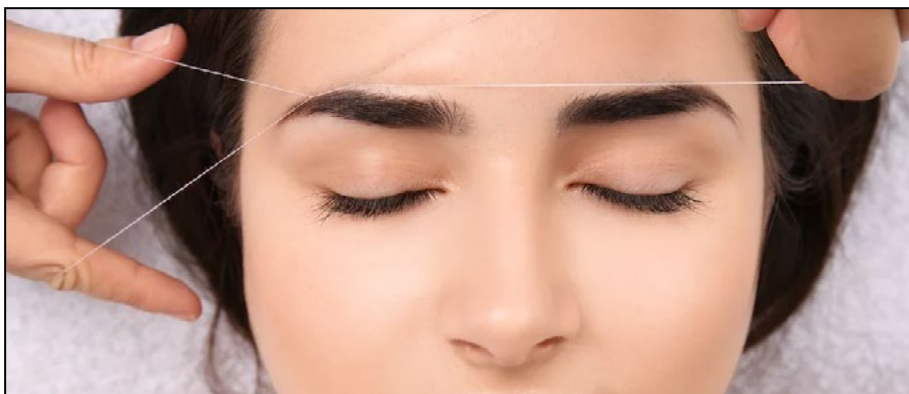
[WEBSITE](#)

TENANT PROFILES



Our Mission is to Shape Your Eyebrows to Perfection.

Our services including, eyebrow threading, eyelash extensions, lash lift, eyebrow tint, eyelash tint, waxing, microblading, microshading, henna and more! We have 4 Locations in Arlington, TX, Mansfield, TX at Country Club Dr., Mansfield, TX at E Broad St., and Midlothian, TX.



[WEBSITE](#)



We promise to WOW our guests and our Franchise Owners. We're committed to creating a collection of amazing fresh fruit creations that are perfect for every reason, from life's milestones to little occasions, or even for no reason at all.

Treat others how you would want to be treated, only sweeter. We care deeply about all the people who are part of Edible—they drive everything we do. Our purpose is to help everyone remember to celebrate what's good in life.



[WEBSITE](#)



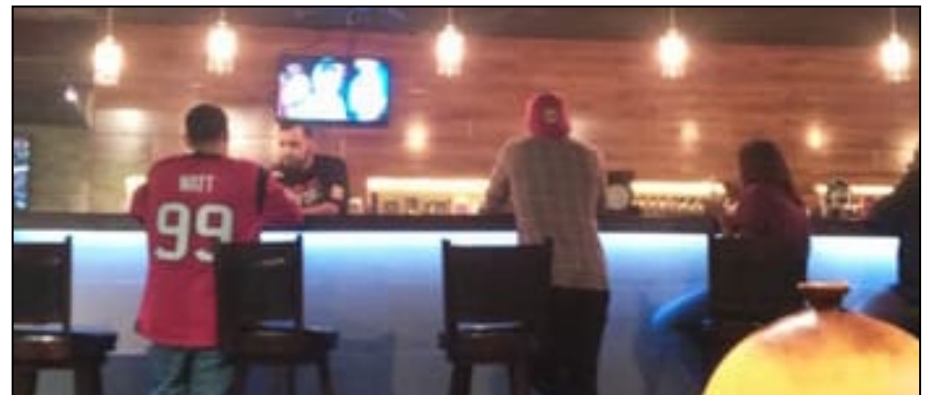
ARTISAN VAPOR COMPANY

Artisan Vapor is the fastest growing retail store based e-cigarette company in the USA with a global presence stretching across three continents. Our stores provide the widest selection of quality vaping products including some of biggest brands and latest releases.

We believe in providing our customers with a premium retail experience. Across all our stores, which also include locations in the United Kingdom and Pakistan, our upscale and inviting spaces feature more than 60 proprietary flavors, handmade by us in our state-of-the-art lab using only the finest U.S. ingredients. Each store features a comfortable bar-style environment that allows customers to try as many of our flavors as they desire before finalizing their favorite.

Our rapidly expanding footprint across the vaping industry has led to many delighted customers and franchisees alike.

WEBSITE



LEGEND

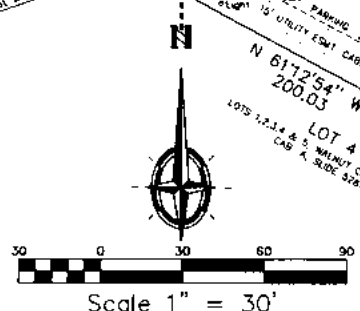
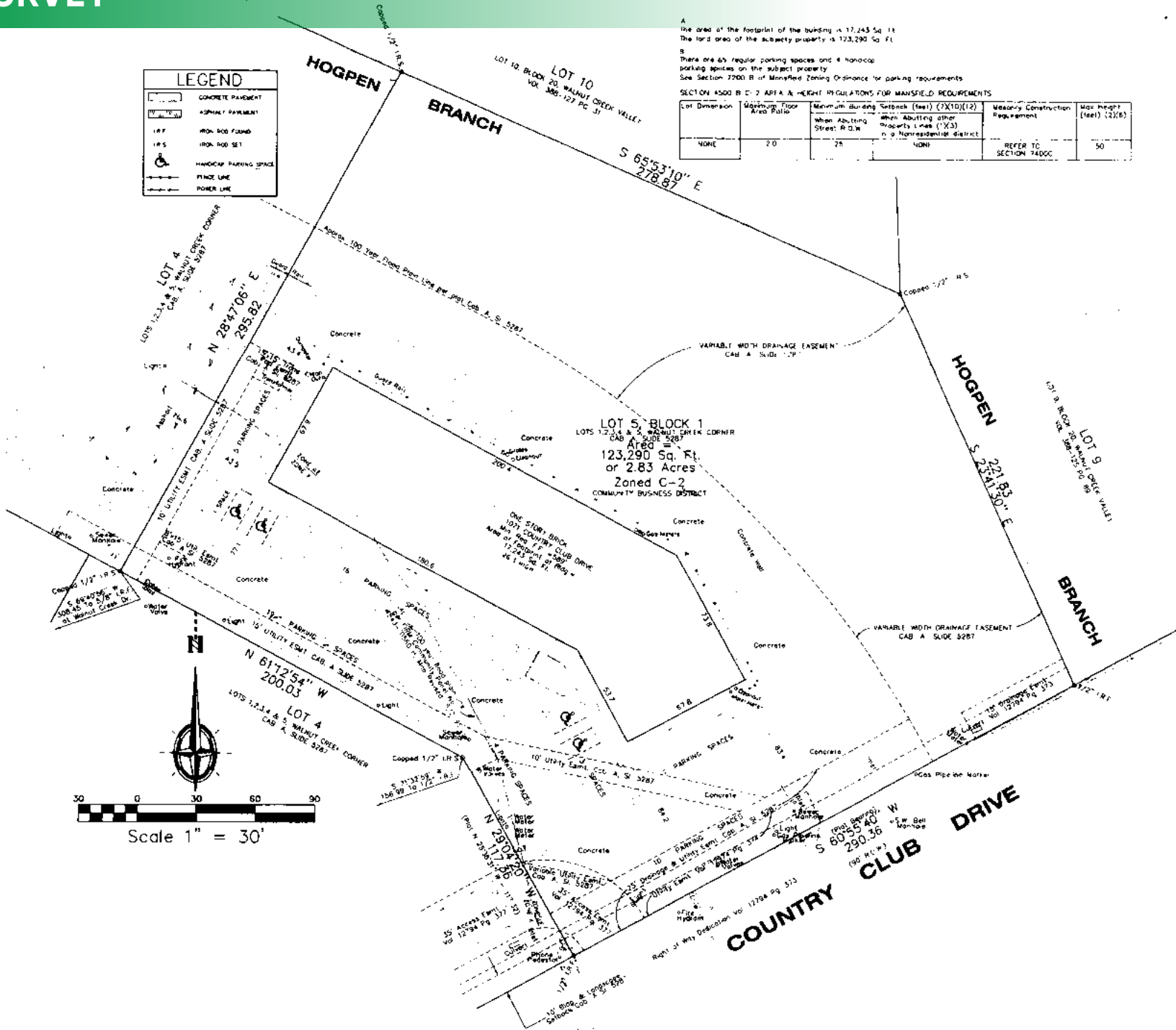
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	IRON ROD FOUND
	IRON ROD SET
	HANDICAP PARKING SPACE
	FENCE LINE
	POWER LINE

A
The area of the footprint of the building is 17,243 Sq. Ft.
The total area of the subject property is 123,290 Sq. Ft.

B
There are 63 regular parking spaces and 4 handicap parking spaces on the subject property.
See Section 77001 B of Mansfield Zoning Ordinance for parking requirements.

SECTION 4500 B C-2 AREA A HEIGHT REGULATIONS FOR MANSFIELD REQUIREMENTS

Lot Dimension	Minimum Floor Area Ratio	Minimum Building when Abutting Street R.O.M.	Setback (feet) (X)(10)(12) when Abutting other Property Lines (Y)(3) in a Nonresidential District	Maximum Construction Requirement	Max Height (feet) (2)(8)
NONE	2.0	25	NONE	REFER TO SECTION 74000	50



SITE PLAN MAP



MID-SITE PLAN MAP



SOLD

27,225 VPD

17,224 VPD

Country Club Drive

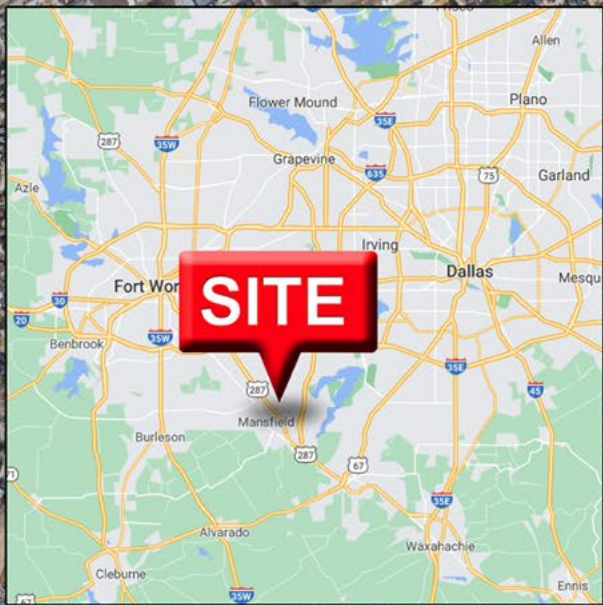
N Walnut Creek Dr

287

Est. Visitors for Tom Thumb
532.1K Annually*
(*Source: Placer.ai
Jul 1, 2020 - Jun 30, 2021)

LOCATION OVERVIEW

AERIAL

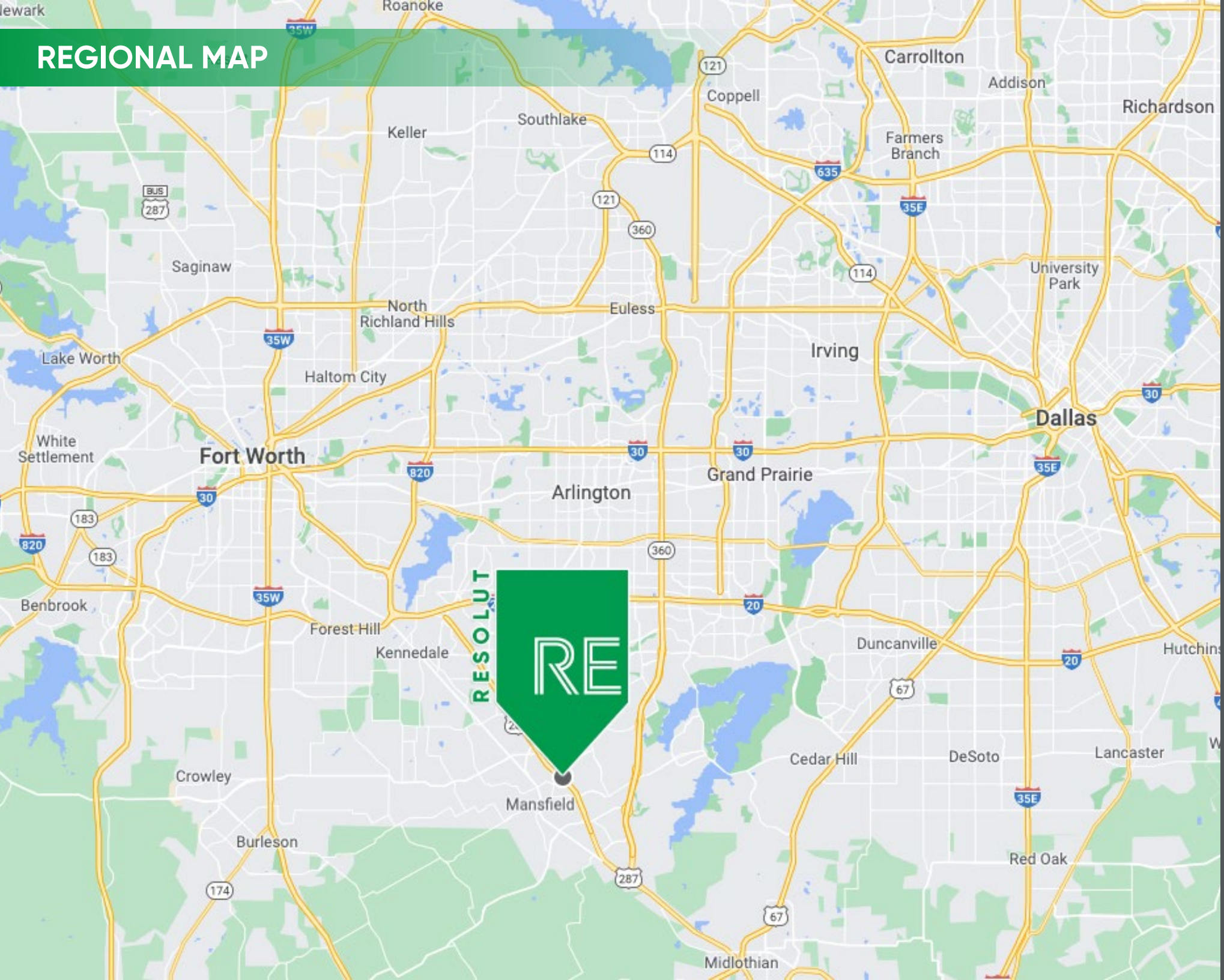


Logos for: TJ-maxx, Academy, Starbucks, Dunkin' Donuts, TORCHYS, James Avery, MCALISTERS, Walmart, 54 STREET, KINO COAS HOUSE, beik.

Logos for: White Therapy Services, ACA, Fieldhouse USA, at home, NHL.com, Branded Burger Co., Little Gym, FIRST BAPTIST MANSFIELD, Willie E. Brown Academy of Young Scholars.

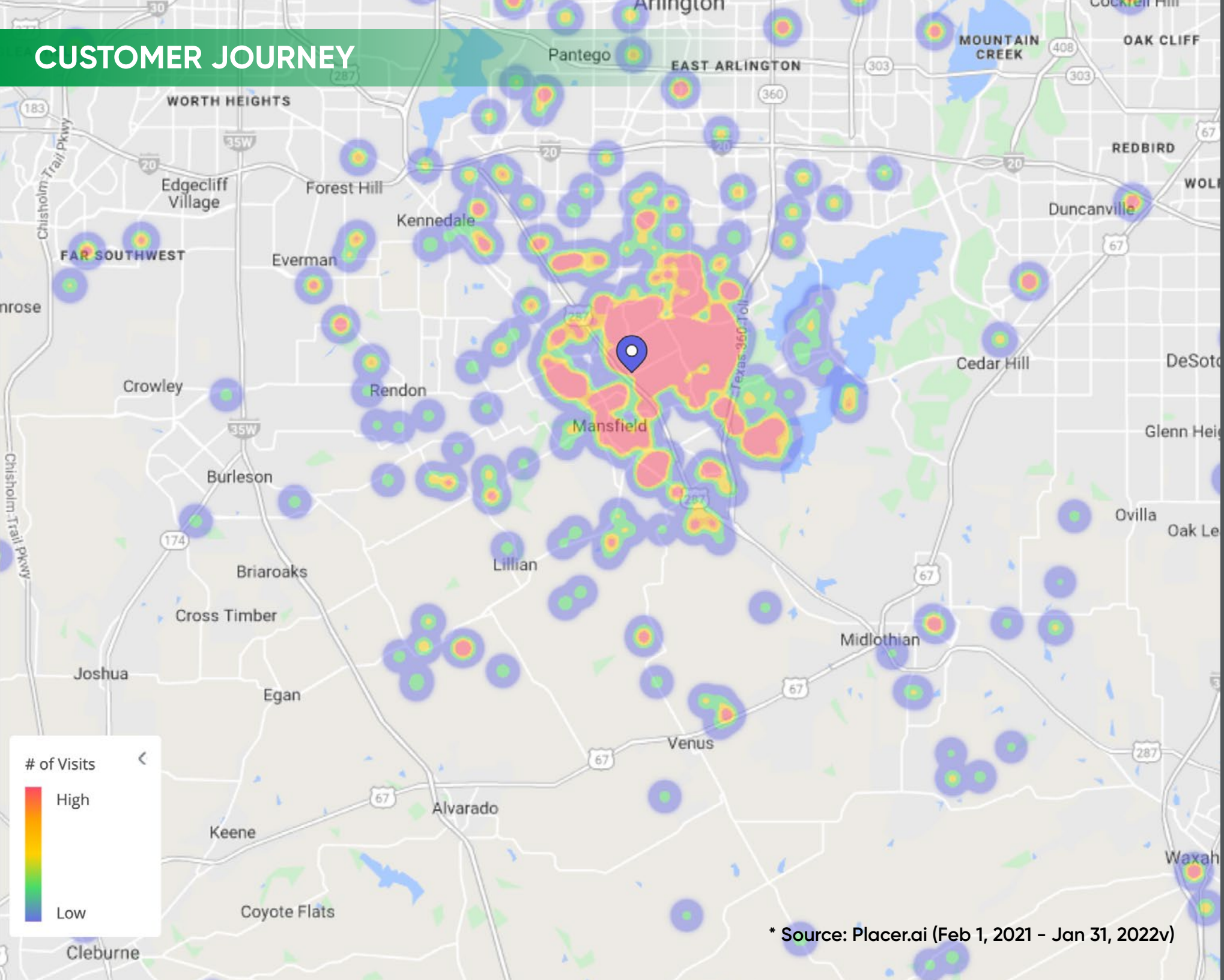
LOCATION OVERVIEW

REGIONAL MAP



LOCATION OVERVIEW

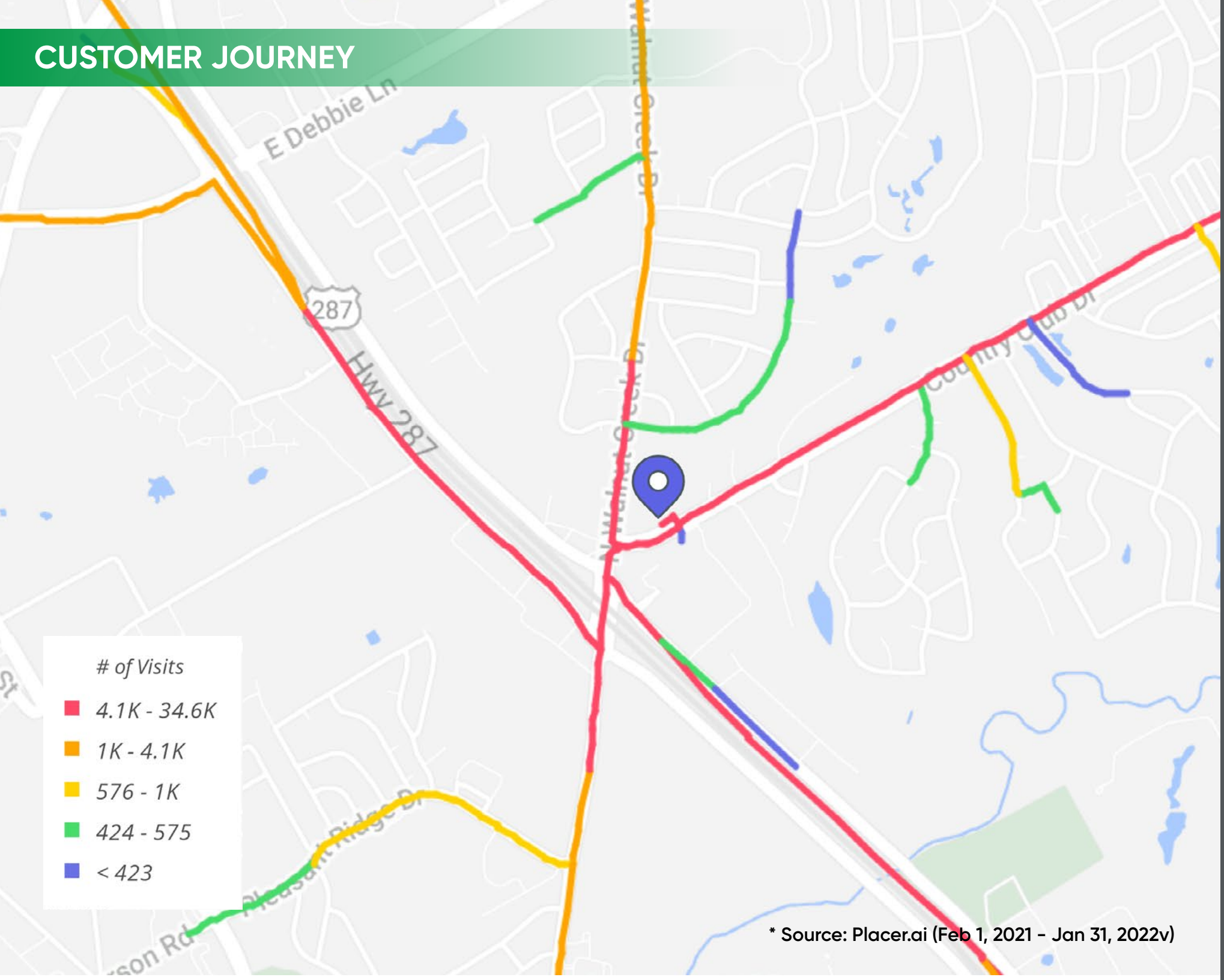
CUSTOMER JOURNEY



* Source: Placer.ai (Feb 1, 2021 - Jan 31, 2022v)

LOCATION OVERVIEW

CUSTOMER JOURNEY



* Source: Placer.ai (Feb 1, 2021 - Jan 31, 2022v)



POPULATION
77,123 (3 MILE)



INCOME:
\$117,785 (3 MILE)



TRAFFIC:
17,224 VPD
(COUNTRY CLUB DR)

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	8,681	77,123	173,538
2026 Population Projection	9,145	81,334	183,455
Annual Growth 2010-2021	1.7%	1.8%	1.9%
Annual Growth 2021-2026	1.1%	1.1%	1.1%
Medium Age	38	34.2	33.9
Bachelor's Degree or Higher	36%	36%	34%
U.S. Armed Forces	0	103	188

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$110,464	\$117,785	\$114,971
Medium Household Income	\$86,496	\$97,095	\$95,142
< \$25,000	251	1,695	3,744
\$25,000- 50,000	541	2,923	7,274
\$50,000- 75,000	614	3,882	9,293
\$75,000- 100,000	461	4,364	9,265
\$100,000 - 125,000	322	3,156	7,023
\$125,000 - 150,000	396	2,964	6,174
\$150,000 - 200,000	281	2,882	6,959
\$200,000+	370	2,848	5,820

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Country Club Dr	N Walnut Creek Dr W	17,224	2020	222 FT
N Walnut Creek Dr	Country Club Dr S	13,284	2020	511 FT

*Source: CoStar

LISTING AGENTS



RICK GUTIERREZ

Broker Associate

832.435.4033

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resolutre.com

A native Houstonian, Rick began his real estate career in 1997 with Bernell & Associates. He has been involved in all aspects of the commercial real estate industry, representing sellers, buyers, owner-users, landlords and tenants in the arena of retail centers and industrial properties. He was also an Acquisitions Manager for Hartman Management, where he contacted commercial brokers and property owners to identify new acquisition targets and conducted-cash flow analysis & due diligence on selected properties.

Rick's focus is on servicing his landlord and tenant representation clients in the Houston area. His passion is finding locations for his clients, such as DRINK/Qwench, Invincible Fitness, Over The Top Waffle Shoppe, Primp & Blow, Redline Athletics, Tahini Plus Mediterranean Kitchen, and Uncle Sharkii Poke Bar.

Rick is a member of the International Council of Shopping Centers (ICSC).

FOR MORE INFORMATION PLEASE VISIT

resolutre.com

AUSTIN

6805 N Capital of Texas Hwy
Suite 250
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

WEST TEXAS

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



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.

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Buyer/Tenant/Seller/Landlord Initials

Date