



**NOW LEASING | AVAILABLE MID APRIL 2025**

**CONTACT BROKER FOR RATE**



**SPECS:**  
Year Built: 2025  
6,000 SF of Industrial/Flex Space  
Traffic Count: 17,300 VPD @ Hwy 180

# For Lease

*109 Carl Kessler Blvd., Mineral Wells, TX 76067*

Joseph Davidson | 817-813-5632 | [jdavidson@dominuscommercial.com](mailto:jdavidson@dominuscommercial.com)

contact broker to confirm construction status\*

# PROPERTY OVERVIEW:

## SPECS:

- **Property Type:** Industrial Flex Space suitable for a variety of business needs
- **Size:** 6,000 SF on ±13.1 acres
- **Building Class:** A
- **Year Built:** 2025
- **Loading Facilities:** 1 dock-high door
- **Mineral Wells Population Growth:** 7% since 2020

## HIGHLIGHTS:

**Strategic Location:** Situated just off Highway 180, providing easy access to major transportation routes.

**Proximity to Airport:** Approximately 2 miles from Mineral Wells Regional Airport, facilitating convenient travel and logistics.

**Development Potential:** The expansive 13-acre site offers multiple pad sites for future development opportunities.





Potential Pad Sites



6,000 SF Building



Next Construction



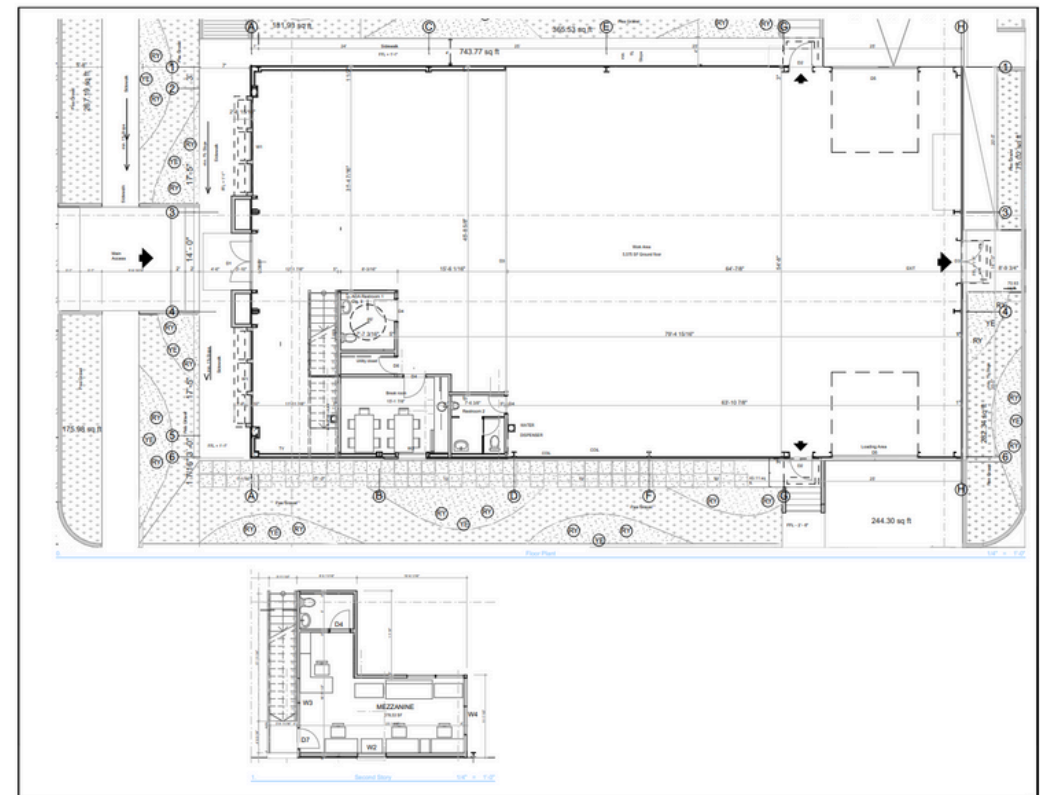
# ABOUT THE AREA:

109 Carl Kessler Blvd., Mineral Wells, TX 76067

Positioned on **±13.1 acres** with **direct access from Hwy 180**, this **brand-new 6,000 SF industrial flex space** offers modern facilities and prime visibility in the growing market of Mineral Wells, TX. With completion expected by late Spring of 2025, this versatile property is ideal for businesses seeking space in a **high-traffic area adjacent to the Mineral Wells Railway**.



Population:	25,085
Avg HH Income:	\$74,077
Avg HH Consumer Spending:	\$29,706
Employees:	8,848
Traffic Count:	17,300 VPD @ Hwy 180 3,300 VPD @ FM 1195



# FOR LEASE

## 6,000 SF of Industrial/Flex Space

Contact Broker For Rate

109 Carl Kessler Blvd., Mineral Wells, TX 76067



My Information About Brokerage Services

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