

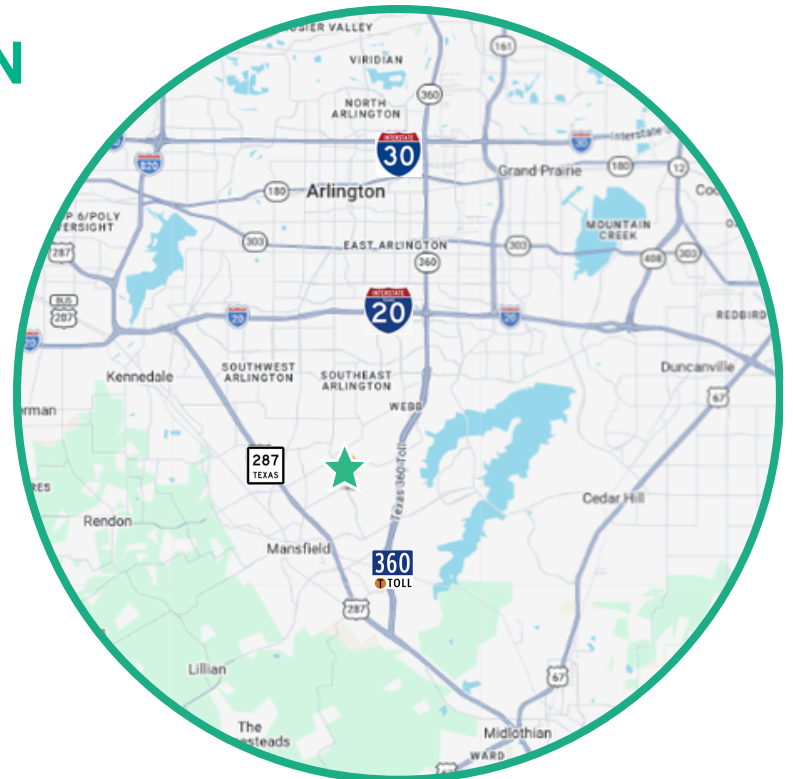
# FOR SALE

1900 Matlock, Suite 304  
Mansfield, TX 76063  
2,506 SF



## PROPERTY INFORMATION

- Upscale medical office condo for sale
- Great visibility on Matlock Road
- Built in 2018
- Excellent layout with multiple exam rooms and offices
- Monument and building signage
- Close to multiple retail centers and homes



SANOBER SYED | (972) 707-1171 | sanober@lionsgatemedical.com



The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

# FOR SALE

1900 Matlock, Suite 304  
Mansfield, TX 76063  
2,506 SF

## MARKET OVERVIEW & DEMOGRAPHICS

Mansfield, Texas is a rapidly growing suburb in the southern portion of the Dallas-Fort Worth Metroplex, located roughly 20 miles southeast of Fort Worth and adjacent to Arlington. Perry Office Park is part of an commercial condominium office development built in 2018 with an exterior finish of stone, brick and stucco. The complex is primarily occupied by medical, financial, and professional businesses. It is situated in Tarrant county positioned between Highway 287 and TX-360 near the Walnut Creek Country Club in a highly populated neighborhood, providing easy access to major thoroughfares in Mansfield.

### 2025 Population

2 miles	46,123
5 miles	210,509
10 miles	625,362

### 2025 Households

2 miles	14,818
5 miles	63,681
10 miles	201,594

### 2025 Avg Household Income

2 miles	\$147,133
5 miles	\$132,476
10 miles	\$108,899

### 2025 Traffic Counts

Matlock Rd / Ragland Exd S 15,113



SANOBER SYED |(972) 707-1171 | sanober@lionsgatemedical.com



The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

# FOR SALE

1900 Matlock, Suite 304  
Mansfield, TX 76063

2,506 SF

## PHOTOS



SANOBER SYED | (972) 707-1171 | sanober@lionsgatemedical.com



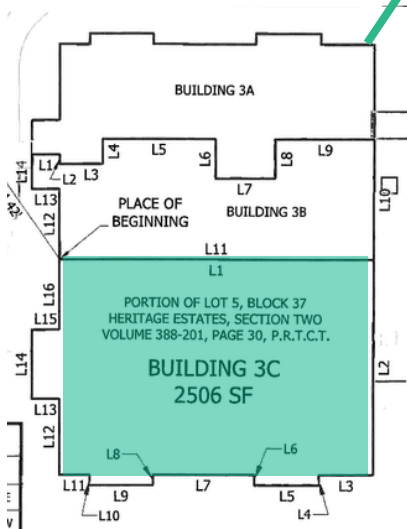
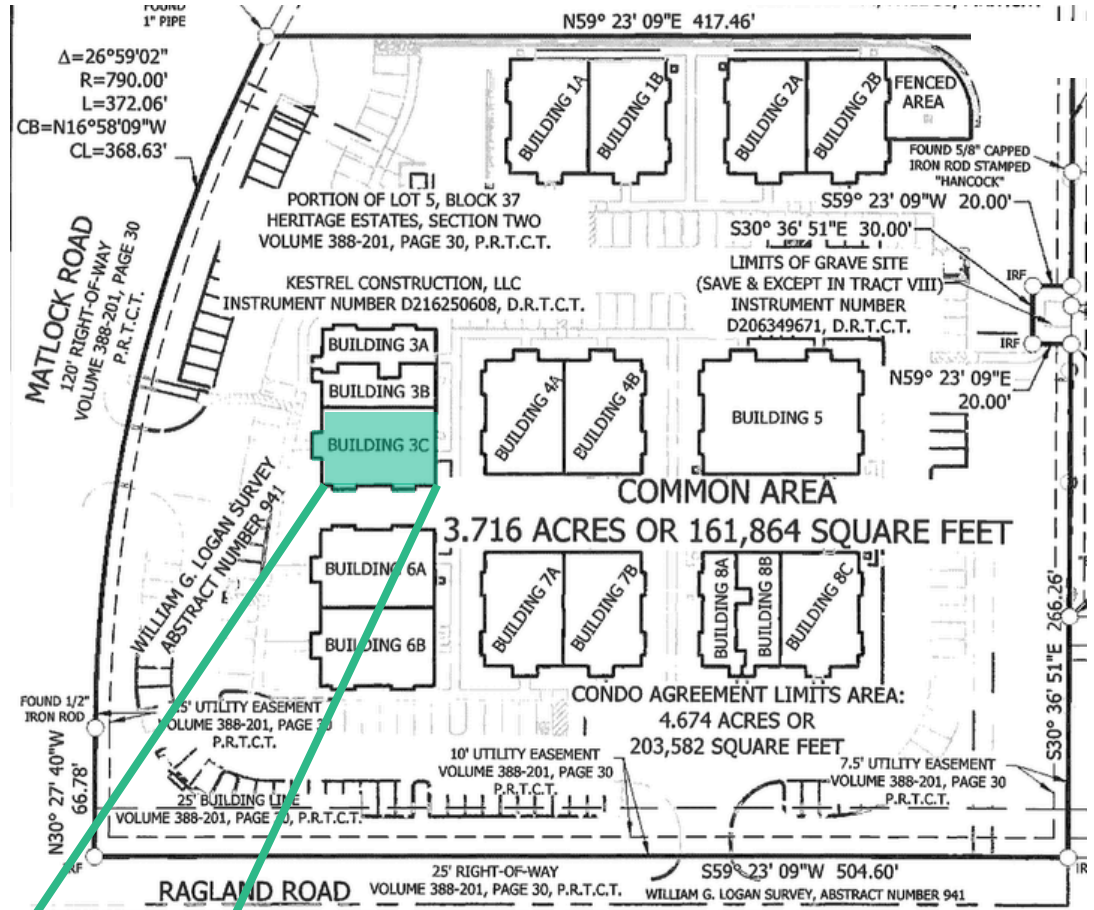
The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



# FOR SALE

1900 Matlock, Suite 304  
 Mansfield, TX 76063  
 2,506 SF

## SITE PLAN



SANOBER SYED (972) 707-1171 | sanober@lionsgatemedical.com



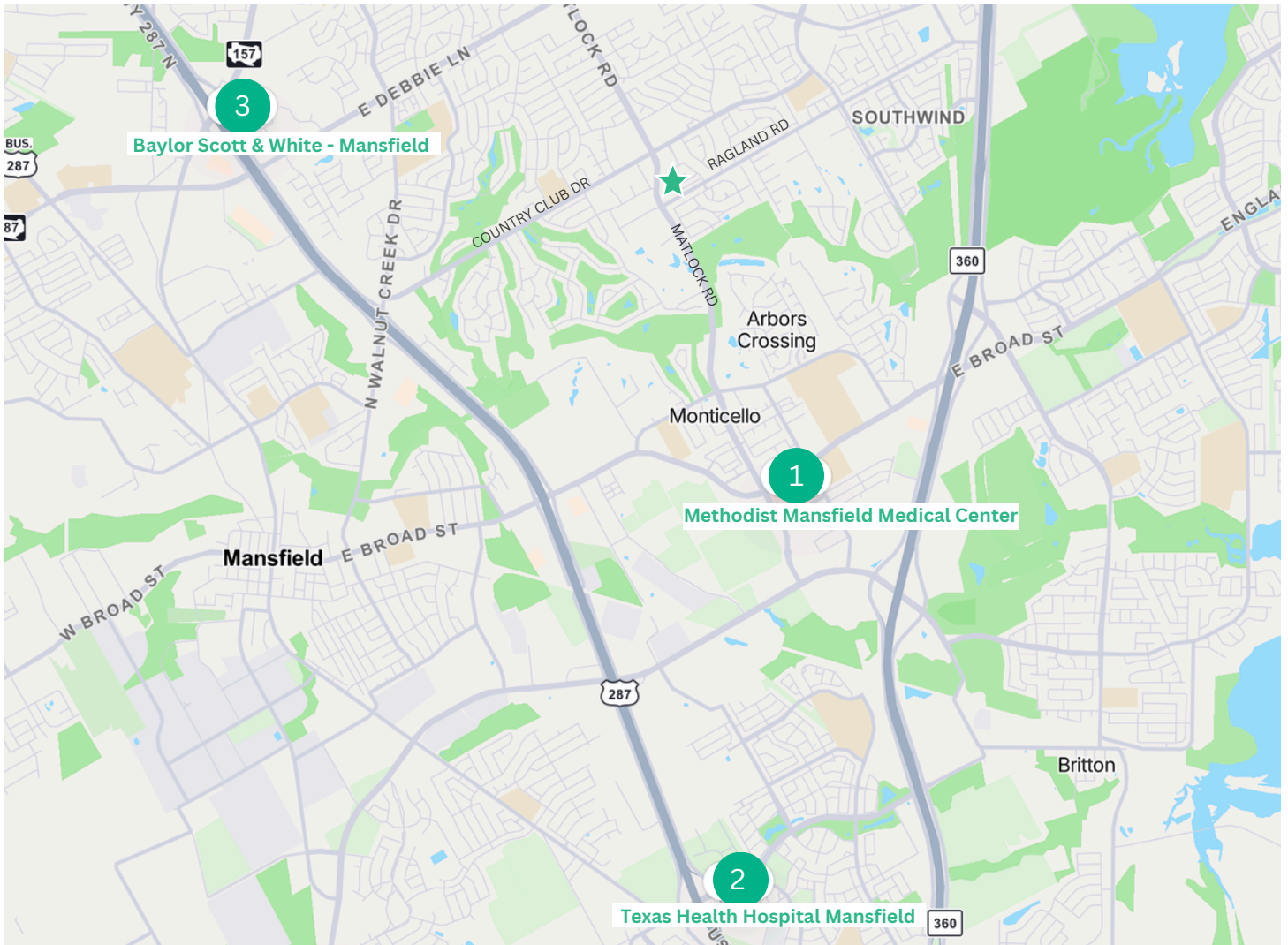
The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

# FOR SALE

1900 Matlock, Suite 304  
Mansfield, TX 76063

2,506 SF

## AREA MAP



## MEDICAL FACILITIES

- 1 Methodist Mansfield Medical Center - 1.5 miles
- 2 Texas Health Hospital Mansfield - 3 miles
- 3 Baylor Scott & White - Mansfield - 5 miles

Medical City Arlington - 7 miles North



SANOBER SYED |(972) 707-1171 | sanober@lionsgatemedical.com



The information provided herein was obtained from sources believed reliable; however, Lion's Gate Medical makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

