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Commercial

TARRANT COUNTY

13.1 ACRE HARD CORNER TRACT

2.5 ACRE DEBBIE LANE FRONTAGE TRACT

C-2 COMMERCIAL ZONING

MANSFIELD, TEXAS 76063

13.1 acre corner and 2.5 acre tract east of the corner in Mansfield, Texas. Located at a very busy signalized intersection, these tracts both have C-2 commercial zoning, which allows for a wide range of uses including retail, medical, office and more.

Over 36,000 VPD (2013) and great demographics.

Mansfield is an affluent, rapidly growing community. It is becoming increasingly hard to locate good, smaller development tracts.

The 4.5 acre off-corner tracts shown as sold below just east of these tracts have all sold for \$6.50 - \$7.00 psf.

Price:

13 Acres: \$3.50 psf (\$1,997,226)*

2.5 Acres: \$7.00 psf (\$762,300)

Address: 601 & 585/501 E Debbie Lane
Mansfield, TX 76063

*This 13.1 acre tract is comprised of two contiguous tracts. There is a creek that runs thru the north end and the land that is usable will need some fill and drainage work prior to development. *To learn what it will take to develop this site we had a current site development report prepared by Bannister Engineering. They prepared topographic surveys on both tracts, conceptual site plans, water & sewer exhibits, and studies to help a buyer determine costs necessary to fill the tract to create a developable area of approximately 8 acres. We will be happy to send you the full information package on this tract.* This tract is priced considerably below market to account for the work & costs necessary for pre-development site improvements. For the right buyer this tract will present a great opportunity.



FACT SHEET

PROPERTY: +/- 13 acre and 2.5 acre tracts located in Tarrant County, Texas

Location: Property is located in Mansfield, Texas 76063 at the northwest and northeast corner of Debbie Lane & Walnut Creek Drive. Mapsco 124B, TAD Map 2108 336

Zoning: C-2 Commercial

Legal: McGehee, Henry Survey A 998 Tr 3B02N & A 998 Tr 3B02P

<u>Tarrant County</u>	<u>Tract Size</u>	<u>TAD Acct No.</u>	<u>Georeference</u>
585 E. Debbie Lane	9.5 Acres	06817882	A 998-3B02N
501 E. Debbie Lane	3.6 Acres	05967643	A 998-3B04A
601 E. Debbie Lane	6.104 Acres*	06817890	A 998-3B02P

*The 2.5 acres is a portion comprises a portion of the 6.104 acre tract.

Utilities: All utilities available

Traffic: Debbie Lane (passing thru intersection both directions): 25,634 VPD
(As of 11/2013) Walnut Creek (passing thru intersection both directions): 10,835 VPD
Total VPD passing thru intersection: 36,469 VPD

Frontage: 13.1 acre tract - 900' Debbie Lane frontage, 918' Walnut Creek frontage
2.5 acre tract - 240' Debbie Lane frontage

Features: 2.5 acre tract is relatively flat with trees and brush. 13 acre tract has open areas to scattered trees, heavy trees and flood plain and drainage on the north end.

Demographics: 2012 Average HH Income: \$98,943
(Mansfield) Median HH Income: \$82,719
2012 Total Households: 19,035
2017 Projected Total Households: 22,069
2012 Average Home Value: \$197,559
2012 Population: 59,831
2017 Projected Population: 70,019

Mansfield: Mansfield is strategically located in the south central portion of the Dallas-Fort Worth Metroplex. The city borders Arlington on the north, Grand Prairie on the east, unincorporated Tarrant County on the west and Johnson and Ellis Counties on the South. Great location near major interstate highways and roadways offer easy access to Dallas, Fort Worth and other cities.

Schools: Mansfield ISD