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TARRANT COUNTY

2.5 ACRE DEBBIE LANE FRONTAGE TRACT

C-2 COMMERCIAL ZONING

MANSFIELD, TEXAS 76063

We have available a 2.5 acre tract east of the corner in Mansfield, Texas. Located just east of a very busy signalized intersection, this tract has 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. Located about 1 mile east of US Hwy 287.

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

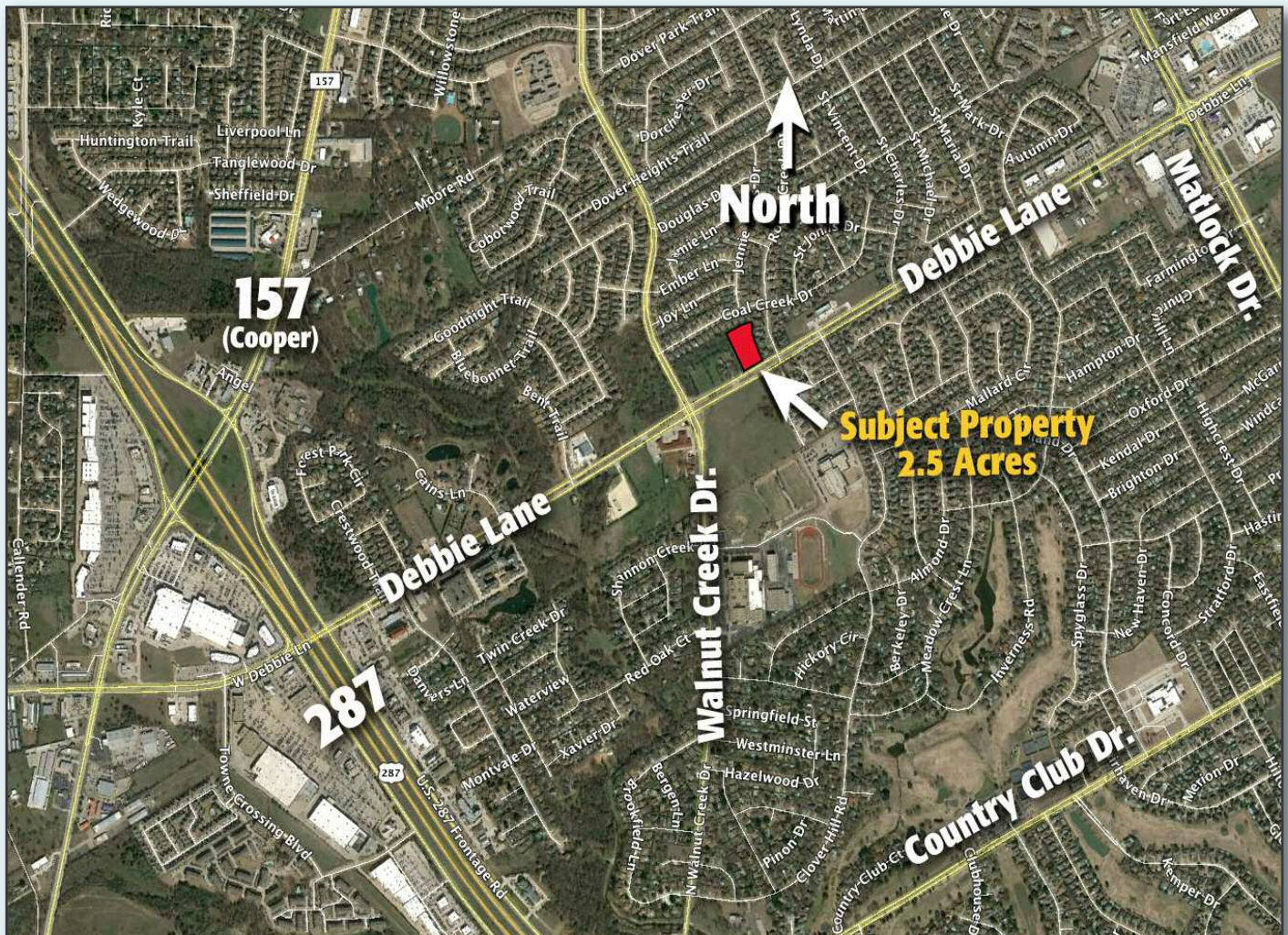
The 5.2 acre corner that joins this tract to the west recently sold to a buyer who is building an upscale assisted living facility.

Price:

2.54 Acres: \$829,818 (\$7.50 psf)

Tract has approximately 240' of Debbie Lane frontage and is 412' deep.

Address: 601 E Debbie Lane
Mansfield, TX 76063



FACT SHEET

PROPERTY: +/- 2.544 acre tract 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>
601 E. Debbie Lane	2.544 Acres*	06817890	A 998-3B02P

*The 2.5 acres was a portion of a larger 6.104 acre tract. TAD records have not been updated to reflect the recent sale of a 3.7 acre portion of this 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: Approximately 240' of Debbie Lane frontage, 412' Deep

Features: Topography is relatively flat with some trees and brush (easy to develop).

Demographics: Average Estimated HH Income: \$110,725
(Mansfield) 2017 Estimated Total Households: 21,507
2022 Projected Total Households: 23,771
Average Existing Home Value: \$265,348; New Home Value: \$366,938
2017 Population Estimate: 68,612
2017 Projected Population: 76,442

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