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# ±24 AC US 287 FOR SALE

SWQ US 287 & WALNUT CREEK DR  
 MANSFIELD, TX



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**LOCATION**

SWQ US 287 & WALNUT CREEK DR  
MANSFIELD, TX

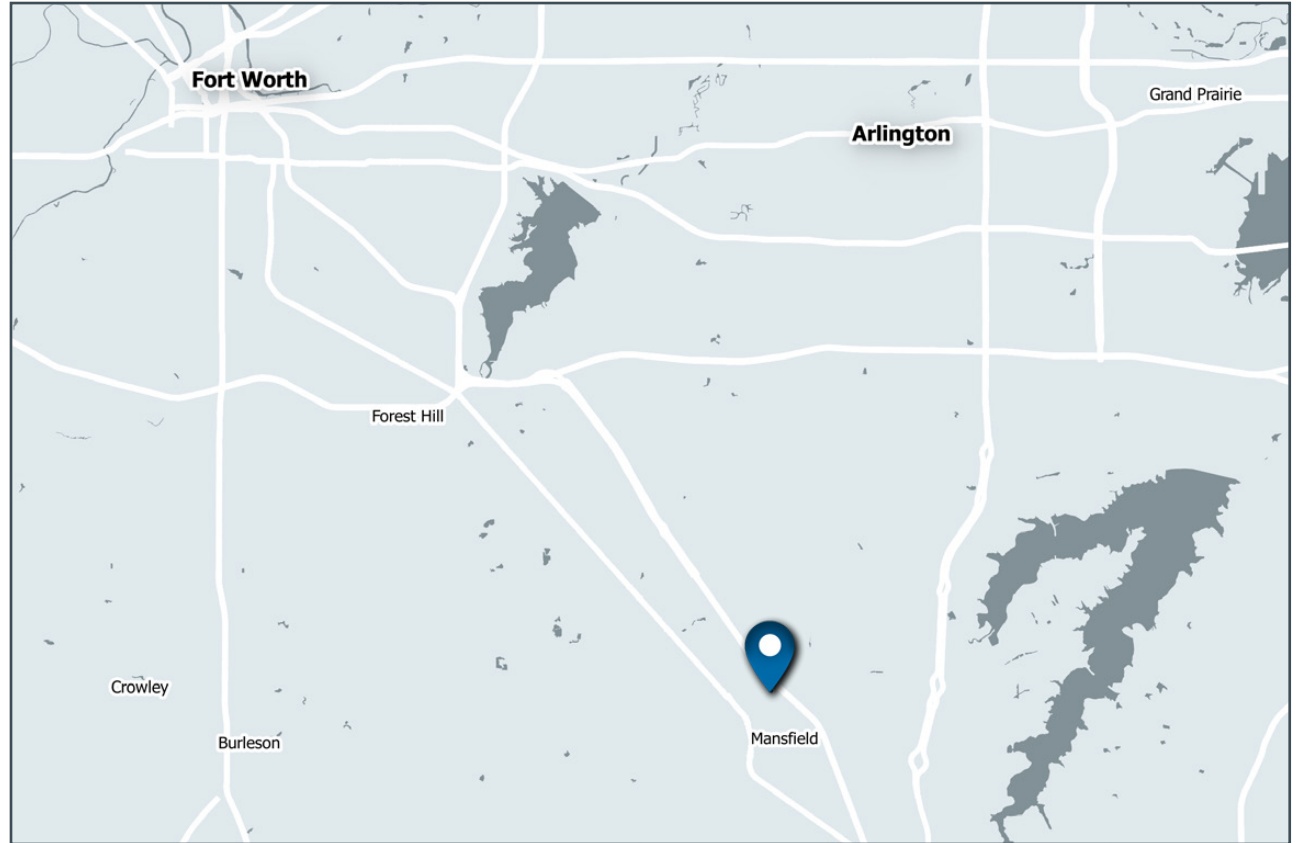
**SIZE**

LAND  
±24.820 ACRES

**2018 TRAFFIC COUNTS**

US 287                      E DEBBIE LN  
60,979 VPD                      25,638 VPD

W BROAD ST  
7,715 VPD



**PROPERTY HIGHLIGHTS**

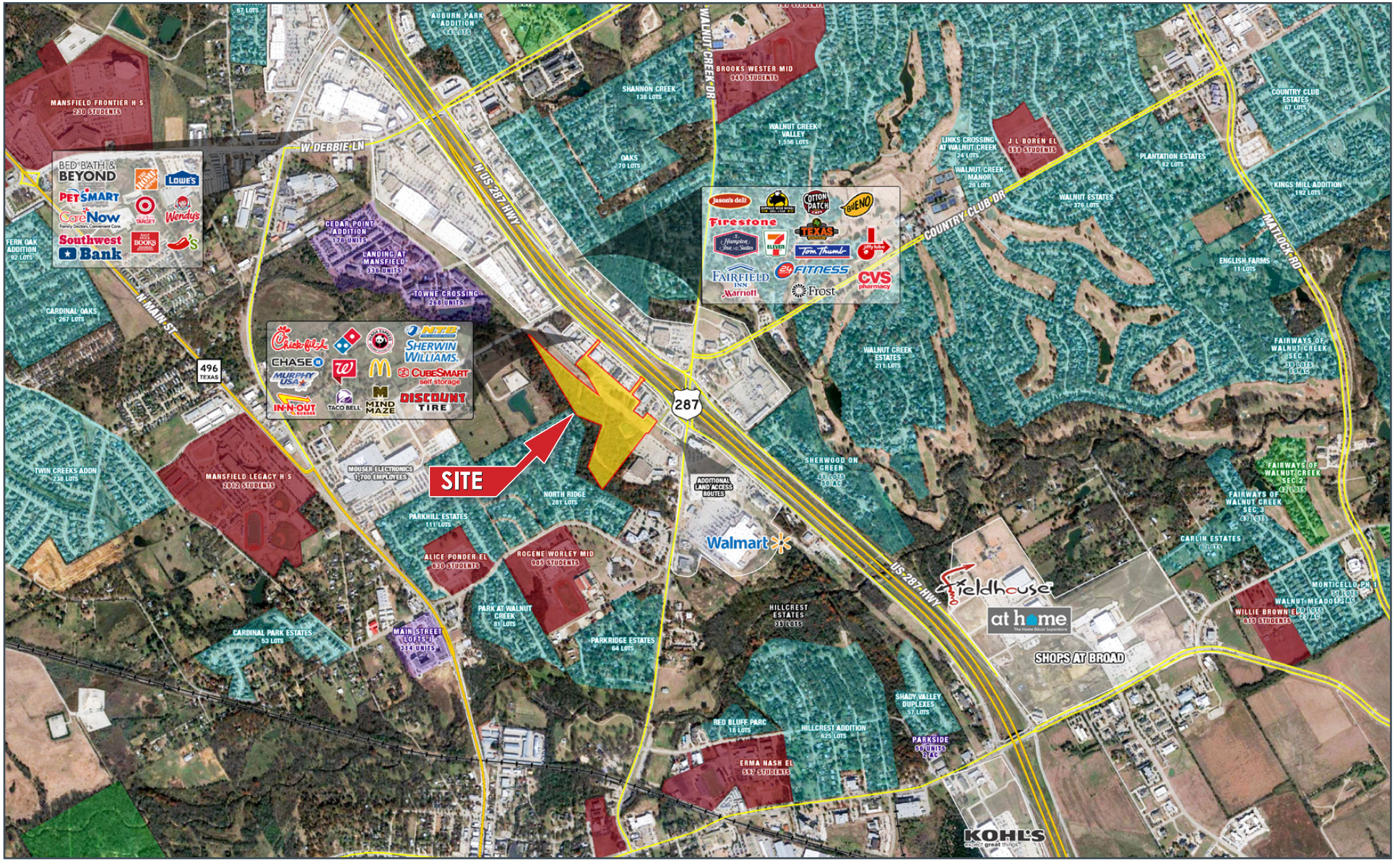
- ★ ZONED C-2 - COMMUNITY BUSINESS DISTRICT
- ★ MANSFIELD ISD
- ★ WITHIN 2 MILES OF WALMART, HOME DEPOT, TARGET, SAM'S CLUB, BED BATH AND BEYOND AND OTHER MAJOR RETAILERS.
- ★ SHOPS AT BROAD DEVELOPMENT NEARBY (2 MI.) WITH 500,000 SF OF RETAIL, INCLUDING FIELDHOUSE USA, AT HOME, AND STAR CENTER.

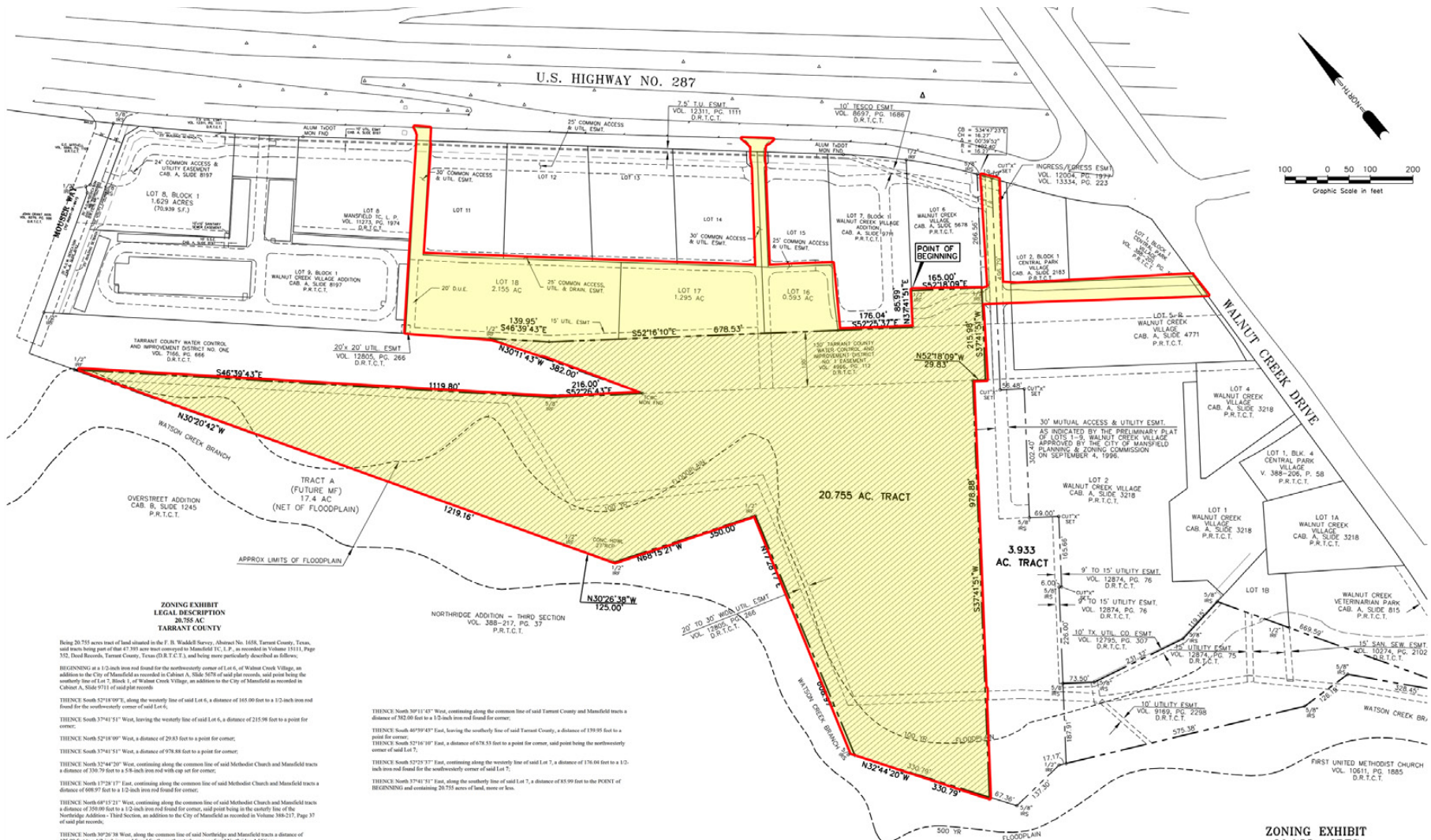
**2019 DEMOGRAPHIC SUMMARY**

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,665	73,033	164,691
EST. DAYTIME POPULATION	6,795	45,418	76,524
EST. AVG. HH INCOME	\$98,973	\$116,365	\$110,068

**AREA ATTRACTIONS**







Being 20.755 acres tract of land situated in the F. B. Walsh Survey, Abstract No. 1458, Tarrant County, Texas, said tract being part of that 47.391 acre tract conveyed to Mansfield, L. P., as recorded in Volume 15111, Page 332, Deed Records, Tarrant County, Texas (D.R.T.C.T.), and being more particularly described as follows:

BEGINSING) at a 1/2-inch iron rod found for the northwesterly corner of Lot 6, of Walnut Creek Village, an addition to the City of Mansfield as recorded in Cabinet A, Slide 5679 of said plat records, said point being the southerly line of Lot 2, Block 1, of Walnut Creek Village, an addition to the City of Mansfield as recorded in Cabinet A, Slide 9711 of said plat records

THENCE South 52°18'00"E, along the westerly line of said Lot 6, a distance of 165.00 feet to a 1/2-inch iron rod found for the southeasterly corner of said Lot 6;

THENCE South 37°41'51"W, West, having the westerly line of said Lot 6, a distance of 215.96 feet to a point for corner;

THENCE South 52°18'00"W, East, a distance of 293.83 feet to a point for corner;

THENCE South 37°41'51"W, East, a distance of 978.88 feet to a point for corner;

THENCE North 32°44'20"W, East, continuing along the common line of said Methodist Church and Mansfield tracts a distance of 336.79 feet to a 3/8-inch iron rod with cap set for corner;

THENCE North 77°28'17"E, East, continuing along the common line of said Methodist Church and Mansfield tracts a distance of 609.77 feet to a 1/2-inch iron rod found for corner;

THENCE North 68°15'21"W, West, continuing along the common line of said Methodist Church and Mansfield tracts a distance of 300.00 feet to a 1/2-inch iron rod found for corner, said point being in the southerly line of the Northridge Addition - Third Section, an addition to the City of Mansfield as recorded in Volume 338-217, Page 37 of said plat records;

THENCE North 30°28'38"W, West, along the common line of said Northridge and Mansfield tracts a distance of 12.90 feet to a 1/2-inch iron rod found for the northeasterly corner of said Northridge Addition;

THENCE North 30°28'42"W, West, along the westerly line of said Mansfield tract a distance of 1218.16 feet to a 1/2-inch iron rod found for corner, said point being in the southeasterly line of the Tarrant County Water Control and Improvement District Number One tract as recorded in Volume 1166, Page 66 of said plat records;

THENCE South 60°39'43"E, East, along the common line of said Tarrant County and Mansfield tracts a distance of 1119.80 feet to a 3/8-inch iron rod found for corner;

THENCE South 52°20'43"E, East, continuing along the common line of said Tarrant County and Mansfield tracts a distance of 216.00 feet to a Tarrant County Water Control improvement found for corner;

THENCE North 30°13'42"W, East, continuing along the common line of said Tarrant County and Mansfield tracts a distance of 302.00 feet to a 1/2-inch iron rod found for corner;

THENCE South 60°39'43"E, East, having the southerly line of said Tarrant County, a distance of 193.95 feet to a point for corner;

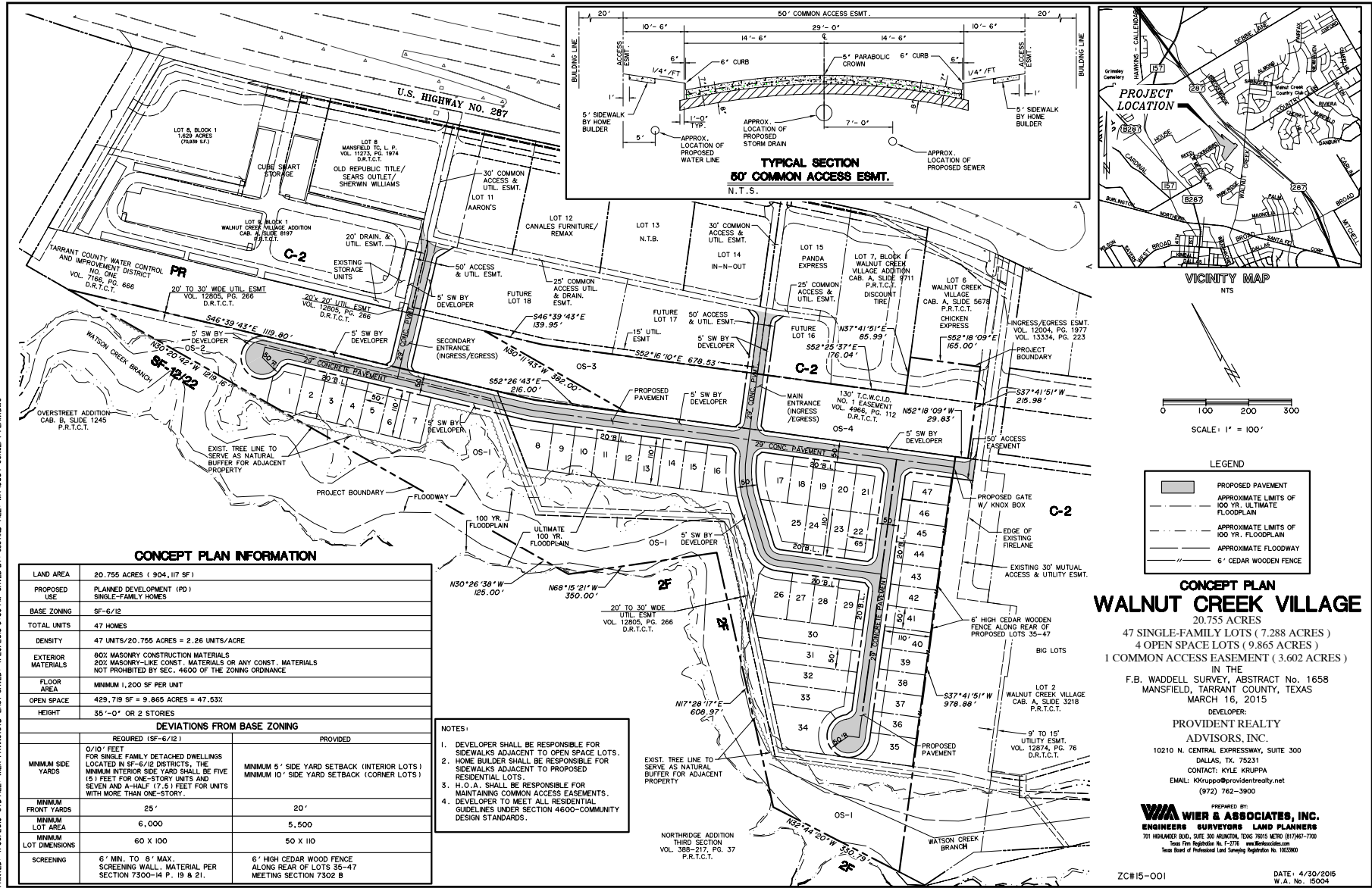
THENCE South 37°41'51"W, East, a distance of 678.53 feet to a point for corner, said point being the northwesterly corner of said Lot 7;

THENCE South 52°21'27"E, East, continuing along the westerly line of said Lot 7, a distance of 176.04 feet to a 1/2-inch iron rod found for the southeasterly corner of said Lot 7;

THENCE North 37°41'51"W, East, along the southerly line of said Lot 7, a distance of 83.99 feet to the POINT OF BEGINNING and containing 20.755 acres of land, more or less.

ZONING EXHIBIT  
20.755 ACRES  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

**PETTIT BARRAZA**  
REGISTERED PROFESSIONAL SURVEYOR  
TYPE FIRM REGISTRATION NO. 1480  
TDCS FIRM REGISTRATION NO. 500868-00  
1651 N. Greenville Drive, Suite 208  
Richardson, Texas 75081  
Tel. No. (214) 221-9955  
Fax No. (214) 543-3550  
DATE: MARCH 2014  
SCALE: 1"=100'



PRINTED: 4/20/2015 5:15 PM FILE: WIER-PAVING STB LAST SAVED: 4/28/2015 5:35 PM SAVED BY: JUSTINB FILE: WA 16004-CONCEPT PLAN.DWG

**CONCEPT PLAN INFORMATION**

LAND AREA	20.755 ACRES ( 904,117 SF )	
PROPOSED USE	PLANNED DEVELOPMENT (PD) SINGLE-FAMILY HOMES	
BASE ZONING	SF-6/12	
TOTAL UNITS	47 HOMES	
DENSITY	47 UNITS/20.755 ACRES = 2.26 UNITS/ACRE	
EXTERIOR MATERIALS	80% MASONRY CONSTRUCTION MATERIALS 20% MASONRY-LIKE CONST. MATERIALS OR ANY CONST. MATERIALS NOT PROHIBITED BY SEC. 4600 OF THE ZONING ORDINANCE	
FLOOR AREA	MINIMUM 1,200 SF PER UNIT	
OPEN SPACE	429,719 SF = 9.865 ACRES = 47.63%	
HEIGHT	35'-0" OR 2 STORIES	
<b>DEVIATIONS FROM BASE ZONING</b>		
	REQUIRED (SF-6/12)	PROVIDED
MINIMUM SIDE YARDS	0/10' FEET FOR SINGLE FAMILY DETACHED DWELLINGS LOCATED IN SF-6/12 DISTRICTS. THE MINIMUM INTERIOR SIDE YARD SHALL BE FIVE (5) FEET FOR ONE-STORY UNITS AND SEVEN AND A-HALF (7.5) FEET FOR UNITS WITH MORE THAN ONE-STORY.	MINIMUM 5' SIDE YARD SETBACK (INTERIOR LOTS) MINIMUM 10' SIDE YARD SETBACK (CORNER LOTS)
MINIMUM FRONT YARDS	25'	20'
MINIMUM LOT AREA	6,000	5,500
MINIMUM LOT DIMENSIONS	60 X 100	50 X 110
SCREENING	6' MIN. TO 8' MAX. SCREENING WALL. MATERIAL PER SECTION 7300-14 P. 19 & 21.	6' HIGH CEDAR WOOD FENCE ALONG REAR OF LOTS 35-47 MEETING SECTION 7302 B

- NOTES:**
- DEVELOPER SHALL BE RESPONSIBLE FOR SIDEWALKS ADJACENT TO OPEN SPACE LOTS.
  - HOME BUILDER SHALL BE RESPONSIBLE FOR SIDEWALKS ADJACENT TO PROPOSED RESIDENTIAL LOTS.
  - H.O.A. SHALL BE RESPONSIBLE FOR MAINTAINING COMMON ACCESS EASEMENTS.
  - DEVELOPER TO MEET ALL RESIDENTIAL GUIDELINES UNDER SECTION 4600-COMMUNITY DESIGN STANDARDS.



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Managing Partner  
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**FELIX SAENZ**

Associate  
214.378.1212  
fsaenz@venturedfw.com



## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
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  - 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.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

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<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Kenneth Reimer</b>	<b>428933</b>	<b>kreimer@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

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Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Anne Bryan</b>	<b>713115</b>	<b>abryan@venturedfw.com</b>	<b>214-378-1212</b>
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Agent's Supervisor's Name	License No.	Email	Phone
<b>Felix Saenz</b>	<b>719860</b>	<b>fsaenz@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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