

8235 Douglas Ave  
 Suite 720  
 Dallas, Texas 75225  
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[venturedfw.com](http://venturedfw.com)

# 1.6 AC PAD SITE FOR SALE

SWQ US 287 & WALNUT CREEK DR  
 MANSFIELD, TX



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**LOCATION**

SWQ US 287 & WALNUT CREEK DR  
MANSFIELD, TX

**SIZE**

PAD SITE  
1.6 ACRES

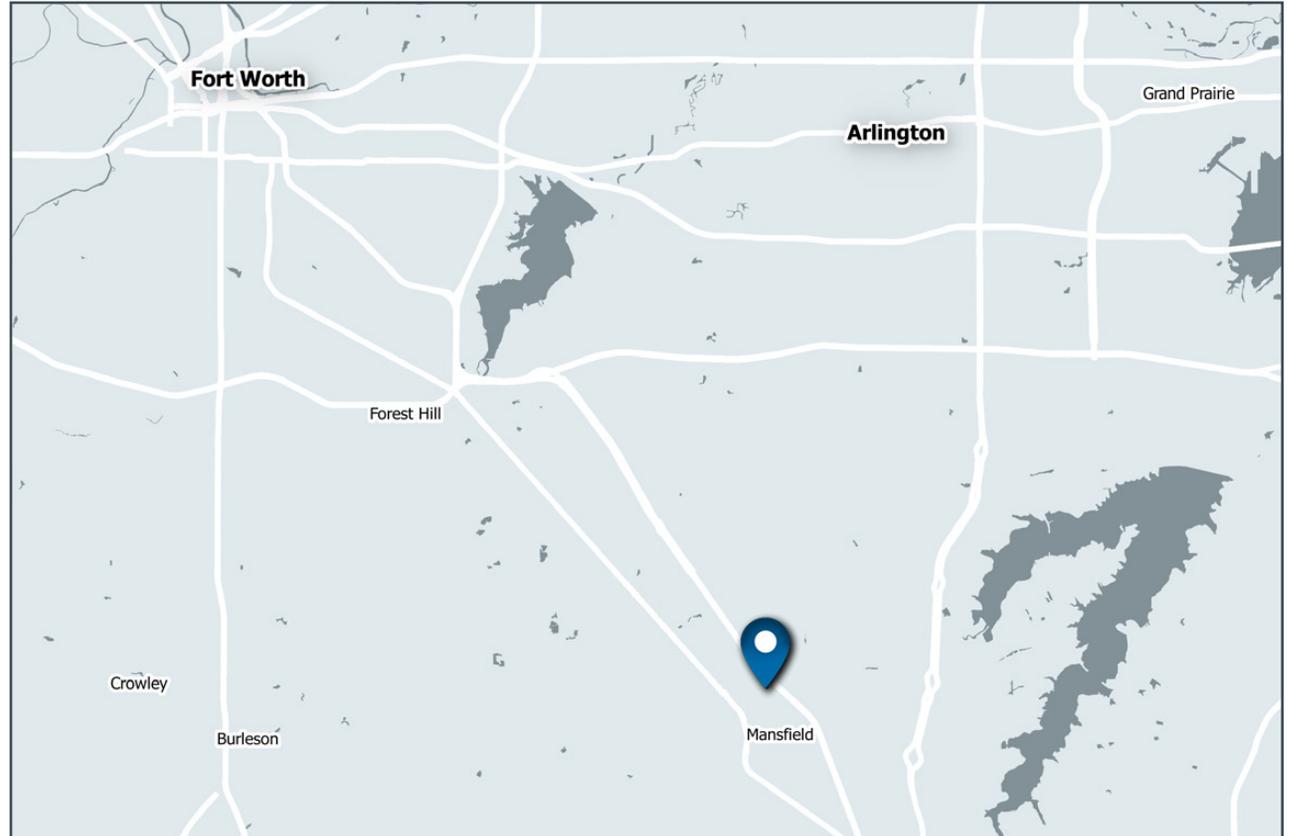
**2018 TRAFFIC COUNTS**

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
- ★ 1800' OF ACCESS TO PAD SITE OFF OF US 287 FROM WALNUT CREEK EXIT.
- ★ 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.

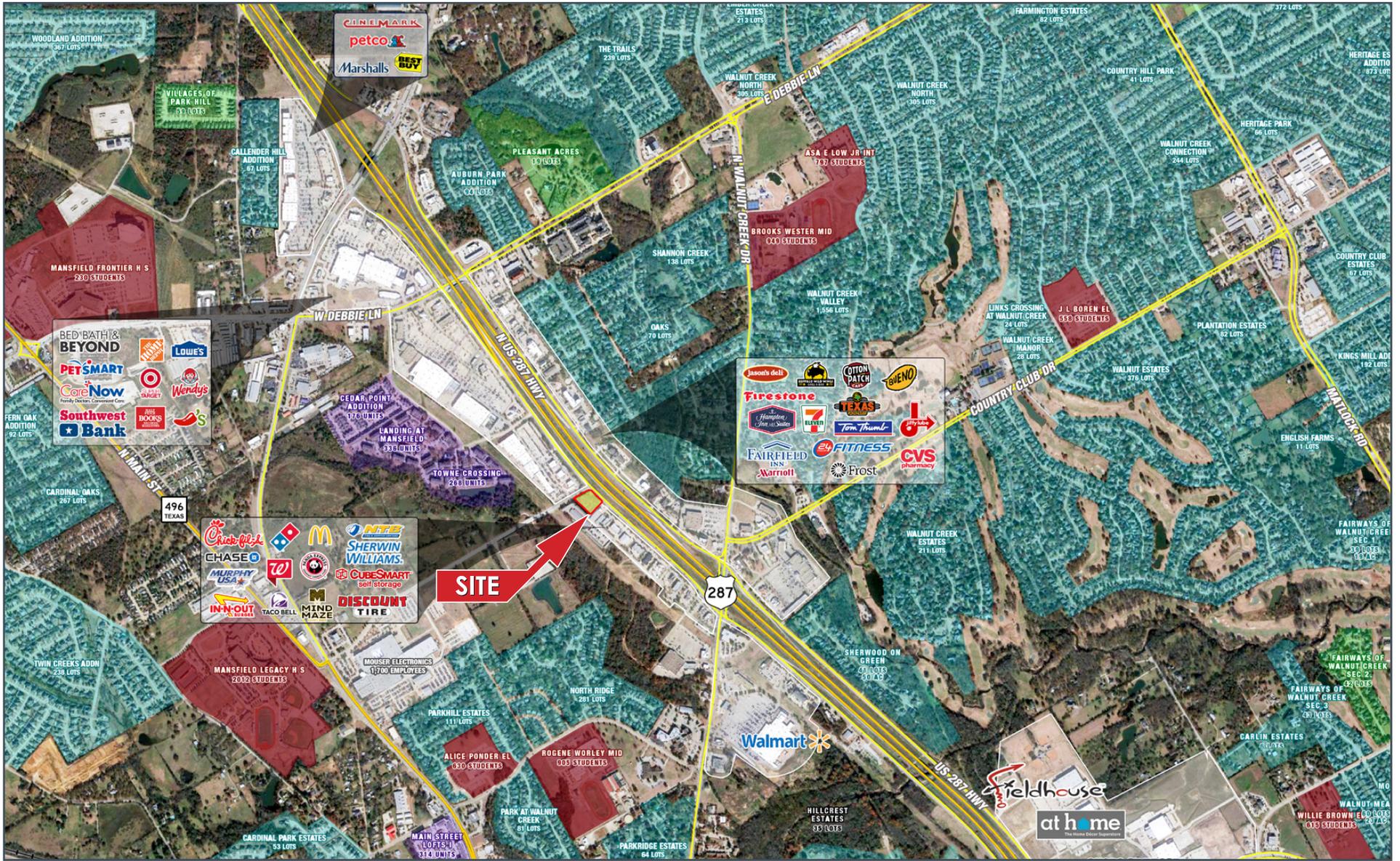


**2019 DEMOGRAPHIC SUMMARY**

	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,177	70,171	158,685
EST. DAYTIME POPULATION	5,998	44,551	74,916
EST. AVG. HH INCOME	\$97,441	\$116,498	\$110,561

**AREA ATTRACTIONS**









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**KEN REIMER**

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## 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:
  - Must treat all parties to the transaction impartially and fairly;
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    - That the owner will accept a price less than the written asking price;
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    - 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.

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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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<b>Anne Bryan</b>	<b>713115</b>	<b>abryan@venturedfw.com</b>	<b>214-378-1212</b>
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<b>Felix Saenz</b>	<b>719860</b>	<b>fsaenz@venturedfw.com</b>	<b>214-378-1212</b>
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