

214.378.1212

**± 10 ACRES** FOR SALE

NEC US 287 & FUTURE MATHIS RD  
MANSFIELD, TX

**KEN REIMER**  
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HIGHLIGHTS

- ★ OPPORTUNITY FOR ASSEMBLAGE UP TO 25 ACRES
- ★ STRATEGICALLY LOCATED IN THE METROPLEX WITH ACCESS TO DALLAS, FORT WORTH, ARLINGTON, AND DFW AIRPORT
- ★ 320' OF FRONTAGE ON DOMINANT US ROUTE 287, A 1791-MILE HIGHWAY, WITH 28,418 VPD AT THIS LOCATION. FRONTAGE ROADS PLANNED FOR Q1 2022 CONSTRUCTION
- ★ STRONG HH INCOMES AND A HIGHLY SOUGHT-AFTER SCHOOL DISTRICT HAVE AND WILL CONTINUE TO RENDER THE CITY OF MANSFIELD A HIGH GROWTH MARKET

ZONING

MANSFIELD RESERVE PD, HWY 287 DISTRICT

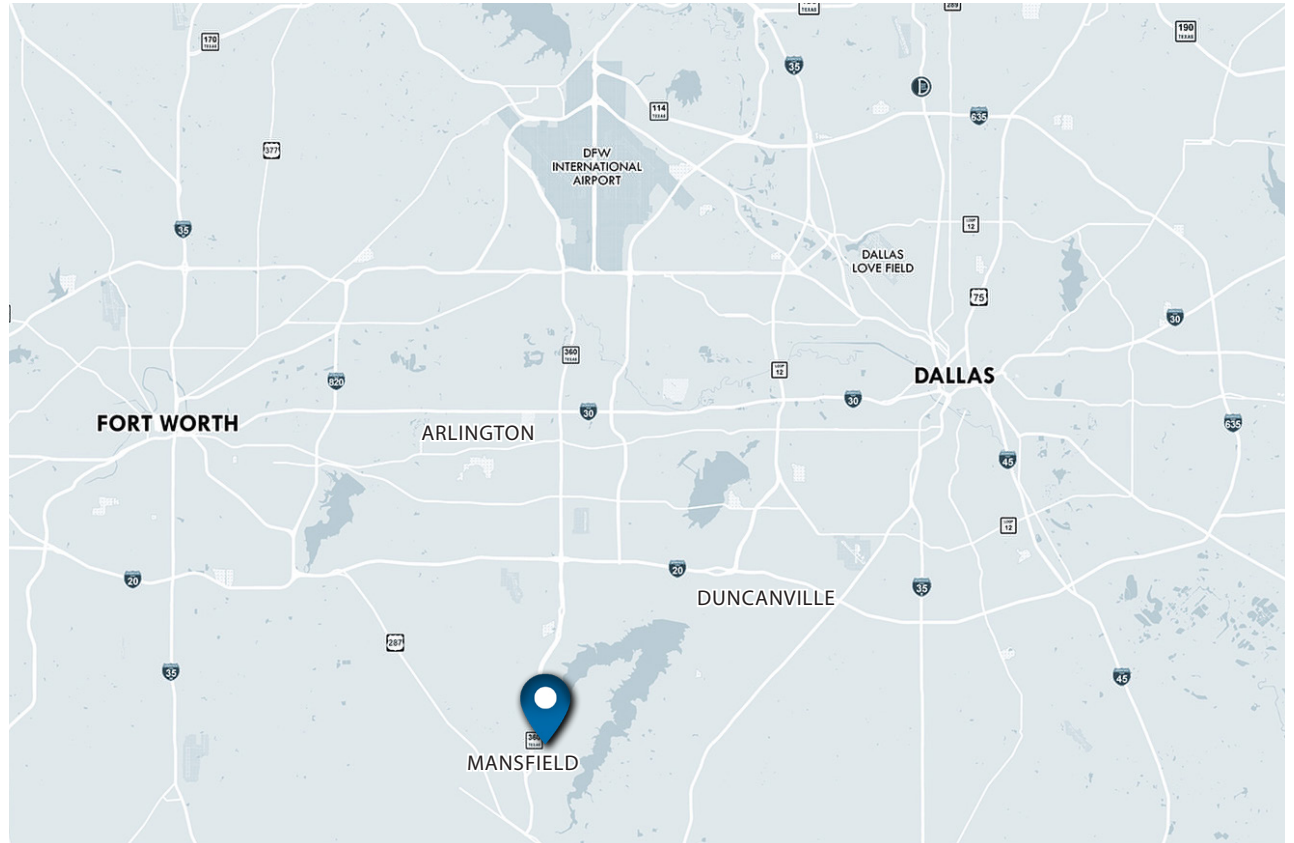
- ★ PROPERTY FALLS UNDER THE HIGHWAY 287 DISTRICT OF THE RESERVE PD, WHICH GENERALLY CALLS FOR COMMERCIAL, INDUSTRIAL, AND OFFICE USE
- ★ MOST INDUSTRIAL USES ARE PERMITTED HERE, WITH EXCEPTION OF SOME OF THE HEAVIEST USES
- ★ ASSISTED LIVING / NURSING CARE IS PERMITTED BY RIGHT

UTILITIES

**WATER**  
12" WATER LINE LOCATED 350' TO THE NORTH ALONG US 287

12" WATER LINE LOCATED 300' TO THE EAST OF EASTERN PROPERTY LINE

**SS**  
8" SEWER LINE LOCATED 925' TO THE EAST OF EASTERN PROPERTY LINE



2022 DEMOGRAPHIC SUMMARY

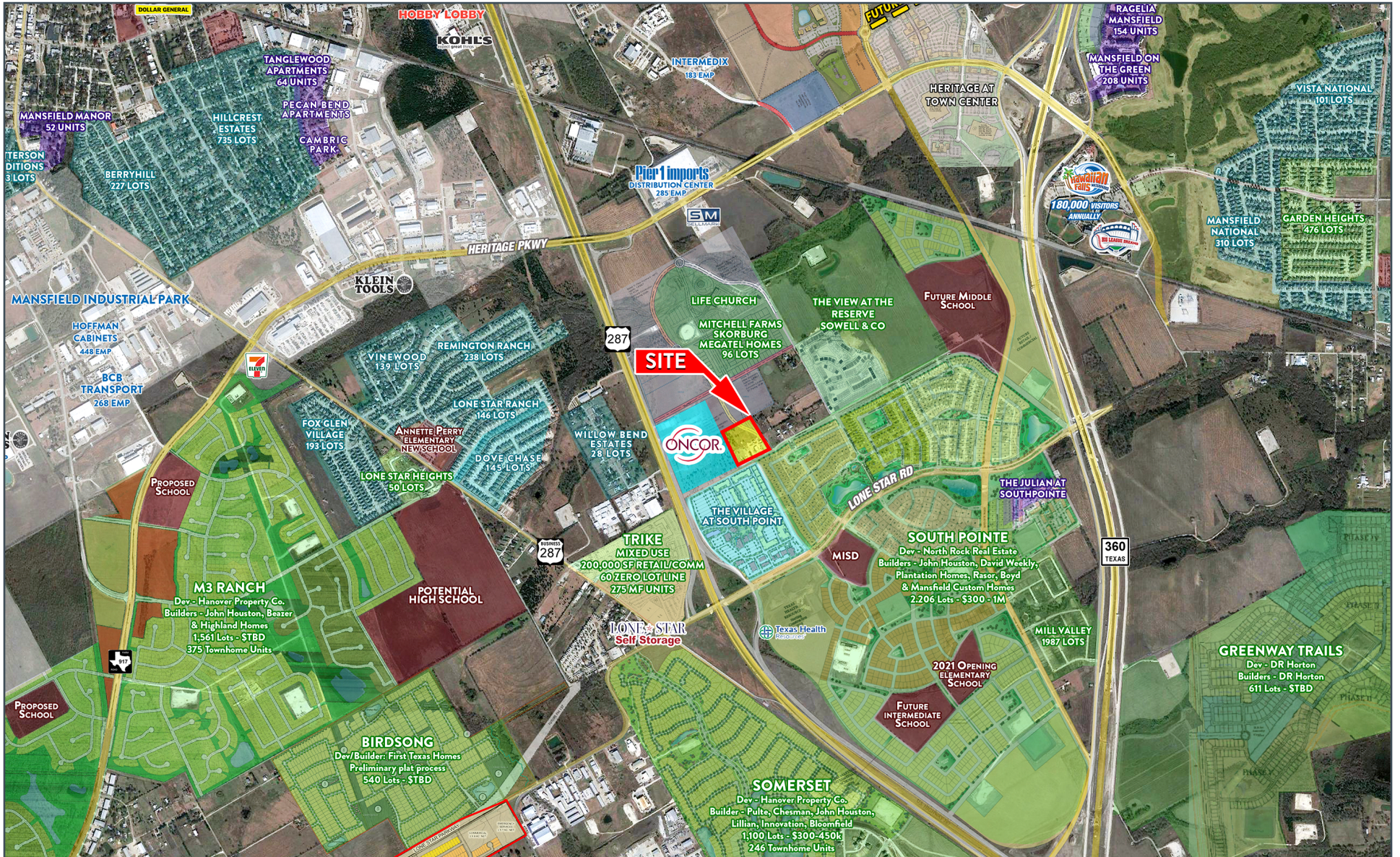
	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,620	33,295	104,041
EST. DAYTIME POPULATION	908	22,101	57,310
EST. AVG. HH INCOME	\$45,912	\$124,020	\$112,367

AREA ATTRACTIONS



SOUTH POINTE









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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 sponsored by a broker 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 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. 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;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Designated Broker of Firm	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXX	XXXXXXX	XXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
		Buyer/Tenant/Seller/Landlord Initials	Date