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TARRANT COUNTY

**10.5 ACRE & 7.6 ACRE HARD CORNERS PLUS
.98 ACRE TRACT, ALL ZONED C-2 COMMERCIAL
MANSFIELD, TEXAS**

10.5 acre and 7.6 acre hard corners located 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 and office. Mansfield is a fast growing, dynamic community and good, smaller development tracts are getting hard to find.

The 10.5 acre tract has approx. 6.6 acres of usable land. There is a creek that runs thru the north end. The land that is usable will need considerable fill to make it work. For these reasons the owner has asked us to heavily discount this tract and get it sold. We have dropped the price from \$7 psf to \$3.50 psf. For the right buyer this will be a deal. The other off-corner tracts we have sold recently on Debbie Lane have sold for \$7 psf. (see next page)

Also available is a .98 acre tract fronting the north side of Debbie Lane about 1/4 mile east of these tracts.

The 7.6 acre tract can be divided into (3) approximate 2.5 acre tracts. The corner parcel will be slightly more expensive (\$7.00 psf).

Price:

10.5 Acres: \$3.50 psf (\$1,600,830)

7.6 Acres: \$6.50 psf (\$2,151,864)

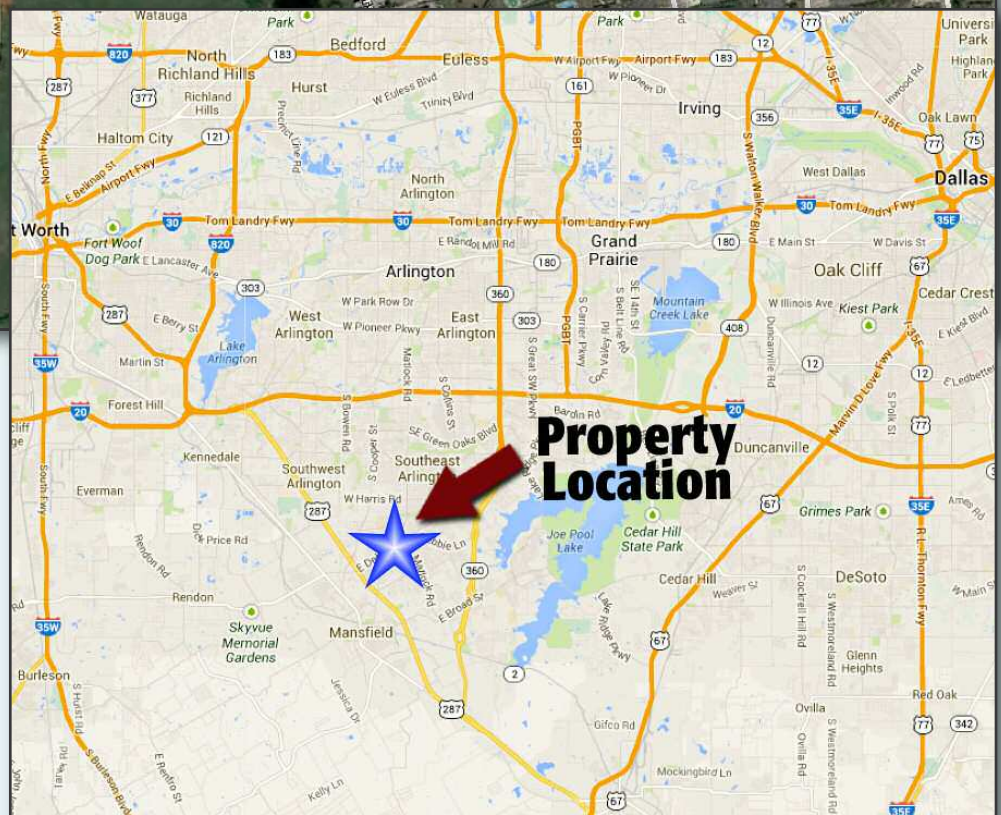
.98 Acres: \$7.00 psf (\$291,821)





10.5 acre & 7.6 acre tracts are located at the northeast and northwest corners of Walnut Creek Drive and East Debbie Lane, Mansfield, TX 76063

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FACT SHEET

PROPERTY: +/- 10.5, 7.6 and .98 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 & A 998 Tr 3

<u>Tarrant County</u>	<u>Tract Size</u>	<u>TAD Acct No.</u>	<u>Georeference</u>
585 E. Debbie Lane	10.557 Acres	06817882	A 998-3B02N
601 E. Debbie Lane	6.104 Acres	06817890	A 998-3B02P
701 E. Debbie Lane	.98 Acres	41604369	27896-1-1
621 E. Debbie Lane	1.5 Acres*	04018877	A 998-3

*The 1.5 acres comprises a portion of the 7.6 acres.

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: 10.5 acre tract - 435' Debbie Lane frontage, 918' Walnut Creek frontage
7.6 acre tract - 775' Debbie Lane frontage, 375' Walnut Creek frontage
.98 acre tract - 230' Debbie Lane frontage

Features: 7.6 acre tract is relatively flat with trees and brush. 10.5 acre tract has flood plain and drainage on the north end. .98 acres is flat, no trees or brush.

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