

## TARRANT COUNTY

**INVESTOR PACKAGE - 4 COMMERCIAL TRACTS**  
**10.5 ACRE & 7.6 ACRE HARD CORNERS**  
**PLUS .98 ACRE & 2 ACRE TRACTS**  
**C-2 COMMERCIAL ZONING**

For sale are four commercial tracts located in Mansfield, Texas. There are two hard corner tracts - 10.5 acres and 7.6 acres. Both corners front Debbie Lane and Walnut Creek Dr., both very busy thoroughfares. Also included are two smaller tracts that front Debbie Lane from the north - 2 acres and .98 acres.

All four tracts have C-2 Commercial zoning, which allows for a wide range of commercial uses including retail, medical and office.

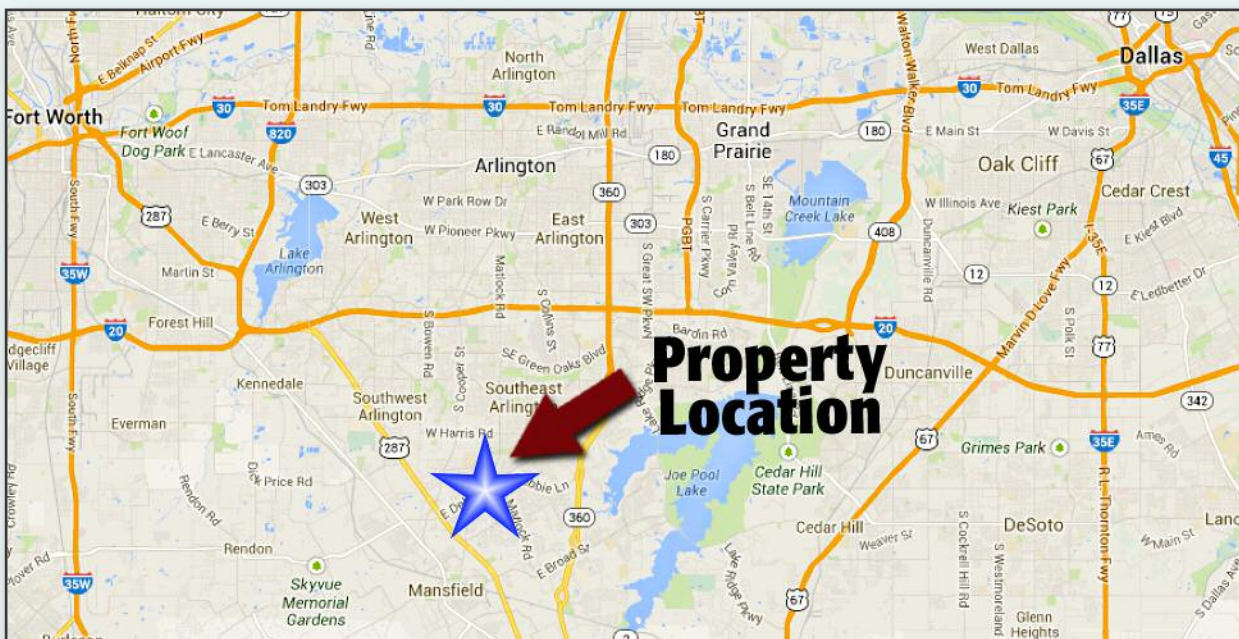
Mansfield is a fast growing, dynamic city and good, smaller development tracts are getting hard to find.

Package Price For All 4 Tracts: \$6.50 per sq. ft.  
Price Per Tract: \$8 - \$10 per sq. ft.

Call Gene Fichte: 817.925.8716







Addresses for the two parcels on the north side of Debbie Lane are as follows:

2 Acre Tract: 701 E. Debbie Lane, Mansfield, TX 76063

.98 Acre Tract: 801 E. Debbie Lane, Mansfield, TX 76063

The 10.5 acre & 6.1 acre corner parcels are located at the northeast and northwest corners of Walnut Creek Drive and East Debbie Lane, Mansfield, TX 76063

**BEN THOMAS COMPANIES**  
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## FACT SHEET

**PROPERTY:** +/- .98, 2, 7.1 & 10.5 acre tracts located in Tarrant County, Texas

**Location:** The .98 & 2 acre tracts are located on the north side of Debbie Lane, Mansfield, Texas 76063. The corner tracts are located at the northwest and northeast corners of Debbie Lane and Walnut Creek Dr. about 1/4 mile west of the .98 & 2 acre tracts.

**Zoning:** C-2 Commercial

<u>Tarrant County</u>	<u>Tract Size</u>	<u>TAD Acct No.</u>	<u>Georeference</u>
801 E. Debbie Lane	1.92 Acres	41604385	27896-1-3
701 E. Debbie Lane	.980 Acres	41604369	27896-1-1
E. Debbie Lane	10.557 Acres	06817882	A 998-3B02N
E. Debbie Lane	7.6 Acres	06817890	A 998-3B02P

**Utilities:** All utilities available

**Traffic:** Debbie Lane (both directions): 29,977 VPD (.98 & 2 acre tracts)  
(As of 11/2013)  
Corner Traffic (10.5 & 6.1 acre tracts)  
Debbie Lane (passing thru intersection both directions): 25,634 VPD  
Walnut Creek (passing thru intersection both directions): 10,835 VPD  
Total VPD passing thru intersection: 36,469 VPD

**Frontage:** .98 acre tract - 230' Debbie Lane frontage  
2 acre tract - 465' Debbie Lane 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

**Topography:** Flat to sloping. Small tracts are cleared. Corner tracts contain trees & 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