

TARRANT COUNTY

13.1 ACRE HARD CORNER TRACT
NW CORNER OF WALNUT CREEK DR & DEBBIE LANE
C-2 COMMERCIAL ZONING • MANSFIELD, TEXAS 76063

13 acre hard corner tract located in Mansfield, TX. Located at a very busy signalized intersection, this tract is zoned C-2 commercial, which allows for a wide range of uses including retail, medical, office and more.

Over 36,000 VPD (2013) and great demographics.

Address: 501 & 585 E Debbie Lane

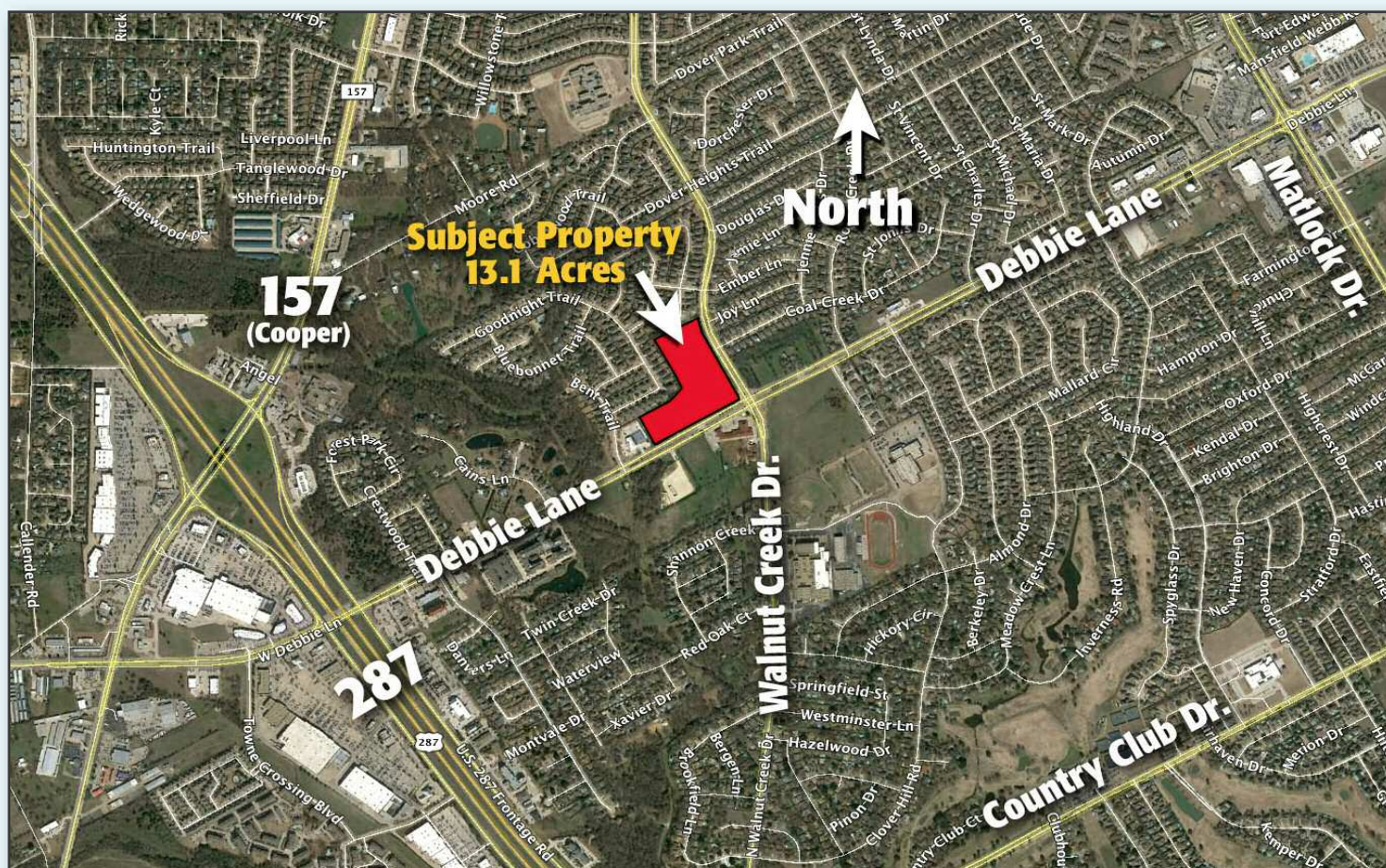
Mansfield is an affluent, rapidly growing community. It is becoming increasingly hard to locate good, smaller development tracts.

We have sold four tracts recently on Debbie land less than 1/4 mile east of this tract for \$6.50-\$7.00 psf. The corner across just across Walnut Creek Dr. recently sold to an assisted living center developer.

Price:

13.1 Acres: \$1,283,931 (\$2.25 psf)

This 13.1 acre tract is comprised of two contiguous tracts. There is a creek that runs thru the north end and the land that is usable will need some fill and drainage work prior to development. *To learn what it will take to develop this site we had a current site development report prepared by Bannister Engineering. They prepared topographic surveys on both tracts, conceptual site plans, water & sewer exhibits, and studies to help a buyer determine costs necessary to fill the tract to create a developable area of approximately 8 acres. We will be happy to send you the full information package on this tract.* This tract is priced considerably below market to account for the work & costs necessary for pre-development site improvements. For the right buyer this tract will present a great opportunity.

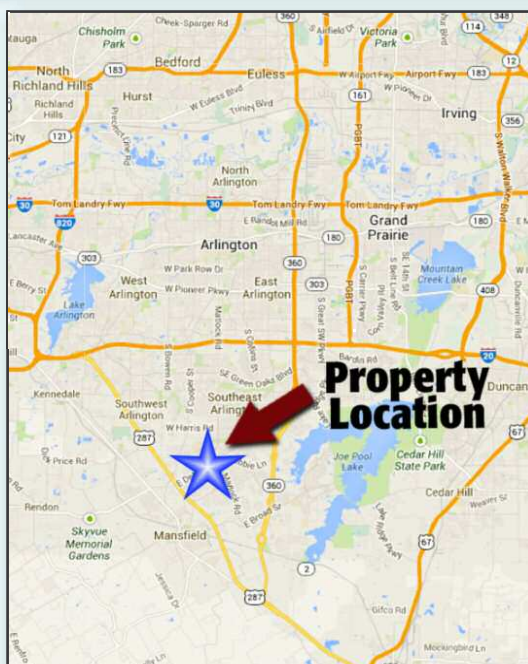




ONE OF TWO EXISTING MEDIAN CUTS

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SCENIC AREAS WITH TREES



BUSY DEBBIE LANE FRONTAGE



VIEW FROM DEBBIE LANE

FACT SHEET

PROPERTY: +/- 13.1 acres located in Tarrant County, Texas

Location: Property is located in Mansfield, Texas 76063 at the northwest corner of Debbie Lane & Walnut Creek Drive. Mapsco TAR-124B, TAD Map 2108-336

Zoning: C-2 Commercial

Legal: McGehee, Henry Survey A 998 Tr 3B02N & A 998 Tr 3B02P

<u>Tarrant County</u>	<u>Tract Size</u>	<u>TAD Acct No.</u>	<u>Georeference</u>
585 E. Debbie Lane	9.495 Acres	06817882	A 998-3B02N
501 E. Debbie Lane	3.6 Acres	05967643	A 998-3B04A

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: 9.5 acre tract - 435' Debbie Lane frontage, 918' Walnut Creek frontage
3.6 acre tract - 525' Debbie Lane frontage

Features: Both tracts are located partially in the flood plain. There are existing median cuts on both Debbie Lane and Walnut Creek Dr.

Demographics: Average Estimated HH Income: \$110,725
(Mansfield) 2017 Estimated Total Households: 21,507
2022 Projected Total Households: 23,771
Average Existing Home Value: \$265,348; New Home Value: \$366,938
2017 Population Estimate: 68,612
2017 Projected Population: 76,442

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