

+/- 54 ACRE TRACT AVAILABLE

Mansfield, TX



LOCATION:

NEQ Highway 287 & Lone Star Rd
Mansfield, TX 76063

PROPERTY HIGHLIGHTS:

- **Total Available:** +/- 54.39 AC *(will subdivide)*
- Mixed-use development to include retail, restaurant, entertainment, multi-family, and medical office components
- Excellent visibility to Highway 287 and across from recently completed Texas Health Hospital
- Located at the entrance of the recently developed 870-acre, South Pointe subdivision which is the largest luxury, master-planned community in south DFW.
- Contact broker for pricing

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	7,067	37,906	102,792
Daytime Population	5,439	41,856	92,344
Avg. HH Income	\$161,160	\$148,818	\$141,317

TRAFFIC COUNTS:

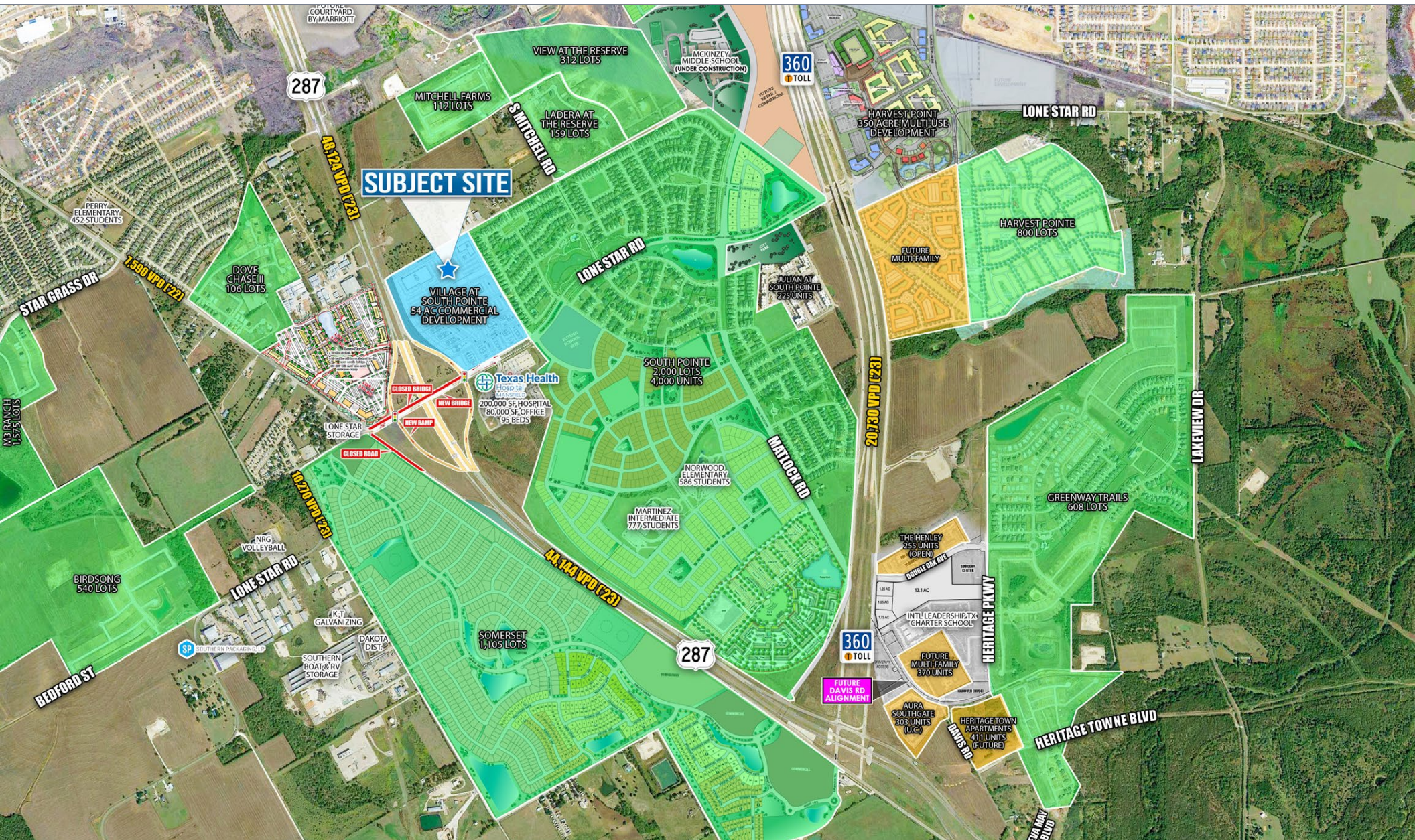
Highway 287:	48,124 VPD (2023)
Lone Star Rd:	10,270 VPD (2023)

CONTACT

WALKER HAIRSTON | 214.718.9449 | WALKER@FALCONCOMPANIES.COM
LOU MIRANDA | 214.392.6086 | LOUMIRANDA370@OUTLOOK.COM

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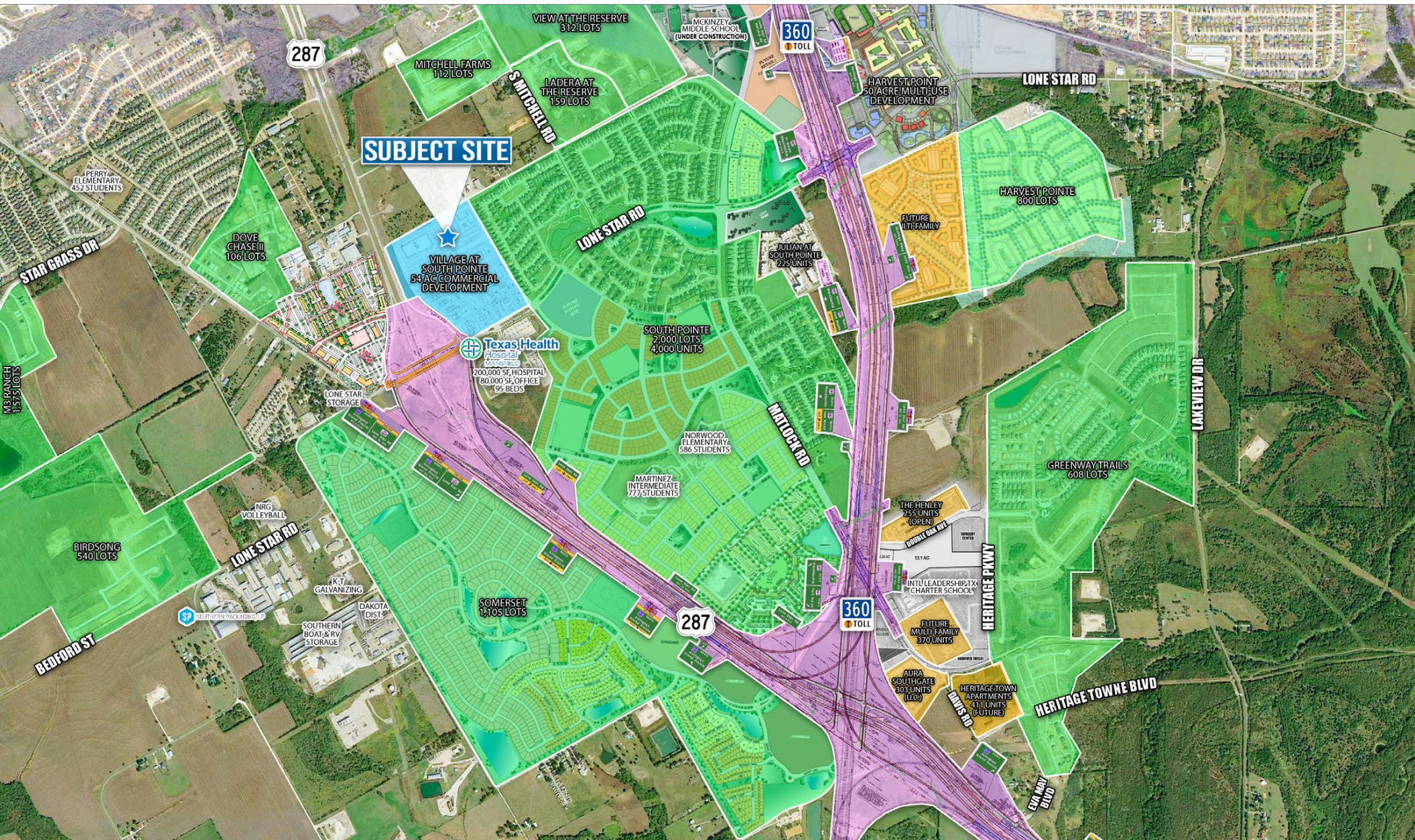
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7859 WALNUT HILL LN, STE 375, DALLAS, TEXAS 75230

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FUTURE ROADWAY IMPROVEMENTS

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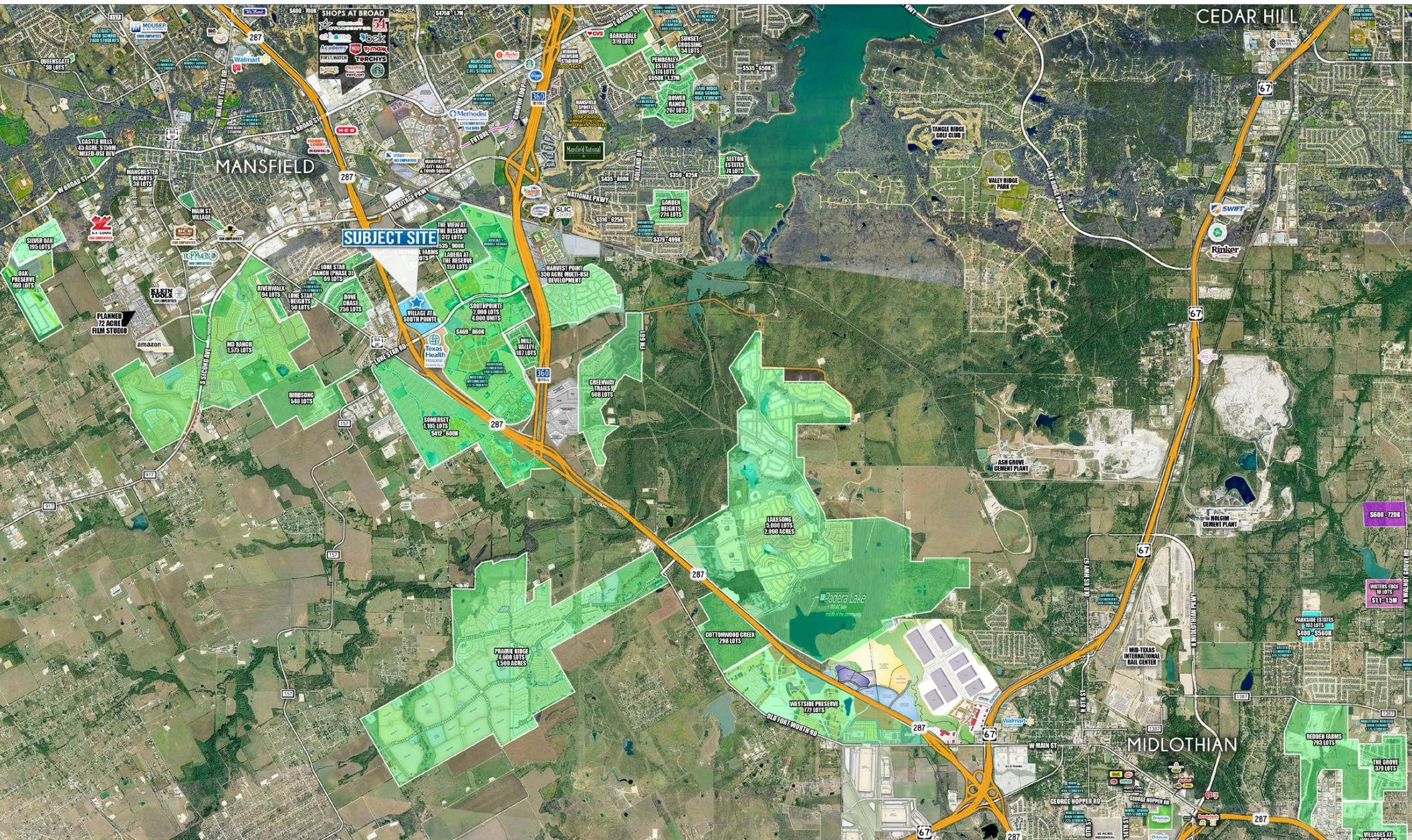
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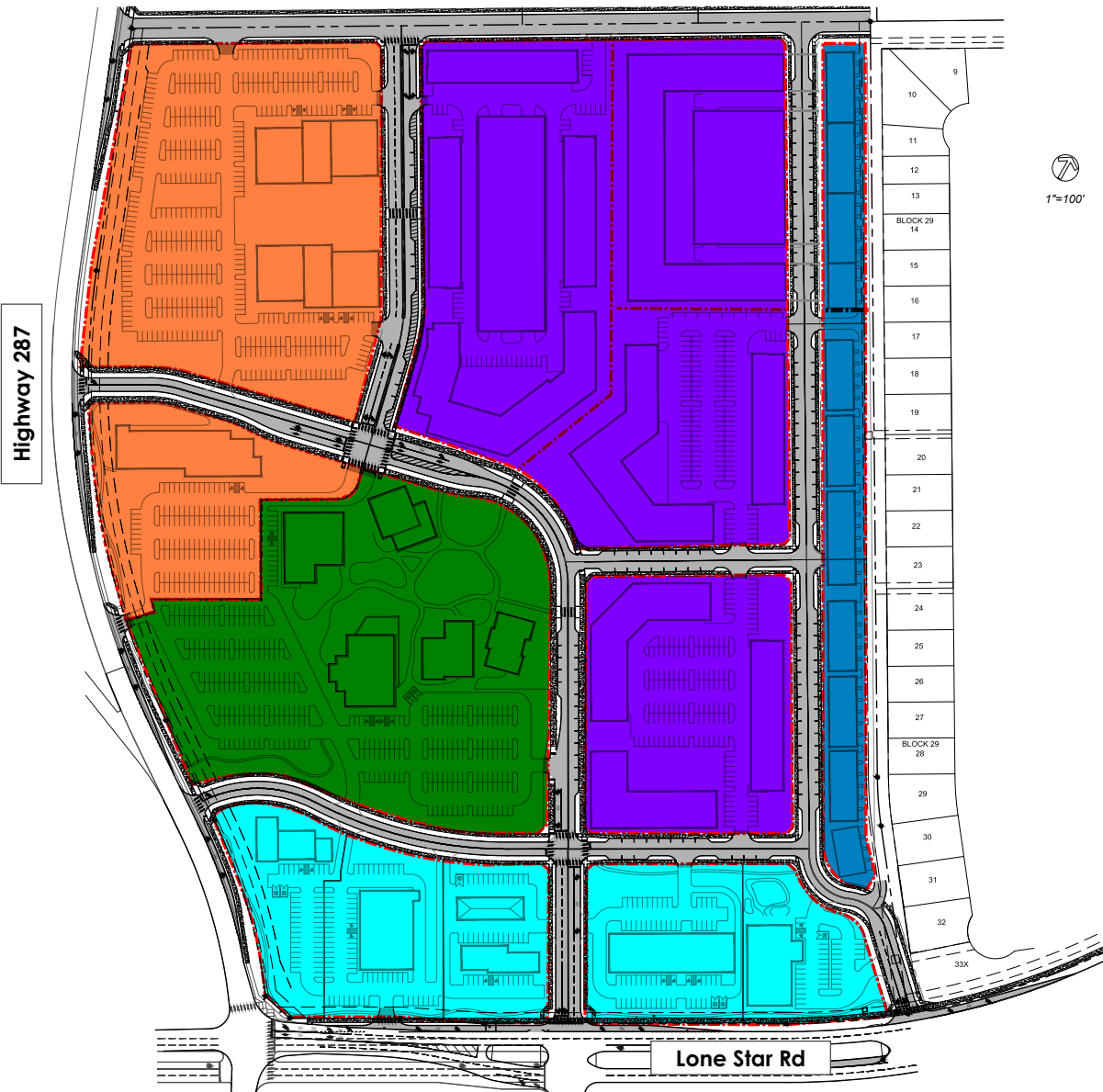
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-  Town Homes - Approx. 50 lots
-  Multifamily - 4-Story min., no density cap (current test-sit includes approx. 650 units, surface parked at ~1.6 parking spaces/unit)
-  Core Retail/Restaurant Space - Building height will range from 1 to 5 stories; ground floor must focus on retail/restaurant, surrounding the Core "civic space" (private amenity space - see renderings/animation)
-  Frontage Retail/Restaurant - Surface parking supports 60,000 - 80,000 sf
-  Office / Hospitality / Mixed Use - Building height - Surface parking supports up to 150,000 sf

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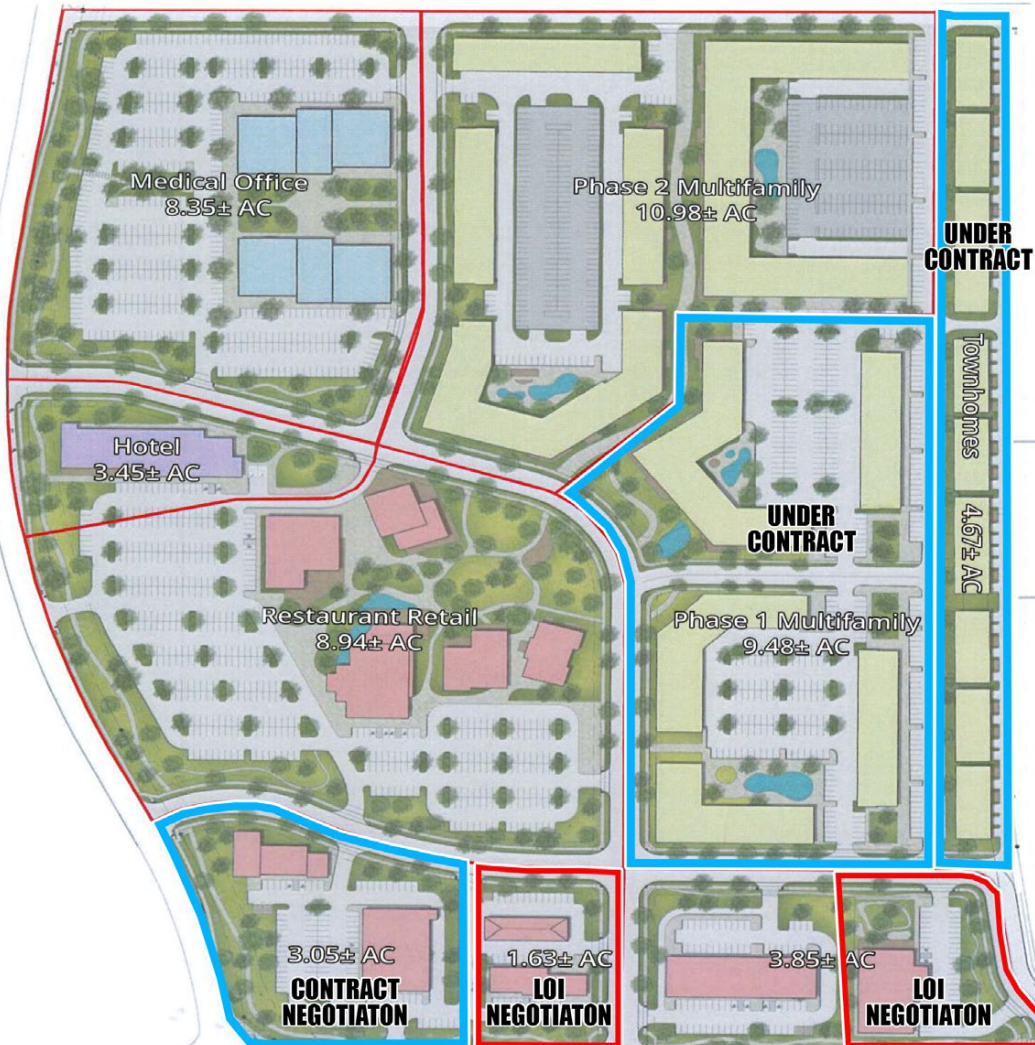
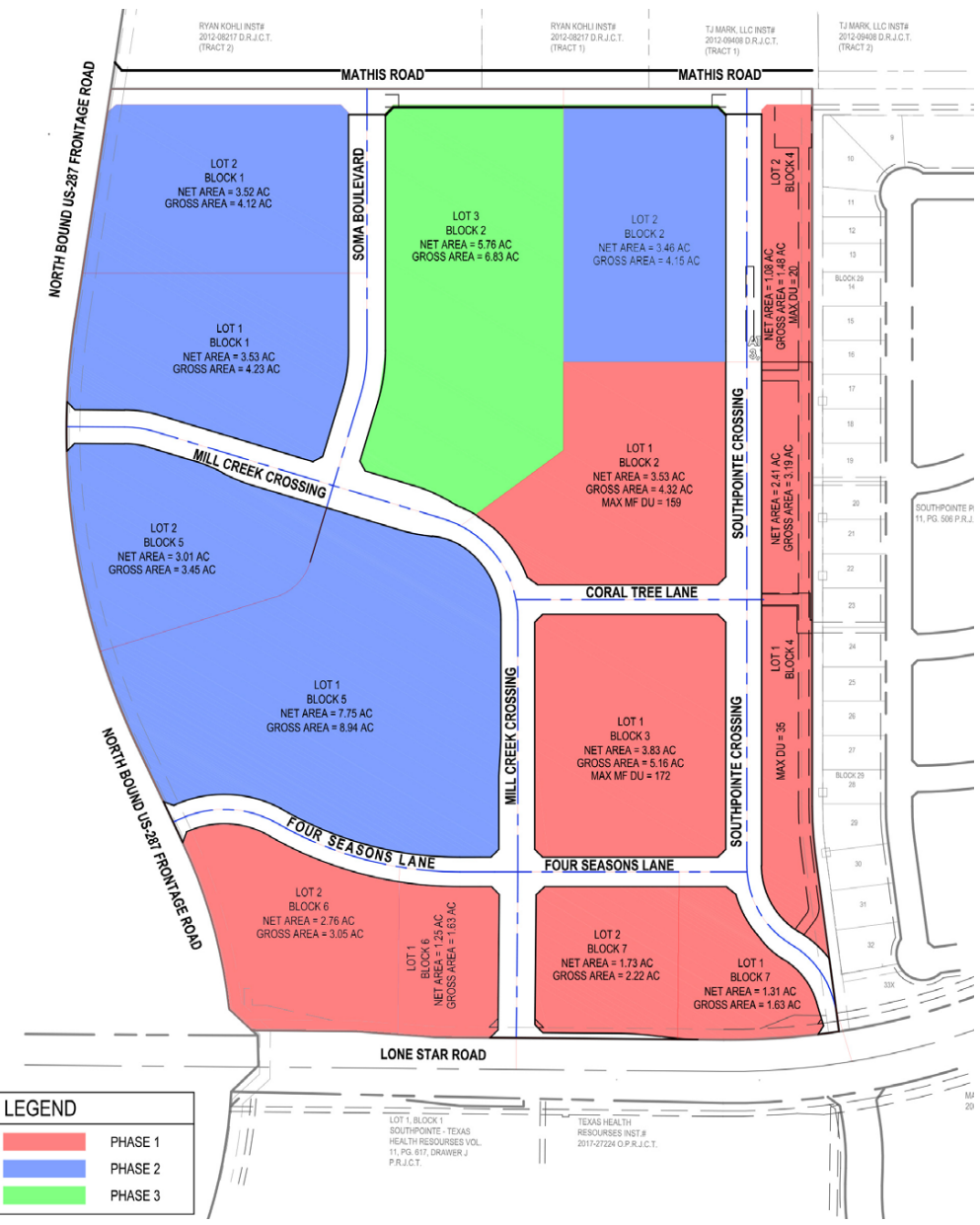
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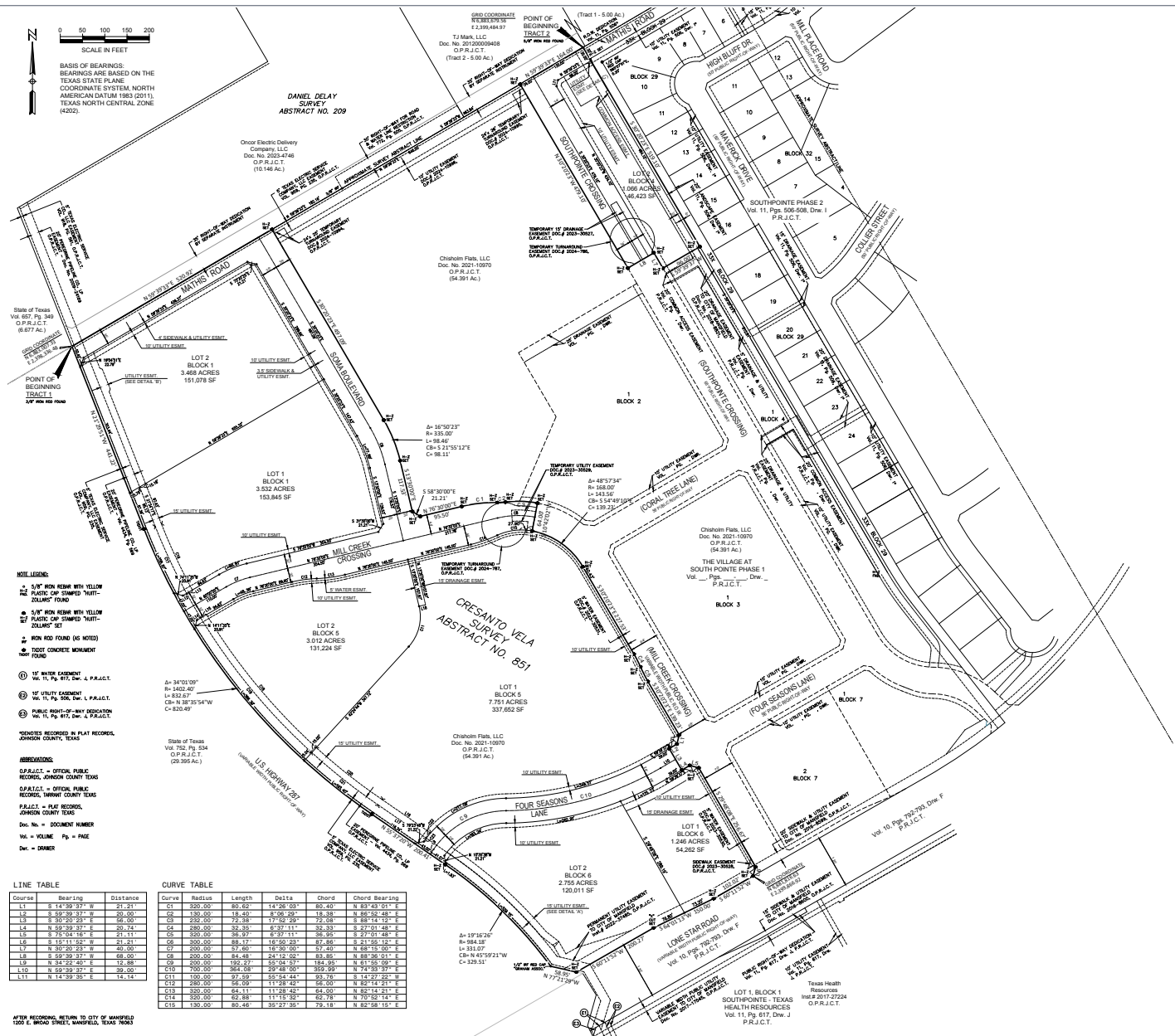


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DEMOGRAPHIC SUMMARY

Village at South Pointe

Ring of 3 miles

KEY FACTS



37,906

Population



41,856

Daytime Population



6.33%

'23-'28 Compound Annual Growth Rate



12,656

Households



\$398,464

Median Home Value



36.3

Median Age

EDUCATION



15%

High School Diploma



20%

Some College



44.91%

Bachelor's Degree or Graduate Degree

INCOME



\$116,788

MedianHousehold Income



\$148,818

AverageHousehold Income



\$48,429

Per CapitaIncome



\$449,542

MedianNet Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$129,276

Total Annual Expenditures



\$5,133

2024 Meals at Restaurants



\$9,127

2024 Meals at Home



\$42,519

Retail Goods



\$5,445

Entertainment



\$1,275

Personal Care



\$9,789

Health Care

BUSINESS



1,410

Total Businesses



19,975

Total Employees



29.87%

Blue Collar Occupation



70.11%

White Collar Occupation

Tapestry segments



Up and Coming Families

4,494 households

35.5% of Households



Boomburbs

3,707 households

29.3% of Households



Urban Edge Families

929 households

7.3% of Households



2024 Race and ethnicity (Esri)

The largest group: White Alone (47.04)

The smallest group: Pacific Islander Alone (0.10)

Indicator ▲	Value	Diff	
White Alone	47.04	-2.03	
Black Alone	23.85	+8.35	
American Indian/Alaska Native Alone	0.87	-0.12	
Asian Alone	5.24	-2.84	
Pacific Islander Alone	0.10	-0.03	
Other Race	8.98	-3.13	
Two or More Races	13.93	-0.19	
Hispanic Origin (Any Race)	24.68	-4.58	

Bars show deviation from Dallas-Ft. Worth, TX

INFORMATION ABOUT BROKERAGE SERVICES

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Buyer / Tenant / Seller / Landlord Initials

Date