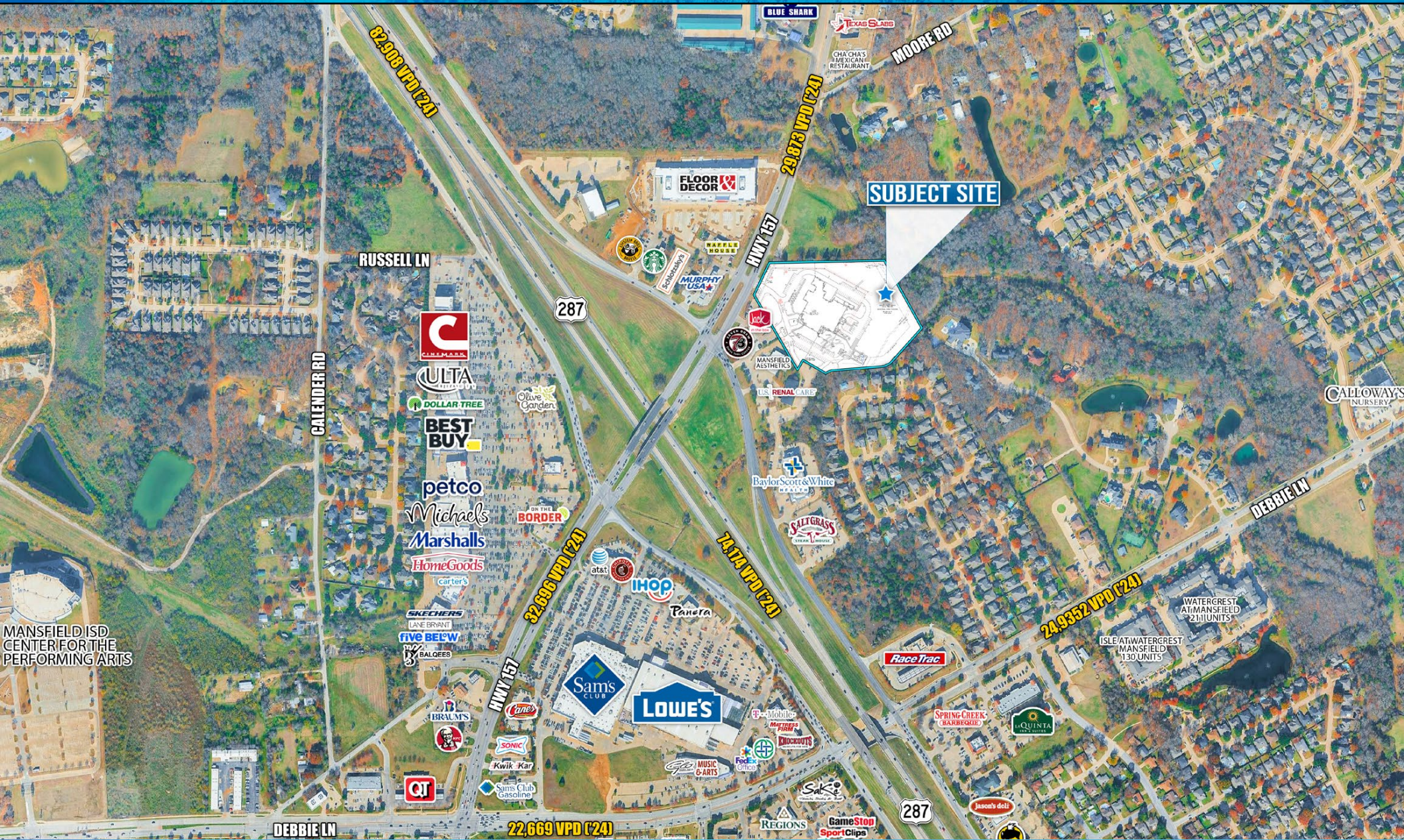


MANSFIELD PAD SITES

8.74 AC | SEQ HWY 287 & S COOPER ST | MANSFIELD, TX



MANSFIELD ISD
CENTER FOR THE
PERFORMING ARTS

WALKER HAIRSTON
214.718.9449
walker@falconcompanies.com

HUNTER BROUS
817.454.5366
hunter@falconcompanies.com

falcon
FALCONCOMPANIES.COM

LOCATION

SEQ Highway 287 & FM 157 (S Cooper Street)
Mansfield, TX 76063

PROPERTY DETAILS

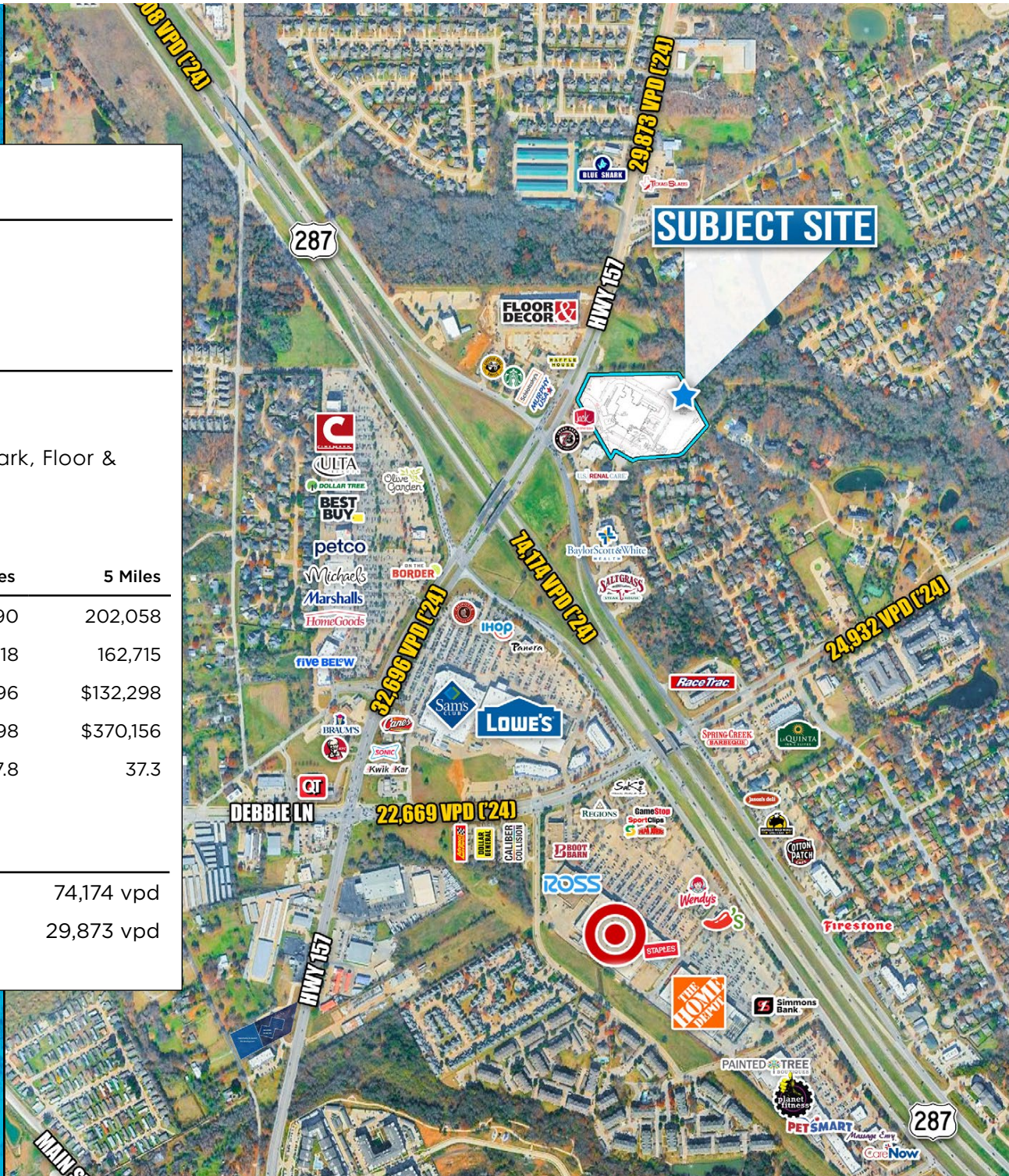
- **Total Acreage:** +/- 8.74 AC (divisible)
- **Pads available for sale, ground lease, BTS**
- **Adjacent Tenants include:** Sam's Club, Lowes, Cinemark, Floor & Decor, Saltgrass, Starbucks, 7 Brew, Murphy, Einsteins

DEMOGRAPHICS (ESRI 2025)

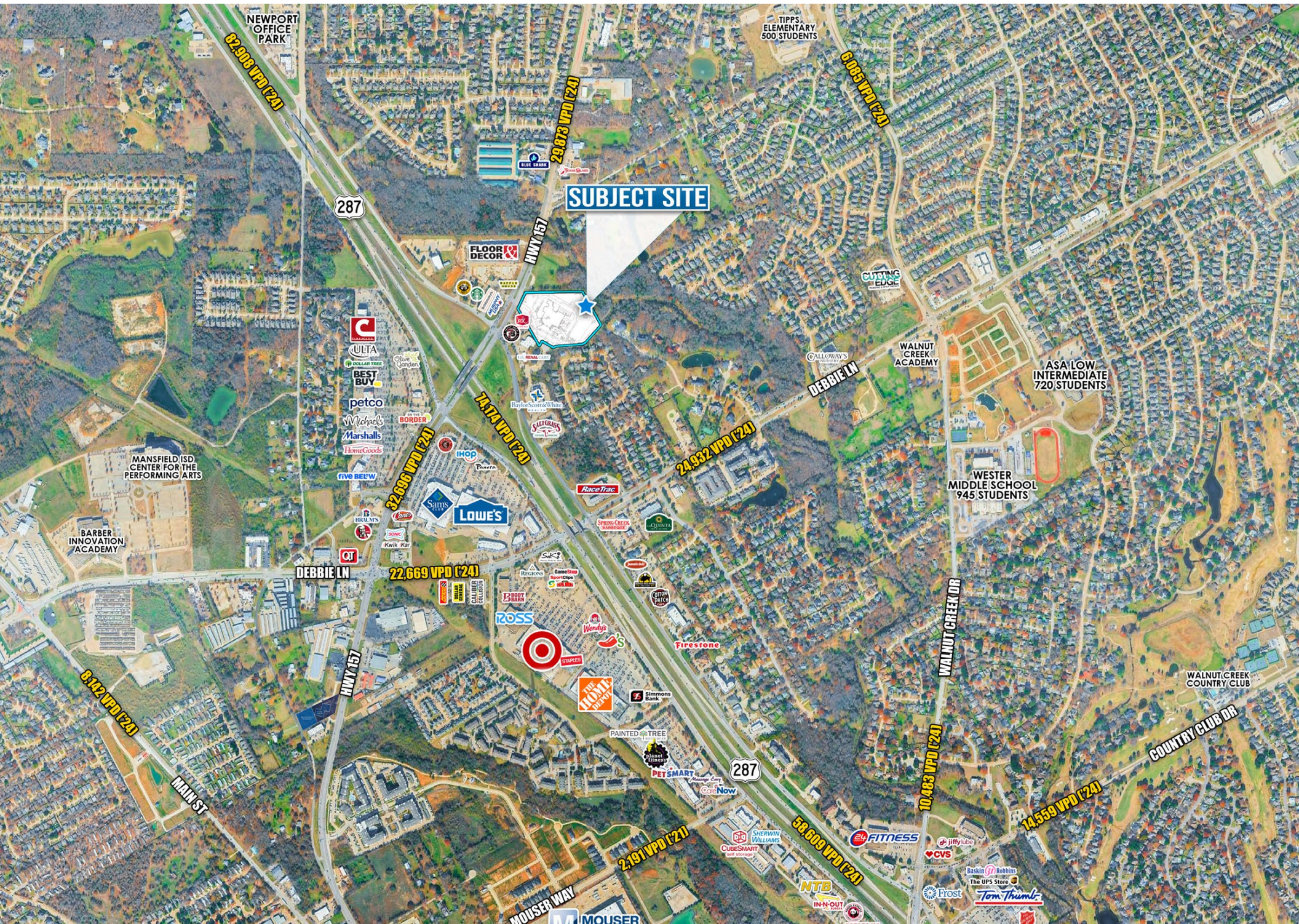
	1 Mile	3 Miles	5 Miles
TOTAL POPULATION:	10,018	78,390	202,058
DAYTIME POPULATION:	10,874	73,018	162,715
AVERAGE HOUSEHOLD INCOME:	\$130,856	\$136,596	\$132,298
MEDIAN HOME VALUE	\$392,489	\$375,898	\$370,156
MEDIAN AGE	36.7	37.8	37.3

TRAFFIC COUNTS (2024 AADT)

HIGHWAY 377:	74,174 vpd
FM 157 (S COOPER)	29,873 vpd







SUBJECT SITE

NEWPORT OFFICE PARK
82,908 VPD (24)

TIPPS ELEMENTARY
500 STUDENTS

6,005 VPD (24)

287

29,973 VPD (24)

FLOOR DECOR

Hwy 157

ULTRA

BEST BUY

petco

Michael's

Marshall's

HomeGoods

five BELOW

IBEW

Q1

DEBBIE LN

22,669 VPD (24)

74,714 VPD (24)

32,606 VPD (24)

LOWE'S

ROSS

Target

Wendy's

STAPLES

THE HOME DEPOT

Simmons Bank

PAINTED TREE

PET SMART

Go Now

MOUSER WAY

MOUSER

2,191 VPD (21)

58,609 VPD (24)

287

DEBBIE LN

WALNUT CREEK ACADEMY

ASA LOW INTERMEDIATE
720 STUDENTS

WESTER MIDDLE SCHOOL
945 STUDENTS

WALNUT CREEK DR

10,483 VPD (24)

14,550 VPD (24)

COUNTRY CLUB DR

WALNUT CREEK COUNTRY CLUB

RaceTrac

SPRING CREEK BAR-B-QUE

QUINCY

Firestone

GameStop

REZONS

BRIT BAKERY

Wendy's

STAPLES

THE HOME DEPOT

Simmons Bank

PAINTED TREE

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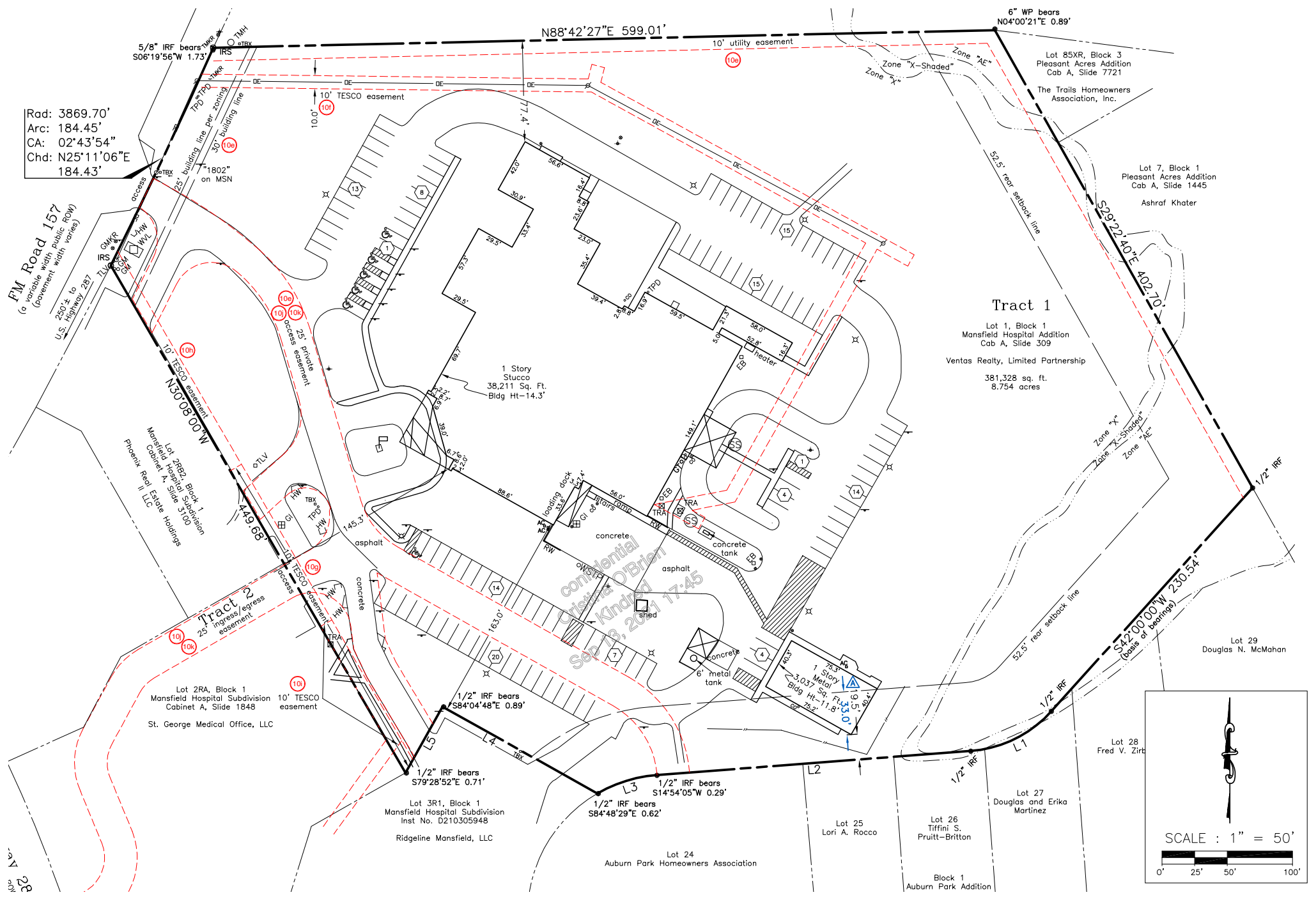
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Rad: 3869.70'
 Arc: 184.45'
 CA: 02°43'54"
 Chd: N25°11'06"E
 184.43'

FM Road 157
 (a variable width public ROW)
 U.S. Highway 287
 250'± to

Tract 1
 Lot 1, Block 1
 Mansfield Hospital Addition
 Cab A, Slide 309
 Ventas Realty, Limited Partnership
 381,328 sq. ft.
 8.754 acres

Lot 2RA, Block 1
 Mansfield Hospital Subdivision
 Cabinet A, Slide 1848
 St. George Medical Office, LLC

Lot 3R1, Block 1
 Mansfield Hospital Subdivision
 Inst No. D210305948
 Ridgeline Mansfield, LLC

Lot 24
 Auburn Park Homeowners Association

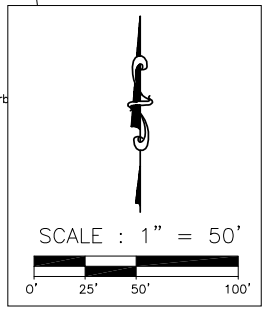
Lot 25
 Lori A. Rocco

Lot 26
 Tiffini S. Pruitt-Britton

Lot 27
 Douglas and Erika Martinez

Lot 28
 Fred V. Zirt

Lot 29
 Douglas N. McMahan



DEMOGRAPHIC SUMMARY

Mansfield: SEQ 287 & S Cooper

Ring of 3 miles

KEY FACTS



78,390

Population



73,018

Daytime Population



0.91%

'23-'28 Compound Annual Growth Rate



26,520

Households



\$375,898

Median Home Value



37.8

Median Age

EDUCATION



17%

High School Diploma



19%

Some College



42.60%

Bachelor's Degree or Graduate Degree

INCOME



\$110,239

Median Household Income



\$136,596

Average Household Income



\$46,181

Per Capita Income



\$416,971

Median Net Worth

AVERAGE ANNUAL HOUSEHOLD SPENDING



\$117,213

Total Annual Expenditures



\$4,851

2025 Meals at Restaurants



\$8,430

2025 Meals at Home



\$37,952

Retail Goods



\$4,752

Entertainment



\$1,247

Personal Care



\$8,893

Health Care

BUSINESS



2,715

Total Businesses



30,031

Total Employees



29.59%

Blue Collar Occupation

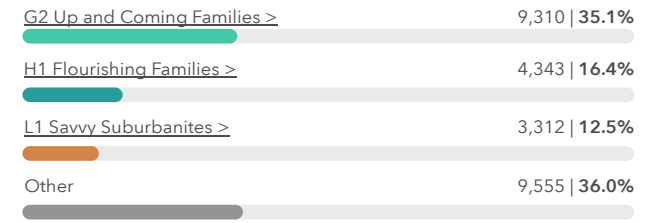


70.40%

White Collar Occupation

Tapestry

Top 3 segments by household count



[View comparison table](#)

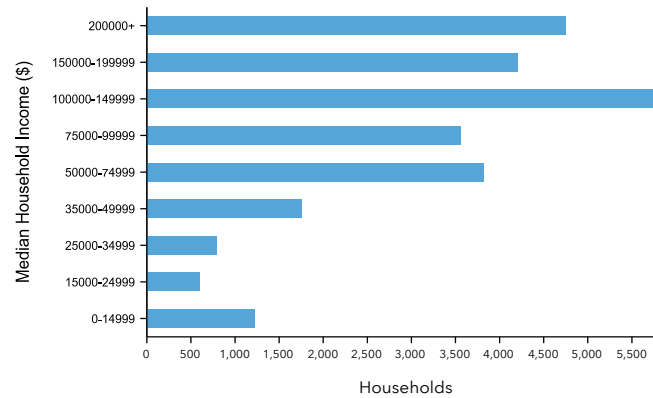
2025 Race and ethnicity (Esri)

The largest group: White Alone (46.75)

The smallest group: Pacific Islander Alone (0.12)

Indicator	Value	Diff
White Alone	46.75	-1.80
Black Alone	22.75	+7.03
American Indian/Alaska Native Alone	0.88	-0.09
Asian Alone	7.57	-0.83
Pacific Islander Alone	0.12	-0.01
Other Race	8.41	-3.66
Two or More Races	13.51	-0.65
Hispanic Origin (Any Race)	22.40	-6.78

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.

Falcon Realty Advisors
Licensed Broker / Broker Firm Name or Primary Assumed
Business Name

497539
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Timothy Hughes
Designated Broker of Firm

335775
License No.

thughes@falconcompanies.com
E-Mail

972-404-8383
Phone

Sales Agent / Associate's Name

License No.

E-Mail

Phone

Buyer / Tenant / Seller / Landlord Initials

Date