



87 TOWNHOME LOTS (PAPER OR FINISHED)

7.869+/- Acres | 962 South Mitchell Road | Mansfield, Texas 76063

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87 TOWNHOME LOTS MANSFIELD, TEXAS

Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer home builders and developers the opportunity to acquire 87 townhome lots (the "Site") located at 962 South Mitchell Road in Mansfield, TX; **Ownership's preference is to sell paper lots but they would also be open to selling finished lots.** Ideally situated equidistant to Highway 287 and State Highway 360, the Site benefits from Planned Development Zoning, which allows for attached townhomes that would be conducive to "For Sale" or "For Rent" product. Ownership has a conditional preliminary plat that is pending city approval showing 87 townhome lots, with lot size of primarily 22' x 80'. The Planned Development Zoning requires a minimum living area of 1,500 SF and rear entry garages. The Site is served by Mansfield ISD which has an "A" rating per Niche.com. This Site represents an exceptional chance to deliver a new residential offering in a thriving suburb of the DFW metroplex **at a price of only \$32,000 per paper lot or \$82,000 per finished lot.**

A 2% Co-Broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. If seeking a Co-Broker Fee, the third-party broker must be identified upon initial conversation with listing broker.

INVESTMENT OVERVIEW ⁽¹⁾

Property	87 Paper Lots (7.869 +/- Acres)
Location	962 South Mitchell Road Mansfield, TX 76063 (32.5477, -97.09961)
Access	Available via South Mitchell Road and River Birch Drive
Utilities	Water and Sewer to the Site
Zoning	Zoned within a PD
Appraisal District Property ID	R000014886 (Johnson County)
School District	Mansfield ISD

(1) Purchaser or their consultant to confirm all information during due diligence.

LOT PRICING

Paper Lot Pricing		Finished Lot Pricing	
Asking Price	\$2,784,000	Asking Price ⁽²⁾	\$7,134,000
Asking Price Per Paper Lot	\$32,000	Asking Price Per Finished Lot	\$82,000

(2) Ownership's preference is to sell paper lots but they would also be open to selling finished lots.

TAX INFORMATION

Taxing Entity	Tax Rate
City of Mansfield	0.645000
Johnson County	0.329276
Mansfield ISD	1.146900
Lateral Road	0.050000
Total Tax Rate	2.171176

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 4,313
3-MILE | 65,799
5-MILE | 152,809

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 10.35%
3-MILE | 3.48%
5-MILE | 2.71%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$116,927
3-MILE | \$111,858
5-MILE | \$113,622

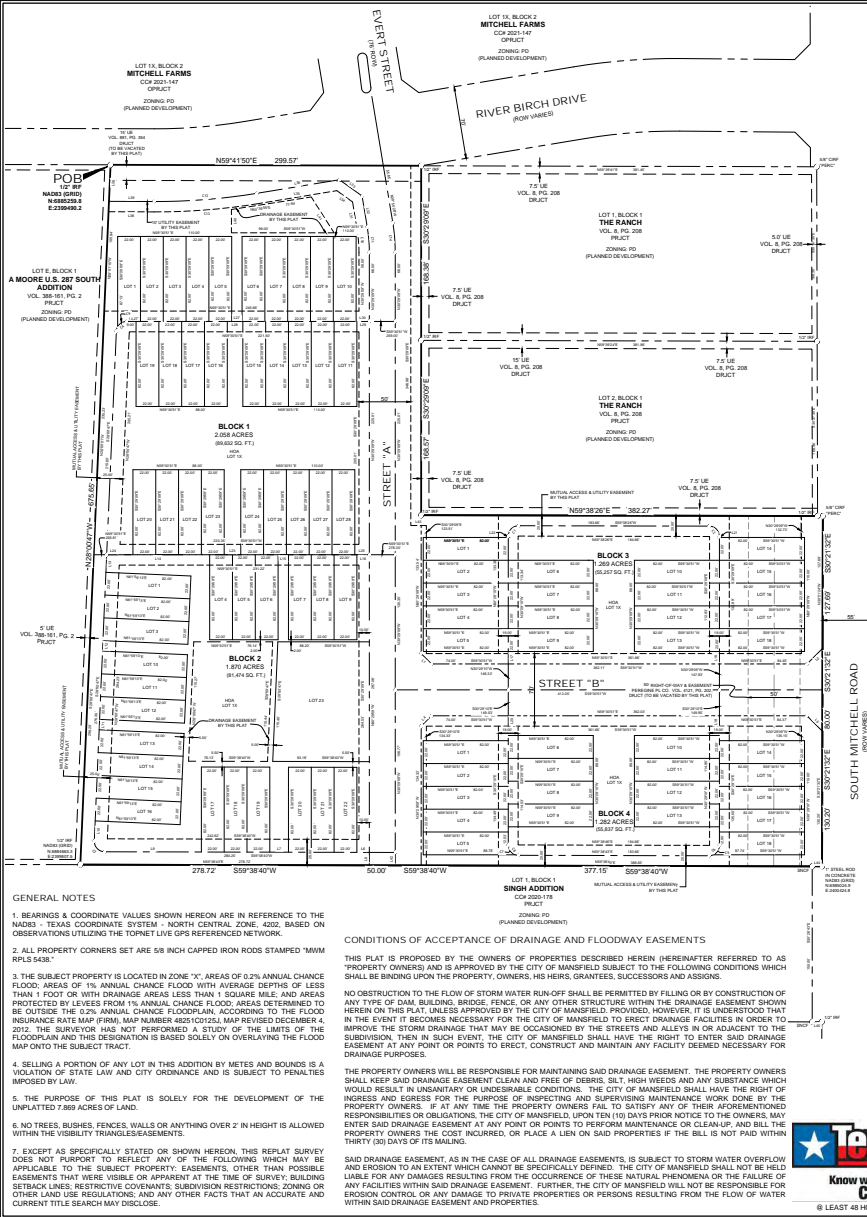
MEDIAN HOME VALUE



1-MILE | \$391,255
3-MILE | \$379,508
5-MILE | \$366,394

PENDING PRELIMINARY PLAT

87 TOWNHOME LOTS
MANSFIELD, TEXAS



GENERAL NOTES

- BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4302, BASED ON OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK.
- ALL PROPERTY CORNERS SET ARE 5/8 INCH CAPPED IRON ROD STAMPED "MMW RPLS 5438".
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X", AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 15025A, MAP REVISED DECEMBER 4, 2012. THE SURVEYOR HAS NOT PERFORMED A STUDY OF THE LIMITS OF THE FLOODPLAIN AND THIS DESIGNATION IS BASED SOLELY ON OVERLAYING THE FLOOD MAP ONTO THE SUBJECT TRACT.
- SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW.
- THE PURPOSE OF THIS PLAT IS SOLELY FOR THE DEVELOPMENT OF THE UNPLATTED 7.869 ACRES OF LAND.
- NO TREES, BUSHES, FENCES, WALLS OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES/EASEMENTS.
- EXCEPT AS SPECIFICALLY STATED OR SHOWN HEREON, THIS REPEAT SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE OR APPARENT AT THE TIME OF SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS "PROPERTY OWNERS") AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, THEIR HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORM WATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREON ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR PORTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR AFFOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR PORTS TO PERFORM MAINTENANCE OR CLEANUP, AND BILL THE SUBDIVISION WITHIN THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORM WATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL, OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

OWNER'S CERTIFICATE

STATE OF TEXAS X
COUNTY OF JOHNSON X

WHEREAS DREAMVILLE MANSFIELD LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IS THE SOLE OWNER OF A 7.869 ACRE TRACT OF LAND LOCATED IN THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, BEING ALL OF A 7.869 ACRE TRACT OF LAND AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN, DREAMVILLE MANSFIELD, LLC, A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-0930, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS (OPR/CT), SAID 7.869 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN CONCRETE FOR THE SOUTHERNMOST CORNER OF MITCHELL FARMS, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2021-147, OPR/CT, SAID COMMENCING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N6884881.4 E-2398843.8 (BEARINGS & COORDINATE VALUES SHOWN HEREON ARE IN REFERENCE TO THE NAD83 TEXAS COORDINATE SYSTEM - NORTH CENTRAL ZONE, 4302, BASED ON GPS OBSERVATIONS UTILIZING THE TOPNET LIVE GPS REFERENCED NETWORK);

THENCE NORTH 59 DEGREES 30 MINUTES 19 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID MITCHELL FARMS, A DISTANCE OF 749.59 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE WESTERNMOST CORNER OF SAID CALLED 7.869 ACRE TRACT OF LAND, AND BEING THE POINT OF BEGINNING, SAID BEGINNING POINT HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N6885259.9 E-2399490.2;

THENCE NORTH 59 DEGREES 41 MINUTES 50 SECONDS EAST, ALONG A NORTHWEST LINE OF SAID CALLED 7.869 ACRE TRACT OF LAND, A DISTANCE OF 299.57 FEET, TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHERNMOST CORNER OF SAID CALLED 7.869 ACRE TRACT OF LAND, SAME BEING THE WESTERNMOST CORNER OF LOT 1, BLOCK 1, THE RANCH, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 8, PAGE 208, PLAT RECORDS, JOHNSON COUNTY, TEXAS (PR/CT);

THENCE SOUTH 30 DEGREES 29 MINUTES 59 SECONDS EAST, ALONG THE COMMON LINE OF SAID CALLED 7.869 ACRE TRACT OF LAND AND SAID LOT 1, BLOCK 1, THE RANCH, AT A DISTANCE OF 163.38 FEET, PASSING A 1/2 INCH IRON ROD FOUND FOR THE SOUTHERNMOST CORNER OF SAID LOT 1, BLOCK 1, THE RANCH, SAME BEING THE WESTERNMOST CORNER OF LOT 2, BLOCK 1, OF SAID THE RANCH, AND CONTINUING IN ALL A TOTAL DISTANCE OF 336.95 FEET, TO A 1/2 INCH IRON ROD FOUND, BEING THE SOUTHERNMOST CORNER OF SAID LOT 2, BLOCK 1, THE RANCH;

THENCE NORTH 59 DEGREES 38 MINUTES 26 SECONDS EAST, ALONG THE COMMON LINE OF SAID CALLED 7.869 ACRE TRACT OF LAND, AND SAID LOT 2, BLOCK 1, THE RANCH, AT A DISTANCE OF 382.27 FEET, PASSING A 1/2 INCH IRON ROD FOUND FOR THE EASTERNMOST CORNER OF SAID LOT 2, BLOCK 1, THE RANCH, AND CONTINUING IN ALL A TOTAL DISTANCE OF 387.40 FEET, TO A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "PERC ENGINEERING", BEING ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH MITCHELL ROAD, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY;

THENCE SOUTH 30 DEGREES 21 MINUTES 32 SECONDS EAST, ALONG THE SAID SOUTHWEST RIGHT-OF-WAY LINE, A DISTANCE OF 337.89 FEET, TO A 1-INCH STEEL ROD IN CONCRETE FOUND FOR THE EASTERNMOST CORNER OF SAID CALLED 7.869 ACRE TRACT OF LAND, FROM WHICH A MAG NAIL FOUND FOR THE SOUTHERNMOST SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN COUNTY CLERK'S INSTRUMENT NO. 2019-1078, BEARS SOUTH 33 DEGREES 16 MINUTES 09 SECONDS EAST, A DISTANCE OF 866.16 FEET, SAID MAG NAIL HAVING A NAD83 TEXAS COORDINATE SYSTEM POSITION (GRID) OF N6884867.9 E-2400790.2;

THENCE NORTH 59 DEGREES 38 MINUTES 40 SECONDS WEST, DEPARTING SAID SOUTHWEST RIGHT-OF-WAY LINE, ALONG THE SOUTHEAST LINE OF THE HEREIN DESCRIBED TRACT OF LAND, BEING COMMON WITH THE NORTHWEST LINE OF LOT 1, BLOCK 1, SINGH ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. 2020-178, PR/CT, A DISTANCE OF 715.37 FEET, TO A 1/2 INCH IRON ROD FOUND, FROM WHICH A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "PREM SURVEY" FOR THE WESTERNMOST CORNER OF SAID LOT 1, BLOCK 1, SINGH ADDITION, BEARS SOUTH 59 DEGREES 40 MINUTES 02 SECONDS WEST, A DISTANCE OF 284.94 FEET;

THENCE NORTH 28 DEGREES 00 MINUTES 47 SECONDS WEST, ALONG THE SOUTHWEST LINE OF SAID CALLED 7.869 ACRE TRACT OF LAND, BEING COMMON WITH THE NORTHEAST LINE OF LOT 6, BLOCK 1, A. MOORE U.S. 287 SOUTH ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-161, PAGE 2, PR/CT, A DISTANCE OF 875.65 FEET, TO THE POINT OF BEGINNING AND CONTAINING 7.869 ACRES (342,797 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, DREAMVILLE MANSFIELD LLC, A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS A _____ LINE STAR DEVELOPMENT PLAT (EDIT THIS SUBDIVISION NAME), AN ADDITION TO THE CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE THE STREETS AND EASEMENTS AS SHOWN THEREON.

WITNESS MY HAND AT MANSFIELD, TEXAS, THIS _____ DAY OF _____, 2024.

DREAMVILLE MANSFIELD LLC, A TEXAS LIMITED LIABILITY COMPANY

BY: _____

TITLE: _____

STATE OF TEXAS X
COUNTY OF _____ X

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC, STATE OF TEXAS

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, _____, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DATE: _____

REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____

STATE OF TEXAS _____

COUNTY OF TARRANT _____

STATE OF TEXAS X
COUNTY OF TARRANT X

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER:

DREAMVILLE MANSFIELD, LLC
CONTACT: ALVIN JOHNSON
3900 S STONEBRIDGE DR. STE. 304
MCKINNEY, TX 75070

ENGINEER:

FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN, PE
JOHNSON ROAD 327-796
4300 W. WACO DRIVE
SUITE B2-227, WACO, TX 76710

MANSFIELD

7.869 ACRE SITE LOCATION

JOHNSON COUNTY

VICINITY MAP NTS

ABBREVIATIONS

CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
S/C	CAPPED IRON ROD SET STAMPED
"MMW RPLS 5438"	
IRF	IRON ROD FOUND
DR/CT	DEED RECORDS JOHNSON COUNTY, TEXAS
PR/CT	PLAT RECORDS JOHNSON COUNTY, TEXAS
OPR/CT	OFFICIAL PUBLIC RECORDS JOHNSON COUNTY, TEXAS
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
UE	UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
CC#	COUNTY CLERK'S FILE NO.
DE	DRAINAGE EASEMENT
SNCF	SEARCHED - NO CORNER FND

PRELIMINARY PLAT

SOUTH MITCHELL TOWNHOMES

LOTS 1 THRU 28, BLOCK 1; LOTS 1 THRU 23, BLOCK 2; LOTS 1 THRU 18, BLOCK 3; LOTS 1 THRU 18, BLOCK 4

BEING A 7.869 ACRE TRACT OF LAND OUT OF THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 593, CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

87 LOTS

FLANAGAN

Fort Worth, Texas | P.817.704.0460 | flanagan-ls.com | TBP# Form No. 22910

© LEAST 48 HOURS PRIOR TO DIGGING

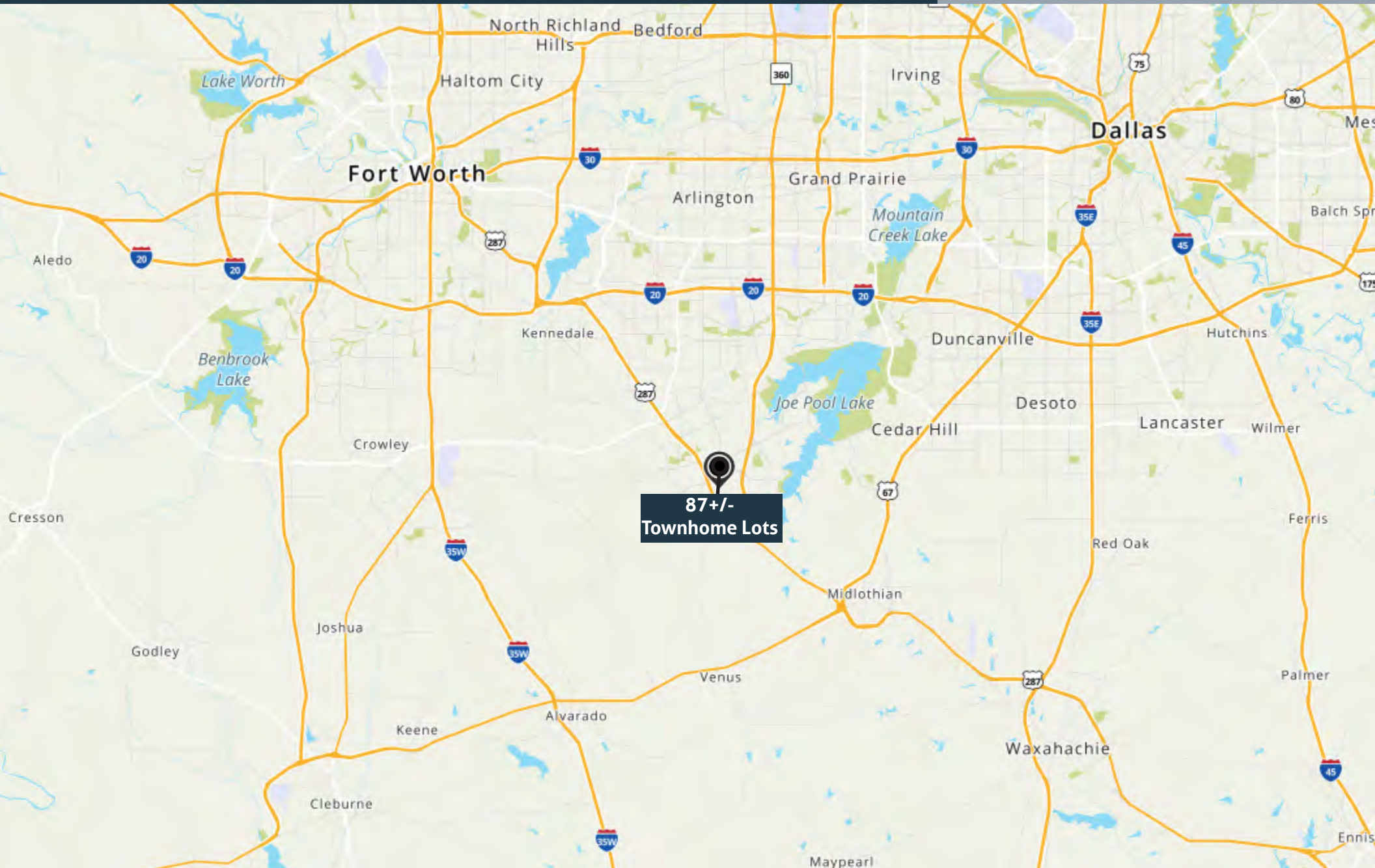
87 TOWNHOME LOTS MANSFIELD, TEXAS



87 TOWNHOME LOTS MANSFIELD, TEXAS



87 TOWNHOME LOTS MANSFIELD, TEXAS



INVESTMENT HIGHLIGHTS



Strategic Location

- This Site is strategically positioned less than half a mile between Highway 287 and State Highway 360, providing convenient north-south access through Mansfield and direct connectivity to the rest of the DFW Metroplex.
- The Site is located in a rapidly developing pocket of Mansfield, adjacent to the South Pointe community where builders Coventry Homes, David Weekley Homes, Drees Homes, Grand Homes, K Hovnanian Homes, and Boyd Custom Homes are selling homes up to \$1.2 Million. Directly north of the Site is the Mitchell Farms community, featuring homes built by Brightland Homes selling up to \$689,990.
- The Site is approximately 2 miles south of the Broad Street Shopping Center which will offer future residents extensive retail options including Kroger Marketplace, Market Street, Chick-fil-A, and more.



Zoning

- The Site is currently zoned in a Planned Development allowing for attached townhomes with a minimum living area of 1,500 square feet.
- Per the Planned Development guidelines, the Site has a minimum lot size of 22' x 80' and requires rear-entry access for all lots.
- Ownership has a pending preliminary plat showing 87 attached townhome lots but has not yet resubmitted the plat for City's approval allowing for flexibility in lot size and layout.
- The zoning allows for "For Sale" or "For Rent" products to be developed on the Site.
- *Purchaser to verify zoning and uses allowed on the Site*



Population and Demographics

- According to the U.S Census, the population of Mansfield is approximately 78,542, growing 2.35 percent within the last year.
- Per Texas Realtors, the Median Townhome Price in Mansfield as of November 2024 was \$422,500, a 100 percent increase year-over-year showing the growth and demand of the Mansfield townhome market.
- The Median Home Price per Square Foot in Mansfield is \$182.48 as of November 2024.



DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a robust and diverse economy, ranking fifth nationwide for growth with a remarkable Gross Metropolitan Product (GMP) of \$682 billion in 2022. According to recent CBRE surveys, it has also earned recognition as the leading real estate investment market for 2023.
- According to The Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year job growth of 3.6% as of mid-2023, surpassing the national average. Employment growth slowed slightly in early 2024 but still remains a leader among U.S. metropolitan areas
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.

In 2024, DFW continues to solidify its reputation as a leader in innovation and growth. Recent accolades include ranking #3 among the fastest-growing startup cities in the U.S. due to robust venture capital activity and innovation ecosystems. Fort Worth has also been recognized for large-scale developments, such as the \$2 billion investment in downtown Fort Worth projects, including the expansion of Texas A&M's research campus. Furthermore, DFW remains a key player in healthcare innovation, with the Medical Innovation District (MID) employing over 30,000 workers and housing cutting-edge facilities for medical training and biotechnology advancements

As of January 1, 2024, Tarrant County, where the Site is located, has added over 35,000 new residents during the previous year, consistent with its role as one of the fastest-growing counties in the Dallas-Fort Worth area.



GROSS METROPOLITAN PRODUCT

\$682 Billion



DFW POPULATION GROWTH

1.9% (2022-2023)



DFW ESTIMATED POPULATION

8.1 Million



Dallas



Fort Worth

ECONOMIC OVERVIEW

Mansfield, TX, boasts a thriving and steadily expanding economy, driven by its strategic location within the Dallas-Fort Worth metroplex. Situated along major transportation corridors such as US Highway 287, Texas State Highway 360, and Interstate 20, Mansfield offers seamless connectivity to key urban centers, making it a sought-after destination for businesses and residents alike. The city's robust commercial and industrial sectors attract a wide range of enterprises, from small startups to large corporations. Mansfield's economy is bolstered by its growing healthcare and education industries. Facilities such as Methodist Mansfield Medical Center serve as major employment hubs, supporting the city's reputation as a center for advanced healthcare services. Education is another cornerstone of the local economy, with Mansfield Independent School District (MISD) and nearby institutions like Tarrant County College playing pivotal roles in workforce development and community growth. The retail and entertainment landscape in Mansfield is equally vibrant, featuring destinations such as The Shops at Broad and the Historic Downtown Mansfield area. These hubs offer residents and visitors a variety of shopping, dining, and cultural experiences, contributing significantly to local tourism and economic activity. Additionally, recreational amenities like Oliver Nature Park and the Mansfield National Golf Club attract outdoor enthusiasts, further enhancing the city's appeal. Mansfield's commitment to fostering a high quality of life is reflected in its emphasis on community planning and development. With access to higher education institutions and a focus on creating a business-friendly environment, the city continues to attract technology, healthcare, and logistics industries, making it one of the most dynamic suburban markets in North Texas.



NORTH TEXAS MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texas Health Resources	27,000
Lockheed Martin	22,000
University of Texas Southwestern Medical Center	21,539
Medical City Healthcare	17,000
Bank of America	13,850
University of North Texas System	13,275
Parkland Health and Hospital System	12,966
General Motors	10,512
State Farm	9,950
Frisco ISD	8,088

Source: Dallas Business Journal



AREA OVERVIEW

Mansfield, Texas, is a thriving suburban city located within the Dallas-Fort Worth Metroplex, offering a blend of small-town charm and urban convenience. With a population of approximately 75,000 residents, Mansfield has grown into one of the region's most desirable communities, celebrated for its family-friendly atmosphere and high quality of life. The city boasts an excellent school system, including highly-rated public schools in the Mansfield Independent School District, and a median household income of around \$108,000, reflecting its strong economic base. Mansfield is home to numerous parks and recreational facilities, such as Oliver Nature Park and the expansive Elmer W. Oliver Park, as well as cultural attractions like the Farr Best Theater. Its strategic location near major highways, including U.S. 287 and State Highway 360, provides easy access to downtown Dallas and Fort Worth, making it a prime location for both residents and businesses.

TRANSPORTATION



Air: DFW International Airport, located approximately 24 miles northeast of the Site, is the fourth largest in the world in terms of operations and twelfth largest in terms of passengers. The total estimated economic output of DFW Airport is \$37 billion and it served over 69 million passengers in 2018. American Airlines' corporate headquarters is in Fort Worth while its main operational hub is at DFW International Airport.



Highway: The Site is located in the DFW Metroplex and has access to multiple major thoroughfares. 0.8 miles east is the 360 Toll Road which connects Mansfield north through Arlington to the DFW International Airport. And less than a half mile west of the Site is Highway 287 which connects Mansfield to four major interstates, Interstate 20, Interstate 35E, Interstate 30, and Interstate 45.



Oliver Nature Park



DFW International Airport

Market Selector

Local Association
NTREIS

Market Type
City/Local Market Area

Market Name
Mansfield

Frequency
Monthly

Date
November 2024

Property Type
Townhouse

Construction Type
All (Existing & New)

November 2024 Market Statistics - Mansfield

Median Price
\$422,500
▲ 100.0% YoY

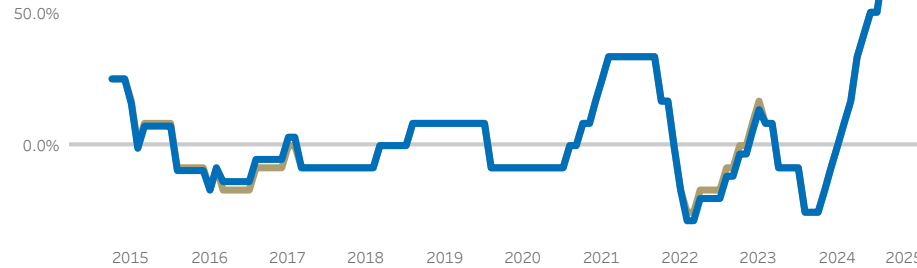
Closed Sales
3
▲ 100.0% YoY

Active Listings
5
▼ -16.7% YoY

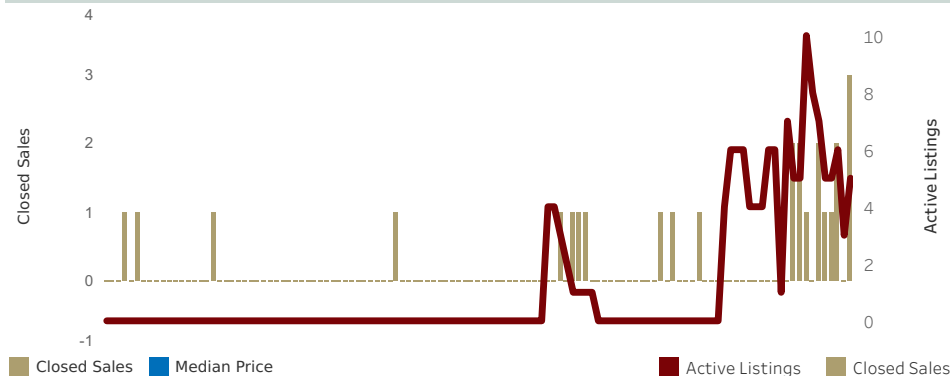
Months Inventory
4.3
▲ 4.3 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



CLOSED SALES AND ACTIVE LISTINGS



PRICE DISTRIBUTION

< \$100k	0.0%
\$100-199k	0.0%
\$200-299k	33.3%
\$300-399k	0.0%
\$400-499k	66.7%
\$500-749k	0.0%
\$750-999k	0.0%
\$1M +	0.0%

VALUATION STATS

Median Price/Sq Ft
\$246.79
▲ 100.0% YoY

Median Home Size
1,712 sq ft

Median Year Built
2024

Close/Original List
98.4%

TRANSACTION TIME STATS

Days on Market
29

29 days more than November 2023

Days to Close
33

33 days more than November 2023

Total Days
62

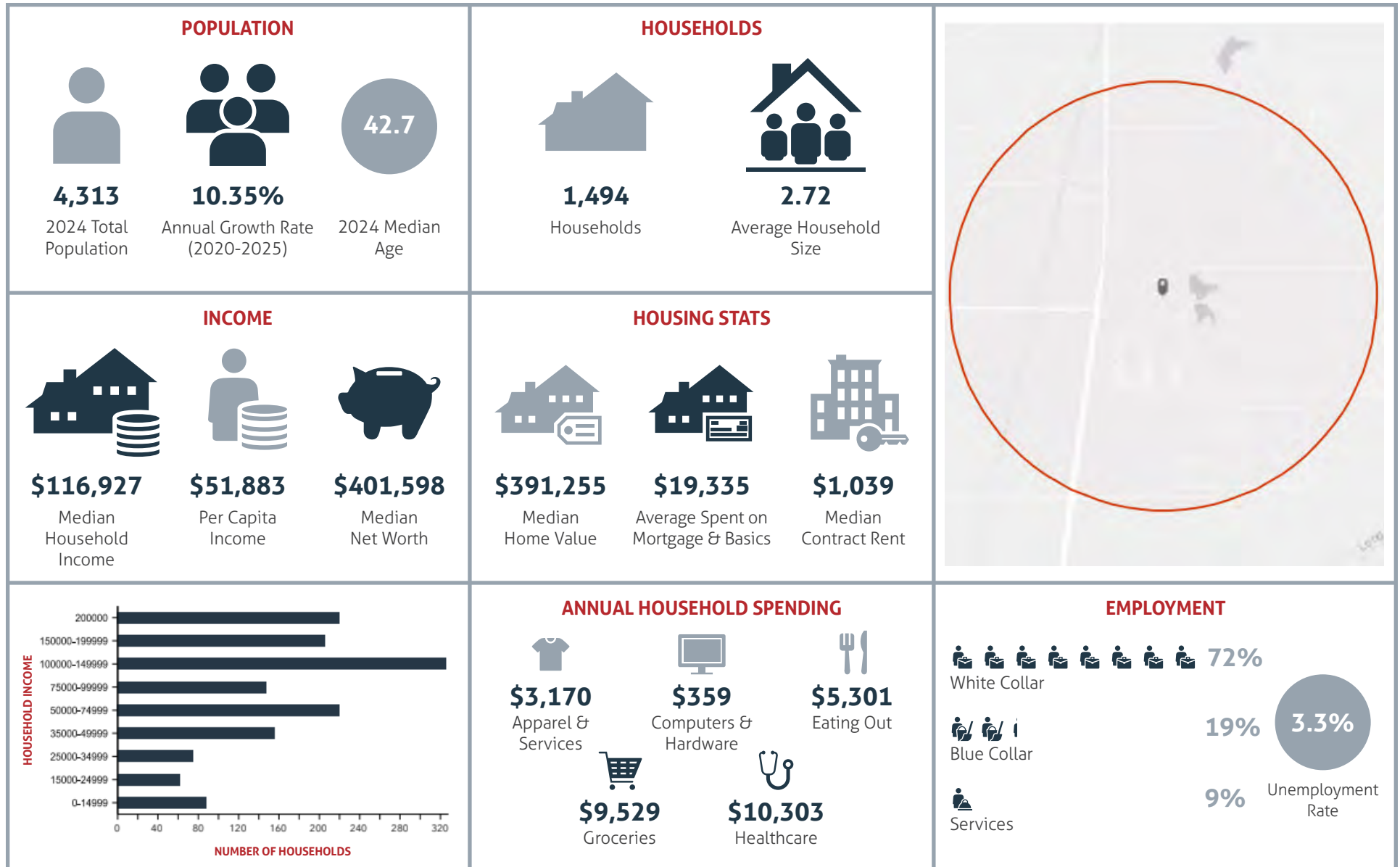
62 days more than November 2023

[Click to View Infographic](#)

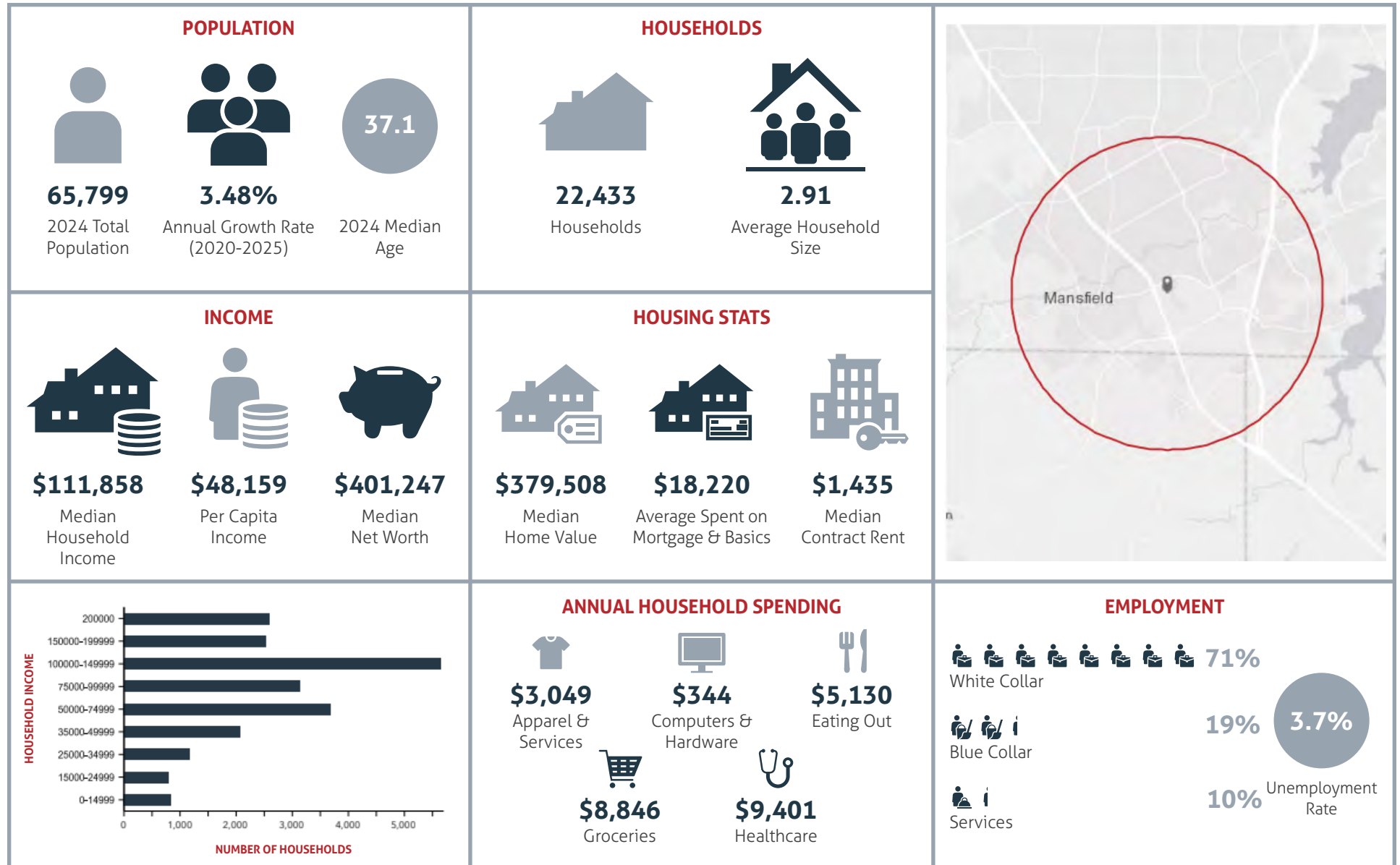


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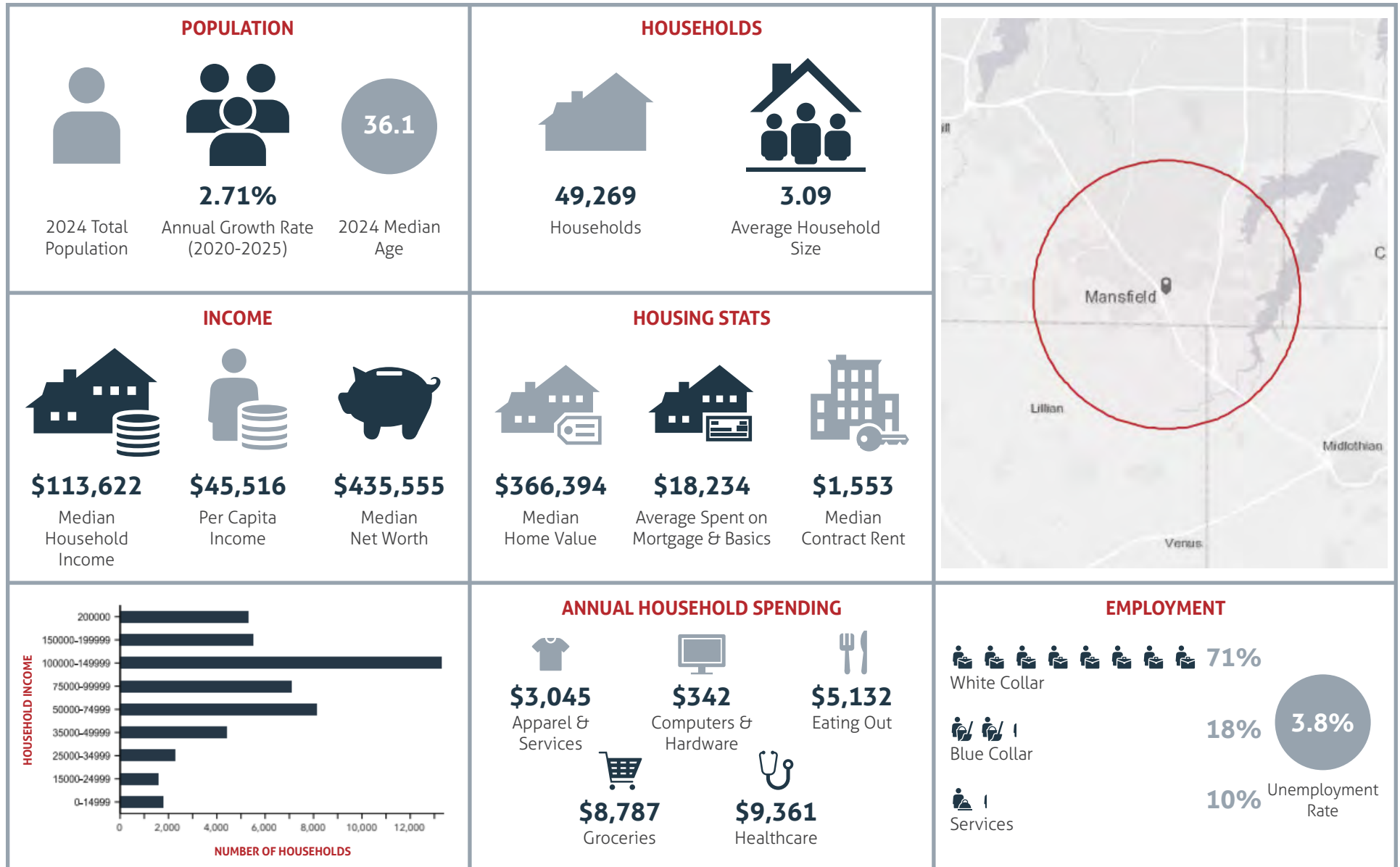
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Designated Broker of Firm: Jordan Cortez | License No. 494942 | Jordan.Cortez@VanguardREA.com | 214-556-1951

Licensed Supervisor of Sales Agent/Associate: Justin Tidwell | License No. 647170 | Justin.Tidwell@VanguardREA.com | 214-556-1955

Sales Agent/Associate: Mason John | License No. 682887 | Mason.John@VanguardREA.com | 214-556-1953

Sales Agent/Associate: Haley Birmingham | License No. 765057 | Haley@VanguardREA.com | 214-556-1956

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Sales Agent/Associate: Reid Pierce | License No. 791138 | Reid@VanguardREA.com | 214-556-1954

Sales Agent/Associate: Jim McNulty | License No. 813890 | Jim@VanguardREA.com | 214-556-1949

Sales Agent/Associate: Alex Johnson | License No. 815359 | Alex@VanguardREA.com | 214-556-1948



7.869+/- Acres | 87 Townhome Lots | 962 S Mitchell Road | Mansfield, Texas 76063

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