

An architectural rendering of a modern, multi-story brick building with large arched windows and a central tower topped with a colorful stained-glass dome. The scene includes cars parked on the street, pedestrians, and young trees under a blue sky with light clouds.

WATER MILL SQUARE

100 S Main Street | Mansfield, TX

Water Mill Square brings a new mix of retail, dining, workspace, and multifamily homes to Mansfield, creating a welcoming neighborhood designed for easy walking and everyday convenience.

PHASE 1
Completion Spring 2027

Building 1
47,000 ± SF

Building 2
16,000 ± SF

PHASE 2
Completion TBD

Multi-Family

100+ units
10+ Townhomes









Water Mill Square Features

Positioned in Mansfield's Downtown District



High visibility at Main and Broad Street



63,000 ± Retail/Office Square Footage



30 Covered public parking spaces



"The Alley" pedestrian walkway



Second Floor Elevator Access



Public Restrooms



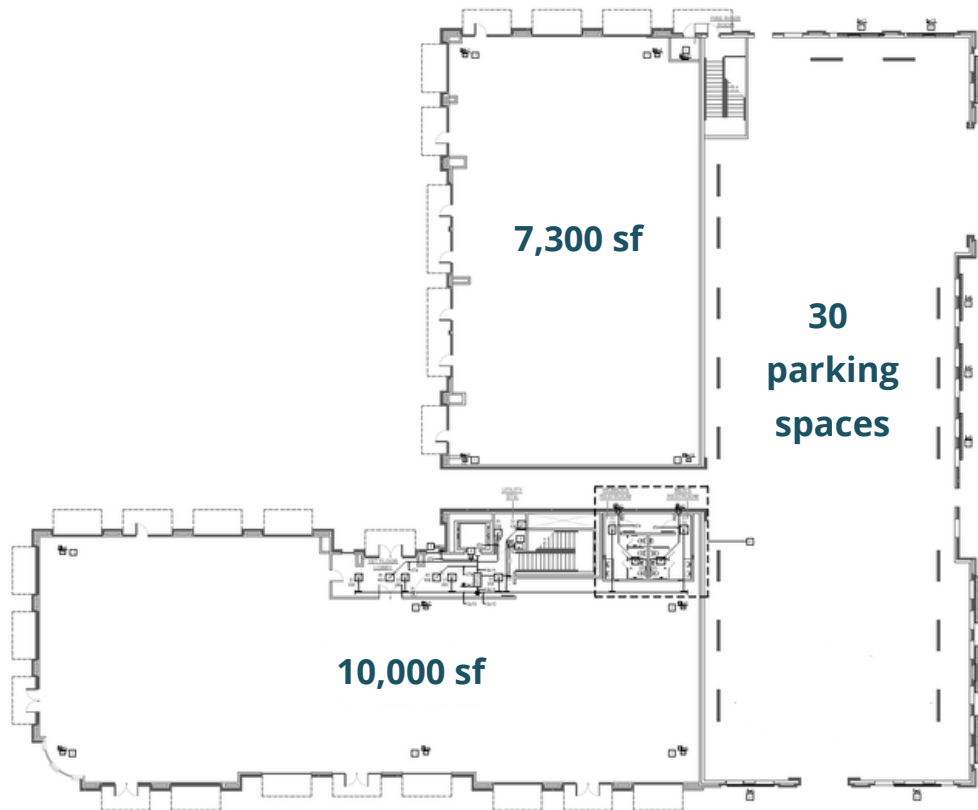


BUILDING 1

47,000 SF

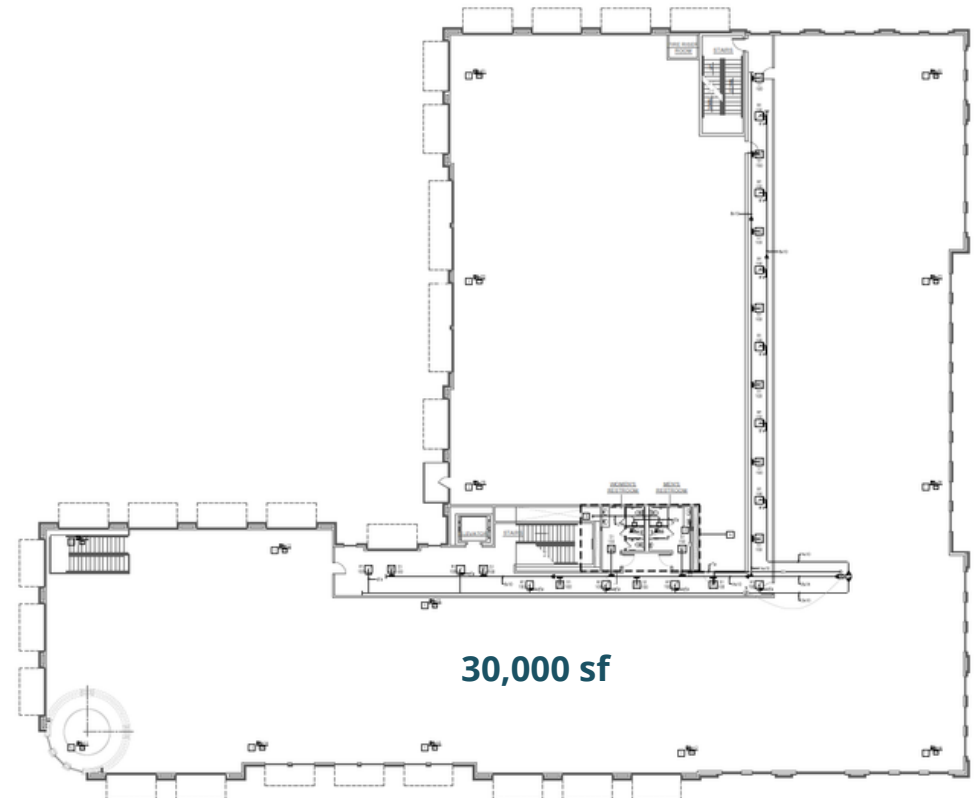
First Floor

1,000 - 17,000 SF



Second Floor

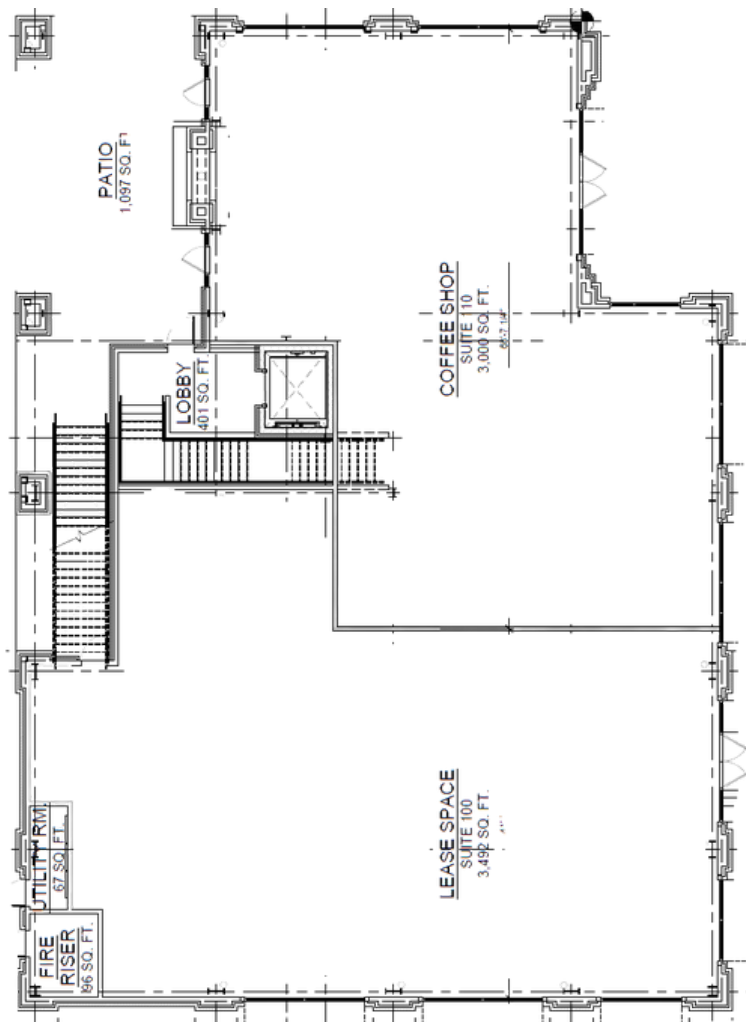
2,000 - 30,000 SF



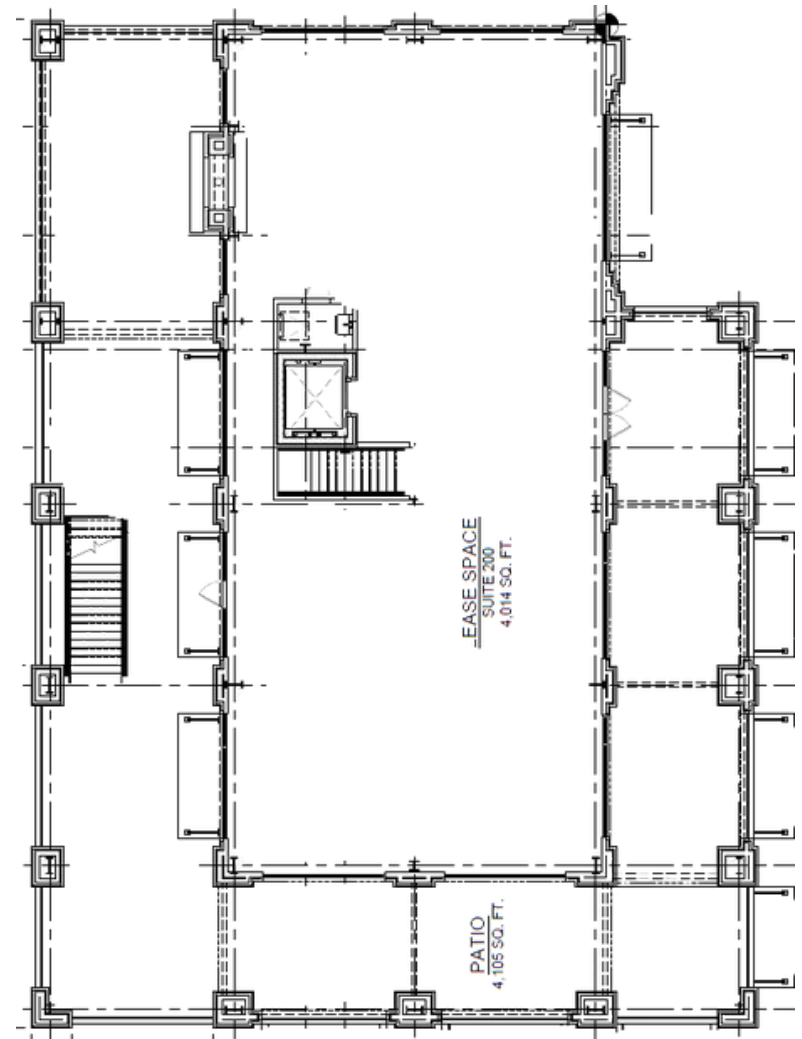
BUILDING 2

16,000 SF

First Floor



Second Floor



Mansfield, TX is a growing, business-friendly city in the heart of the Dallas–Fort Worth Metroplex. With a strong economy, well-rated schools, and a high quality of life, the community continues to attract new residents and businesses. Easy access to major highways, a skilled workforce, and a supportive local environment make W Mansfield a solid choice for companies seeking long-term success in North Texas.

DEMOGRAPHICS

82,394

Population

25,368

Households

\$139,042

Median HH
Income

40,400

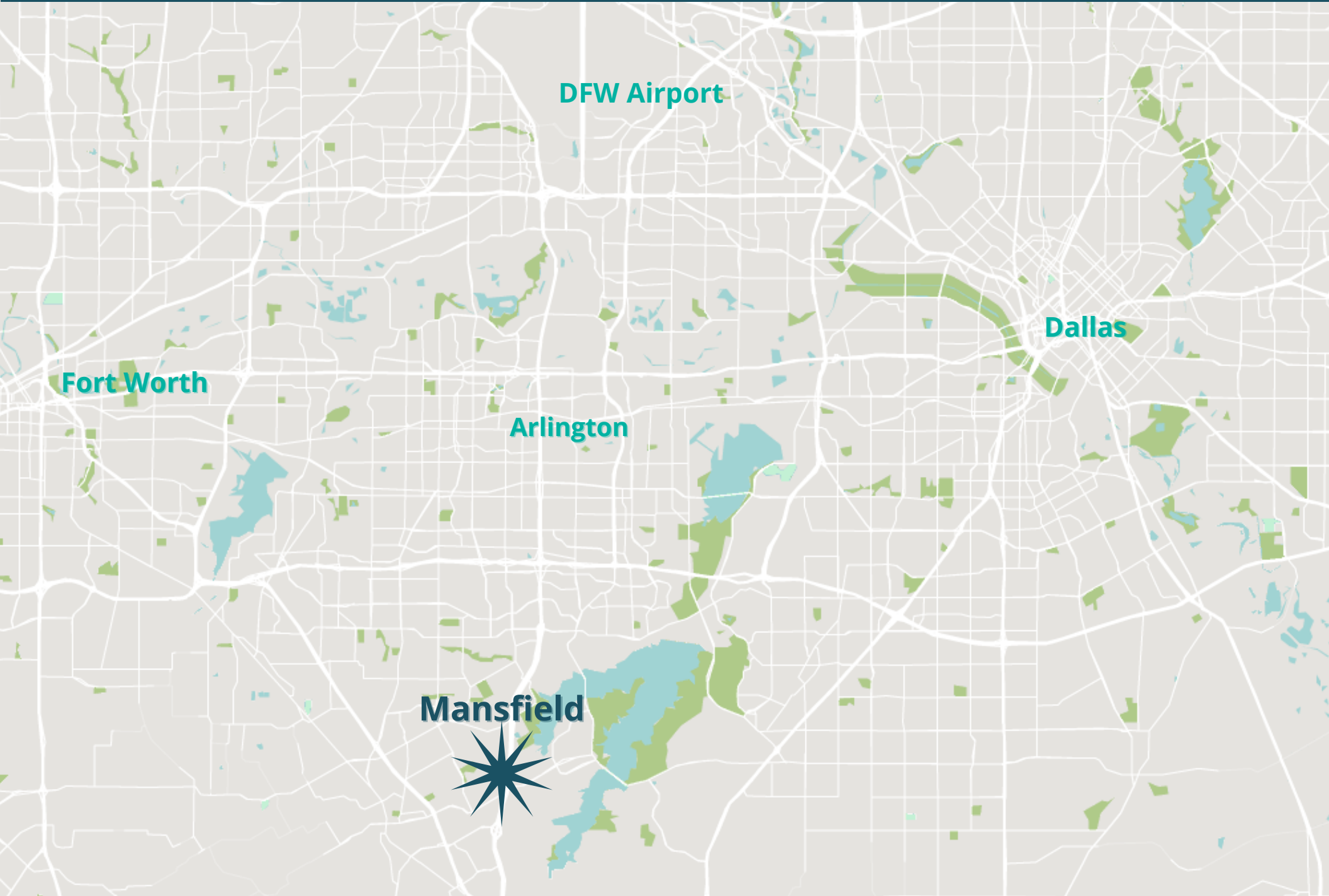
Daytime
Employment

Traffic Count

Main @ Broad St | 15,741 VPD
Broad @ Hwy 287 | 17,897 VPD



DFW Area Map



Downtown Mansfield Map



S. Second St.

Future
Townhomes

S. First St.

Phase 2

Phase 1

Broad Street

Main Street

Sunshine Yoga Shack
Dirty Jobs Brewing
Roys Barbershop
063 Studios
Farr Best Theater
Blasted Tattoos & Piercings
Flowers, Etc

Future
Townhomes

Meehan's
Henry's Cigar Bar
Twisted Root

Mansfield Historical Museum
Dazzarkle
Flying Squirrel Coffee Co.
Mansfield Chamber of Commerce
DayDream Photography
Lashed
The Rustic Hair Collective
Snow Cone Shivers
The Rustic Hair Collective

E. Kimball St.

Water Mill Square

100 S Main Street

Mansfield, TX

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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.

2-10-2025



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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date