

SITE
10 ACRES

BUS
287

157
TEXAS

LONE STAR ROAD

FOR SALE

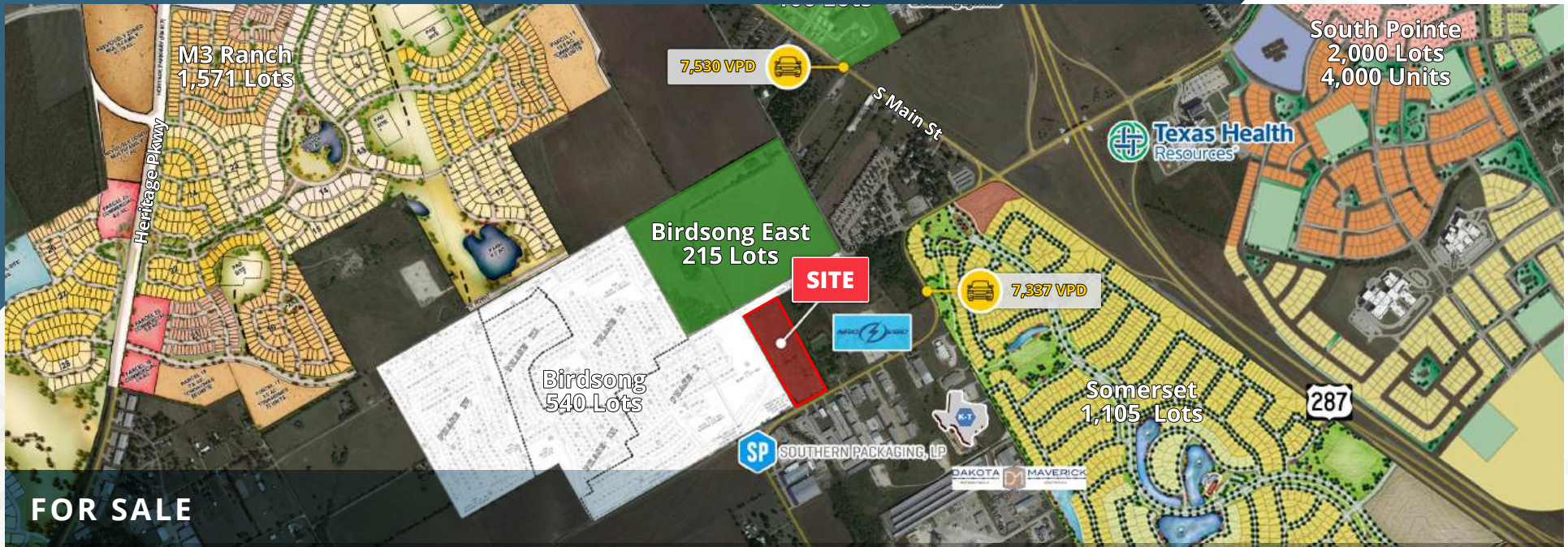
10 AC All Utilities to Site Close Access to Hwy 287

1801 Lone Star Road | Mansfield, TX 76063



10 Acres All Utilities to Site Close Access to Hwy 287

1801 Lone Star Road | Mansfield, TX



10.0 AC

Land Size

435,600 SF

Available Size

Light Industrial

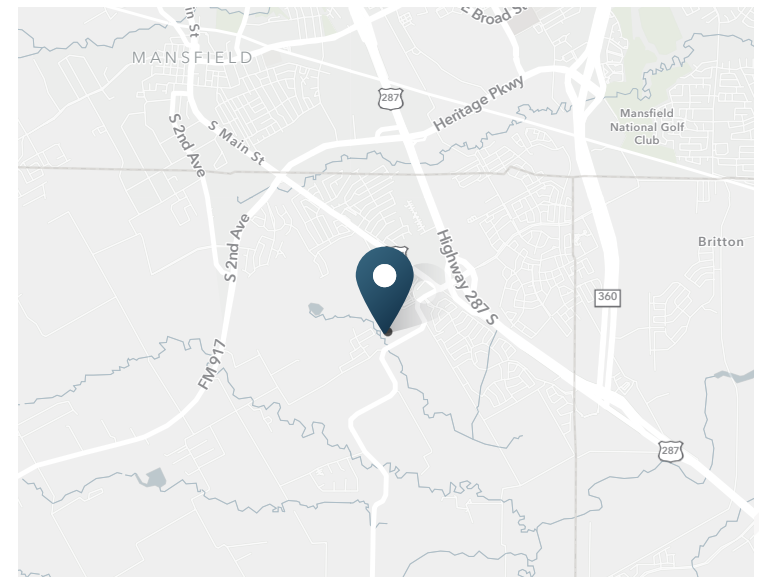
Zoning

Contact Broker

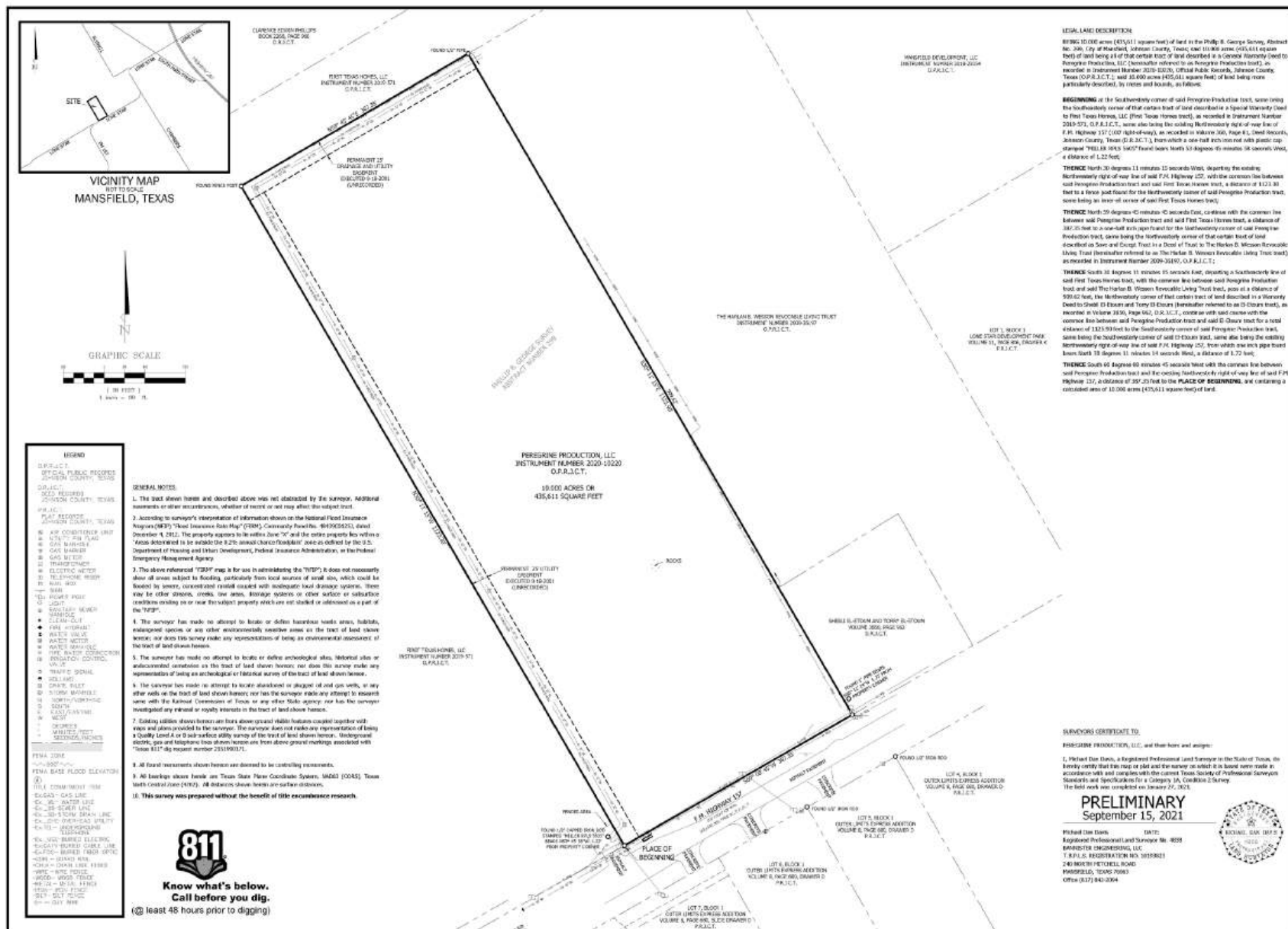
Pricing

PROPERTY HIGHLIGHTS

Available AC	10.00
Available SF	435,600
Zoning	Light industrial
Utilities	All to site
Flood	None
Topographic	Flat
Curb Cut	In place
DFW International Airport	28.8 miles
Dallas Love Field	37.6 miles



1801 Lone Star Road | Mansfield, TX



BANNISTER
ENGINEERING
360 North Mineral Road, Woodford, KY 40063 | 817.843.1094 | 817.843.2025 fax
TODD@BANNISTERENGINEERING.COM | 10.030373

PROJECT: Address: 1801 Lone Star Road
Being 10.000 acres or (435,611 square feet) out of the
Phillip B. George Survey, Abstract No. 299
City of Mansfield, Johnson County, Texas

CATEGORY 1A
CONDITION 2
LAND
TITLE
SURVEY

PROJECT NO.: 203-21-001
SCALE: 1" = 60'
DRAWN BY: sa
CKD BY: md2
SHEET NUMBER

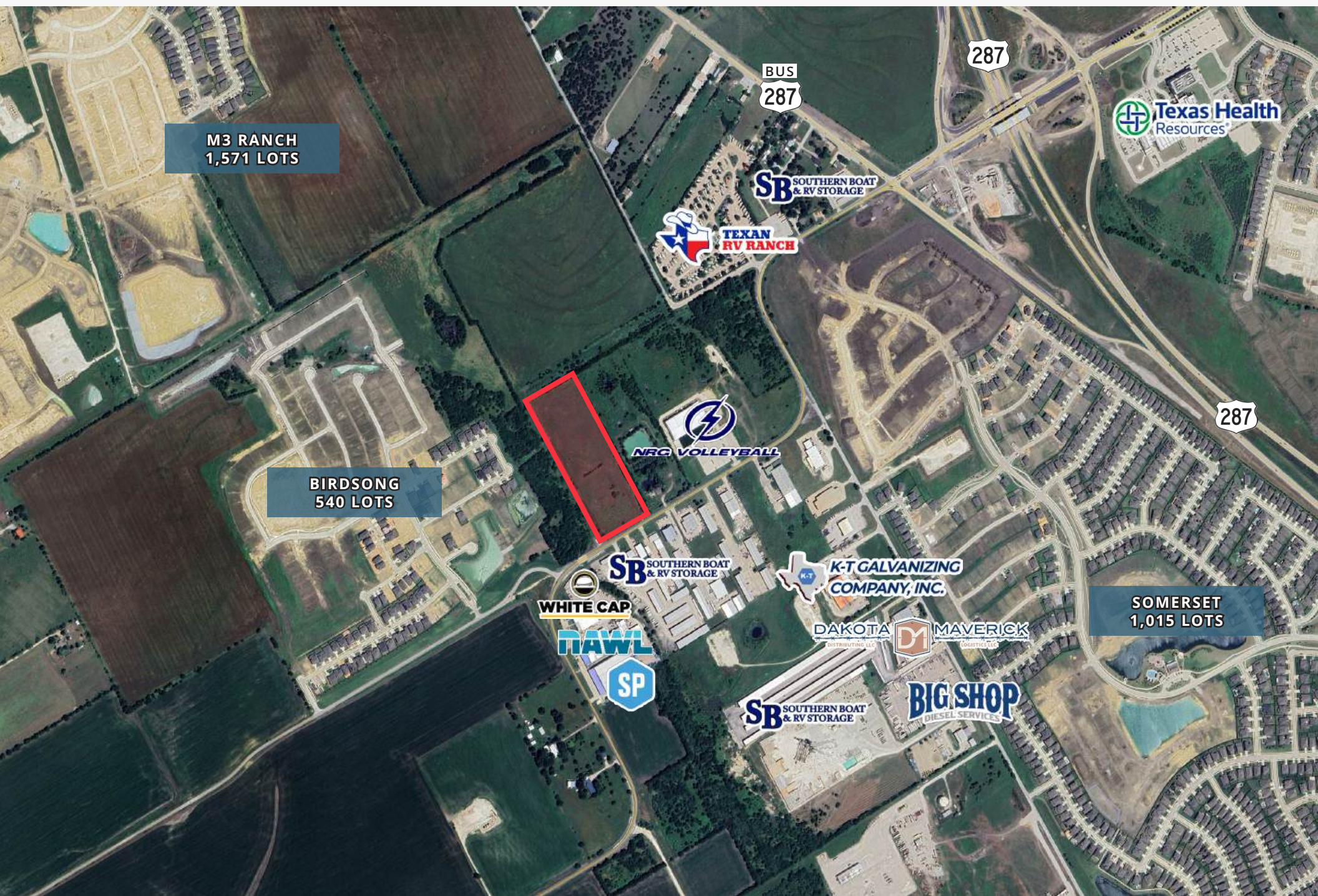
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M3 RANCH
1,571 LOTS

BIRDSONG
540 LOTS

SOMERSET
1,015 LOTS

BUS
287

287

287

Texas Health
Resources

SB SOUTHERN BOAT
& RV STORAGE

TEXAN
RV RANCH

NRC VOLLEYBALL

SB SOUTHERN BOAT
& RV STORAGE

WHITE CAP

RAWL

SP

K-T GALVANIZING
COMPANY, INC.

DAKOTA
DISTRIBUTING LLC

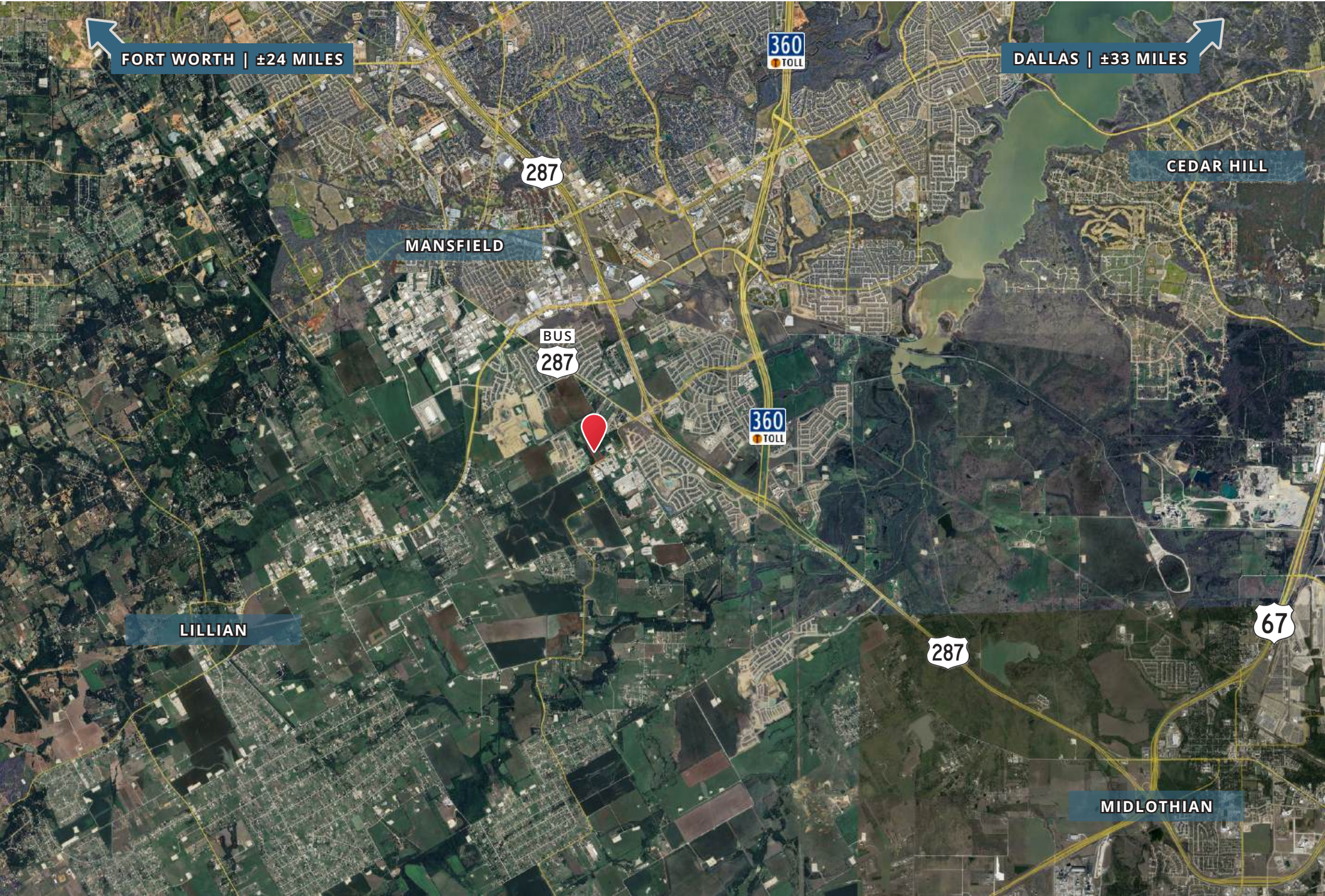
MAVERICK
COMMERCE LLC

SB SOUTHERN BOAT
& RV STORAGE

BIG SHOP
DIESEL SERVICES

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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	4,445	25,422	84,473
2029 Projected Population	8,480	41,239	106,052
Proj. Annual Growth 2024 to 2029	13.79%	10.16%	4.66%

Daytime Population

2024 Daytime Population	3,513	31,894	80,507
Workers	1,399	19,393	40,202
Residents	2,114	12,501	40,305

Income

2024 Est. Average Household Income	\$140,843	\$128,962	\$137,726
2024 Est. Median Household Income	\$111,345	\$104,248	\$108,236

Households & Growth

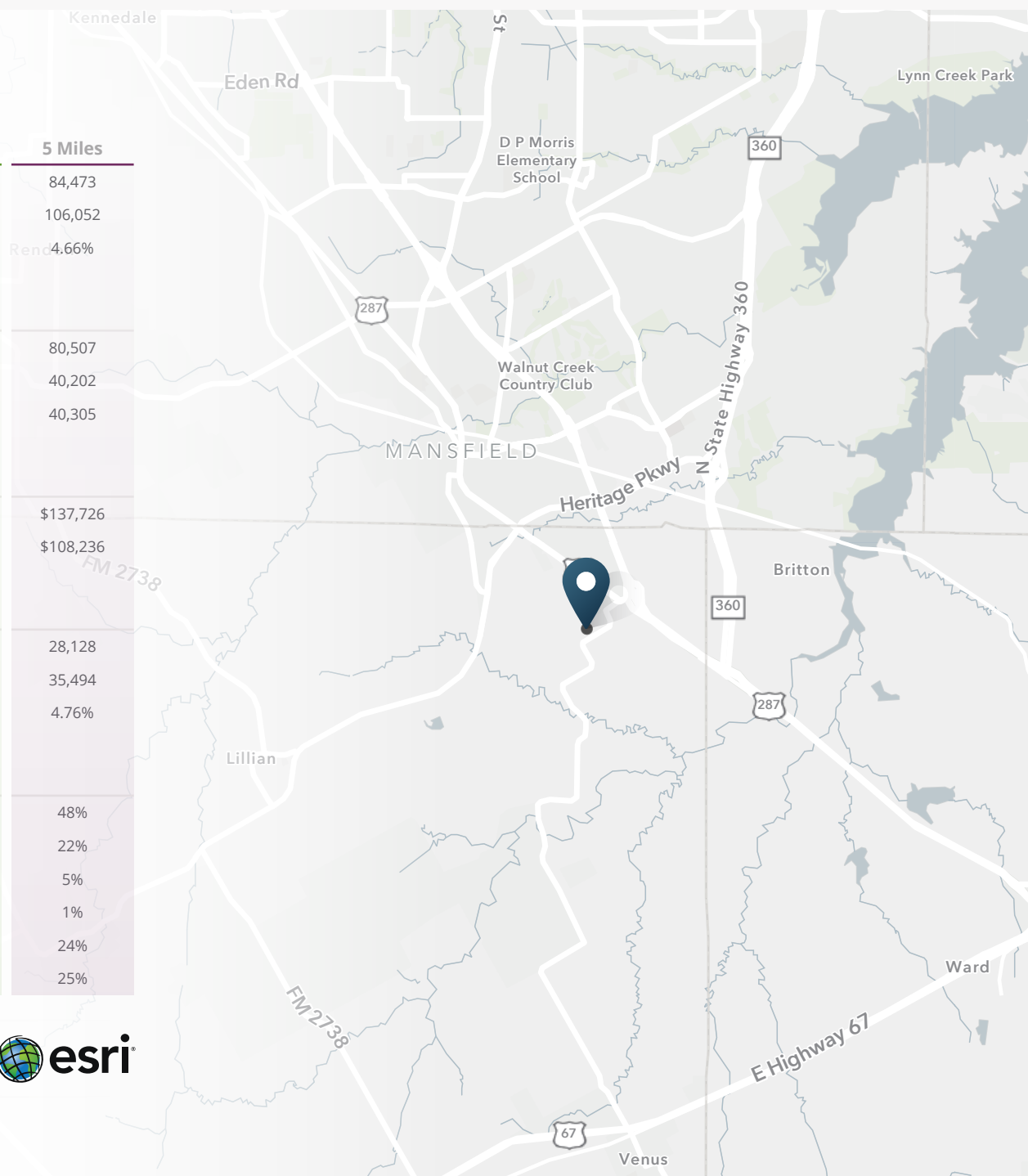
2024 Estimated Households	1,450	8,419	28,128
2029 Estimated Households	2,795	13,677	35,494
Proj. Annual Growth 2024 to 2029	14.03%	10.19%	4.76%

Race & Ethnicity

2024 Est. White	44%	48%	48%
2024 Est. Black or African American	24%	19%	22%
2024 Est. Asian or Pacific Islander	5%	4%	5%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	26%	27%	24%
2024 Est. Hispanic (Any Race)	30%	31%	25%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone

Brant Landry		481909	brant.landry@srsre.com	214.764.2242
Licensed Supervisor of Sales Agent/Associate		License No.	Email	Phone
Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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