

MANSFIELD COMMERCIAL LAND

501 E DEBBIE LN, MANSFIELD, TX 76063

AVAILABLE

- 3.6 ACRES FOR LEASE OR FOR SALE
- 11,407 SF MULTI-TENANT RETAIL CENTER WITH PROPOSED END-CAP
- 2ND BUILDING OF 7,044 SF MEDICAL OFFICE/GENERAL OFFICE

RATE

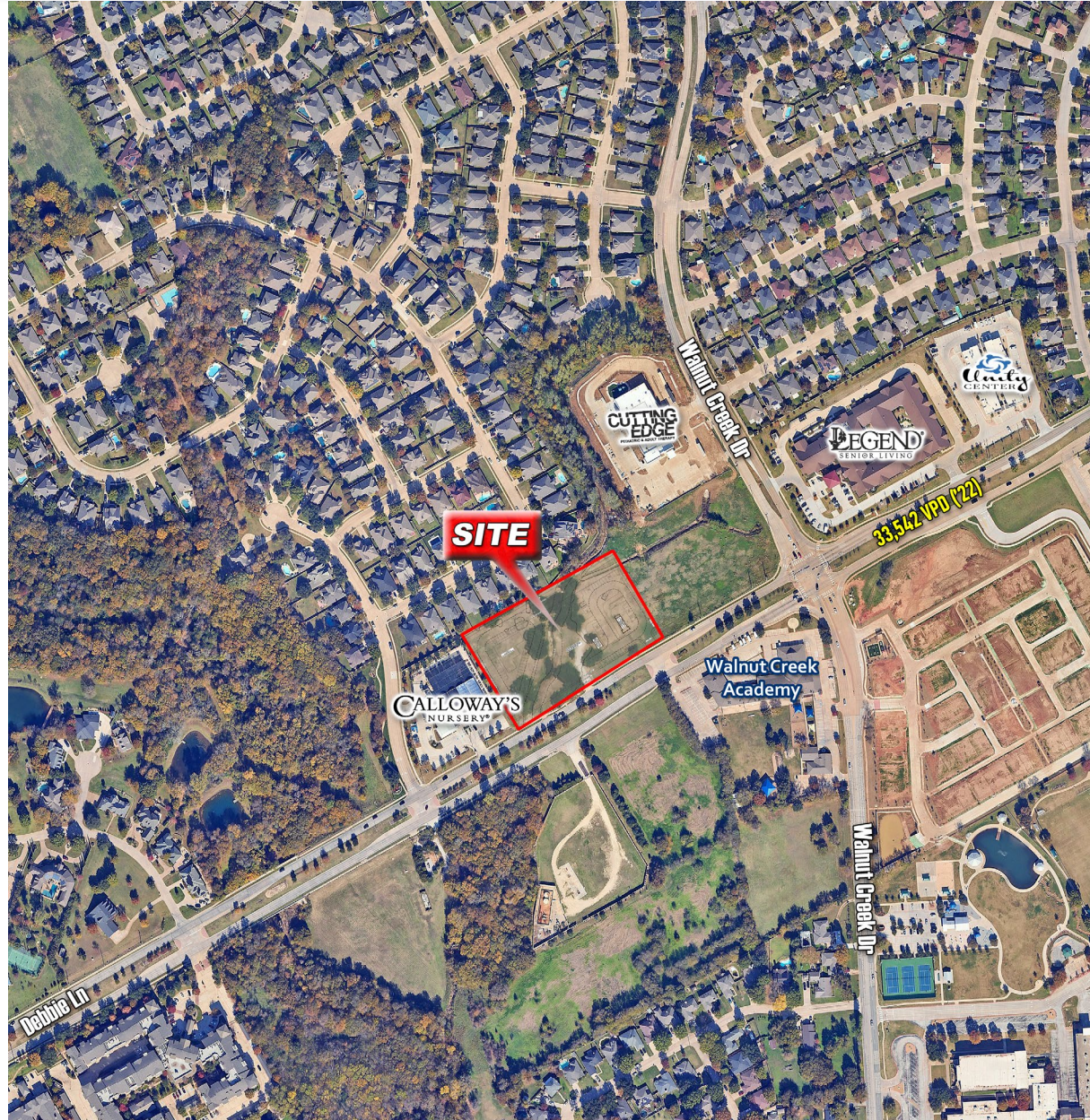
CALL FOR PRICE

HIGHLIGHTS

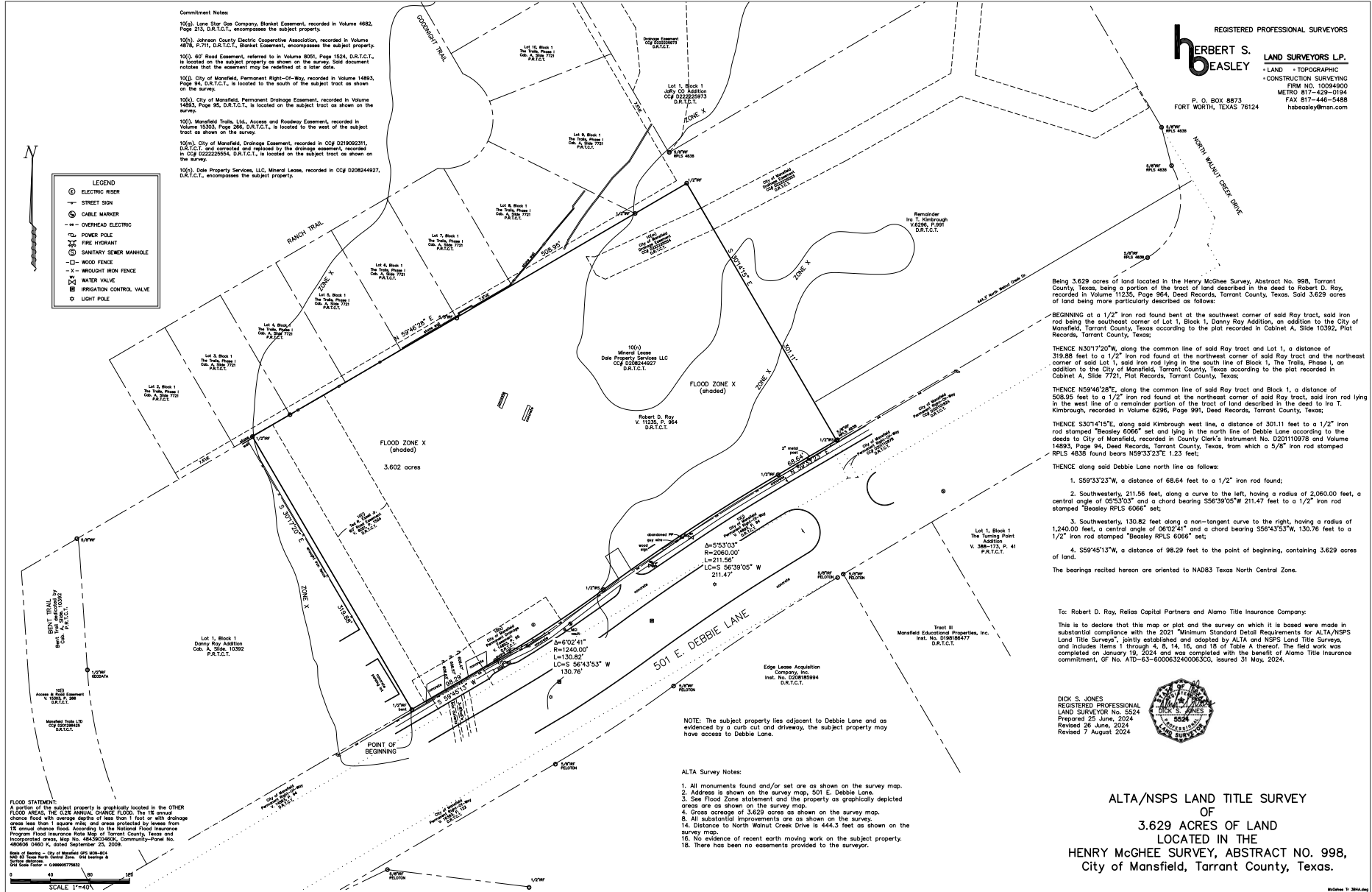
- DELIVERY IS Q4 2025
- COMMERCIAL LAND WITH 500' FRONTAGE ON A BUSY THOROUGHFARE IN THE GROWING MANSFIELD, TX MARKET
- LOCATED ABOUT 435' FROM THE INTERSECTION AT WALNUT CREEK
- LESS THAN ONE MILE EAST OF US-287
- THREE MILES WEST OF SH-360
- FLEXIBLE C-2 ZONING.
- SUITABLE FOR RETAIL, MEDICAL, OFFICE, PHARMACY, C-STORE, RESTAURANT, PRIVATE OR PUBLIC SCHOOL, DAYCARE, SPECIAL USE, PLANNED DEVELOPMENT, AND MORE

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	10,420	89,084	202,513
DAYTIME POPULATION	11,683	80,146	161,113
TOTAL HOUSEHOLDS	3,504	28,889	66,325
AVERAGE HH INCOME	\$133,892	\$127,754	\$123,780



SURVEY



REGISTERED PROFESSIONAL SURVEYORS
HERBERT S. BEASLEY
LAND SURVEYORS L.P.
 • LAND • TOPOGRAPHIC
 • CONSTRUCTION SURVEYING
 FIRM NO. 15094800
 METRO 817-428-0194
 FAX 817-446-5488
 hbeasley@msn.com
 P. O. BOX 8873
 FORT WORTH, TEXAS 76124

Being 3.629 acres of land located in the Henry McGhee Survey, Abstract No. 998, Tarrant County, Texas, being a portion of the tract of land described in the deed to Robert D. Ray, recorded in Volume 11235, Page 964, Deed Records, Tarrant County, Texas. Said 3.629 acres of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod found bent at the southwest corner of said Ray tract, said iron rod being the southeast corner of Lot 1, Block 1, Denny Ray Addition, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 10392, Plat Records, Tarrant County, Texas;

THENCE N30°17'20"W, along the common line of said Ray tract and Lot 1, a distance of 319.88 feet to a 1/2" iron rod found at the northeast corner of said Ray tract and the northeast corner of said Lot 1, said iron rod lying in the south line of Block 1, The Trails, Phase I, an addition to the City of Mansfield, Tarrant County, Texas according to the plat recorded in Cabinet A, Slide 7721, Plat Records, Tarrant County, Texas;

THENCE N59°46'28"E, along the common line of said Ray tract and Block 1, a distance of 508.95 feet to a 1/2" iron rod found at the northeast corner of said Ray tract, said iron rod lying in the west line of a remainder portion of the tract of land described in the deed to I. Kimbrough, recorded in Volume 6296, Page 991, Deed Records, Tarrant County, Texas;

THENCE S30°14'15"E, along said Kimbrough west line, a distance of 301.11 feet to a 1/2" iron rod stamped "Beasley 6066" set and lying in the north line of Debbie Lane according to the deeds to City of Mansfield, recorded in County Clerk's Instrument No. D201110976 and Volume 14893, Page 94, Deed Records, Tarrant County, Texas, from which a 5/8" iron rod stamped RPLS 4636 found bears N59°33'23"E 1.23 feet;

THENCE along said Debbie Lane north line as follows:

- S59°33'23"W, a distance of 68.64 feet to a 1/2" iron rod found;
- Southwesterly, 211.56 feet, along a curve to the left, having a radius of 2,060.00 feet, a central angle of 05°33'03" and a chord bearing S56°39'05"W 211.47 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;
- Southwesterly, 130.82 feet along a non-tangent curve to the right, having a radius of 1,240.00 feet, a central angle of 06°02'41" and a chord bearing S56°43'53"W 130.76 feet to a 1/2" iron rod stamped "Beasley RPLS 6066" set;
- S59°45'13"W, a distance of 98.29 feet to the point of beginning, containing 3.629 acres of land.

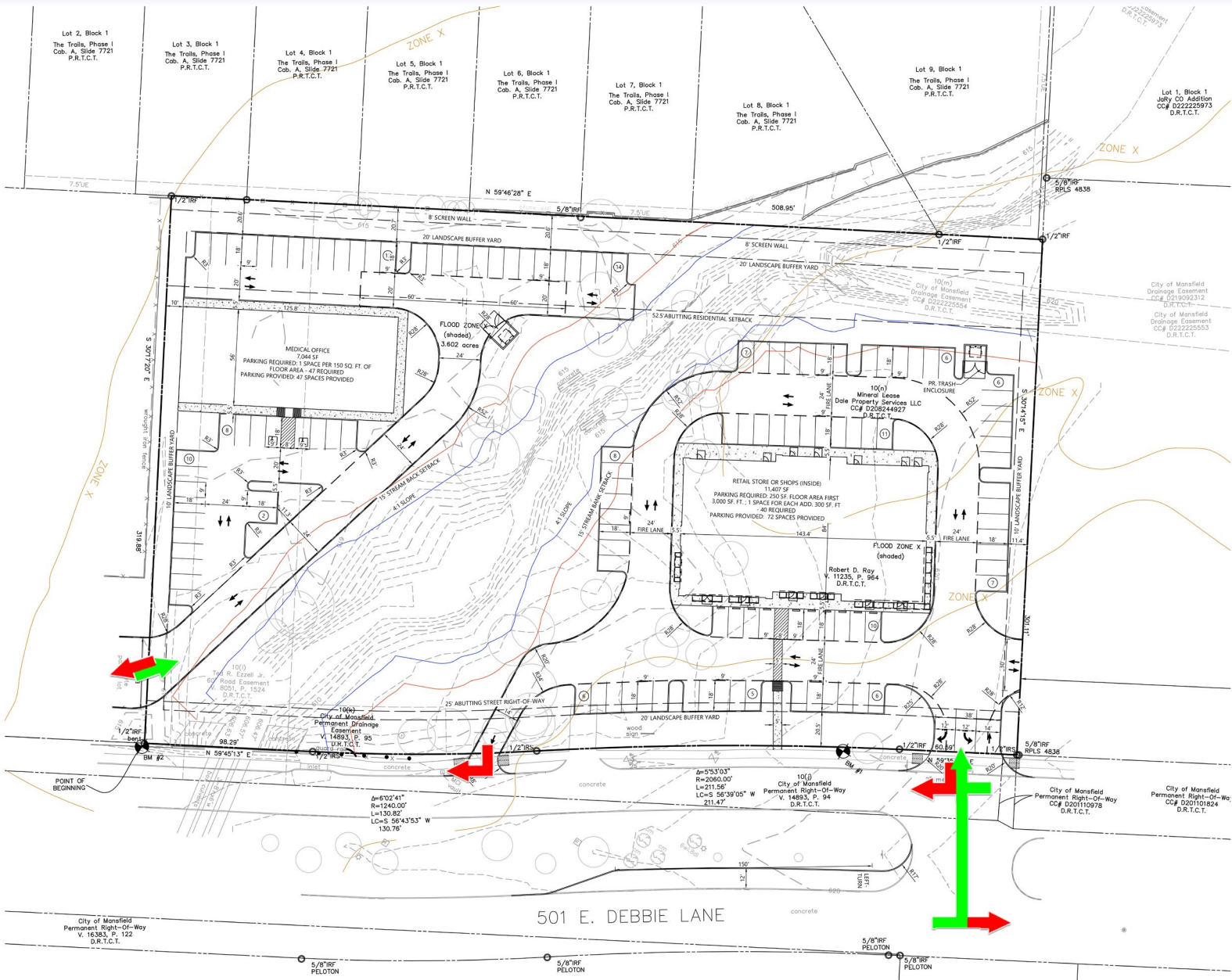
The bearings recited hereon are oriented to NAD83 Texas North Central Zone.

To: Robert D. Ray, Relias Capital Partners and Alamo Title Insurance Company.
 This is to declare that this map or plat and the survey on which it is based were made in substantial compliance with the 2021 "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys", jointly established and adopted by ALTA and NSPS Land Title Surveyors, and includes Items 1 through 4, 8, 14, 16, and 18 of Table A thereof. The field work was completed on January 18, 2024 and was completed with the benefit of Alamo Title Insurance commitment, OF No. A1D-63-00063240063CC, issued 31 May, 2024.

DICK S. JONES
 REGISTERED PROFESSIONAL
 LAND SURVEYOR No. 5524
 Prepared 25 June, 2024
 Revised 26 June, 2024
 Revised 7 August, 2024

ALTA/NSPS LAND TITLE SURVEY
 OF
3.629 ACRES OF LAND
 LOCATED IN THE
HENRY MCGHEE SURVEY, ABSTRACT NO. 998,
 City of Mansfield, Tarrant County, Texas.

SITE PLAN

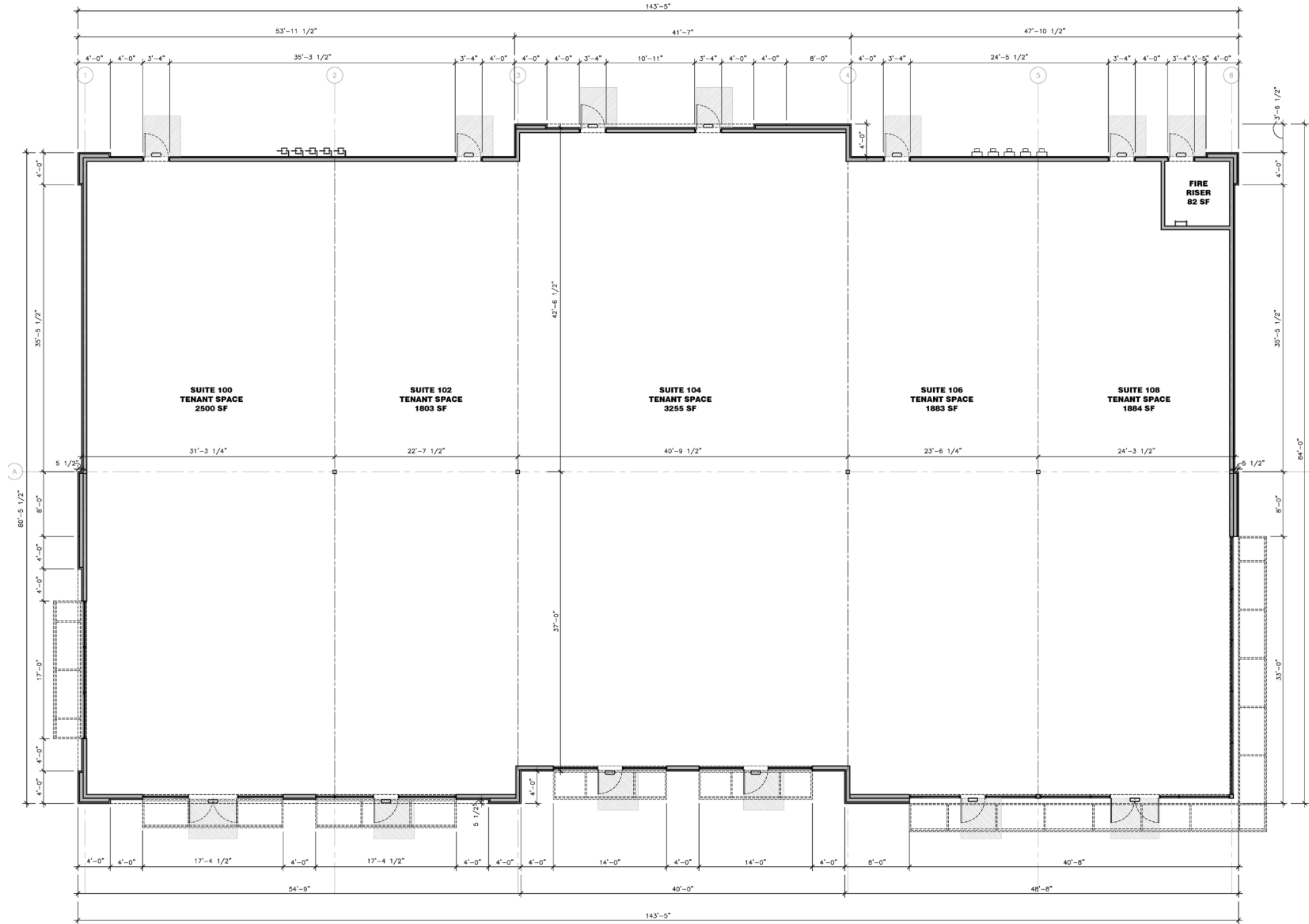


SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING SETBACK LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED SETBACK LINE
- ♿ HANDICAP STALL
- ⊙ PARKING SPACE COUNT
- ⊙ SIGN
- ⚠ A.D.A. STD HANDICAP RAMP
- ★ LIGHT POLE

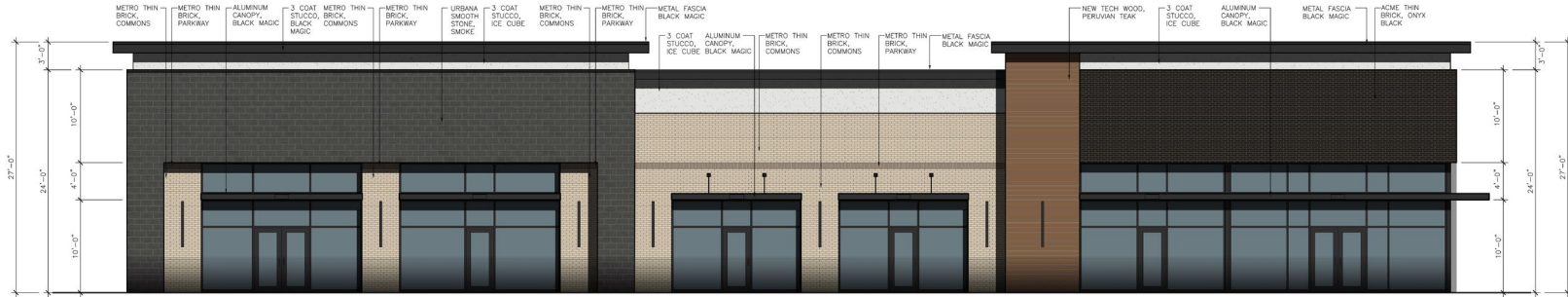
SITE DATA

ASSESSOR'S PARCEL NUMBER:	0596743
PROPOSED USE:	RETAIL & MEDICAL OFFICE
CURRENT ZONING:	COMMERCIAL - MANUFACTURING DISTRICT (C-2)
TOTAL SITE AREA:	156,903.12 SF ±, 3.602 AC ±
NET USABLE AREA (E):	62,192.26 SF ±, 1.43 AC ± (EAST SIDE OF CREEK)
NET USABLE AREA (W):	45,243.07 SF ±, 1.04 AC ± (WEST SIDE OF CREEK)
BUILDING SETBACKS	
FRONT BUILDING SETBACK:	25' ABUTTING STREET R.O.W
SIDE/CORNER BUILDING SETBACK:	0' (NOT ABUTTING RESIDENTIAL)
REAR BUILDING SETBACK:	52.5' ABUTTING RESIDENTIAL
LANDSCAPE BUFFER	
FRONT BUFFER:	20'
SIDE/CORNER BUFFER:	10'
REAR BUFFER:	20'
LOT COVERAGE	
BUILDING FOOTPRINT AREA:	RETAIL - 11,407 SF & MEDICAL OFFICE - 7,044 SF
COVERAGE PERCENTAGE:	3.5%
PARKING	
ADA PARKING REQUIRED:	3 SPACES REQUIRED
ADA PARKING PROVIDED:	3 SPACE
PARKING REQUIRED (RETAIL):	40 PARKING SPACES REQUIRED
PARKING PROVIDED (RETAIL):	72 SPACES (INCLUDING ADA)
PARKING REQUIRED (MEDICAL OFFICE):	47 PARKING SPACES REQUIRED
PARKING PROVIDED (MEDICAL OFFICE):	47 SPACES (INCLUDING ADA)



1 - FLOOR PLAN SCALE 3/16"=1'-0"

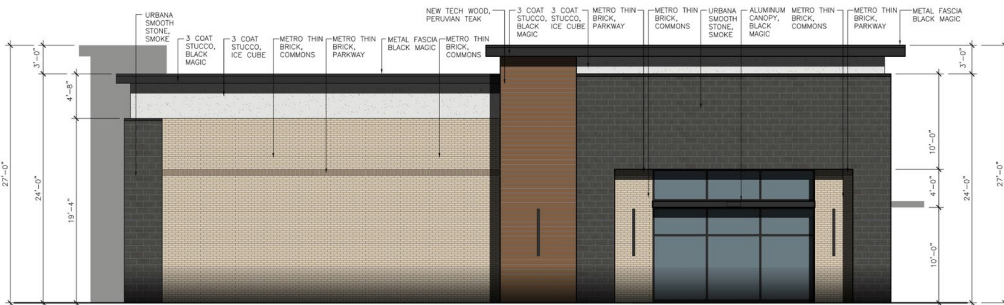
ELEVATIONS



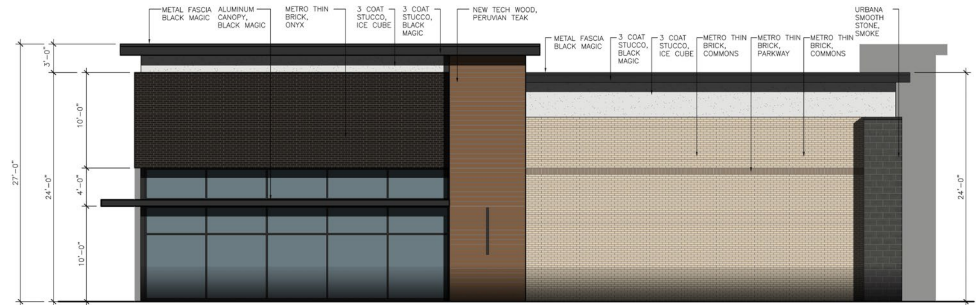
SOUTH FACING ELEVATION



NORTH FACING ELEVATION



WEST FACING ELEVATION



EAST FACING ELEVATION

SITE AERIAL



WIDE AERIAL

