



*CONCEPTUAL PLAN ONLY

THE RESERVE MANSFIELD, TX



DILLON COOK
214.416.8223
dcook@rangerealtyadvisors.com

DANIEL BATEY
214.416.8217
dbatey@rangerealtyadvisors.com

CHRIS YOUNG
214.416.8216
cyoung@rangerealtyadvisors.com

JOHN THRASH
214.416.8226
jthrash@rangerealtyadvisors.com

Mansfield Reserve is a 200-acre master planned development located in the heart of Mansfield, Texas. The City of Mansfield has identified this project as a modern city center, and upon completion, will be home to a series of mixed-use pedestrian friendly districts that encompass a true live-work-play community surrounded by green space, water features, and trail system.

Planned by Dallas-based Stillwater Capital, Mansfield Reserve's geographic location within the DFW market area boasts exceptionally high demographics and population growth, allowing the property to thrive for new business and in one of the top performing cities in DFW.



PROPERTY OVERVIEW



LOCATION

E. Broad St. @ Matlock Rd
Mansfield, TX 76063



AVAILABLE ACREAGE

- Retail District: ± 1 - 17.75 Acres
- Mixed Use District: ± 26.8 Acres
- Medical/Office District: ± 1 - 20.5 Acres
- Commercial District: ± 1 - 15.25 Acres
- Municipal District: ± 7.69 Acres



ZONING

Current : [Click Here](#)



PROPOSED USE

Mixed Use Neighborhood



UTILITIES

Water: To Site
Sewer: To Site
* see page 9 for exhibit



ISD

Mansfield ISD



VPD

East Broad St: ± 18,838
Matlock Rd: ± 6,588
Heritage Pkwy: ± 4,148



SCAN FOR ZONING DOCUMENTS:



AVAILABLE



NOT AVAILABLE



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SHOPS AT BROAD

287

AVAILABLE ———

NOT AVAILABLE ———



WILLIE BROWN
ELEMENTARY SCHOOL
± 573 STUDENTS

BRENTWOOD
AT THE RESERVE
± 254 TH UNITS

THE ATWELL
± 297 UNITS

THE ATWELL
PHASE 2
± 342 UNITS

MASON & HILL
± 297 UNITS

HIGHLANDS VILLAGE
SENIOR LIVING

RESIDENTIAL
DISTRICT

MIXED USE
LUXURY
RESTAURANT
DISTRICT

MEDICAL/
OFFICE
DISTRICT

COMMERCIAL
DISTRICT

MUNICIPAL
DISTRICT

MANSFIELD
COMMERCE CENTER

MANSFIELD
CITY HALL

(± 1,500 EMPLOYEES)

MARY ORR
INTERMEDIATE SCHOOL
± 660 STUDENTS

THE REVEL
± 350 UNITS

HERITAGE PKWY

E BROAD ST

REGENCY PKWY

REGENCY PKWY

CANNON DR

E BROAD ST

MATLOCK RD

MATLOCK RD

MILLER RD N

MILLER RD N

HERITAGE PKWY

UPTOWN
DOWNTOWN

CHILDRENS

afcu
Affiliated Federal Credit Union

PlainsCapitalBank

LEWIS & CLARK
MEDICAL CENTER

Healthcare
Associates

POSH

MASTERS
METER

Eagle
SHORT CARS

SALES & SERVICE
REPRESENTATIVE
FRANCO FERRARI

the

REGENCY

CookChildren's
Physical Network

hera

typical CAFE

7
ELEVEN

AMERICAN NATIONAL BANK

Methodist
METHODIST MEDICAL CENTER

Mansfield ISD
staff clinic

Texas Health
Resources

ClearSky
Rehabilitation Hospital
of Mansfield

WALMART

THE FORCES

MANSHFIELD

ClearSky
Rehabilitation Hospital
of Mansfield



MANSFIELD
COMMERCE
CENTER

FUTURE
CITY HALL

BRENTWOOD
AT THE RESERVE
± 254 TH UNITS

Mansfield ISD
staff clinic

REGENCY PKWY

HERITAGE PKWY

HERITAGE PKWY

HERITAGE PKWY

MATLOCK RD

MATLOCK RD



BRENTWOOD
AT THE RESERVE
#254 TH UNITS



Mansfield ISD
staff clinic

MATLOCK RD

MATLOCK RD

HERITAGE PKWY

HERITAGE PKWY



3.5 AC

BRENTWOOD
AT THE RESERVE
± 254 TH UNITS

2.53 AC

FUTURE
RETAIL STRIP
CENTER

1.01 AC



E BROAD ST

MATLOCK RD

E BROAD ST

E BROAD ST

MATLOCK RD



SHOPS AT BROAD



ARBORS OF CREEKWOOD ± 364 LOTS

LAKES OF CREEKWOOD ± 160 LOTS

LOWES FARM ± 456 UNITS

LOWES FARM ± 427 LOTS

DANNY JONES MIDDLE SCHOOL ± 890 STUDENTS

CORA SPENCER ELEMENTARY SCHOOL ± 670 STUDENTS

MANSFIELD HIGH SCHOOL ± 2,582 STUDENTS

WILLIE BROWN ELEMENTARY SCHOOL ± 573 STUDENTS

BRENTWOOD AT THE RESERVE ± 254 TH UNITS

THE ATWELL ± 297 UNITS

PARC AT MANSFIELD ± 99 UNITS

THE SYDNEY ± 354 UNITS

MANSIONS OF MANSFIELD ± 208 UNITS



LAKEVIEW WEST ± 276 LOTS

CHARLOTTE ANDERSON ELEMENTARY SCHOOL ± 366 STUDENTS

LAKE RIDGE HIGH SCHOOL ± 2,728 STUDENTS

THE RESERVE

THE REVEL ± 350 UNITS

EVOLV ± 334 UNITS

REGALIA MANSFIELD ± 308 UNITS

MANSFIELD ON THE GREEN ± 308 UNITS

VILLAGES AT SPRING LAKE ± 413 LOTS

SPRING LAKE ESTATES ± 125 LOTS

HILLCREST ESTATES ± 366 LOTS

MANSFIELD NATIONAL ± 215 LOTS

GARDEN HEIGHTS ± 150 LOTS

GARDEN HEIGHTS ± 232 LOTS

HOLLAND MEADOWS ± 297 LOTS

PROPOSED INDUSTRIAL HERITAGE PARKWAY

PROPOSED INDUSTRIAL MANSFIELD HERITAGE PARK

TRIPOINTE ± 450 LOTS

LADERA AT THE RESERVE ± 157 UNITS

HARVEST POINT ± 350 ACRE DEVELOPMENT

REMINGTON RANCH ± 238 LOTS

DOVE CHASE ± 252 LOTS

LONE STAR RANCH ± 266 LOTS

SOUTH POINT MIXED-USE DEVELOPMENT ± 2,000 LOTS & ± 4,000 UNITS

M3 RANCH ± 1,600 LOTS

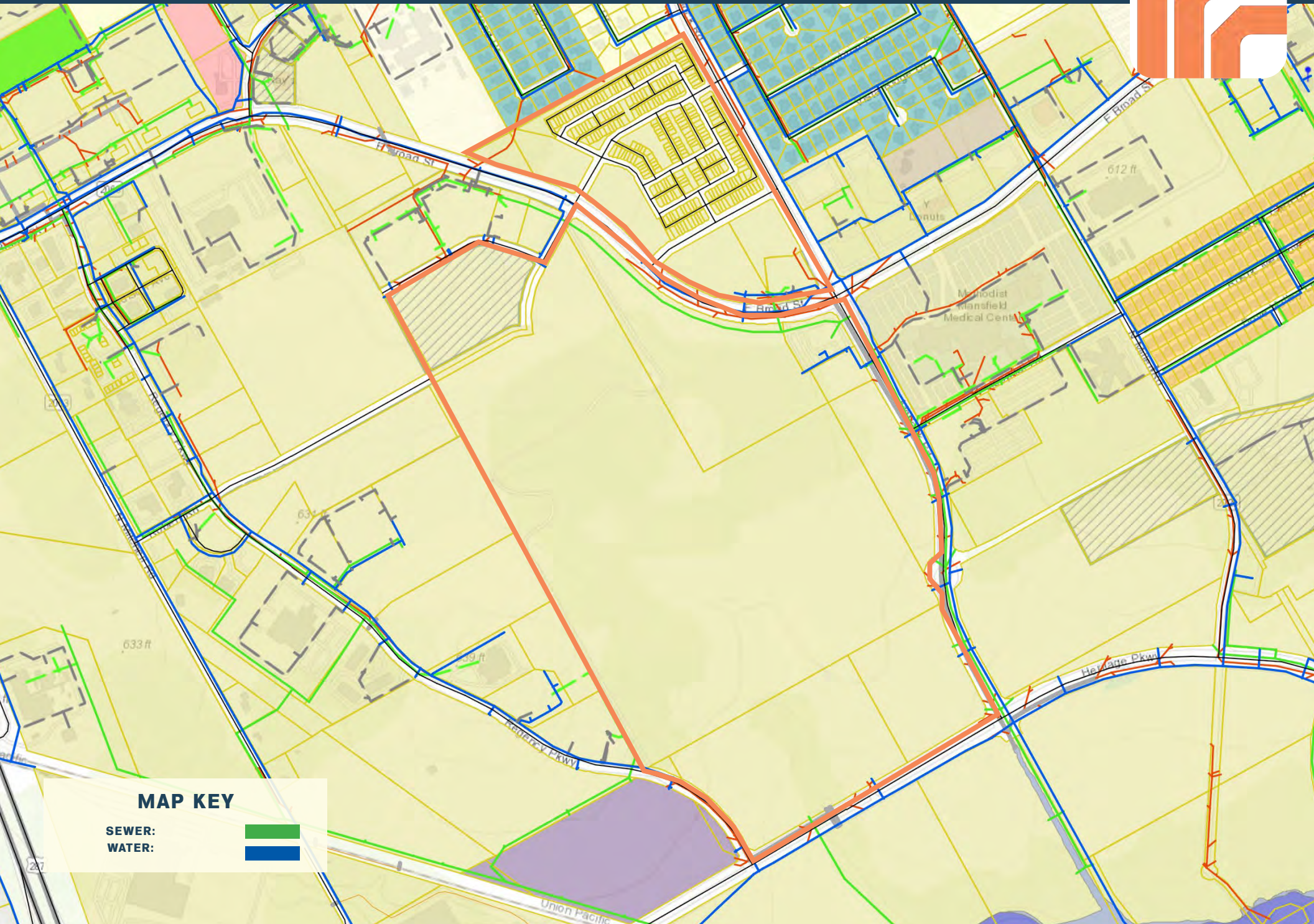


GREENWAY TRAILS ± 915 LOTS

STONEHAWK MF ± 255 UNITS



UTILITY EXHIBIT



MAP KEY

SEWER: 
WATER: 

- **New Mansfield City Hall to anchor Stillwater Capital's Mansfield Reserve**
[CLICK HERE](#)
- **City of Mansfield Enters into Agreement with REV Sports Management and FC Dallas for Multi-Use Stadium**
[CLICK HERE](#)
- **Mansfield wants to rise city's growth with new projects, development**
[CLICK HERE](#)
 - **Mansfield HEB Opening Spring 2024**
[CLICK HERE](#)
 - **Fort Worth suburb is creating town square with new City Hall, restaurants and shopping**
[CLICK HERE](#)
 - **North Texas is growing really, really fast**
[CLICK HERE](#)

MARKET OVERVIEW



SUMMARY

MANSFIELD, TEXAS, IS LOCATED WITHIN THE DALLAS-FORT WORTH METROPOLITAN AREA. THE CITY HAS SEEN SIGNIFICANT ECONOMIC DEVELOPMENT WITH A MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS CONTRIBUTING TO ITS GROWTH. ONGOING RESIDENTIAL AND COMMERCIAL DEVELOPMENTS CONTRIBUTE TO THE CITY'S GROWTH AND CONTINUE TO POSITIVELY IMPACT THE REAL ESTATE LANDSCAPE.

DEMOGRAPHICS

MILE RADIUS	1 MILE	3 MILE	5 MILE
2023 POPULATION	4,771	64,638	139,958
2028 POPULATION	5,140	67,443	145,077
POP. GROWTH 2023-2028	1.5%	.9%	.7%
2023 TOTAL HOUSEHOLDS	1,496	21,339	44,706
MEDIAN HOUSE HOLDS INCOME	\$151,194	\$110,879	\$103,070
2023 TOTAL BUSINESSES	671	2,584	4,111
2023 TOTAL EMPLOYMENT	4,294	23,812	36,818



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**RANGE REALTY ADVISORS
4633 N CENTRAL EXPY, SUITE 250
DALLAS, TX 75205**

214-416-8222 | [RANGEREALTYADVISORS.COM](https://www.rangerealtyadvisors.com)



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Range Realty Advisors, LLC License No. **9008180** info@rangerealtyadvisors.com 214-416-8222

Licensed Broker /Broker Firm Name or Primary Assumed Business Name **Dillon Cook** Email **dcook@rangerealtyadvisors.com** Phone **214-416-8223**

Designated Broker of Firm **N/A** License No. **N/A** Email **N/A** Phone **N/A**

Licensed Supervisor of Sales Agent/ Associate **Daniel Batey** License No. **730487** Email **dbatey@rangerealtyadvisors.com** Phone **214-416-8217**

Sales Agent/Associate's Name _____ Email _____ Phone _____

Buyer/Tenant/Seller/Landlord Initials _____ Date _____