

Joe Pool Lake

Danny Jones Middle School

Mansfield High School

Mary Lillard Intermediate School

Mary Orr Intermediate School

Chartene McKinzey Middle School

Lake Ridge High School

VIEW AT THE RESERVE
Tri Pointe Homes
From \$419K - \$593K

Ladera at The Reserve
Retirement Community

MITCHELL FARMS
Brightland Homes
From \$539,990 - \$689,990

87 TH Lots
7.869+/- Acres

SOUTH POINTE
Coventry Homes, David Weekley Homes,
Drees Homes, Grand Homes,
K. Hovnanian Homes, Boyd Custom Homes
Homes from \$500K - \$1.2M

87 TOWNHOME LOTS (PAPER OR FINISHED)
7.869+/- Acres | 962 South Mitchell Road | Mansfield, Texas 76063

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ALEX JOHNSON
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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	0.680000
Johnson County	0.335000
Mansfield ISD	1.334600
Lateral Road	0.050000
Total Tax Rate	2.399600

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

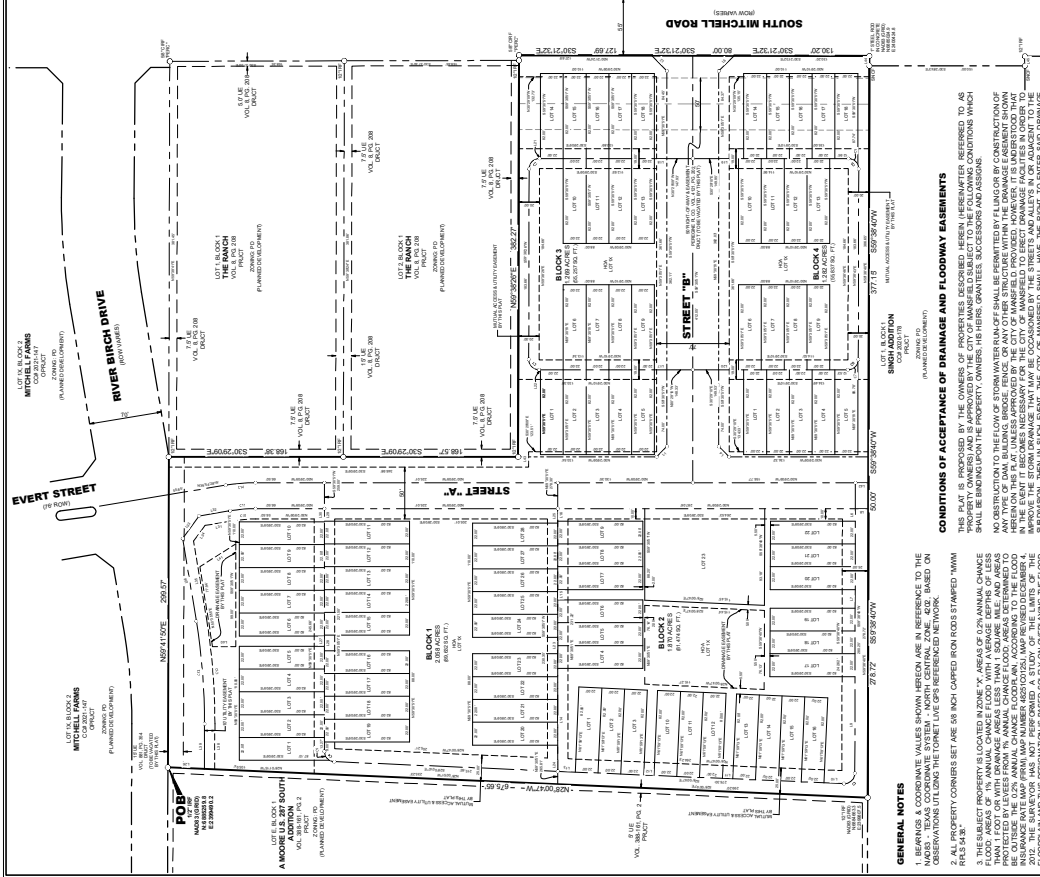


1-MILE | \$116,927
3-MILE | \$111,858
5-MILE | \$113,622

MEDIAN HOME VALUE



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



OWNER'S CERTIFICATE

WHEREAS DRUMMELLE WANSFIELD, L.L.C. 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, LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-0001, DRUMMELLE WANSFIELD, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. 2022-0001, BY METES AND BOUNDS AS FOLLOWS: [Detailed description of the 7.869 acre tract follows]

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS, THAT DRUMMELLE WANSFIELD, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, HAS HEREBY DEDICATED TO THE CITY OF MANSFIELD, TEXAS, THROUGH THE UNDERSIGNED, ITS FULLY AUTHORIZED AGENT, THE FOLLOWING INTERESTS IN THE ABOVE DESCRIBED PARCEL, TO WIT: [List of dedications follows]

ABBREVIATIONS

- CIRP CAPPED IRON ROD FOUND
- SIR CAPPED IRON ROD SET STAMPED
- "MM" IRON ROD FOUND
- IRF IRON ROD FOUND
- DRCLCT DEED RECORDS-JOHNSON COUNTY, TEXAS
- PRCT COUNTY RECORDS-JOHNSON COUNTY, TEXAS
- OPRUCT OFFICIAL PUBLIC RECORDS
- JOHNSON COUNTY, TEXAS
- POB POINT OF BEGINNING
- UEC UTILITY EASEMENT
- CCF COUNTY CLERK'S FILE NO.
- DE DRAINAGE EASEMENT
- SNCF SEARCHED- NO CORNER FND

* SEE PAGE 2 OF 2 FOR LINE & CURVE TABLE *



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



OWNER:
DRUMMELLE WANSFIELD, L.L.C.
3900 S STONERIDGE DR, STE. 304
MCKINNEY, TX 75070

CONTACT: REECE FLANAGAN, PE
4300 W. WACO DRIVE
SUITE 82-227, WACO, TX 76710

ENGINEER:
FLANAGAN LAND SOLUTIONS
CONTACT: REECE FLANAGAN, PE
4300 W. WACO DRIVE
SUITE 82-227, WACO, TX 76710

87 TOWNHOME LOTS MANSFIELD, TEXAS



Academy
Tj-maxx
MOD PIZZA
at home
verizon
FREEDAY'S
NAVY FEDERAL
credit union
FIRST WATCH
TORCHYS TACOS
PEI WEI
Chevron
7 ELEVEN

Walmart
HOBBY LOBBY
KOHL'S

Mouser Electronics

Public Storage

CALIBER COLLISION

287

Mansfield Jail

Heritage Parkway

Methodist
Methodist Hospital
Southern Fire Mart
SELLMARK
Great Bentley Mansfield

MITCHELL FARMS
 Brightland Homes
 From \$539,990 - \$689,990

VIEW AT THE RESERVE
 Tri Pointe Homes
 From \$419K - \$593K

S Mitchell Road

87 TH Lots
 7.869 +/- Acres

Ladera at The Reserve
 Retirement Community



87 TOWNHOME LOTS
MANSFIELD, TEXAS



International Leadership
of Texas Mansfield

360
TEXAS

287
INTERSTATE

Alma Martinez
Intermediate School

Brenda Norwood
Elementary School

SOUTH POINTE
Coventry Homes, David Weekley Homes,
Drees Homes, Grand Homes,
K. Hovnanian Homes, Boyd Custom Homes
Homes from \$500K - \$1.2M

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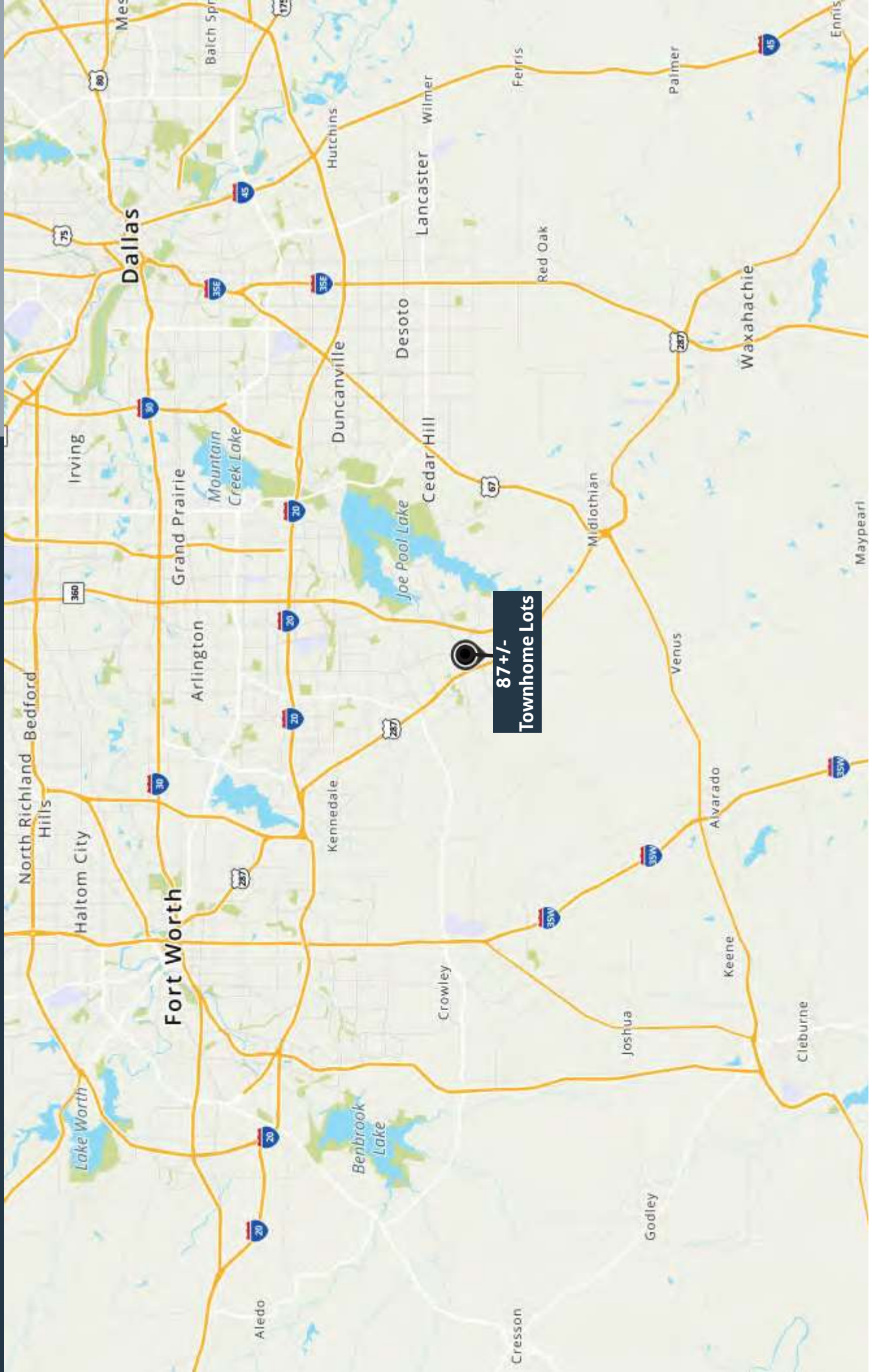
Lone Star Road

Smithell Road

Texas Health
Hospital
Lone Star



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.
- The Site is served by Mansfield ISD which has an "A" rating per Niche.com



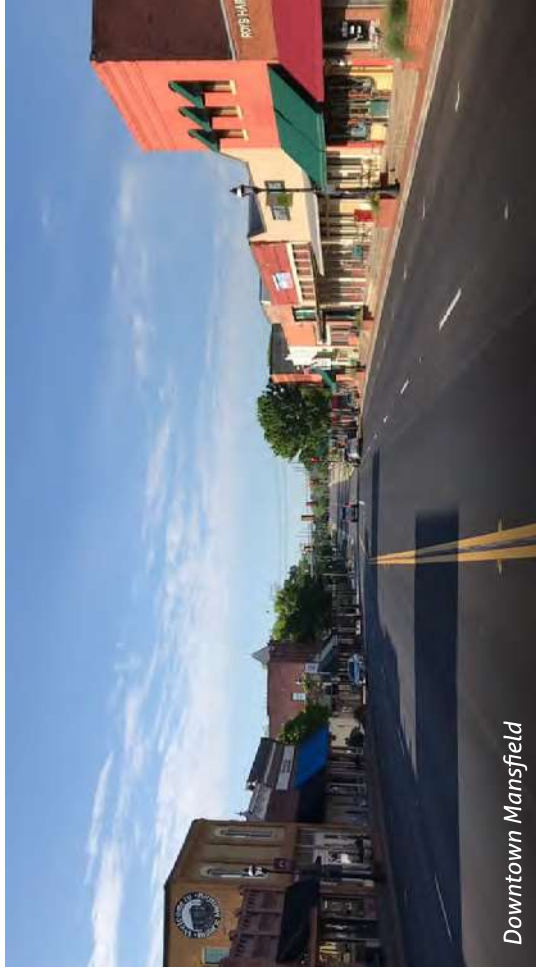
Zoning

- 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.



Downtown Mansfield



Mansfield Lake Ridge High School

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)

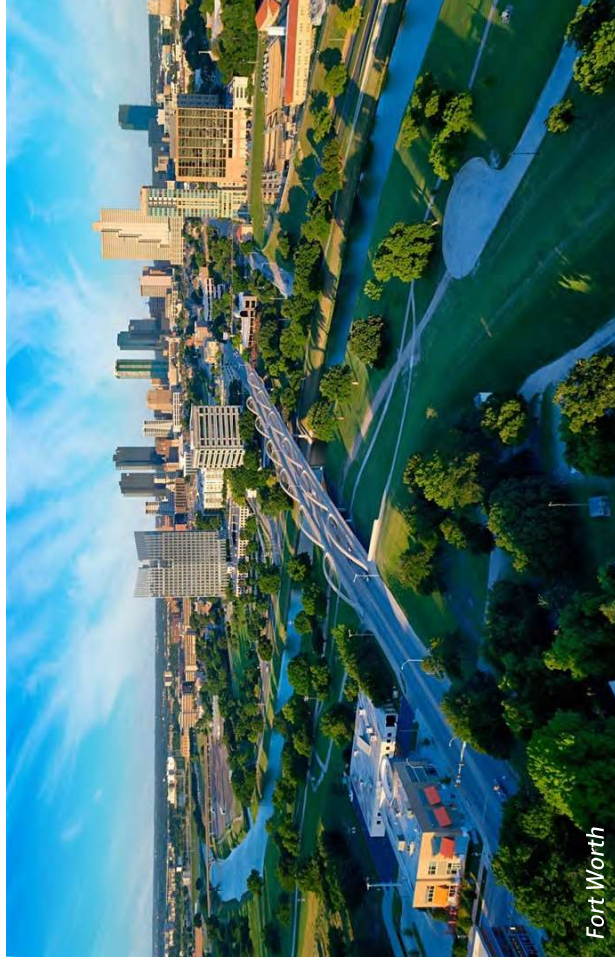


DFW ESTIMATED POPULATION

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.



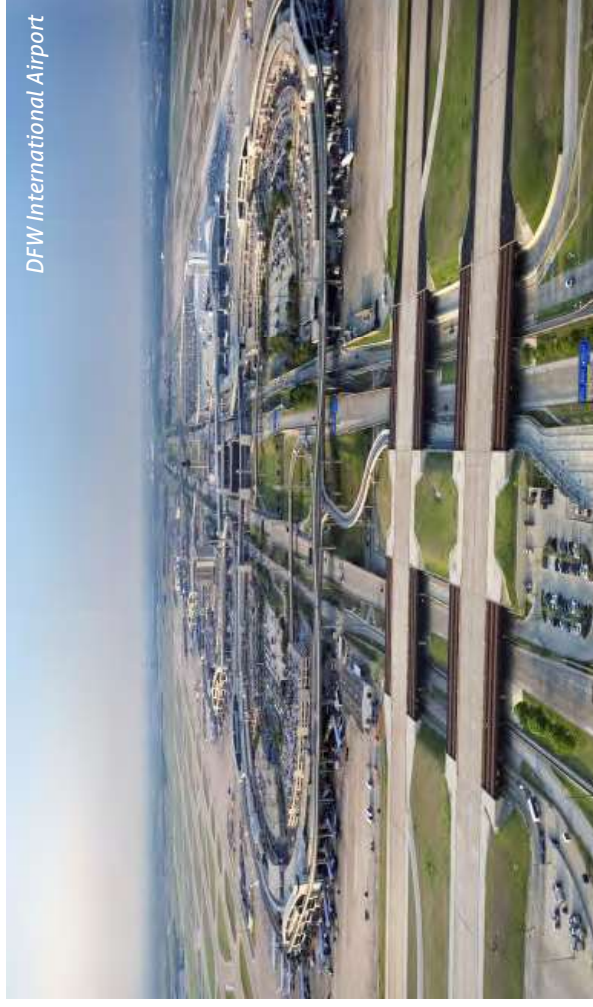
TRANSPORTATION



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.



November 2024 Market Statistics - Mansfield

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)

Median Price
\$422,500
▲ 100.0% YoY

Closed Sales
3
▲ 100.0% YoY

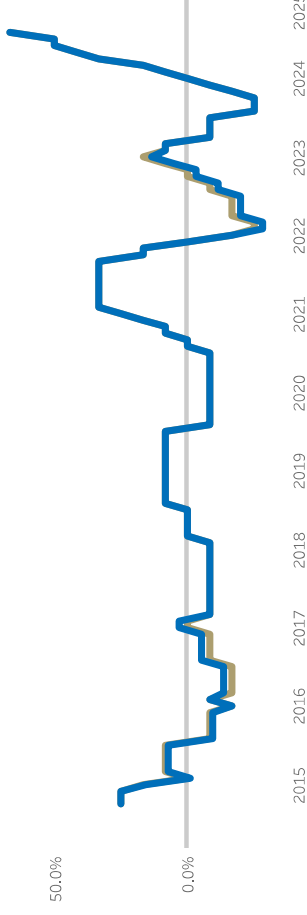
Active Listings
5
▼ -16.7% YoY

Months Inventory
4.3
▲ 4.3 YoY



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%

GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



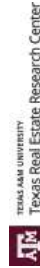
TRANSACTION TIME STATS

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](#)



© 2024, Texas REALTORS®. Data used in this report come from the Texas REALTORS® Data Reliance Project, a partnership among Texas REALTORS® and local REALTORS® associations throughout the state. Analysis prepared through a partnership with the Real Estate Center at Texas A&M University.

VALUATION STATS

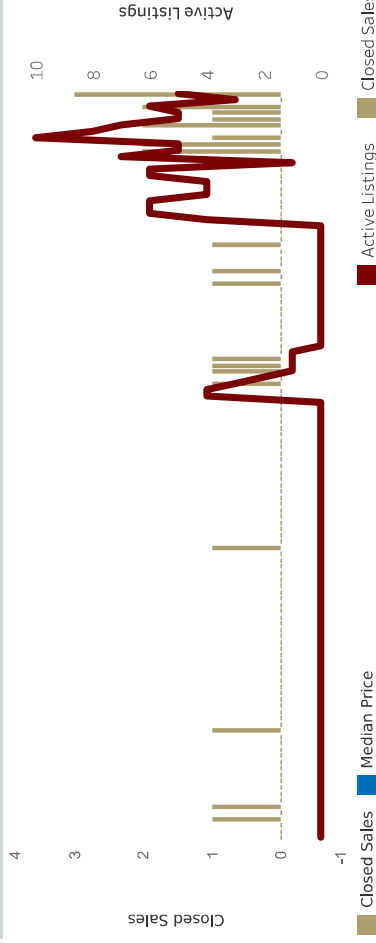
Median Price/Sq Ft
\$246.79
▲ 100.0% YoY

Median Home Size
1,712 sq ft

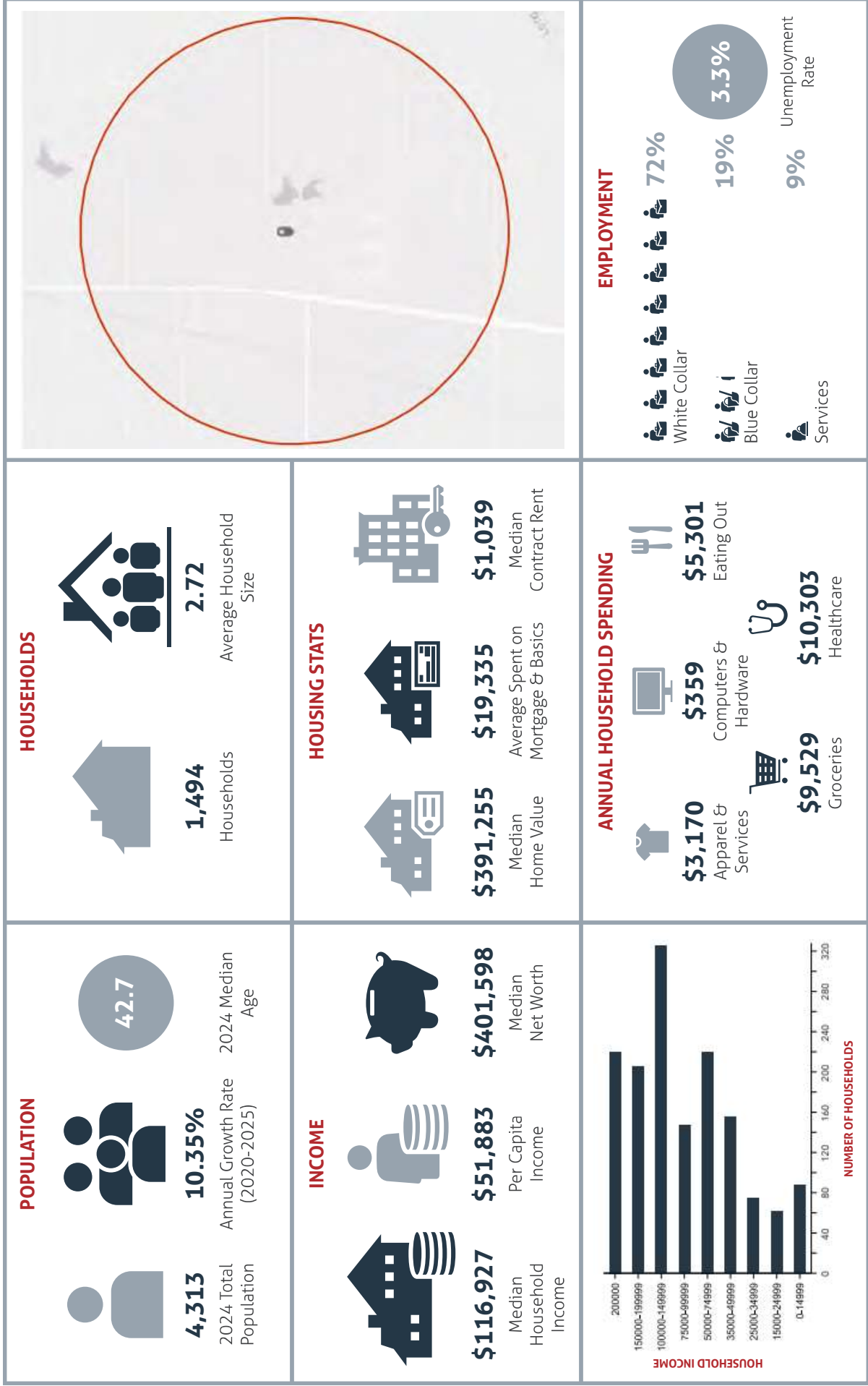
Median Year Built
2024

Close/Original List
98.4%

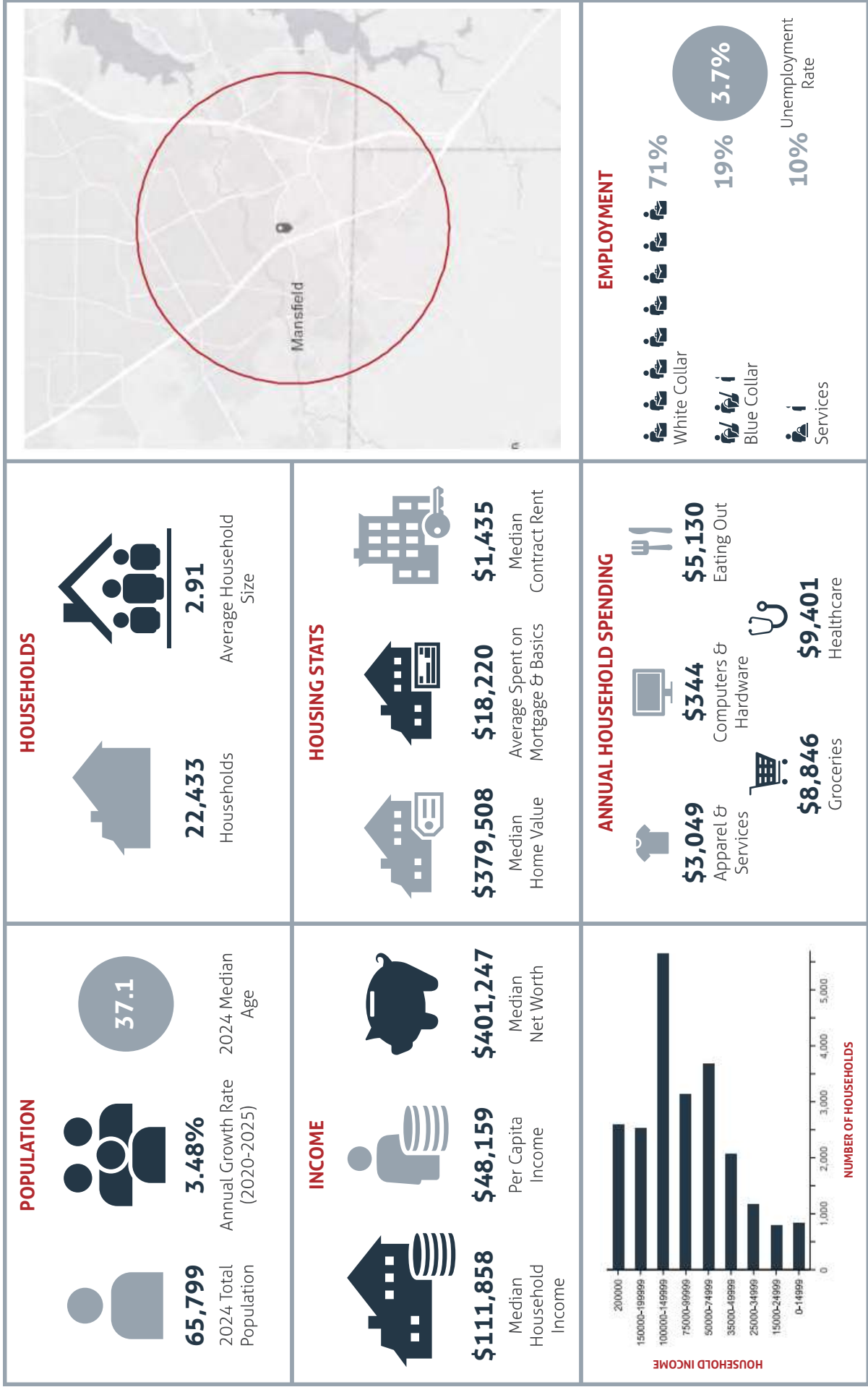
CLOSED SALES AND ACTIVE LISTINGS



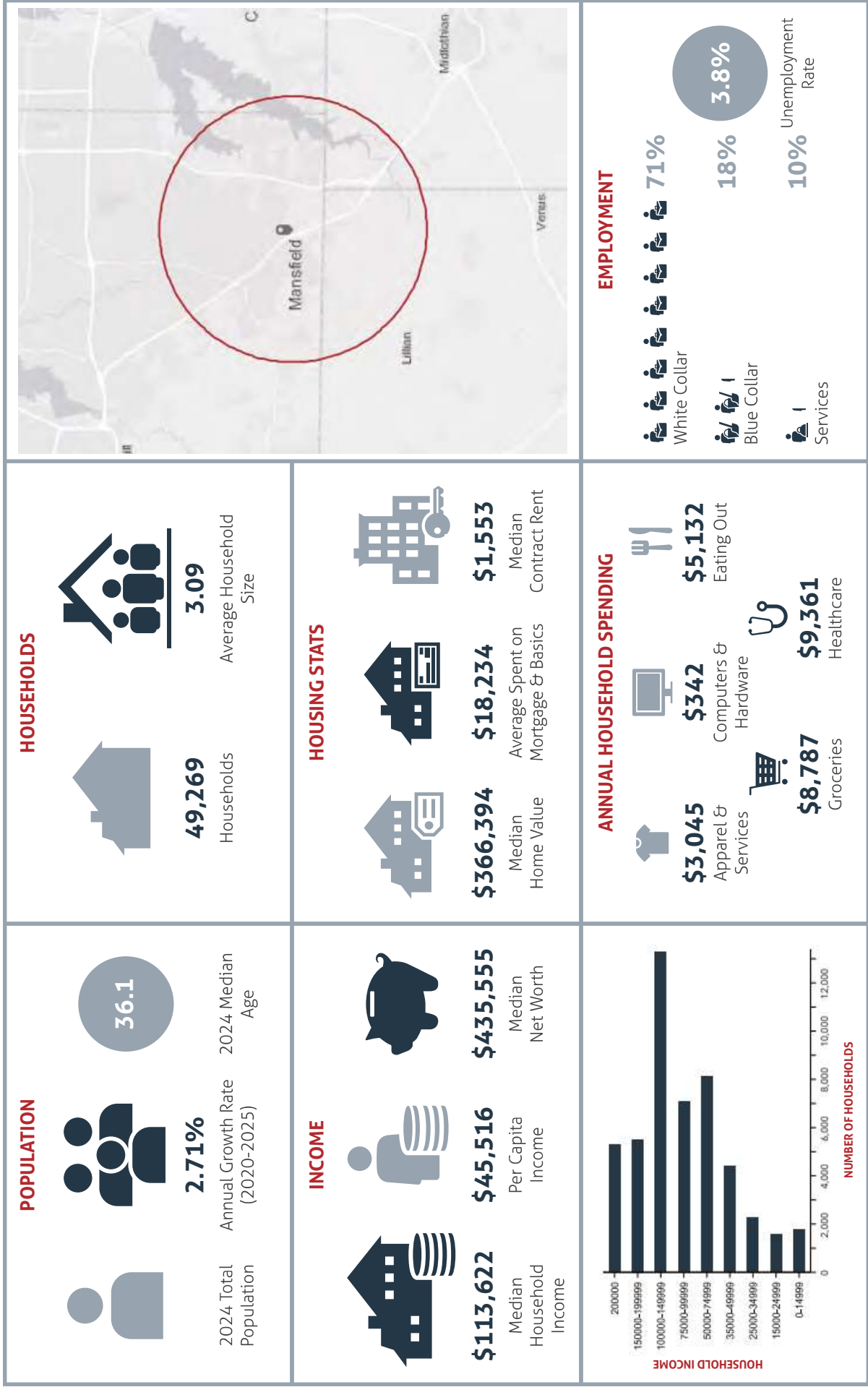
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



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

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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



VANGUARD
REAL ESTATE ADVISORS

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