

FOR SALE - 6.018 ACRES AT 1848 E BROAD ST, MANSFIELD TX



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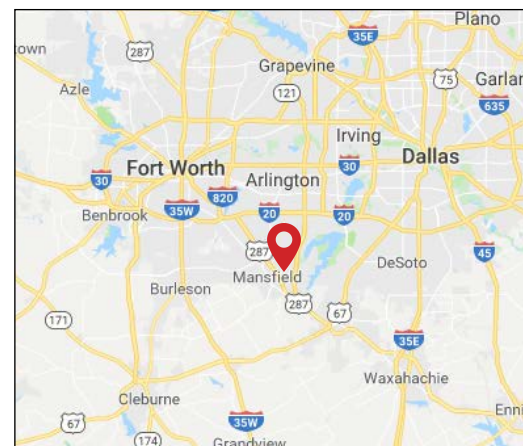
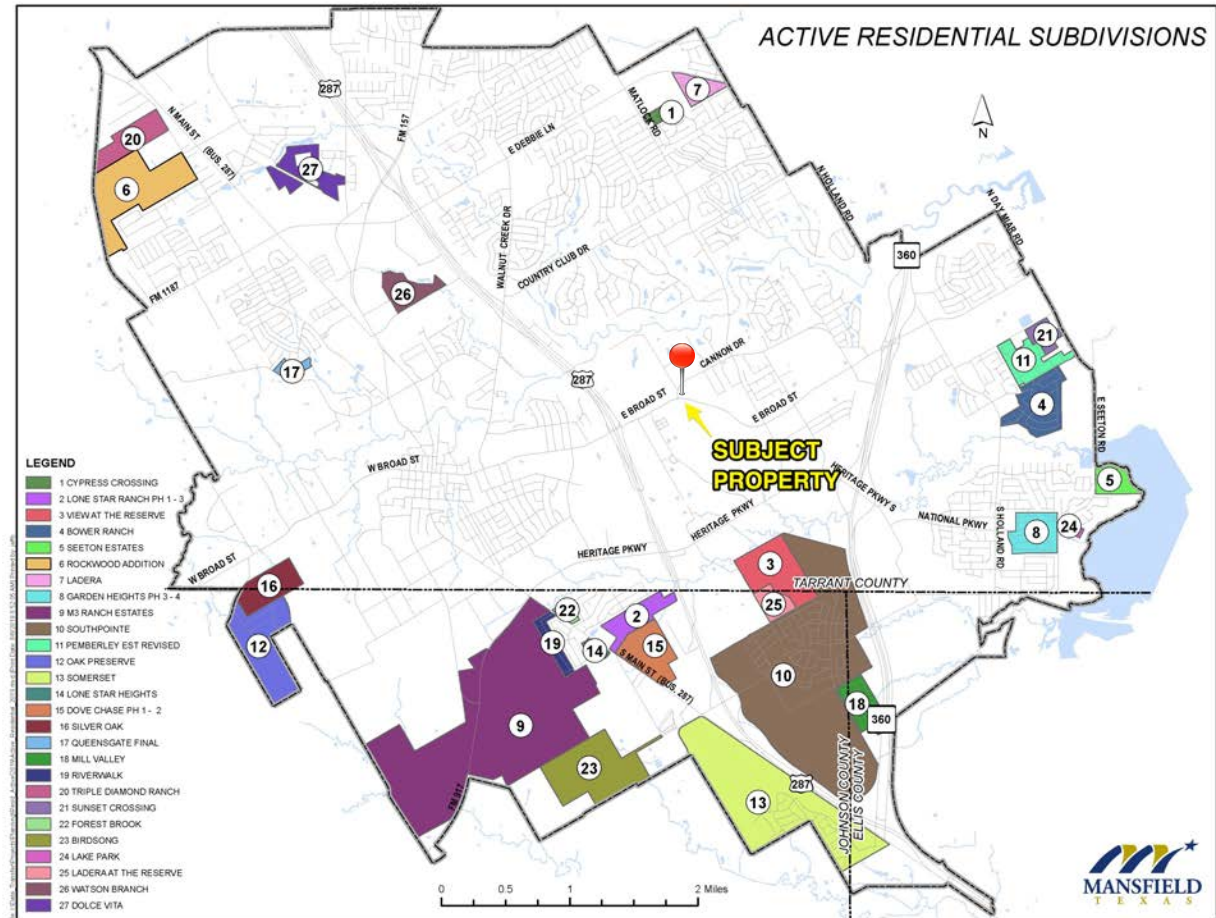
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Property Details

- Excellent location for retail pad sites in a high growth area
- Already zoned for retail, office and restaurant uses
- 718' of direct frontage on E Broad St - Mansfield's principal commercial corridor
- Traffic count on E Broad St - 21,230 average daily
- Served by an existing median break, water, sewer and electricity
- Easy access from Hwy 287, Hwy 360 and Matlock Rd
- Immediately adjacent to 295 units of luxury apartments (The Atwell)
- A short distance from many active residential developments
- Close proximity to Methodist Mansfield Hospital, Academy, Belk, StarCenter, Brown Elem. School, Orr Int. School, Market Street, Kroger and the future HEB

Sales Notes

- Seller will consider subdividing the property based on price and other terms.
- Minerals are not included in the sale.



Population:

2021 Estimate: 75,411
2026 Projection: 82,359

Total Households:

2021 Estimate: 23,684
2026 Projection: 25,698

Average HH Income:

2021 Estimate: \$128,263

Average Home Value:

\$421,856

Existing Home Value:

\$412,752

New Home Value:

\$606,950

Mansfield ISD:

5A -Summit and Timberview
6A -Mansfield High, Legacy,
Lake Ridge

MISD Enrollment:

35,582

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belk at home
The Home Décor Superstore

Academy
SPORTS+OUTDOORS

Fieldhouse
USA

ALAMO
DRAFTHOUSE CINEMA

STARBUCKS
COFFEE

children'shealth
STARCENTER

SUBJECT PROPERTY



E BROAD ST

THE ATWELL
295 APT UNITS

Pinnacle
Bank

H-E-B
FUTURE SITE

American
National Bank

Methodist
MANSFIELD

Market
STREET

Kroger

HWY 287

MATLOCK RD

HWY 360

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