

LAND DEVELOPMENT

OPPORTUNITY



First Baptist Church of Mansfield

1800 E Broad Street, Mansfield, TX

43 Acres For Sale

PROPERTY

OVERVIEW



The First Baptist Church of Mansfield property is a prime 42.879-acre site located at 1800 E Broad Street, Mansfield, TX 76063, ideally positioned for various development opportunities in the rapidly expanding Dallas-Fort Worth (DFW) Metroplex. This offering presents a unique blend of new and existing infrastructure, significant land for development, and unparalleled access to major highways and urban centers.



PROPERTY

S U M M A R Y



This 42.879-acre property offers a combination of existing infrastructure and developable land, providing multiple opportunities for future projects. The following is a breakdown of the quickest potential development of conceptual ideas. The First Baptist Church of Mansfield plans to build a new campus, but it could need a lease-back period.

- **Acreage:** 42.879 acres
- **TAD Account Numbers:**
 - 1800 E Broad Street: 41381610 - 10.42 acres
 - 1800 E Broad Street: 41454405 - 6.119 acres
 - 300 N Mitchell Rd: 4022777 - 26.34 acres
- **Current Zoning:**
 - Commercial 2
 - The entire property is located within the Highway 287 subdistrict. The full PD and use tables can be found here (allowed by right today):
<https://www.mansfieldtexas.gov/DocumentCenter/View/697/Planning--The-Reserve-at-Mansfield-Development-Regulations-PDF?bidId=That>
- **City of Mansfield's Commitment to The Reserve Development:** Mansfield is actively investing in the development of the southern part of the city, particularly in The Reserve area. The City would require the conceptual Cannon Street extension project to approve a rezoning case. This extension would connect the Stillwater Capital development, The Canals at The Reserve, with Broad Street, which is set to improve the property's accessibility and value. The City's public-private partnerships with developers like Stillwater Capital ensure that this area will benefit from infrastructure improvements such as sewer systems, expanded roads, and drainage, making the property an even more attractive investment.

CONCEPTUAL DEVELOPMENT PARCELS



DEVELOPMENT

OPPORTUNITY



- This property presents several key development opportunities that align with Mansfield’s growth trajectory and demographic needs:
- **Retail Pad Site:**

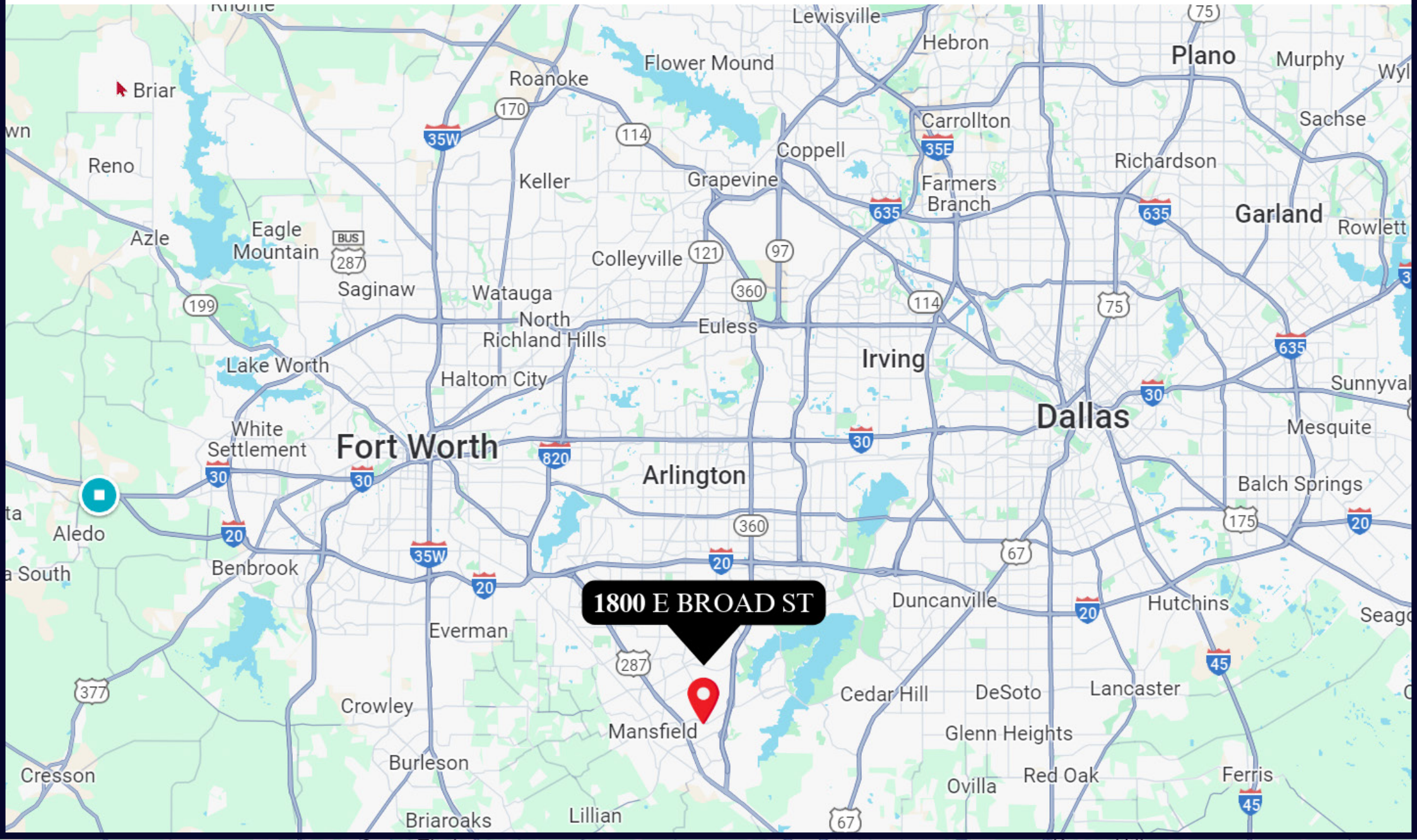
 - The 6 acres of Broad Street frontage is ideal for developing multiple pad sites for this area's expanding national tenant use. This area is currently approximately 290 feet deep and 760 feet wide.
- **Residential Development:** The 20+ acres in the southern portion are ideal for high-density residential housing, particularly Brownstone-style homes. This type of development aligns with Mansfield’s suburban growth strategy and will appeal to families and professionals seeking modern housing with easy access to major employment centers in DFW.
- **Repurposing the Existing Church Facility:** The 130,000-square-foot church building offers significant flexibility. Potential uses include:
 - **Educational Facilities:** The building’s size and infrastructure make it well-suited for charter or private schools.
 - **Community Center or Conference Venue:** The facility’s layout and parking are ideal for large community gatherings or business events.
- **Healthcare Expansion:** Proximity to Methodist Mansfield Medical Center positions this site as ideal for healthcare development, such as pediatric hospitals, outpatient care centers, or specialized medical facilities. The growing population in Mansfield demands increased healthcare services, and this property is well-suited to accommodate future medical expansion.
- **Family-Oriented Entertainment Venues:** Mansfield’s family-focused demographics create strong demand for entertainment options. The property could support the development of indoor sports complexes, movie theaters, or family entertainment centers, meeting the community’s growing needs for leisure and recreational activities.
- **Mid-Rise Office Complex:** The Broad Street frontage and easy highway access make this site perfect for a multi-story office complex. Mansfield is experiencing increased demand for commercial office space, and this property can attract corporate offices, professional services, and co-working spaces for local businesses and commuters.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**INVESTMENT
OPPORTUNITY**

LOCATION

OVERVIEW



LOCATION HIGHLIGHTS

Mansfield

Texas

78,542

Population

\$112,465

Median Household Income



Mansfield: A Vibrant City in Tarrant County, Texas

Mansfield, TX, blends economic growth, vibrant community culture, and high quality of life. Located in the Dallas-Fort Worth metro area, it thrives in healthcare, manufacturing, retail, and logistics, with major employers like Methodist Mansfield Medical Center and Mouser Electronics. The Mansfield Economic Development Corporation supports local businesses. Community events like the Mansfield Music Alley Festival and the historic Farr Best Theater enrich cultural life. The city offers excellent schools, well-planned neighborhoods, and ample recreational facilities like Elmer W. Oliver Nature Park. Mansfield's dynamic economy, strong community spirit, and quality living make it a desirable place to live.

CONTACT I N F O R M A T I O N



We offer a complete spectrum of commercial real estate services. IDFW Commercial Real Estate provides Commercial Brokerage and Development Services in industrial, office, retail, land, senior living, and tenant/buyer representation. Transparency & Honesty is our policy!

CALL FOR ADDITIONAL INFORMATION

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Mansfield, TX, 76063
(862) 554 - 4598
cameron@idfw.net

I look forward to working with you. Please contact me for a meeting





Information About Brokerage Services

Texas law requires all real estate licensees 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.

Invest in DFW Commercial Real Estate, LLC	9006798	cameron@idfw.net	(682)554-4598
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Susan Evitt Smith	0477944	homesbysusan@att.net	(682)551-9968
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Sales Agent/Associate's Name	License No.	Email	Phone

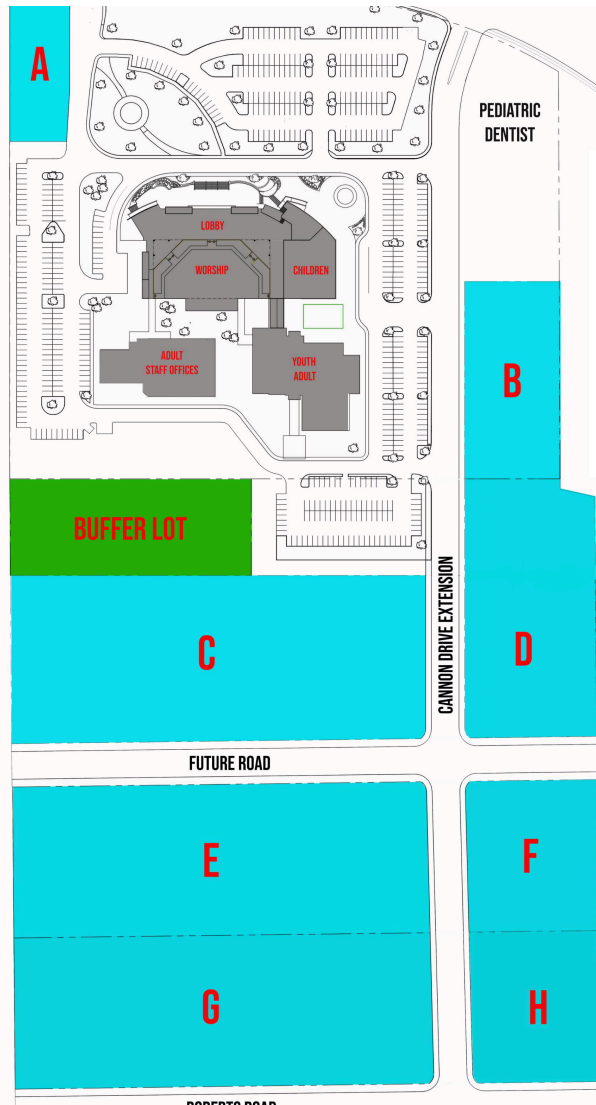
Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

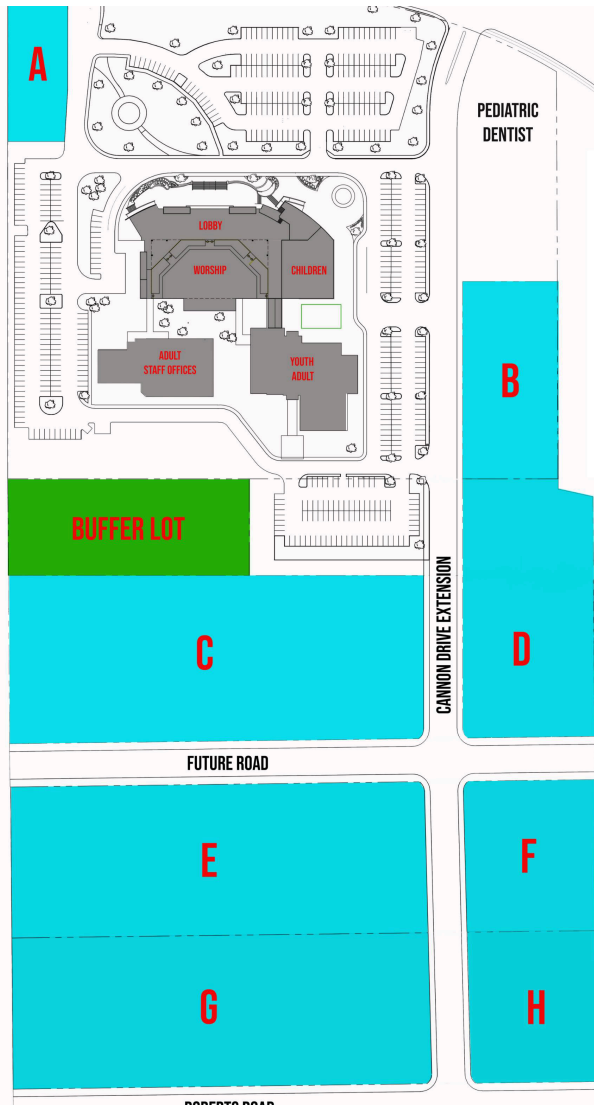
PROPERTY HIGHLIGHTS



Current use and potential immediate development ideas:

- **12-Acre Church Campus:** The property includes a 130,000-square-foot church building that can be repurposed for various high-value uses, such as:
 - **Educational Institutions:** Suitable for charter schools, private schools, or college extension campuses with ample parking and existing infrastructure.
 - **Community Centers or Event Venues:** The building's layout is perfect for conversion into a conference center, performing arts venue, or large-scale community event space.
- **20+ Acres of Developable Land:** Ideal for high-density residential development, this land offers the potential for three-story Brownstone-style homes, which align with the city's vision for urban-style living. These homes would appeal to professionals and families seeking modern suburban housing in a growing area.
- **6-Acre Broad Street Frontage:** This highly visible frontage along Broad Street is ideal for commercial development, such as retail outlets, medical offices, or restaurants. High traffic counts and visibility make this a prime spot for businesses looking to establish a strong presence in the area.

INVESTMENT HIGHLIGHTS



- The First Baptist Church property presents a unique investment opportunity in a growing area of Mansfield. With significant development potential and strategic marketing plans, this property is positioned to attract serious interest from buyers.
- In recent months, extensive efforts have been made to prepare the First Baptist Church property for the market. Key discussions with city officials, including Assistant City Manager Matt Jones and Development Consultant Casey Lewis, have outlined a clear vision for potential development.
- The property is not zoned for apartments, limiting residential options. However, the city is open to townhomes and Brownstone-style residences, allowing for higher-density developments. Currently it is zoned for big box retail, office, medical offices, entertainment venues, and industrial uses.
- The proposed Cannon Street extension, linking to The Canals at The Reserve, could enhance the property's accessibility, increasing its value. Coordination with Stillwater Capital, the developer of The Canals, will be essential for maximizing development potential.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**INVESTMENT
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AERIAL

O V E R V I E W



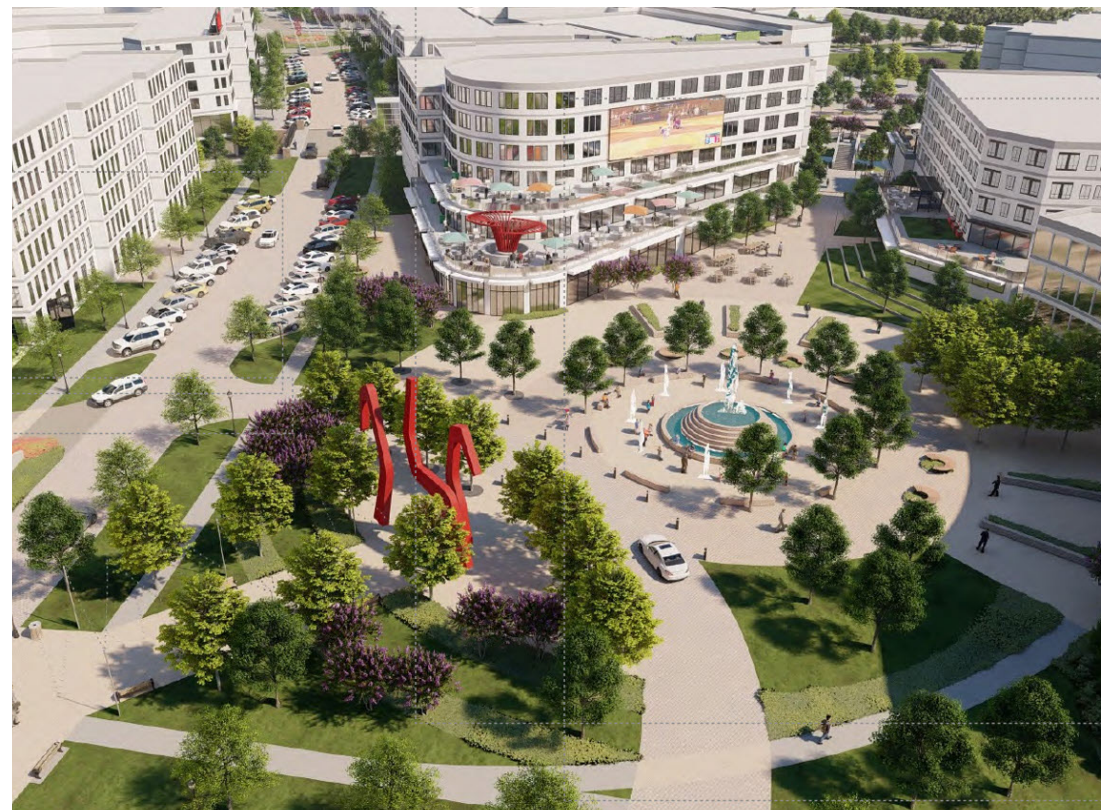
AERIAL

M A P



SURROUNDING

GALLERY



DEMOGRAPHIC

OVERVIEW



Demographics	1 Mile	3 Miles	5 Miles
Population	3,729	69,300	146,363
Total Households	1,264	22,982	46,813
Average Household Income	\$128,156	\$105,252	\$101,871
Median Home Value	\$374,798	\$299,203	\$271,367

PUBLIC TRANSPORTATION

Dallas-Fort Worth International	38 min Drive 26.4 Miles
Dallas Love Field	48 min Drive 35.0 Miles
Port of Shreveport	239 min Drive 220.7 Miles