

1.846 ACRES
PRIME COMMERCIAL
REAL ESTATE LOCATED ON
WEST SIDE HWY 157/COOPER ST.
MANSFIELD, TEXAS
Iden Enterprise LLC
817-456-1068

EXECUTIVE SUMMARY

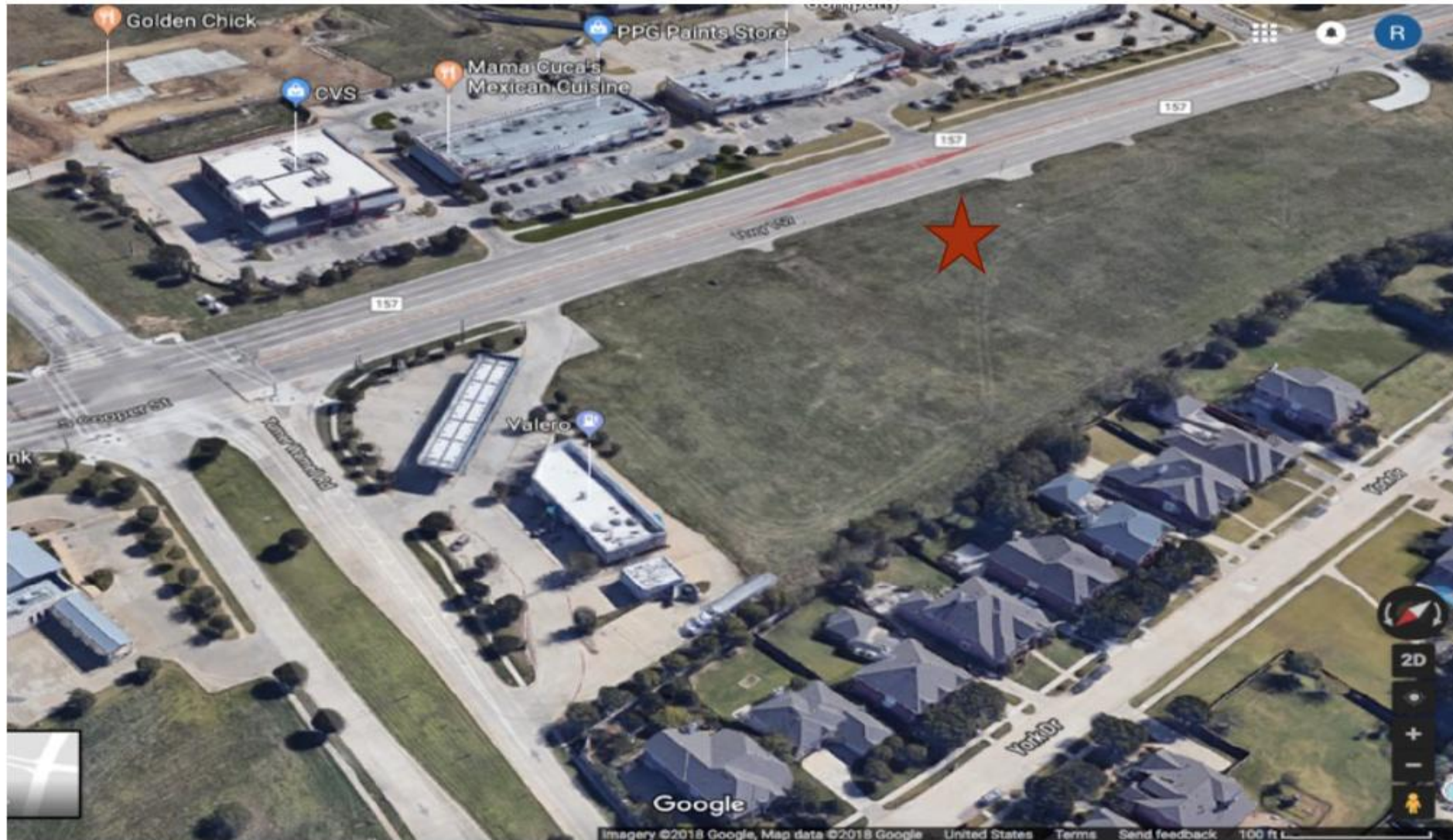
Iden Enterprise LLC is pleased to present this commercial Real Estate

- **opportunity on Hwy 157, in Mansfield TX. 76063**
- **The property consists of approximately 80,400 square feet**
- **UTILITIES available**
- **C2 Zoning**
- **80,311 square feet out of Parcel ID# 06793851**
- **The property is situated on the west side of Hwy 157/Cooper St in a bustling, high growth portion of Tarrant County.**
- **This property is surrounded by popular national and regional businesses including : CVS, Target, Lowes, Home Depot, Ross, Golden Chick, Applebees, On the Border, Cicis Pizza, Olive Garden, Valero Service Station, Java Lounge Coffee shop**

Aerial View

Cooper/Turner Warnell Property

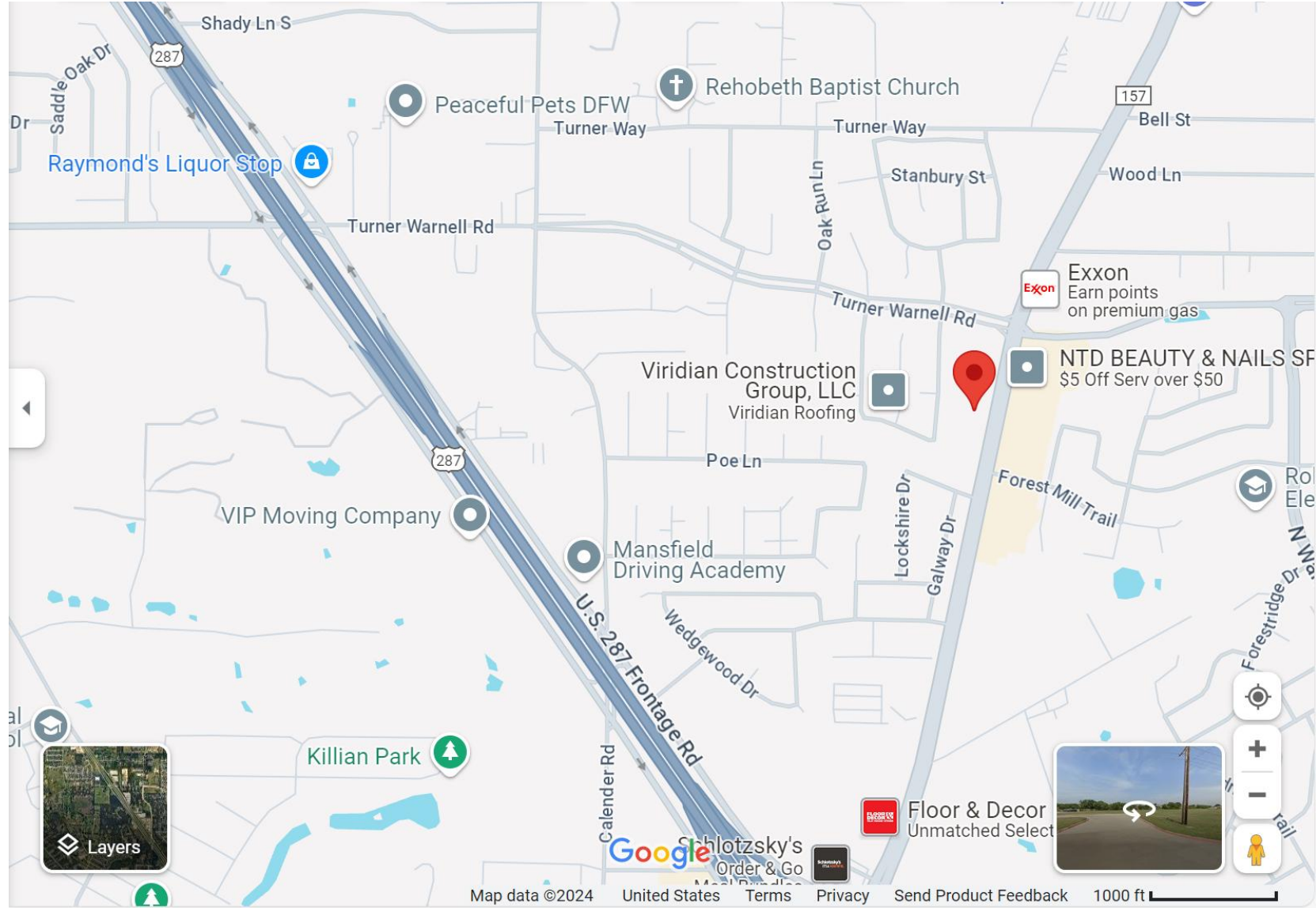
2879 Hwy 157, Mansfield TX. 76063



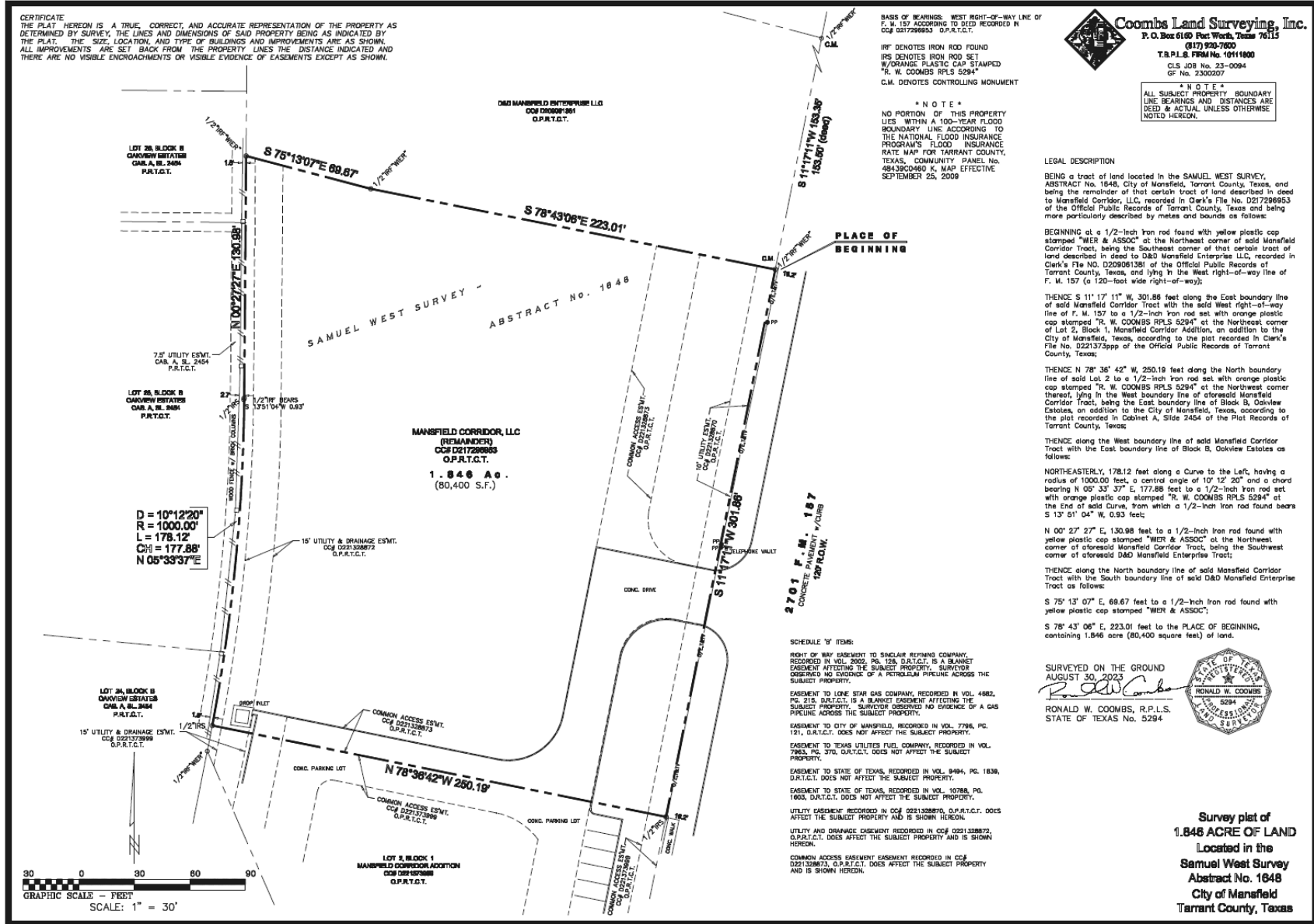
Aerial View

Cooper/Turner Warnell Property

2879 Hwy 157, Mansfield TX. 76063

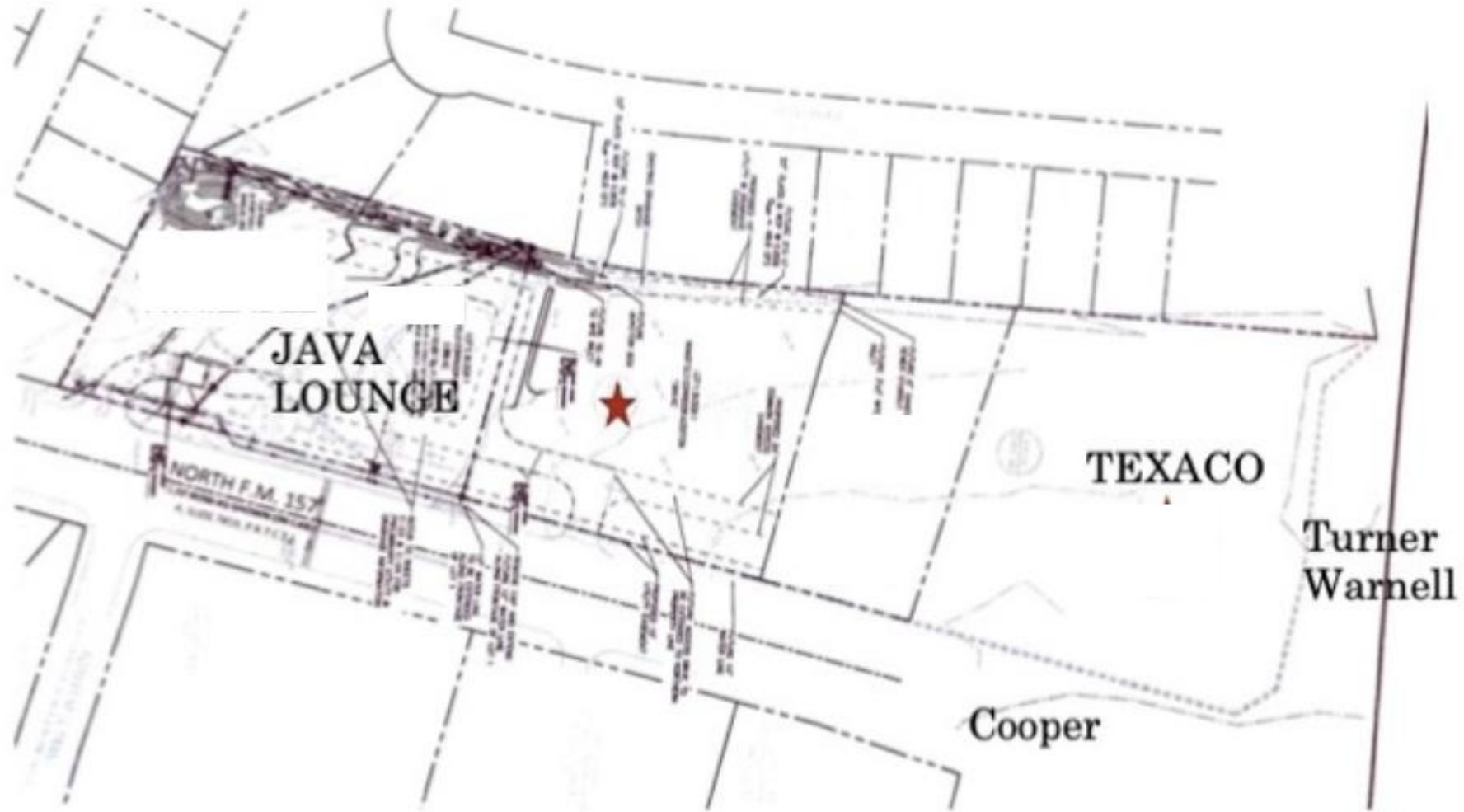


Survey 1.846 Acres Cooper/Mansfield



Survey plat of
 1.846 ACRE OF LAND
 Located in the
 Samuel West Survey
 Abstract No. 1848
 City of Mansfield
 Tarrant County, Texas

Survey Overview



Aerial

2879 Hwy 157, Mansfield TX. 76063



Aerial

2879 Hwy 157, Mansfield TX. 76063

2701 FM157

2701 FM157

Directions Save Nearby Send to phone Share

- 2701 FM157, Mansfield, TX 76063
- JV64+2M Mansfield, Texas
- Suggest an edit on 2701 FM157
- Add a missing place
- Add your business

Restaurants Hotels Things to do Transit Parking Pharm

A2A Inc

Viridian Property Solutions, LLC
Mansfield area - Dallas-Fort Worth, ...

Java Lounge

Mama Cuca's Mexican Cuisine
Mexican · \$\$

Golden Chick
Fast Food · \$

Hair Haus Hair Salon
Free Wi-Fi Available

2nd Chance Fitness
And Boot Camp
35 Minute
Hit Boot Camp

Pali's Pizza Cafe
Pizza · \$\$

Tommy's Oasis

Learn points on premium gas

Essex Dr York Dr Norfolk Dr Pce Ln Suffolk Dr Rosebrook Dr Forest Mill Tr Willowstone Dr

Turner Warnell Rd

157

Google

Layers

Imagery ©2024 Airbus Maxar Technologies Map data ©2024 United States Terms Privacy Send Product Feedback 200 ft

OFF MARKET

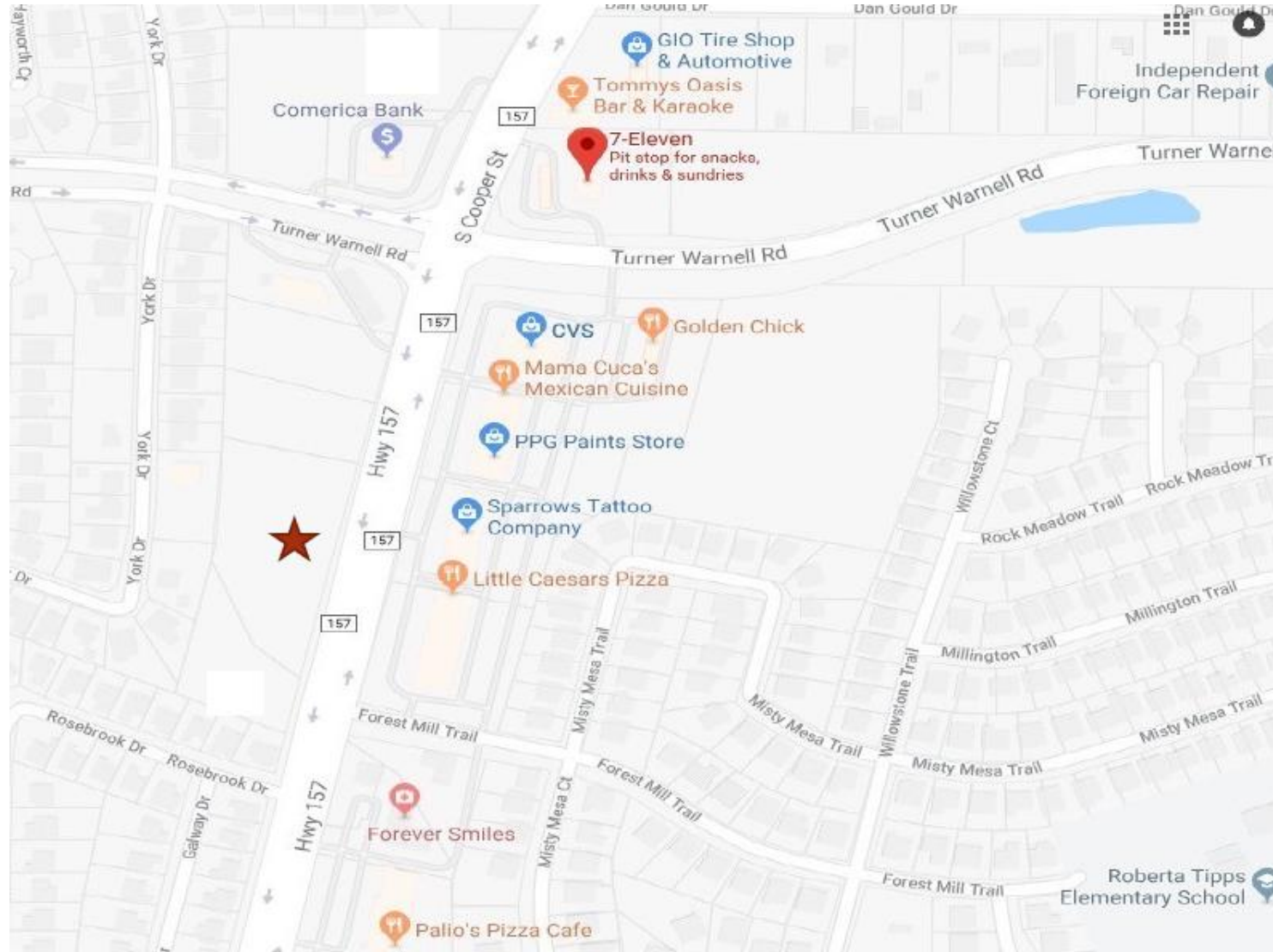


 **Street View**

2701 FM157 #157, Mansfield, TX 76063

AREA OVERVIEW

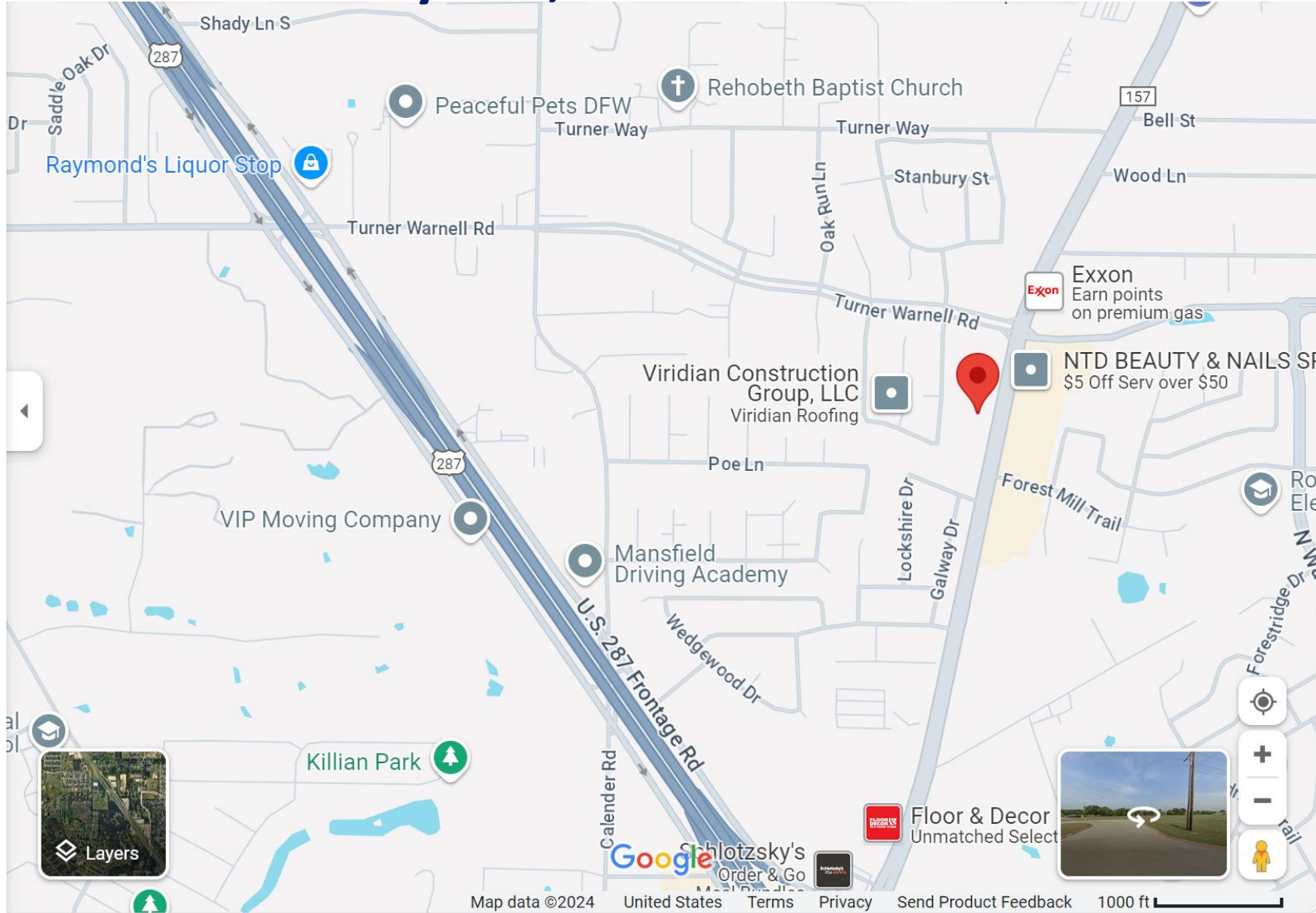
2879 Hwy 157, Mansfield TX. 76063



AREA OVERVIEW

Cooper/Turner Warnell Property

2879 Hwy 157, Mansfield TX. 76063



C-2 Zoning

2879 Hwy 157, Mansfield TX. 76063



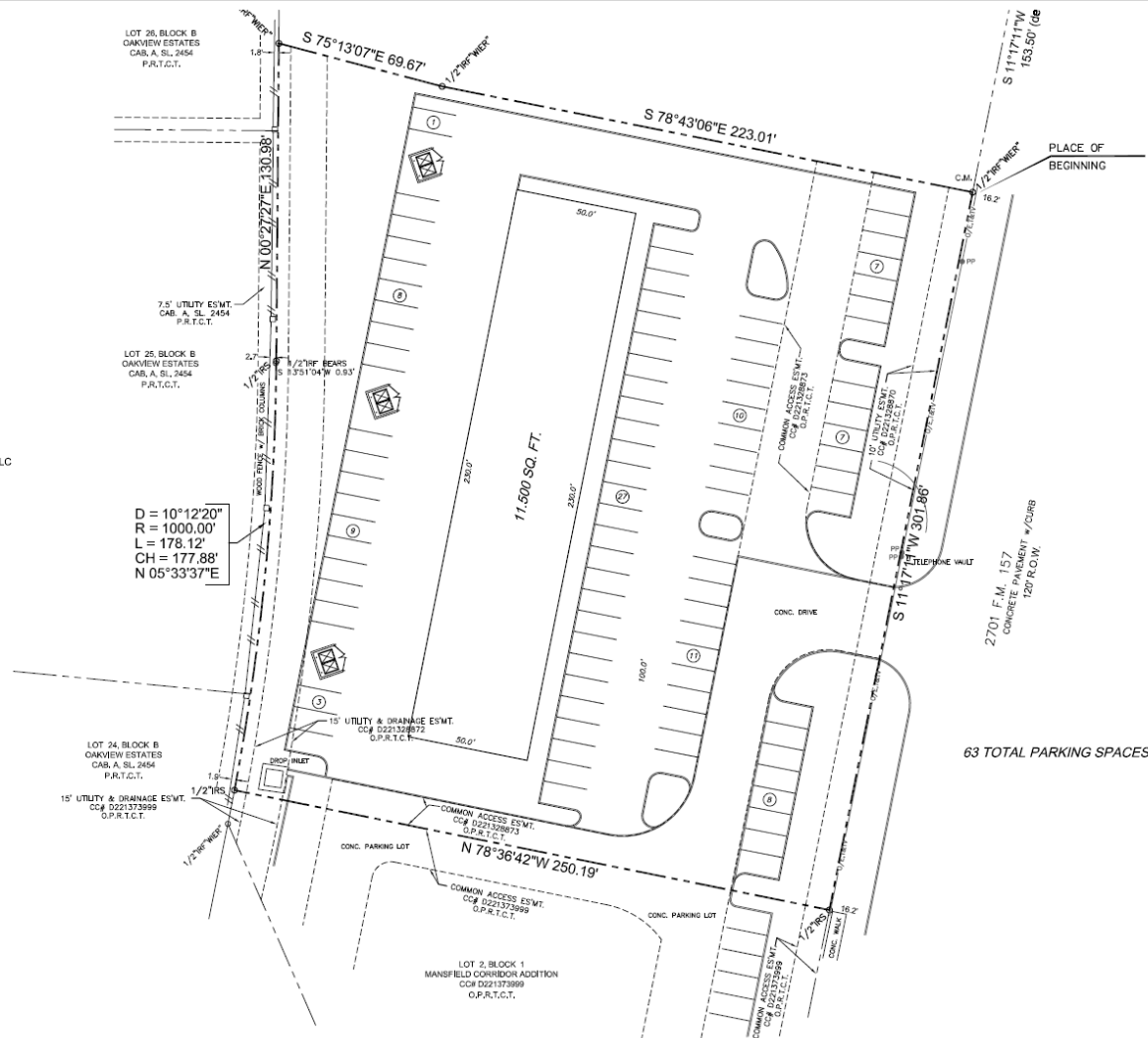
2879 Hwy 157, Mansfield TX. 76063



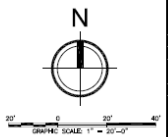
Preliminary Site Plan Idea

MANSFIELD CORRIDOR, LLC
(REMAINDER)
CC# D217296953
O.P.R.T.C.T.
1.846 Ac.
(80,400 S.F.)

D = 10°12'20"
R = 1000.00'
L = 178.12'
CH = 177.88'
N 05°33'37"E



63 TOTAL PARKING SPACES



CLASSIC
DESIGN GROUP

4142 BURTON COURT
GRAND PRAIRIE, TEXAS
75052
PHONE: 817.990.7351
CLASSIC_GROUP@GMAIL.COM

REVISED	DATE	DESCRIPTION

DEVELOPER

GENERAL CONTRACTOR

SHEET NAME

DRAWN BY

CHECKED BY

SCALE

PROJECT NO.

ISSUE DATE

REVISED DATE

SHEET

Community Information



Welcome to Mansfield, a dynamic, growing community with a rich history and a bright future. In its more than 100 years, Mansfield has developed from a rural, farming community to a bustling suburban city of more than 67,000 people and continues to experience explosive growth.

Mansfield is an award winning city and has been recognized for its superb quality of life. It offers more than 900 acres of park land, a historic downtown area, recreational opportunities for young and old, superior rated schools, quality housing and a growing business community. Mansfield is a wonderful place to live and raise a family and provides an excellent business environment.

Information source from <https://www.mansfieldtexas.gov>

Growth in Mansfield !



Historic Downtown

Located at Main Street @ Broad Street. Shops, restaurants, live theater and heritage museum are just a few of the sites and attractions you'll find in the city's quaint historic downtown.

Nearby dining includes Steven's Garden & Grill, Jalisco, MaryLou's Sandwich Shoppe, Mellow Mushroom, Big D Barbeque.

[View Location on Our Map →](#)

Mansfield Town Center East

Located at Highway 287 @ FM 157. Bike Center Mansfield, Lowe's, Sprint, Chase Bank, Blue Haven Yogurt Co.

Nearby dining includes IHOP, Panera Bread, Chipotle, Smashburgers, Ton's Mongolian Grill, Raising Cane's Chicken Fingers.

Mansfield Town Crossing

Located at Highway 287 @ Debbie Lane. Target, Ross, Staples, Famous Footwear, Pier 1 Imports, Payless Shoes, Claire's, Home Depot, Zales Outlet, Edible Arrangements.

Nearby dining includes Mexican Inn, Spring Creek Barbecue, Cotton Patch Cafe, Chili's, Jason's Deli.

[View Location on Our Map →](#)

Mansfield Town Center West

Located at Highway 287 @ FM 157. Cinemark 12 and XD Theater, Dollar Tree, Best Buy, Petco, Michael's, Marshall's, Shoe Carnival, Lane Bryant.

Nearby dining includes Uncle Bo's Hamburgers, Our Place, Olive Garden, Applebee's, On the Border, Fish City Grill, Habaneros Tacos.

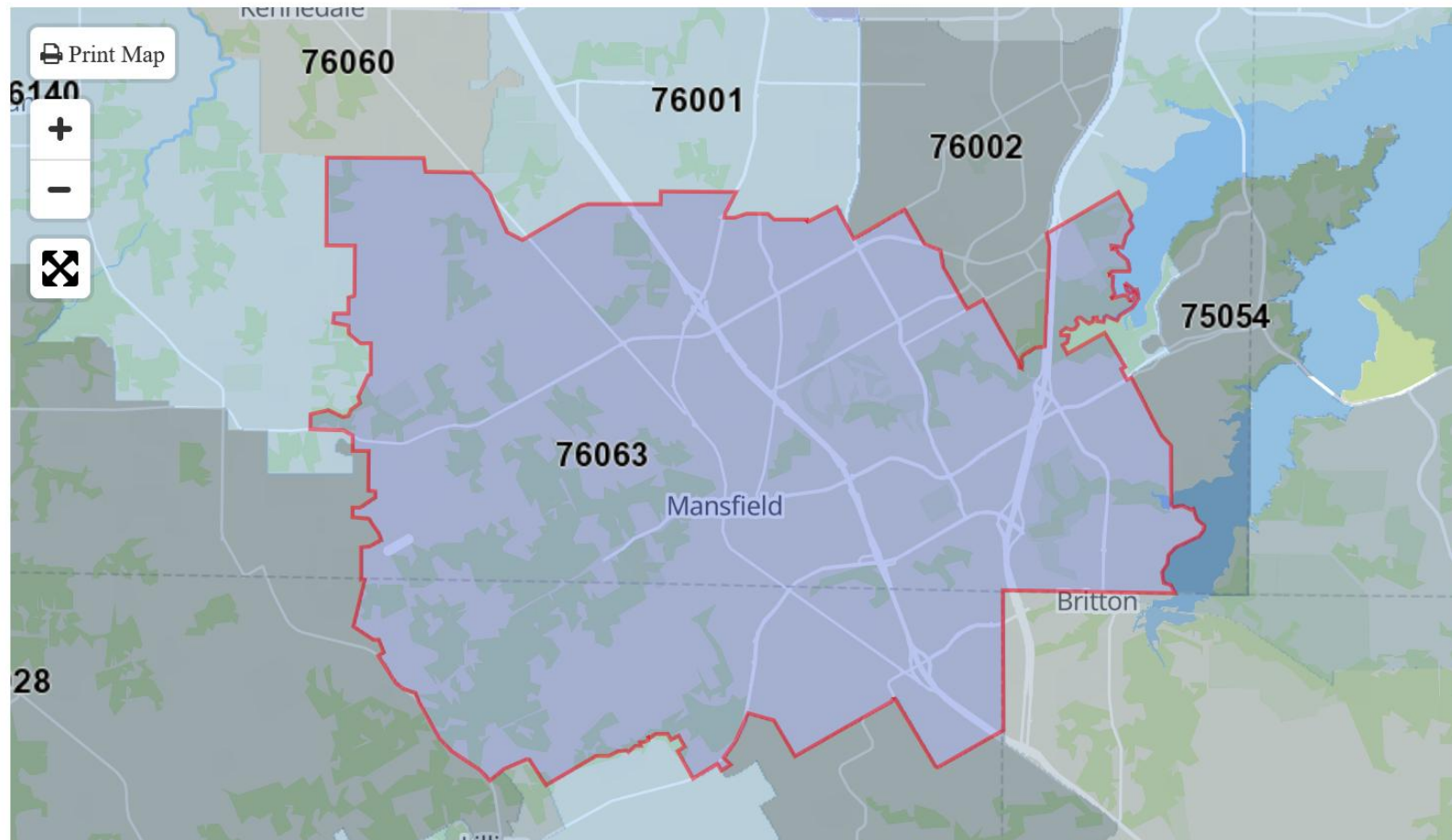


Traffic count maps



Search by ZIP, address, city, or county:

76063 Search



ZIP Code 76063

[Population](#)
[Real Estate](#)
[Employment](#)
[Schools](#)

Post Office City:	Mansfield, TX (View All Cities)
County:	Tarrant County
Timezone:	Central (9:21pm)
Area code:	682 (Area Code Map)
Coordinates:	32.57, -97.13 ZIP (~6 mile radius)

Cities in ZIP code 76063

The list below includes the cities that the US Post Office accepts for ZIP code 76063. The preferred city may not be the city in which the ZIP is located. The city for 76063 is usually the name of the main post office. When mailing your package or letter, always include the preferred or acceptable cities. Using any city in the list of unacceptable cities may result in delays.

Primary/preferred city: Mansfield, TX

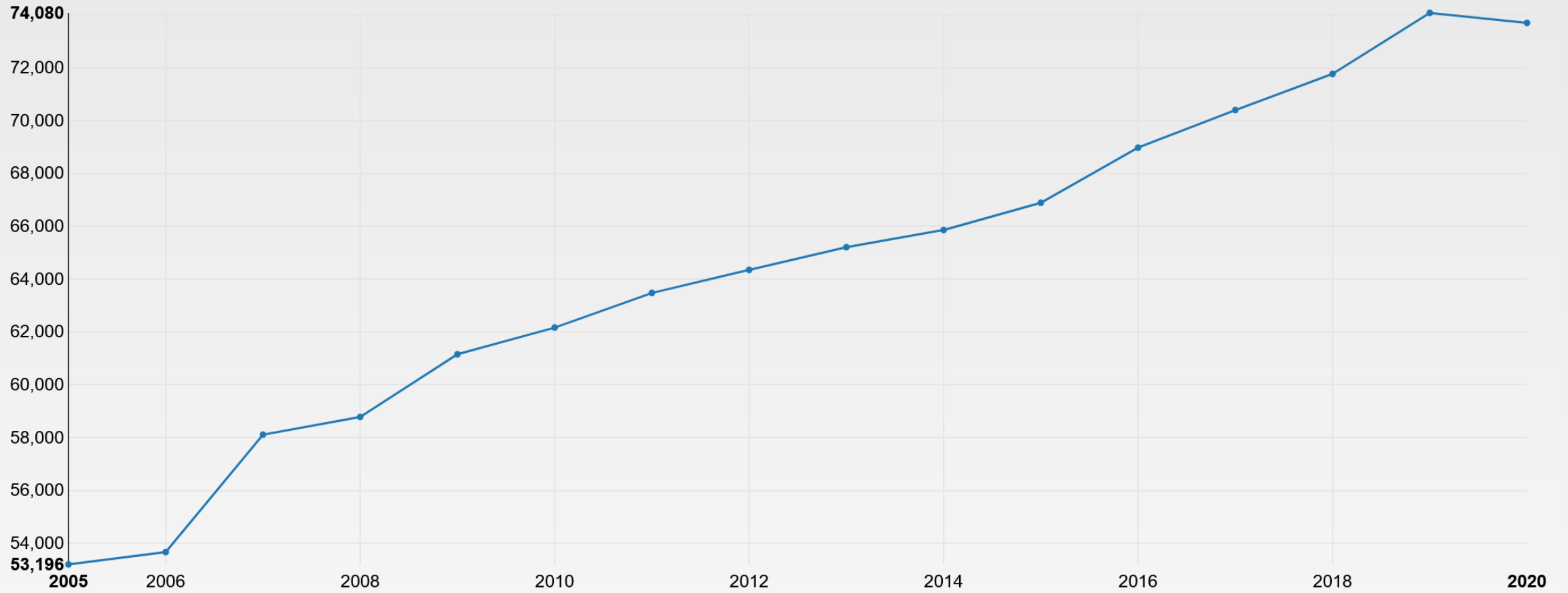
Stats and Demographics for the 76063 ZIP Code

ZIP code 76063 is located in eastern [Texas](#) and covers a slightly less than average land area compared to other ZIP codes in the United States. It also has a slightly less than average population density.

The people living in ZIP code 76063 are primarily white. The number of people in their late 20s to early 40s is extremely large while the number of middle aged adults is large. There are also an extremely small number of single adults and a large number of families. The percentage of children under 18 living in the 76063 ZIP code is extremely large compared to other areas of the country.

Population	61,361	Land Area	51.84 sq mi
Population Density	1,184 people per sq mi	Water Area	0.20 sq mi
Housing Units	20,899	Occupied Housing Units	19,956
Median Home Value	\$179,600	Median Household Income	\$92,052

Estimated Population over Time



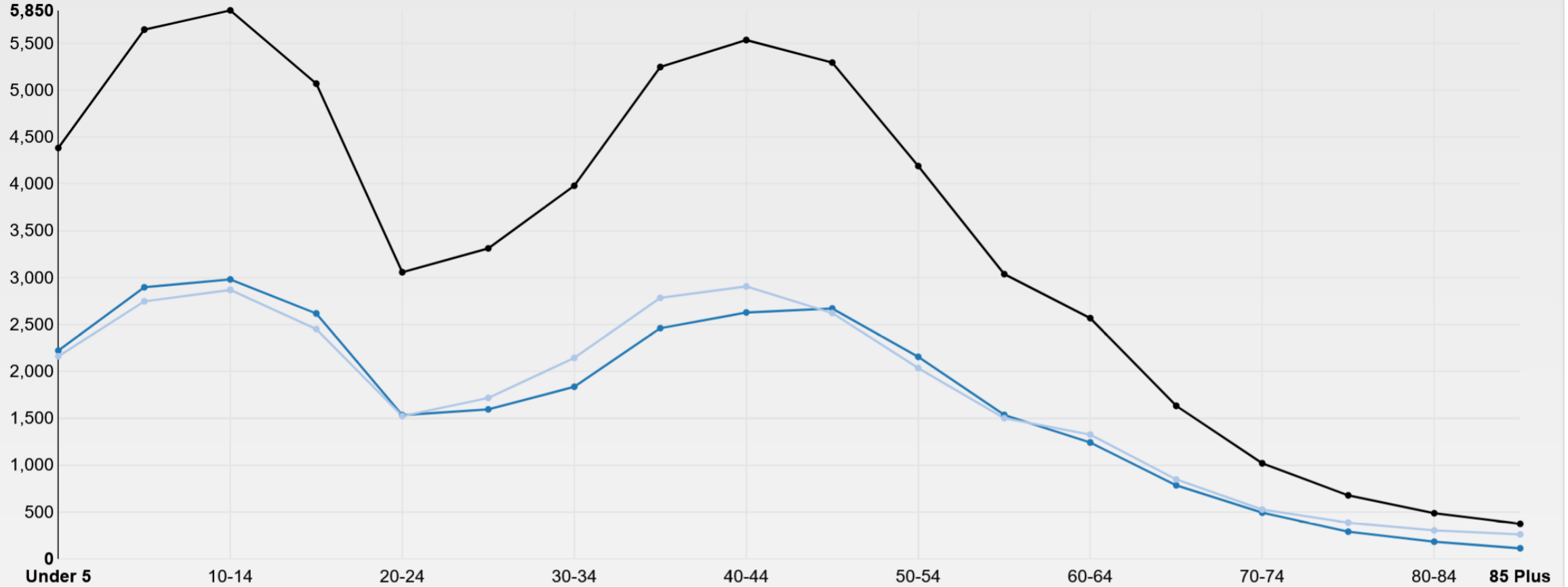
Total Population by Age

Median Age: 34

Male Median Age: 34

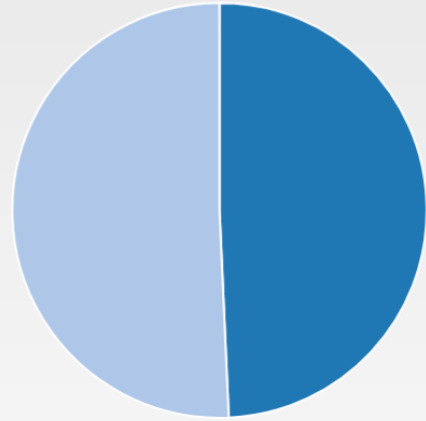
Female Median Age: 35



Male Female Total



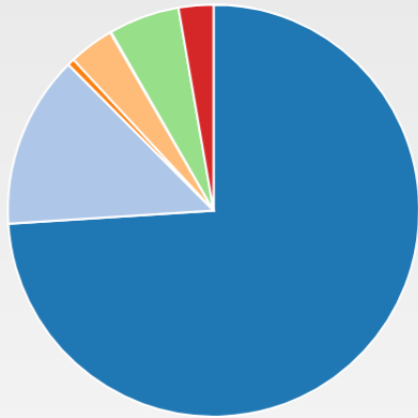
	Under 5	5-9	10-14	15-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-64	65-69	70-74	75-79	80-84	85 Plus
Male	2,222	2,898	2,981	2,618	1,534	1,595	1,836	2,461	2,628	2,671	2,155	1,536	1,242	785	493	291	184	113
Female	2,161	2,747	2,869	2,451	1,524	1,717	2,144	2,785	2,906	2,623	2,035	1,502	1,326	848	527	387	304	262
Total	4,383	5,645	5,850	5,069	3,058	3,312	3,980	5,246	5,534	5,294	4,190	3,038	2,568	1,633	1,020	678	488	375

Gender



 Male	30,243	49%
 Female	31,118	51%

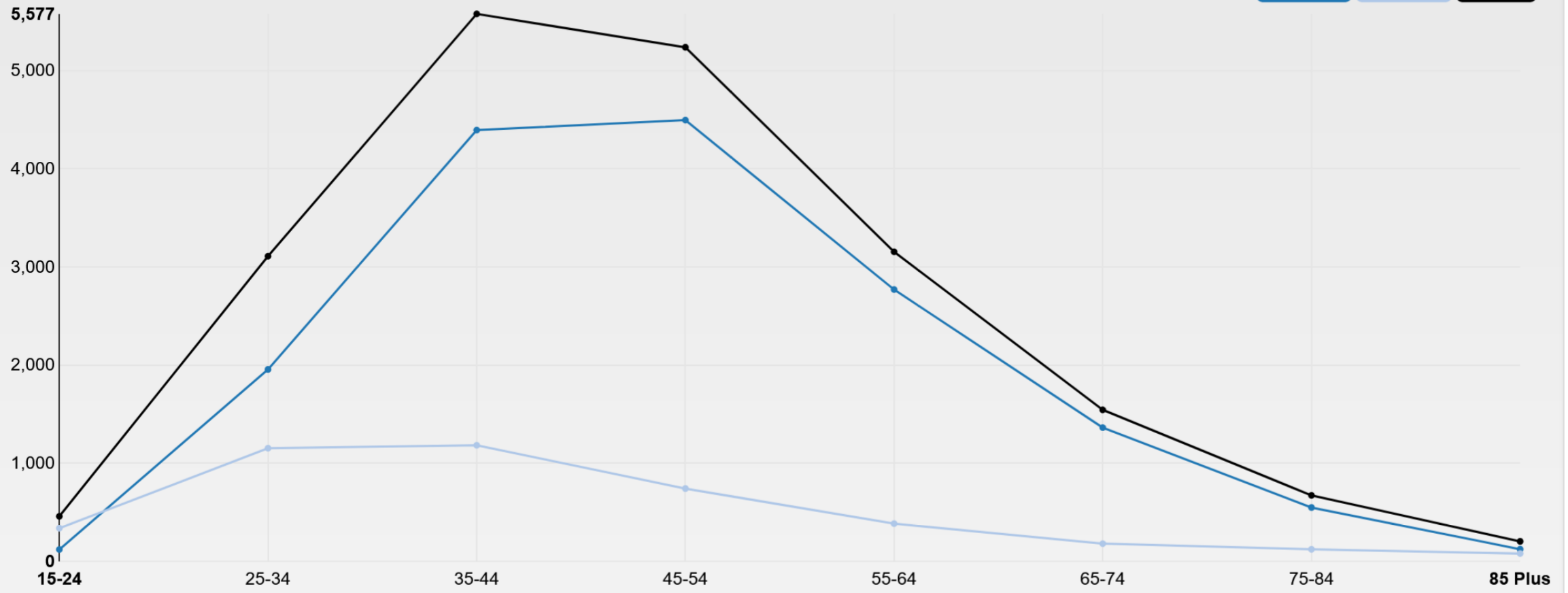
Race



 White	45,394	74.0%
 Black Or African American	8,314	13.5%
 American Indian Or Alaskan Native	342	0.6%
 Asian	2,169	3.5%
 Native Hawaiian & Other Pacific Islander	47	0.1%
 Other Race	3,417	5.6%
 Two Or More Races	1,678	2.7%

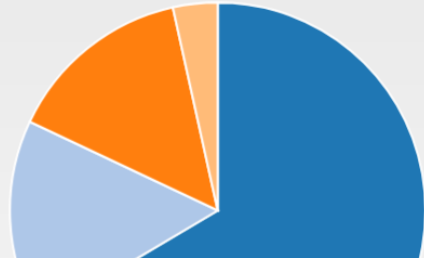
Head of Household by Age

Owner Renter Total



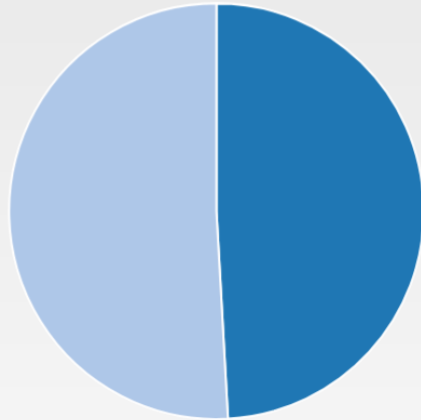
	15-24	25-34	35-44	45-54	55-64	65-74	75-84	85 Plus
Owner	121	1,956	4,394	4,495	2,769	1,363	549	124
Renter	338	1,153	1,183	742	385	181	123	80
Total	459	3,109	5,577	5,237	3,154	1,544	672	204

Families vs Singles





 Husband Wife Family Households	13,269	66%
 Single Guardian	3,097	16%
 Singles	2,898	15%
 Singles With Roommate	692	3%

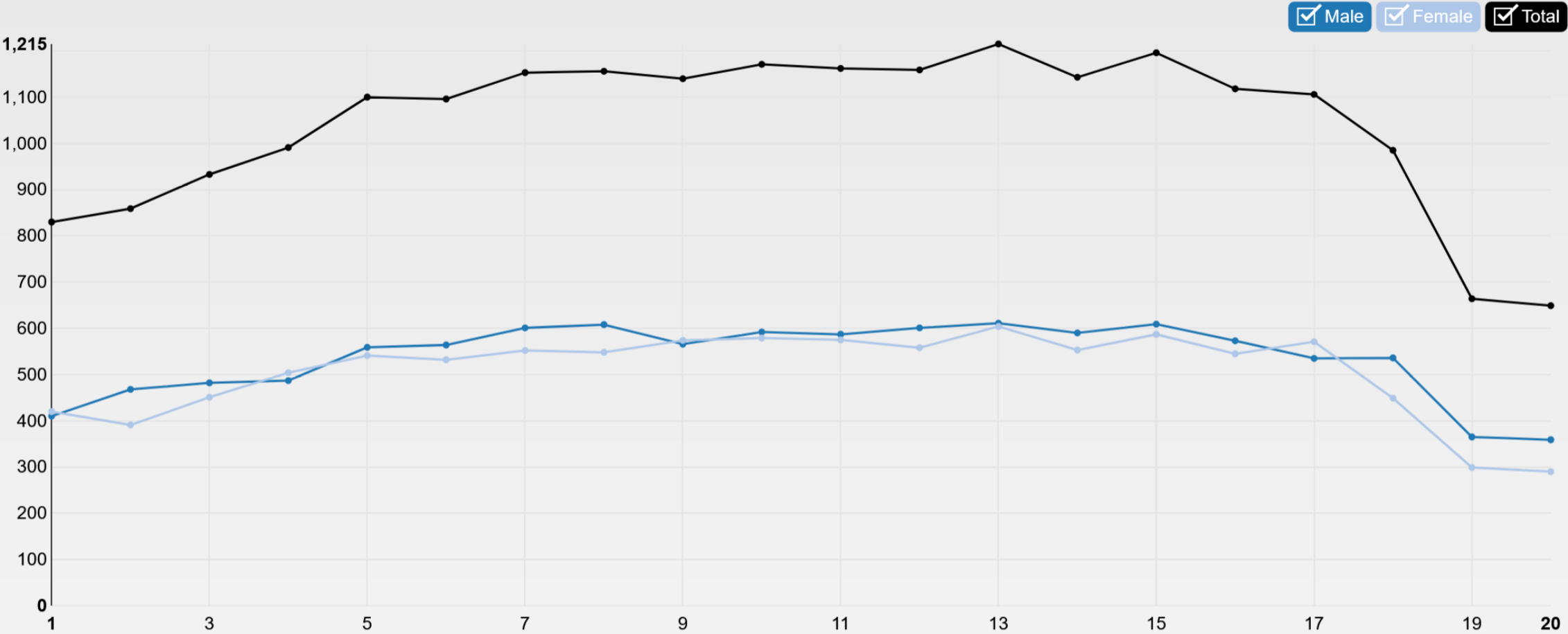
Households with Kids



Average Household Size: 3

 Households without Kids	9,801	49%
 Households with Kids	10,155	51%

Children by Age



	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Male	410	468	482	487	559	564	601	608	566	592	587	601	611	590	609	573	535	536	365	359
Female	420	391	451	504	541	532	552	548	574	579	575	558	604	553	587	545	571	449	299	290
Total	830	859	933	991	1,100	1,096	1,153	1,156	1,140	1,171	1,162	1,159	1,215	1,143	1,196	1,118	1,106	985	664	649

Real Estate and Housing

ZIP code 76063 has a small percentage of vacancies. The Census also indicates that there are one or more correctional facilities and nursing homes nearby.

The majority of household are owned or have a mortgage. Homes in ZIP code 76063 were primarily built in the 2000s. Looking at 76063 real estate data, the median home value of \$179,600 is slightly higher than average compared to the rest of the country. It is also high compared to nearby ZIP codes. So you are less likely to find inexpensive homes in 76063. Rentals in 76063 are most commonly 3+ bedrooms. The rent for 3+ bedrooms is normally \$1,000+/month including utilities. Prices for rental property include ZIP code 76063 apartments, townhouses, and homes that are primary residences.

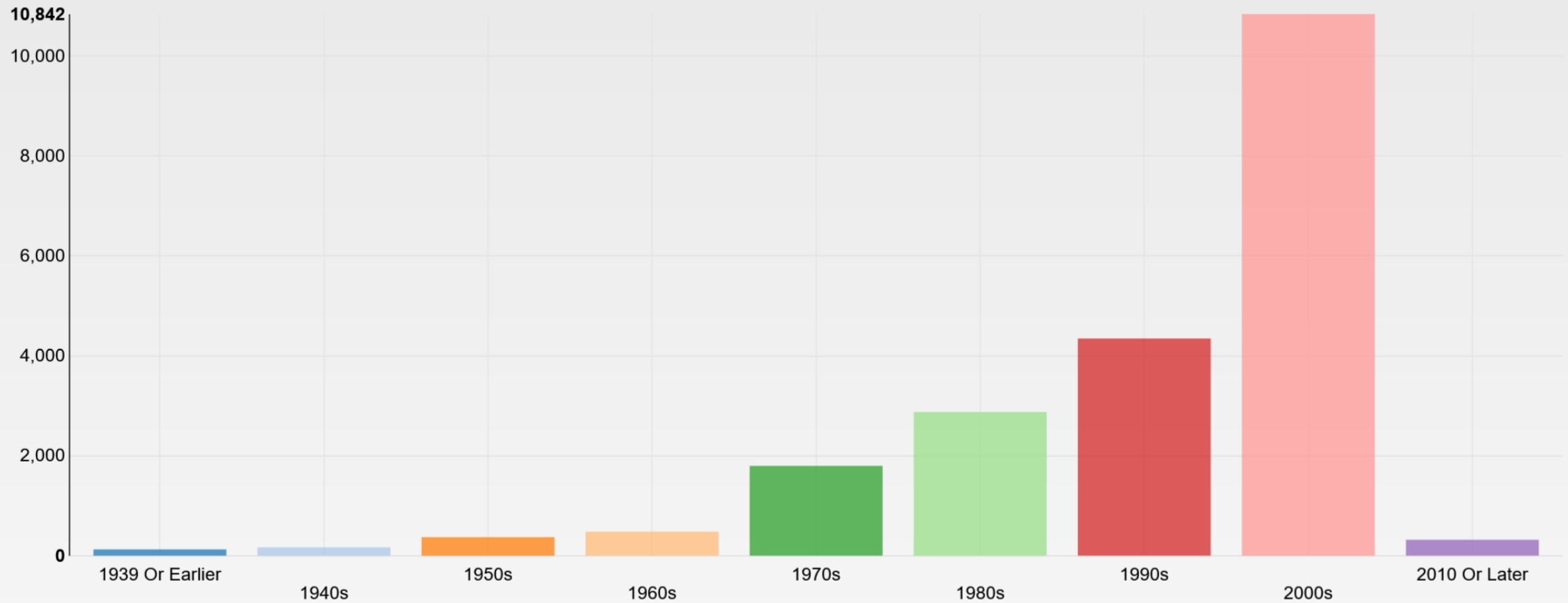
For more information, see [Mansfield, TX home values](#).

Housing Type

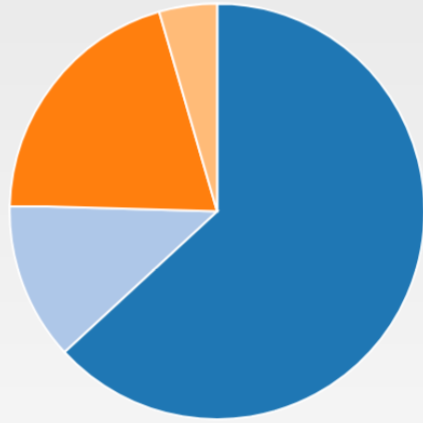


 In Occupied Housing Units	60,998	99.4%
 Correctional Facility For Adults	196	0.3%
 Juvenile Facilities	0	0.0%
 Nursing Facilities	159	0.3%
 Other Institutional	0	0.0%
 College Student Housing	0	0.0%
 Military Quarters	0	0.0%
 Other Noninstitutional	8	0.0%

Year Housing was Built

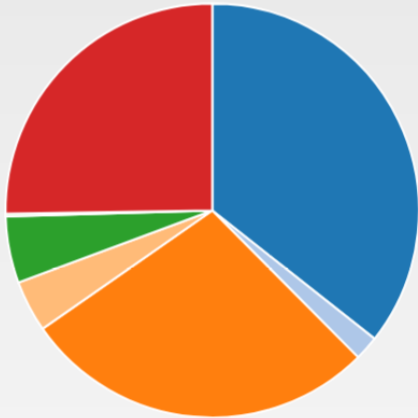








Housing Occupancy



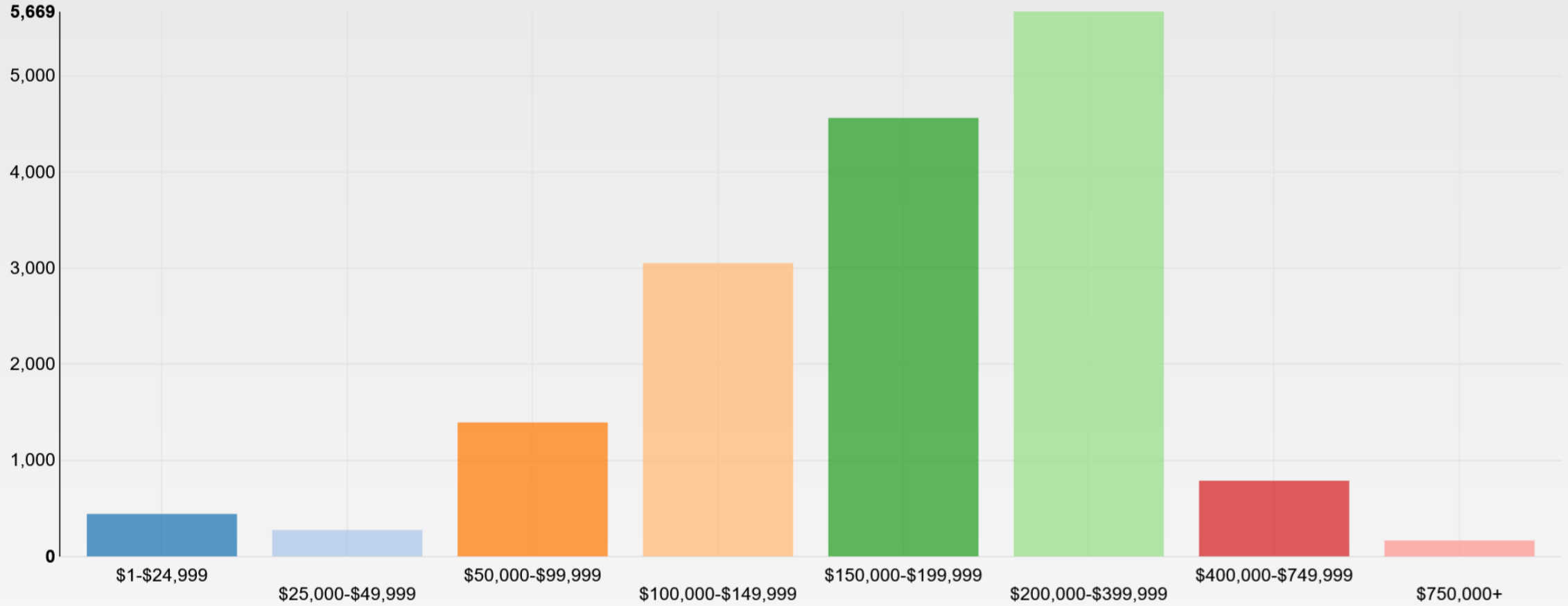
 Owned Households With A Mortgage	13,202	63%
 Owned Households Free & Clear	2,569	12%
 Renter Occupied Households	4,185	20%
 Households Vacant	943	5%

Vacancy Reasons

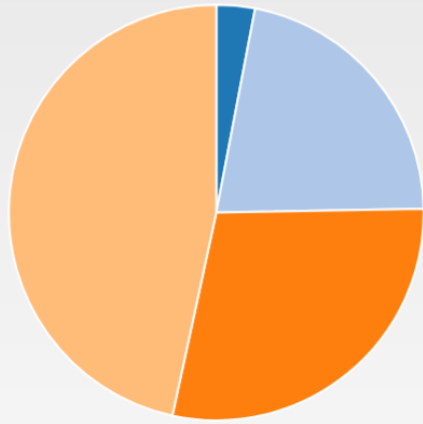


 For Rent	336	35.6%
 Rented & Unoccupied	18	1.9%
 For Sale Only	262	27.8%
 Sold & Unoccupied	38	4.0%
 For Season Recreational Or Occasional Use	49	5.2%
 For Migrant Workers	2	0.2%
 Vacant For Other Reasons	238	25.2%

Owner Occupied Home Values



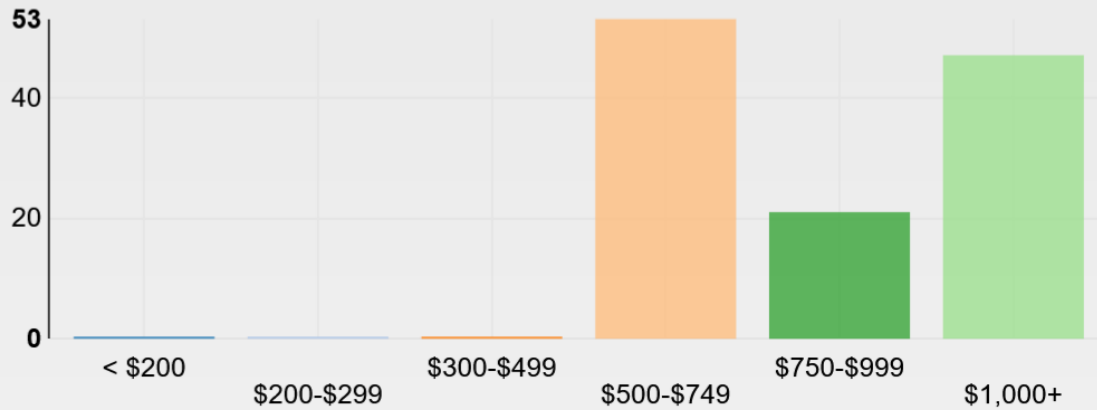
Rental Properties by Number of Rooms



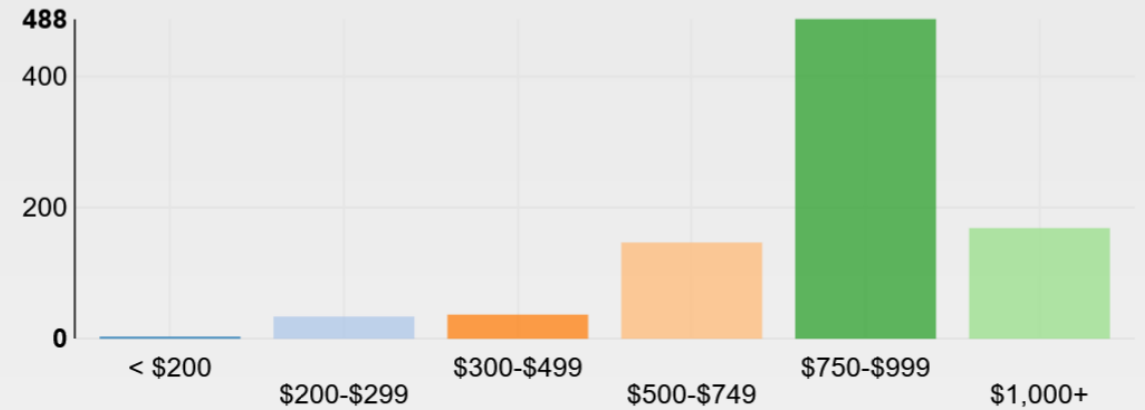
Studio Apartment	121	3%
1 Bedroom	875	22%
2 Bedroom	1,157	29%
3+ Bedroom	1,879	47%

Cost of Monthly Rent Including Utilities

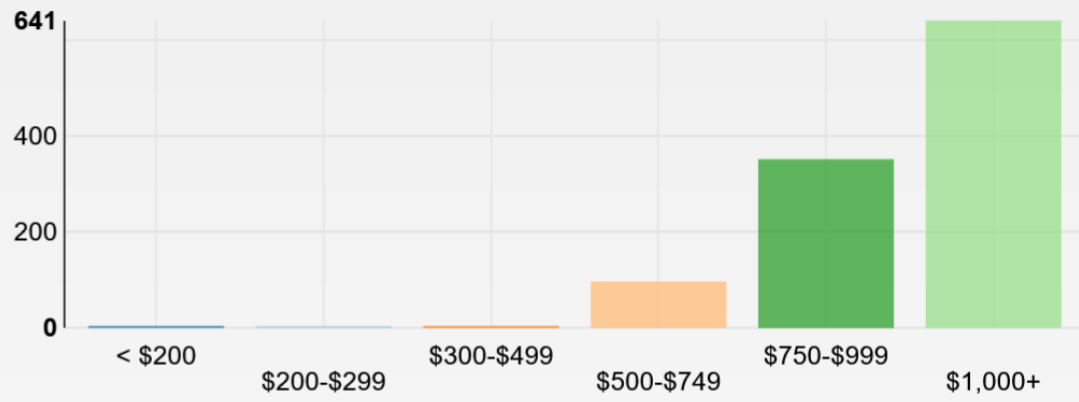
Cost of a Studio Apartment



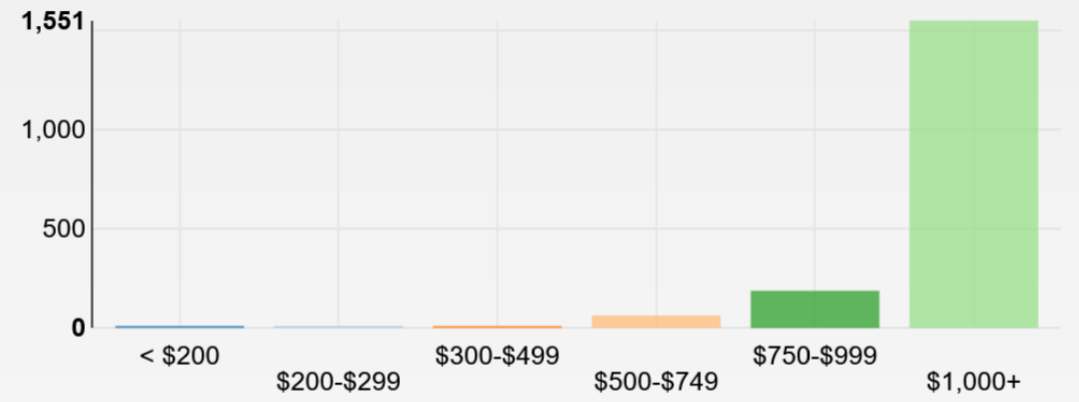
Cost of a 1 Bedroom



Cost of a 2 Bedroom



Cost of a 3+ Bedroom

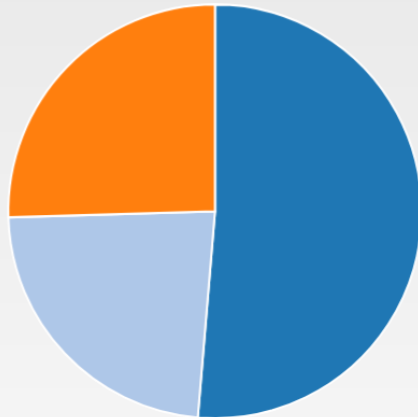





Employment, Income, Earnings, and Work

The median household income of \$92,052 is extremely high compared to the rest of the country. It is also high compared to nearby ZIP codes. So 76063 is likely to be one of the nicer parts of town with a more affluent demographic.

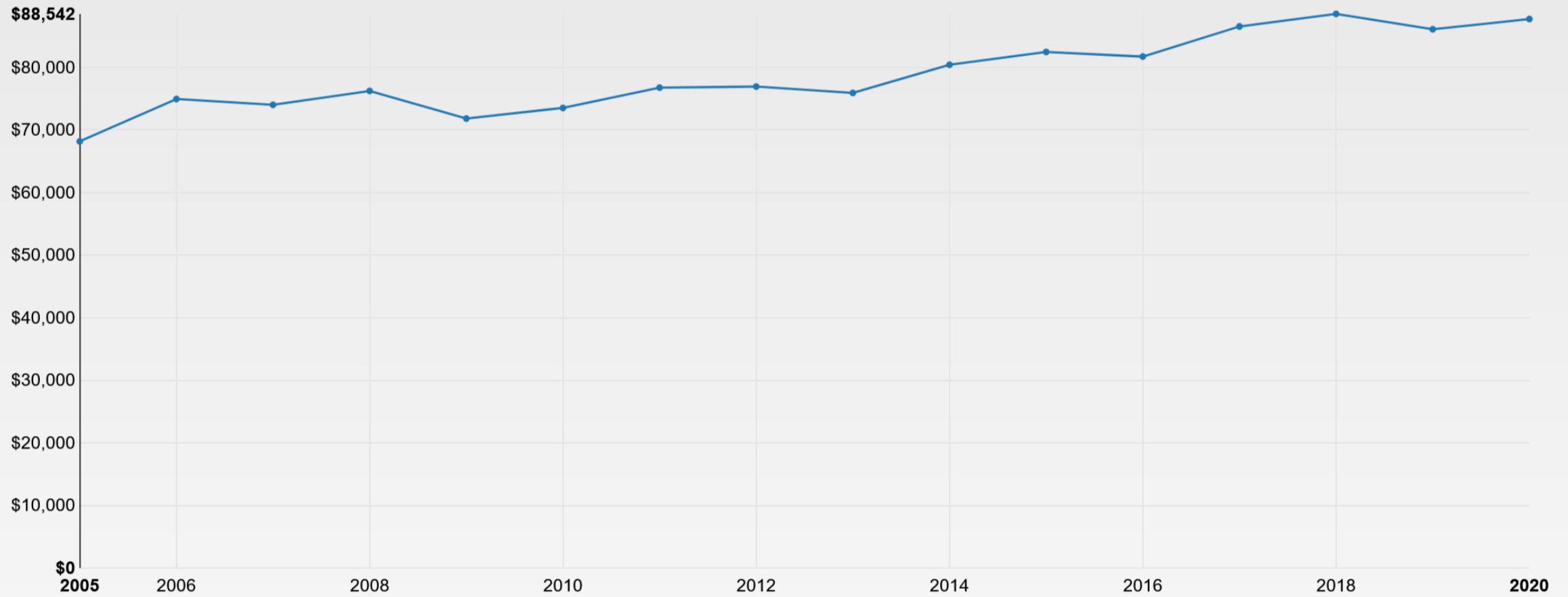
As with most parts of the country, vehicles are the most common form of transportation to places of employment. In most parts of the country, the majority of commuters get to work in under half an hour. However, that is not the case in 76063. It has a much lower than average number of people that make it to work in under half an hour. Having to travel to work for over 45 minutes isn't uncommon for people who live here.

Employment Status

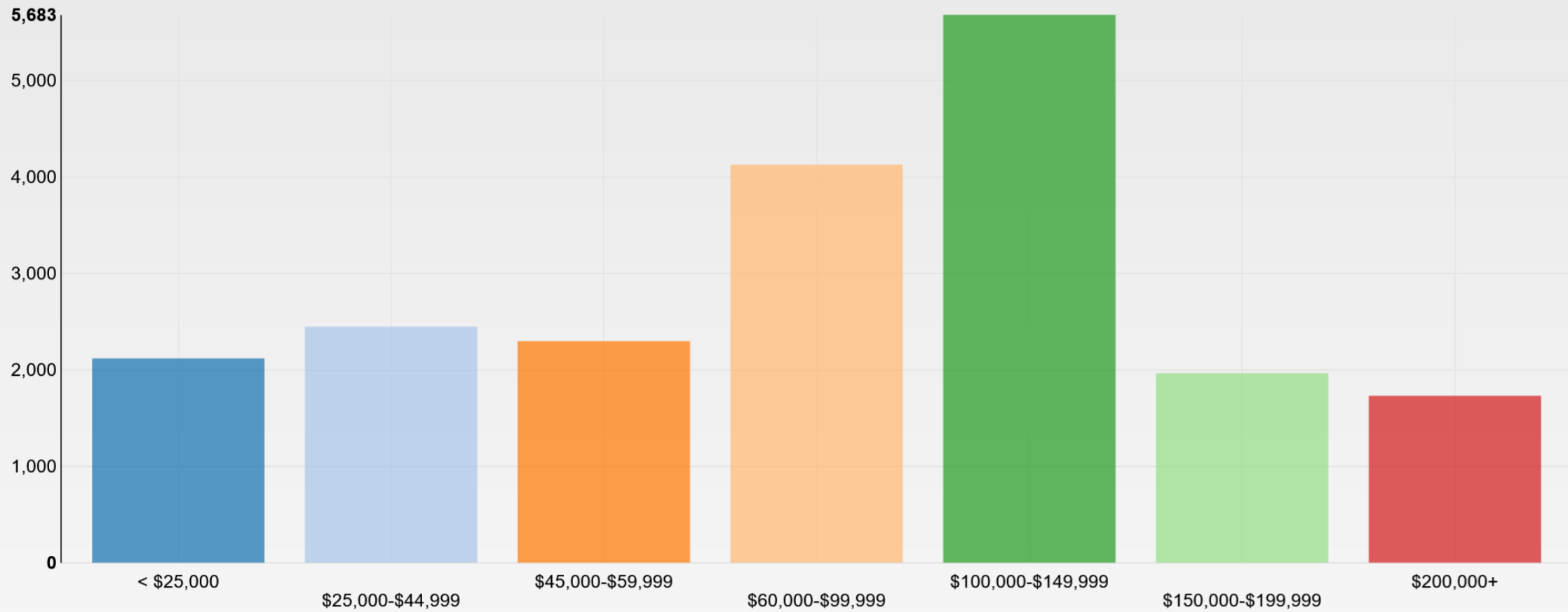


 Worked Full-time with Earnings	23,297	51%
 Worked Part-time with Earnings	10,533	23%
 No Earnings	11,558	25%

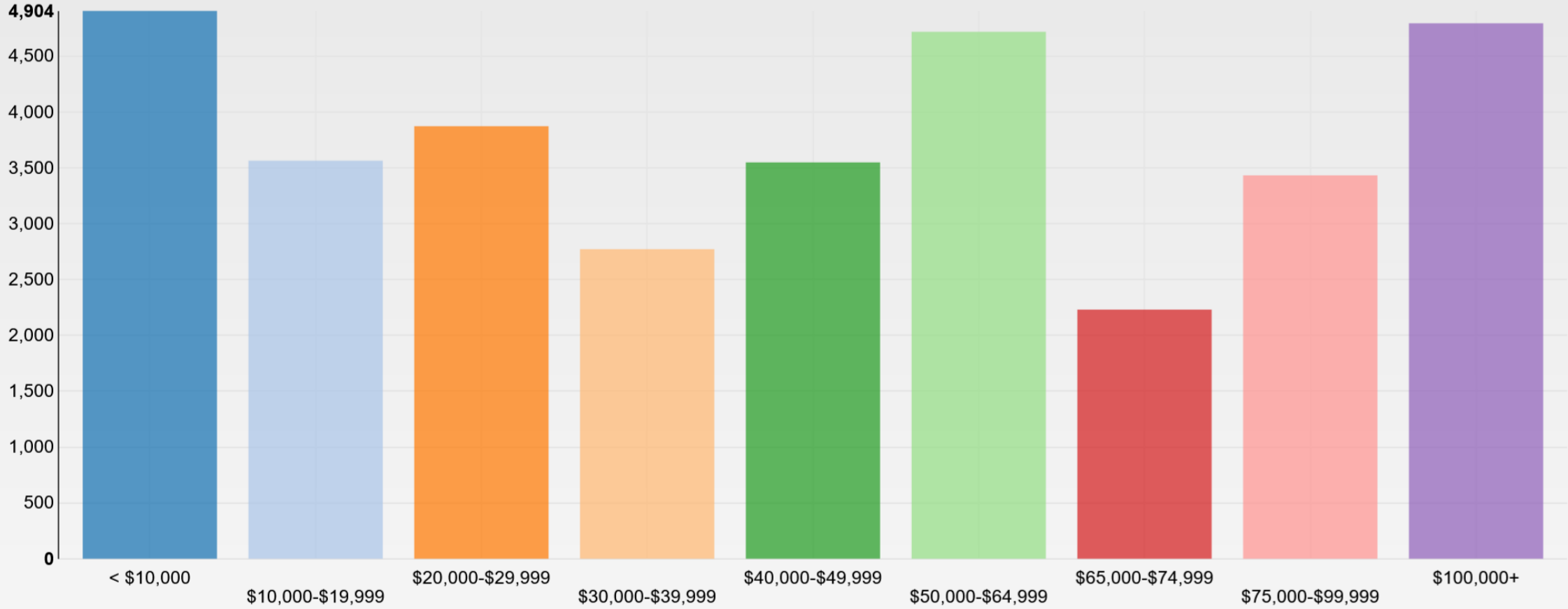
Average Household Income over Time



Household Income

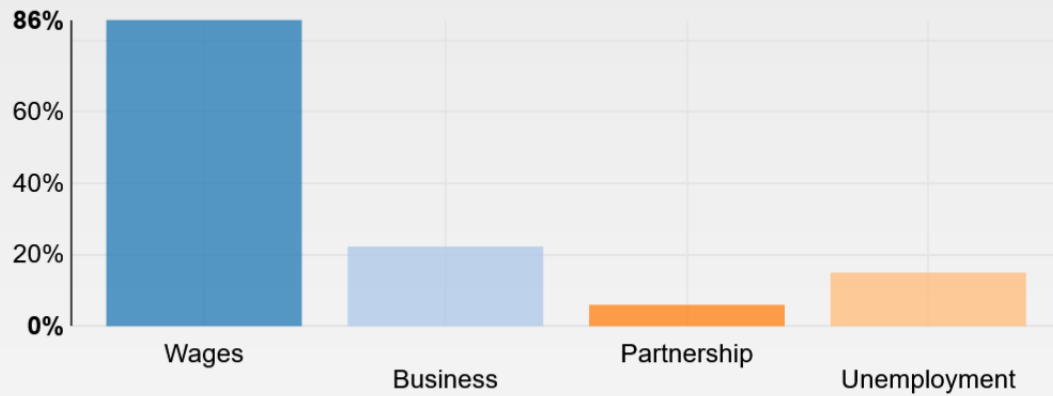


Annual Individual Earnings



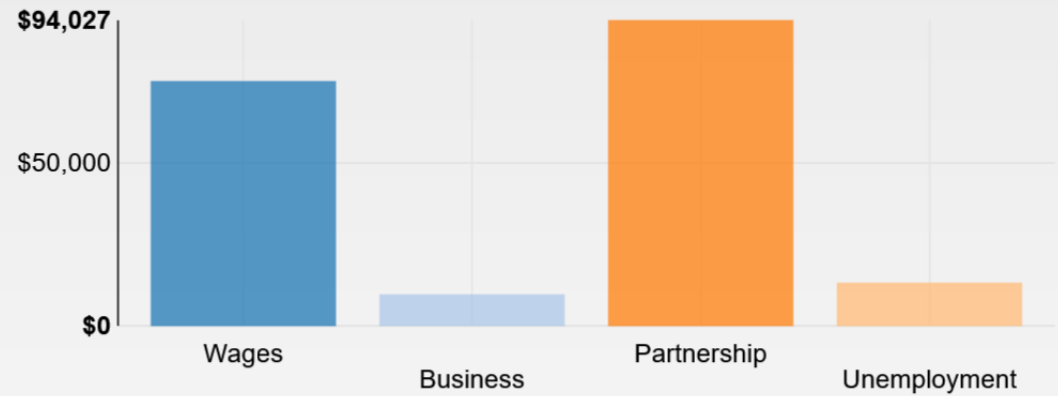
Sources of Household Income

Percent of Households Receiving Income



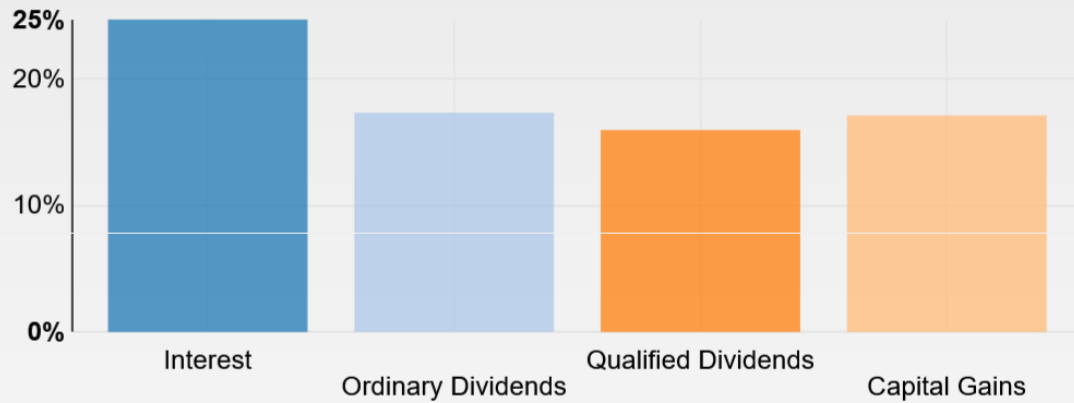
* Only taxable income is reported.

Average Income per Household by Income Source



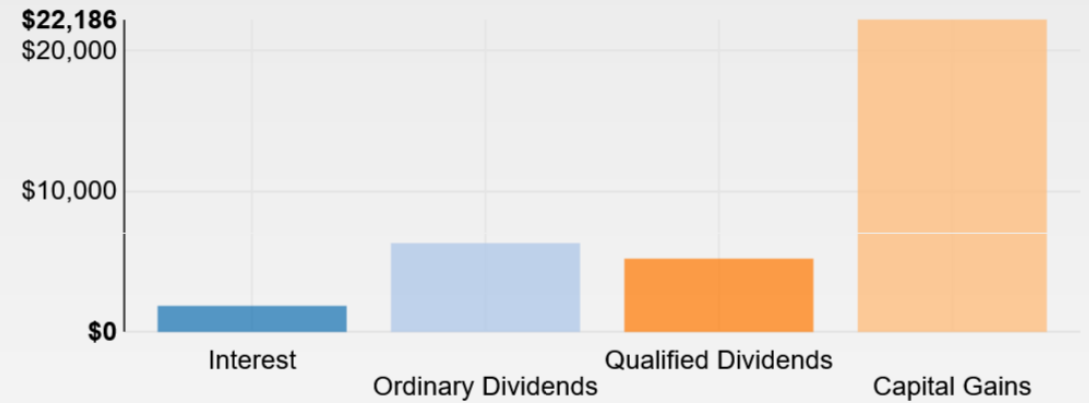
Household Investment Income

Percent of Households Receiving Investment Income



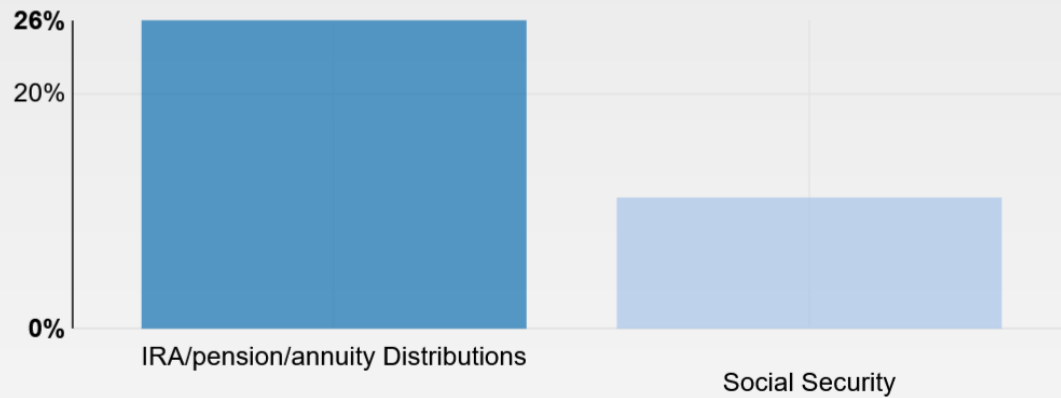
* Only taxable income is reported.

Average Income per Household by Income Source

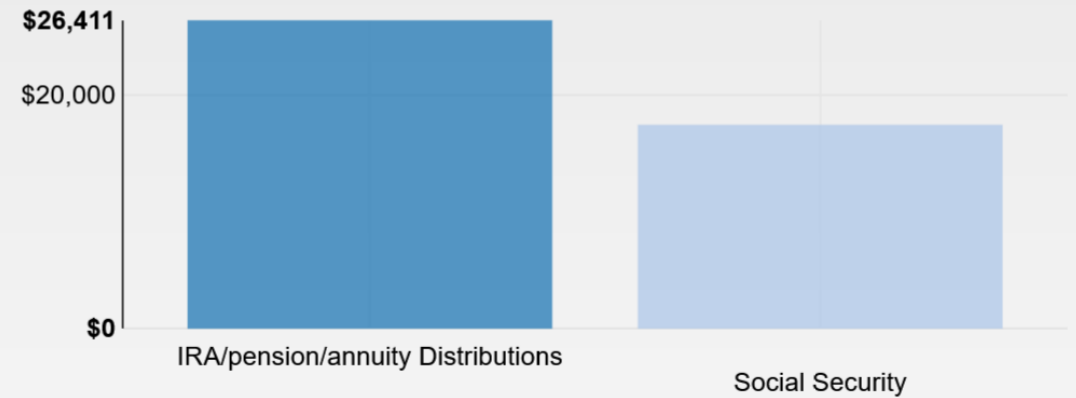


Household Retirement Income

Percent of Households Receiving Retirement Income






Average Income per Household by Income Source



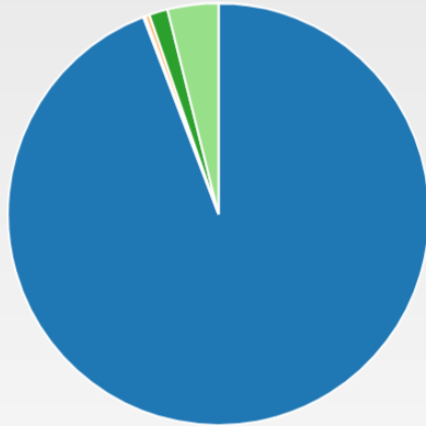
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




Source of Earnings



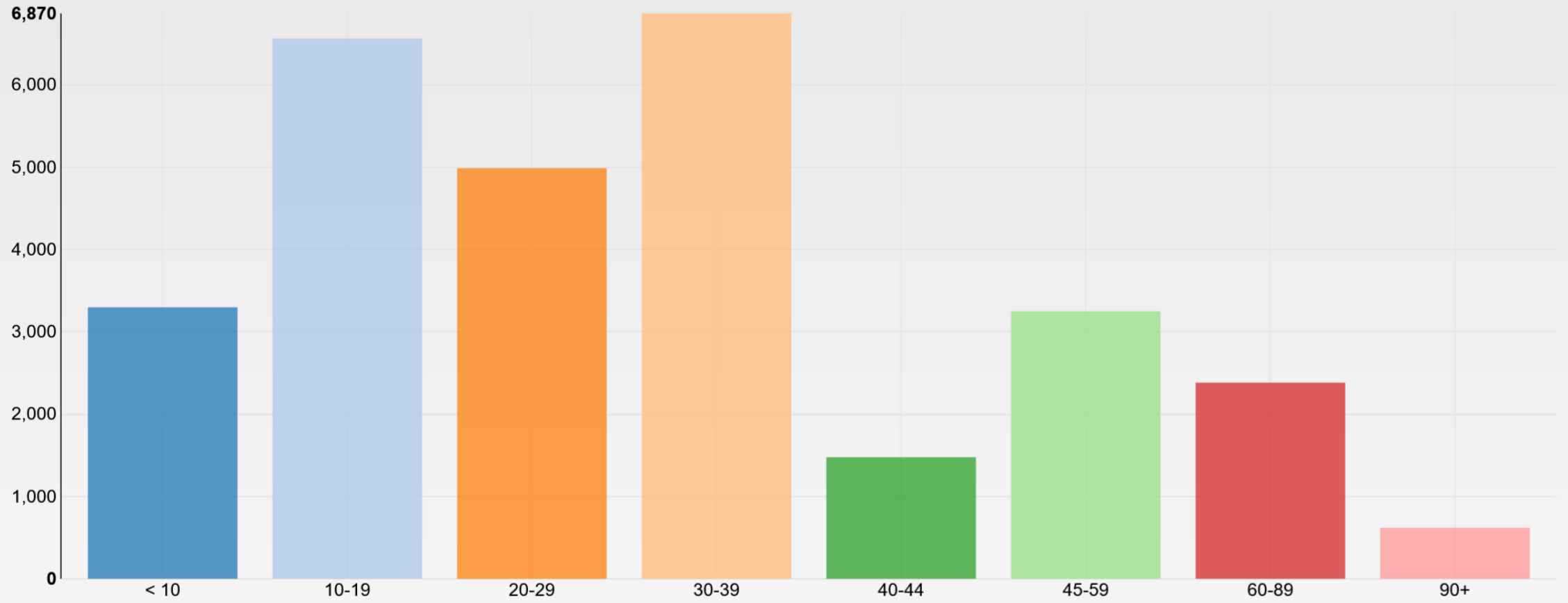
 Worked Full-time with Earnings	23,297	51%
 Worked Part-time with Earnings	10,533	23%
 No Earnings	11,558	25%

Means Of Transportation To Work for Workers 16 and Over



 Car, truck, or van	28,863	94.2%
 Public transportation	44	0.1%
 Taxicab	0	0.0%
 Motorcycle	107	0.3%
 Bicycle, Walked, or Other Means	435	1.4%
 Worked at Home	1,195	3.9%

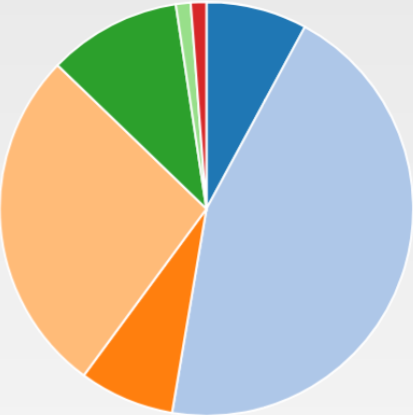
Travel Time to Work (In Minutes)



Schools and Education

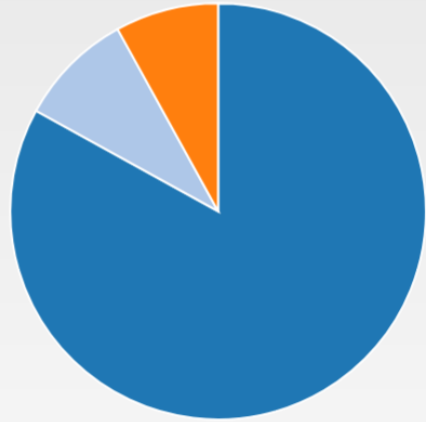
The area has some of the highest percentages of people who attended college of any ZIP.

Educational Attainment For The Population 25 Years And Over



Less than High School Diploma	3,039	8%
High School Graduate	17,212	45%
Associate's degree	2,863	7%
Bachelor's degree	10,418	27%
Master's degree	4,010	10%
Professional school degree	445	1%
Doctorate degree	468	1%

School Enrollment (Ages 3 to 17)



Enrolled in Public School	13,887	83.0%
Enrolled in Private School	1,496	8.9%
Not Enrolled in School	1,344	8.0%

Schools in ZIP Code 76063

ZIP Code 76063 is in the following school districts: Mansfield Independent School District and Private. There are 28 different elementary schools and high schools with mailing addresses in ZIP code 76063.

[Download a List of High Schools](#)

[Download a List of Elementary Schools](#)

Alice Ponder Elementary

101 Pleasant Ridge Dr
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

J L Boren Elementary

1402 Country Club Dr
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Glenn Harmon Elementary

403 N Holland Rd
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Mary Orr Int

2900 E Broad St
Mansfield, TX 76063
Grade Level: Middle/Elementary
District: Mansfield Independent School District

Willie Brown Elementary

1860 Cannon Dr
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Donna Shepard Int

1280 Fm 1187
Mansfield, TX 76063
Grade Level: Middle/Elementary
District: Mansfield Independent School District

Roberta Tipps Elementary

3001 N Walnut Creek
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Mary Jo Sheppard Elementary

1701 Fm 1187
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Judy Miller Elementary

403 N Holland Rd
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Erma Nash Elementary

1050 Magnolia St
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Mary Lillard I S

1301 Day Miar Rd
Mansfield, TX 76063
Grade Level: Middle/Elementary
District: Mansfield Independent School District

Asa E Low Jr Int

1526 N Walnut Creek Dr
Mansfield, TX 76063
Grade Level: Middle/Elementary
District: Mansfield Independent School District

Elizabeth Smith Elementary

701 S Holland Rd
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Annette Perry Elementary

1261 S Main St
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Nancy Neal Elementary

280 Nelson Wyatt Rd
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Mansfield Independent School District

Rogene Worley Middle School

500 Pleasant Ridge Dr
Mansfield, TX 76063
Grade Level: Middle/Secondary
District: Mansfield Independent School District

Mansfield High School

3001 E Broad St
Mansfield, TX 76063
Grade Level: High/Secondary
District: Mansfield Independent School District

Mansfield Legacy High School

1263 N Main
Mansfield, TX 76063
Grade Level: High/Secondary
District: Mansfield Independent School District

Mansfield Frontier High School

1120 W Debbie Ln
Mansfield, TX 76063
Grade Level: High/Secondary
District: Mansfield Independent School District

Walnut Creek Academy

1751 N Walnut Creek Dr
Mansfield, TX 76063
Grade Level: Primary/Elementary

The Phoenix Academy

902 E Broad
Mansfield, TX 76063
Grade Level: High/Secondary
District: Mansfield Independent School District

Brooks Wester Middle School

1520 N Walnut Creek Dr
Mansfield, TX 76063
Grade Level: Middle/Secondary
District: Mansfield Independent School District

Mansfield Lake Ridge High School

101 N Day Miar Rd
Mansfield, TX 76063
Grade Level: High/Secondary
District: Mansfield Independent School District

First Faith Preschool & Kindergarten

777 N Walnut Creek Dr
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Private

Tarrant County J J a E P

902 E Broad St
Mansfield, TX 76063
Grade Level: High/Secondary
District: Mansfield Independent School District

Danny Jones Middle School

4500 E Broad St
Mansfield, TX 76063
Grade Level: Middle/Secondary
District: Mansfield Independent School District

Linda Jobe Middle School

2491 Gertie Barrett Rd
Mansfield, TX 76063
Grade Level: Middle/Secondary
District: Mansfield Independent School District

Pantego Christian Academy-Mansfield Campus

2351 Country Club Drive
Mansfield, TX 76063
Grade Level: Primary/Elementary
District: Private

Nearby ZIP Codes

ZIP Code 75052
Grand Prairie, TX
Type: Standard

ZIP Code 75054
Grand Prairie, TX
Type: Standard

ZIP Code 75104
Cedar Hill, TX
Type: Standard

ZIP Code 76001
Arlington, TX
Type: Standard

ZIP Code 76002
Arlington, TX
Type: Standard

ZIP Code 76009
Alvarado, TX
Type: Standard

ZIP Code 76028
Burleson, TX
Type: Standard

ZIP Code 76060
Kennedale, TX
Type: Standard

ZIP Code 76061
Lillian, TX
Type: PO BOX

ZIP Code 76065
Midlothian, TX
Type: Standard

ZIP Code 76084
Venus, TX
Type: Standard

ZIP Code 76140
Fort Worth, TX
Type: Standard