

For Sale



3.57 AC Mixed-Use Development

Near Downtown Mansfield

708 E Broad St, Mansfield, TX 76063



Hunington

Hunington Properties, Inc.

501 W President George Bush Hwy.,
Suite #150, Richardson, TX 75080

214-689-3600

hpiproperties.com



3.57 AC MIXED-USE DEVELOPMENT NEAR DOWNTOWN MANSFIELD

708 E Broad St, Mansfield, TX 76063



PROPERTY DETAILS

Sale Price	\$2,488,147
Price PSF	\$16.00
Lot Size	3.57 Acres



PROPERTY HIGHLIGHTS

- Mixed-use development Site Plan approved by City for 9,900 Sq Ft Retail, 22 Condos, and 24 Townhome Units.
- Strategically located on E Broad Street, a main corridor with high visibility and strong traffic counts, the property benefits from Mansfield's continued growth and strong residential demand.
- Situated in the densely populated and rapidly growing DFW submarket.



DEMOGRAPHICS

Population (2025)	1 mi. - 7,871
	3 mi. - 51,288
	5 mi. - 137,200
Average HHI (2025)	1 mi. - \$88,390
	3 mi. - \$150,700
	5 mi. - \$149,642
Traffic Counts	E Broad St: 13,477 vpd
	N Walnut Creek Dr: 11,770 vpd



Matthew Kivnani
Vice President | Brokerage
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(469)604.8681

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



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Architectural plan | Retail 708 E Broad St, Mansfield, TX 76063



708 E BROAD ST., MANSFIELD, TX 76063

Architectural plan | Condos 708 E Broad St, Mansfield, TX 76063

BUILDING MATERIALS LEGEND



WEST FACADE



EAST FACADE



SOUTH FACADE
FACED LOT VIEW



EAST FACADE



WEST FACADE



NORTH FACADE
BROAD STREET VIEW

CASE NUMBER D5#25-006



No.10
DESIGN
GROUP

2019 N. HUNTINGTON AVENUE, SUITE 100
MANSFIELD, TEXAS 76063
817.471.0210
ARCHITECTS

GENERAL NOTES:
1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT FET AREA SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE LATEST EDITION OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70B.
4. ALL BUILDING MATERIALS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
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DATE: 3-13-25

5-10-25 RESUBMITAL 2

EAST BROAD STREET
LOT --- BLOCK ---
MANSFIELD, TEXAS
TARRANT COUNTY

**BENSON
MANORS**

SHEET Title:

**MIXED USE
BUILDING B**

243536

SHEET No.:

LAY-03



For Sale

GROUND FLOOR
1022 SF RANCH-INSTABLE AREA

SECOND FLOOR
1009 SF RANCH-INSTABLE AREA

THIRD FLOOR
1039 SF RANCH-INSTABLE AREA

BRICK VENEER-COLOR 5

BRICK VENEER-COLOR 1

BLOCK 1

LIGHT BRUGGS VENEER



CASE NUMBER DS#25-006



3-13-25



219 N. WALNUT CREEK DR. MANSFIELD TEXAS 76063
817.477.1924 METRO 817.477.3653 FAX

ARCHITECTS

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GENERAL NOTES:

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY.
2. CONTRACTOR TO OBSERVE ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.
3. ALL ELECTRICAL OUTLETS AT NET AREA (INCL. GARAGE) TO BE G.F.I.
4. ALL EXTERIOR ELECTRICAL OUTLETS TO BE WEATHER PROOF.
5. ALL SLABZS WITHIN 2'0" HORIZ. DISTANCE FROM JAMB OF EXTERIOR DOOR TO BE REINFORCED WITH 4# BARS. ALL PLUMBING WALLS ARE TO BE 8"0" STUDS.
6. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF BRICK. ALL DIMENSIONS ARE FOR NOMINAL 4" STUDS (INCL. 3/4" STUD).
7. PROVIDE 100V. FIRMED IN BARS BACK DETECTORS OR PER LOCAL GOV. REQUIREMENTS.
8. ALL DOOR LOCATIONS ARE AS INDICATED ON PLANS AT EVERY DOOR LOCATION.



DATE: 3-13-25
5-16-25 RESUBMITTAL 2

EAST BROAD STREET
LOT ---- BLOCK ----

MANSFIELD, TEXAS
TARRANT COUNTY

BENSON
MANORS

SHEET Title:

GENERAL LAYOUT

TOWNHOMES PROTO

243536

SHEET No.: LAY-04

Site plan | 708 E Broad St, Mansfield, TX 76063

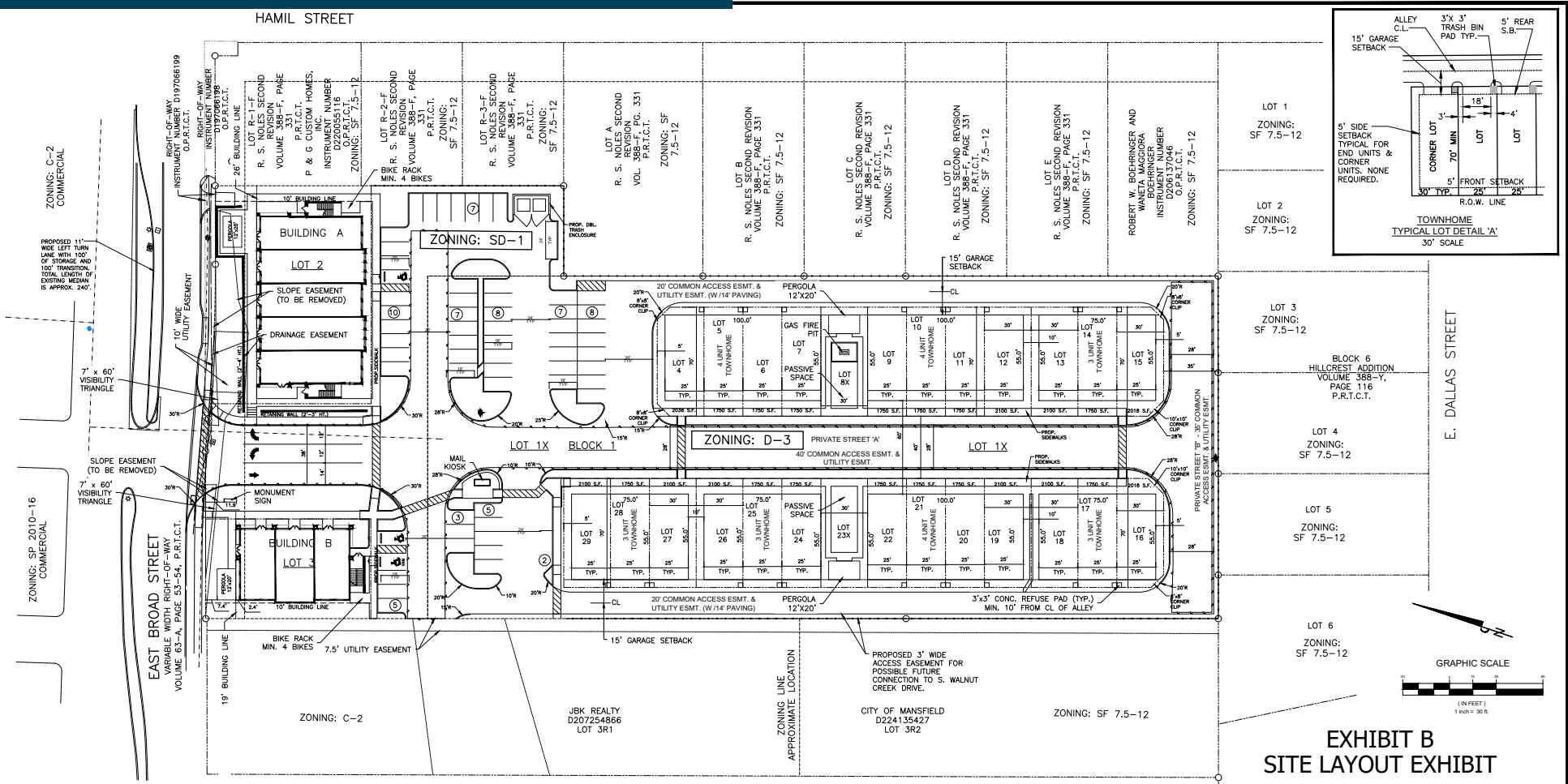


EXHIBIT B
SITE LAYOUT EXHIBIT

BENSON MANORS

Being Lot R-4-F2 and a Portion of Lot R-4-F1,
R S Noles Second Revision
City of Mansfield, Tarrant County, Texas
3.571 Acres
Case Number DS#25-006
Date Prepared: 07/03/2025

OWNER / DEVELOPER:
HT CONSTRUCTION
5800 BAY CLUB DR.
ARLINGTON, TEXAS 76013
CONTACT: HUBERT WONG
HTCONSTRUCTIONDFW@GMAIL.COM
817-881-3816

PLANNER/SURVEYOR:
BANNISTER ENGINEERING, LLC
240 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
(817) 842-2094
CONTACT: JEFFREY W. LINDER, RLA
EMAIL: jeff@bannistereng.com
CONTACT: MICHAEL SZURGOT, RPLS
EMAIL: mszurgot@bannistereng.com

BANNISTER
ENGINEERING
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
DECEMBER 2014 • E-40609 (TECH)

BUILDING SETBACK SUMMARY:

Setback	D-3 Zoning	SD-1 Zoning
Front Building Setback:	5'	Lot 2: 26' Lot 3: 19'
Rear Building Setback:	5'	0'
Side Building Setback - Typical:	0'	0'
Side Building Setback - Corner Lot:	5'	0'
Side Setback to Residential Zoning:	N/A	10' Adjacent to Residential

USE DATA SUMMARY:

Lot Areas by Use			Parking		Quantity	Required
Commercial Lots	Qty	Area (ac)	Commercial	9,000/sf	None*	0
Townhome Lots:	24	0.14	Multi-Family			
Open Space Lots (TH):	2	0.1	1BR	16 units	1ps/unit	16
Common Area Lot	1	1.95	2BR	6 units	2ps/unit	12
Total Land Area:		3.57	Townhome	24 units	2ps/unit	48
					Total	76

* All commercial lease spaces are less than 1,500sf

Residential		Qty	Passive Space	
Multi-Family (units)			Mixed Use Lots: 13,412 sf	
Lot 2:			Townhome Lots: 4,200 sf	
1 Bedroom	8			
2 Bedrooms	6			
Lot 3:				
1 Bedroom	8			
Townhome (TH)		24		

INTERSECTION VISIBILITY NOTE

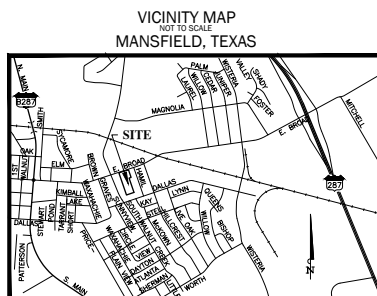
NO TREES OR ANY ITEM GREATER THAN 2' IN HEIGHT MAY BE LOCATED WITHIN THE VISIBILITY TRIANGLES.

MECHANICAL EQUIPMENT SCREENING NOTE:

HVAC AND MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF OF THE TOWNHOMES. MECHANICAL EQUIPMENT SCREENING IN A MANNER CONSISTENT WITH ARCHITECTURAL DESIGN OF THE BUILDING SHALL BE PROVIDED ON ALL FOUR SIDES AND SHALL BE A MINIMUM OF 12-INCHES HIGHER THAN THE EQUIPMENT. BUILDING MECHANICAL EQUIPMENT AND REFUSE STORAGE MUST BE VISUALLY SCREENED AND NOT LOCATED ALONG STREETS.

HOME OWNERS ASSOCIATION NOTE:

A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE STREETS, ALLEYS, SCREENING WALLS, DETENTION POND, PARKING LOTS, LANDSCAPING, AND COMMON AREAS.



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.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
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Matthew Kivnani Licensed Supervisor of Sales Agent/ Associate	741535 License No.	matthew@hpiproperties.com Email	214.689.3600 Phone
N/A Sales Agent/Associate's Name	N/A License No.	N/A Email	N/A Phone

Buyer/Tenant/Seller/Landlord Initials

Date