



FOR SALE OR LEASE

MANSFIELD MARKETPLACE



SWC US 287 AND BROAD ST
MANSFIELD, TEXAS 76063

FOR INFORMATION

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MANSFIELD MARKETPLACE

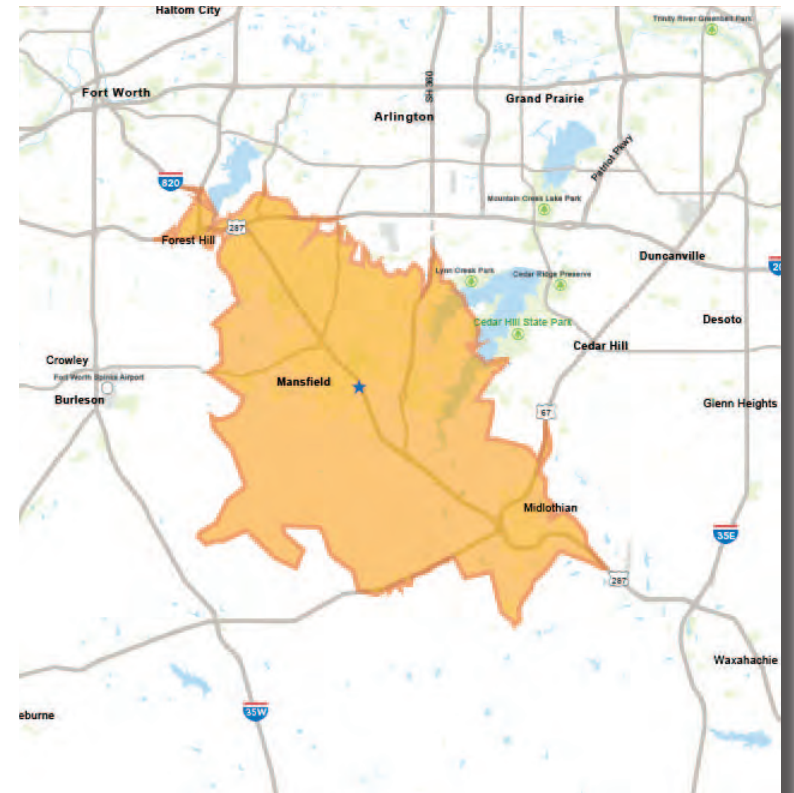
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KEY FEATURES

- Pad sites available:
 - Lots 6 & 7 = 2.46 acres divisible
 - Lot 2 A = 1.33 acres
- Anchor/Jr. Anchor opportunities up to 40,000 SF
 - Lots 2B & 3A = 5.39 acres
 - Lot 5 = 6.23 acres
- Near Shops at Broad a +/- 430,000 SF Retail Development including Belk, Academy, TJMaxx, At Home, Starbucks and more
- Across from proposed H-E-B
- Dallas Stars Center has an estimated 400,000 annual visitors
- Fieldhouse USA is open, estimates 1.2 million projected annual visitors

DEMOGRAPHICS

	1 mile	3 mile	5 mile
	Population 4,177	Population 60,217	Population 142,863
	Average Income \$135,555	Average Income \$132,157	Average Income \$130,549
	Daytime Pop 7,925	Daytime Pop 63,660	Daytime Pop 123,246



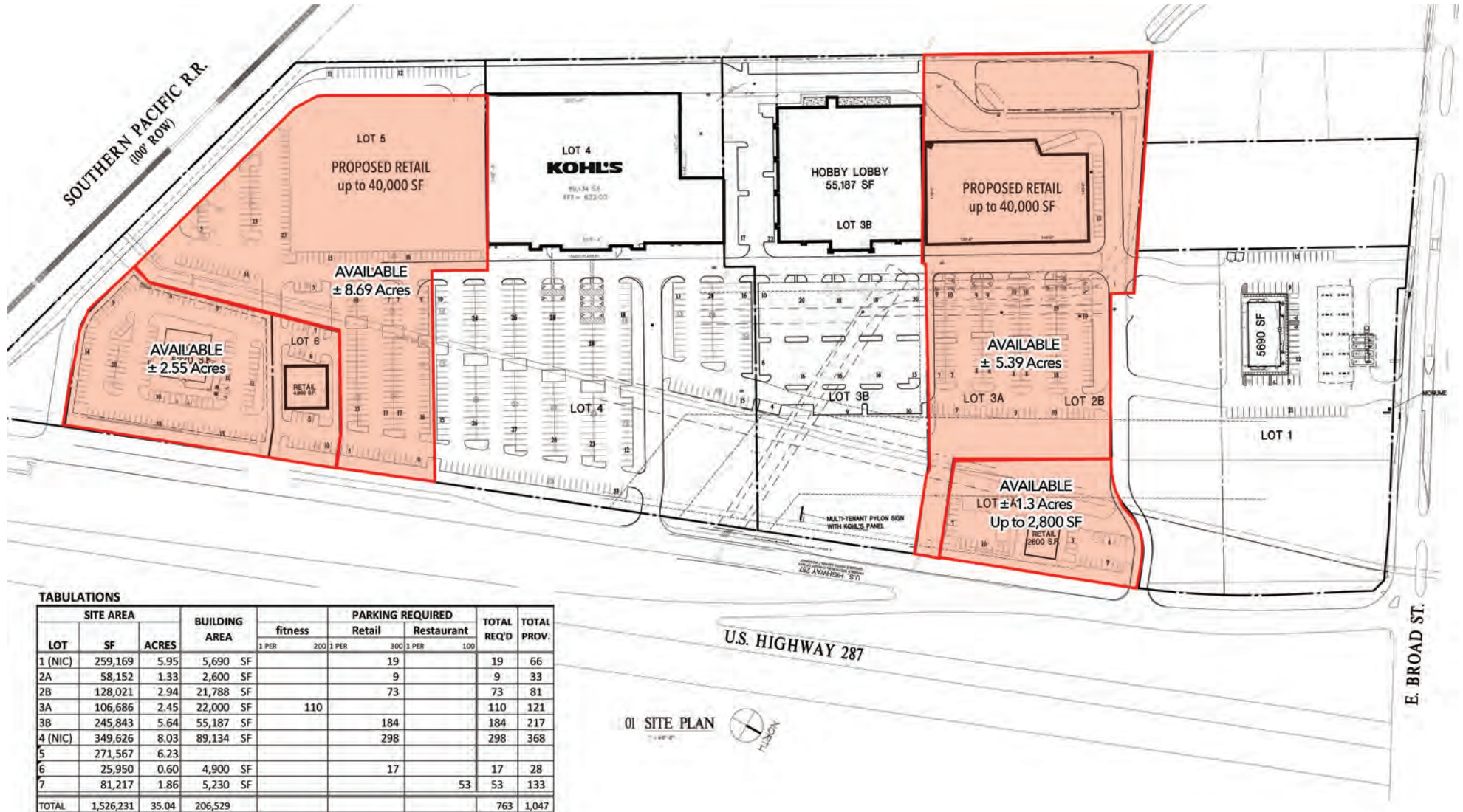
TRAFFIC COUNTS

Highway 287: 62,638 vpd
Broad Street: 27,983 vpd

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SITE PLAN



TRANSWESTERN DALLAS | 2300 N. FIELD STREET, SUITE 2000 | DALLAS, TX 75201 | 972.774.2500 | TRANSWESTERN.COM

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OBLIQUE AERIAL



