



## 24 Acres For Sale

Possible to Divide- Simultaneous Zoning & Close

1800 E Broad Street, Mansfield, TX

Broad St. at Cannon St. and Hwy 287

### Presented by

Invest in DFW Commercial Real Estate

Cameron Pope

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# PROPERTY LOCATION

AERIAL OF BUSINESSES

1800 E BROAD ST, MANSFIELD, TX





# PROPERTY

## DETAILS & HIGHLIGHTS

1800 E BROAD ST, MANSFIELD, TX

### PROPERTY DETAILS

<b><u>Address:</u></b>	1800 E Broad Street (TAD #4022777 – 300 N Mitchell Rd, Mansfield, TX)
<b><u>Size description:</u></b>	Approximately 24 acres of relatively flat land. The Seller would consider dividing two parcels, provided both transactions close simultaneously and a single consolidated rezoning effort is undertaken (if necessary).
<b><u>Current Zoning:</u></b>	Commercial 2 – Broad mix of retail, office, and service uses permitted today under The Reserve at Mansfield Development Regulations. Currently there are no residential permitted uses (rezoning required to achieve).
<b><u>Future Zoning:</u></b>	Strong candidate for rezoning to residential for sale product or higher-density residential or commercial uses or mixed-use. The Seller understands the timeline for rezoning for the highest and best use.
<b><u>Additional Access:</u></b>	A higher density use would align with the cities desire to complete the Cannon Street Loop, creating direct integration to canals at The Reserve Development. Extending Cannon Street south from Broad Street to a connection to the southeastern property line.

### PROPERTY HIGHLIGHTS

- This tract offers ±24 acres along East Broad Street, Mansfield's major east–west connector between Hwy 287 and Hwy 360.
- It directly borders the canals at The Reserve, a 200-acre Stillwater Capital mixed-use development that will anchor the area's long-term growth.
- The City of Mansfield has already begun construction of its new city hall and municipal offices nearby, demonstrating strong civic investment in the corridor.
- The City of Mansfield is actively collaborating with developers to expand infrastructure and services in this area, making this tract a key opportunity for development partnerships.
- As one of the last large parcels available on East Broad Street, the property represents a rare opportunity for developers to participate in Mansfield's premier growth zone.

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# LOCATION

## HIGHLIGHTS

1800 E BROAD ST, MANSFIELD, TX

This property is centrally located in Mansfield, TX, a family-friendly small town that combines a welcoming, close-knit community with the advantages of easy access to the bustling DFW Metroplex. Mansfield offers the perfect balance—a peaceful, small-town atmosphere with all the benefits of living near a major metropolitan area.

The property's proximity to key highways, including Highway 287, Highway 360, and Interstates 20 and 35, provides quick access to Dallas, Fort Worth, and the mid-cities, placing world-class entertainment, professional sports, and international business just minutes away. Residents can easily reach top attractions like the Dallas Cowboys' AT&T Stadium and the Texas Rangers' Globe Life Field in Arlington, as well as the vibrant cultural districts in Fort Worth and Dallas.

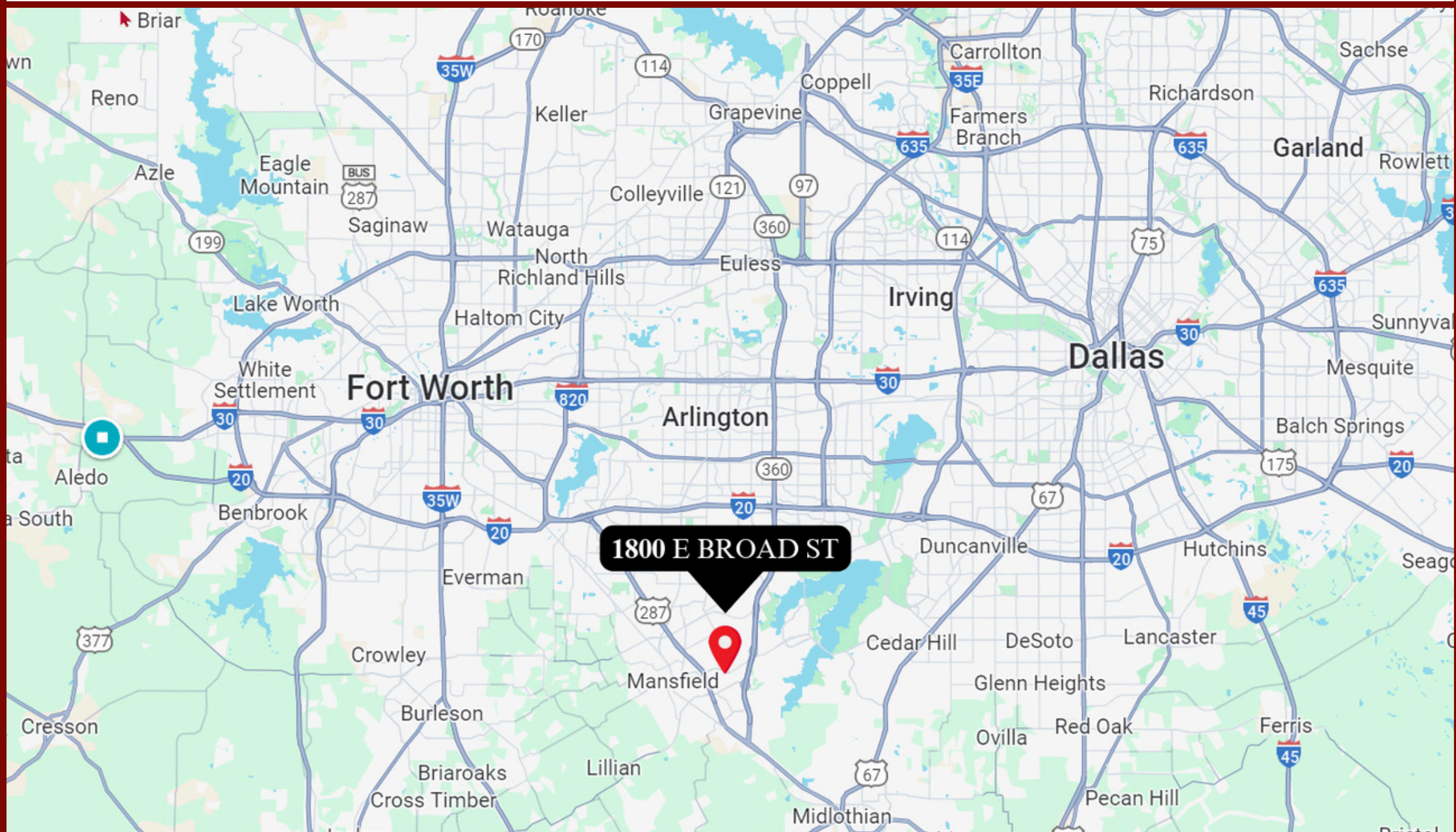
Mansfield's location also allows convenient access to DFW International Airport, a global hub for business and travel, enhancing the property's appeal for those involved in international trade or frequent travel. This excellent connectivity makes the property ideal for families who want a peaceful, community-oriented lifestyle while enjoying the convenience of nearby metropolitan amenities and opportunities.



# LOCATION

## OVERVIEW

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# PROPERTY

## SUMMARY

1800 E BROAD ST, MANSFIELD, TX

**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

**Zoning:**

• **Current:**

- Commercial 2, no residential uses currently permitted
- Highway 287 subdistrict: [Click Here](#)

• **Future:**

- The southern 22-24 acres offer an opportunity for higher-density development and expanded permitted uses, requiring a rezoning effort to maximize value. A key component of this process will be the extension of Cannon Street from Broad Street through the property to connect with Stillwater Capital's development, a likely requirement for zoning approval.
- This extension will enhance accessibility, support higher density, and align with Mansfield's long-term infrastructure plans. Rezoning efforts will require coordination with the city, developers, and planners to ensure compatibility with surrounding developments.

• **City of Mansfield's Commitment to The Reserve Development:**

- The City of Mansfield has a significant commitment to new developments adjacent to the property. Through public-private partnerships, the city is driving key infrastructure improvements, such as sewer expansion, road enhancements, and improved drainage, ensuring long-term growth and investment appeal. Additionally, the city is relocating City Hall to The Canals at The Reserve, further reinforcing its commitment to the area's development and increasing the property's strategic value.



CONCEPTUAL  
DEVELOPMENT PARCELS

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- **Broad Street Frontage Commercial Development (6 to 20 acres):**

- The vacant 6-acre Broad Street frontage is ideal for multiple retail pad sites, with a depth of approximately 290 feet and a width of 760 feet, providing ample space for high-visibility retail outlets, medical offices, and dining establishments. This commercial frontage can be expanded by incorporating the church campus, allowing for a broad range of development options to further enhance commercial viability along Broad Street.

- **High-End Residential Development:**

- The southern 20+ acres are ideal for high-density, for-sale residential development, such as Brownstone-style homes or urban three-story residences. This type of development would attract families and professionals, aligning with Mansfield's growth strategy and the increasing demand for modern suburban housing with convenient access to the DFW Metroplex.

- **Healthcare Expansion:**

- Located in Mansfield's premier medical corridor, this property offers a prime opportunity for healthcare office expansion. It is adjacent to Methodist Mansfield Medical Center and Broad Park Circle Medical Office Complex, with Texas Health Hospital Mansfield just a few miles away. With direct access to a thriving healthcare network, this site is ideal for medical offices, specialty clinics, outpatient care, or diagnostic facilities. The southern undeveloped portion provides a strategic opportunity to expand medical services in response to the area's rapid growth.



- **Family-Oriented Entertainment Venues Community Centre or Event Venue:**

- This Mansfield property offers a prime opportunity for development as a family-focused entertainment or community venue. With extensive space and parking, the site is ideal for a family entertainment centre with attractions like mini-golf, arcades, and sports courts or as a community event venue supporting gatherings, business functions, and local events. Rezoning may be required, but the property's adaptability aligns with Mansfield's demand for family-friendly destinations and community-oriented spaces.

- **Mid-Rise Office Complex:**

- The Broad Street frontage and easy highway access make this property suitable for a multi-story office complex. The site could attract corporate offices, professional services, and co-working spaces, fulfilling Mansfield's increasing demand for commercial office space to support local businesses and commuters.

- **Repurpose the 12-acre Church Campus (100,000 sq. ft):**

- The existing 100,000-square-foot church facility on over 12 acres, complete with extensive parking, offers versatile options for repurposing for educational, community, healthcare, or office uses. This infrastructure supports flexible redevelopment pathways and enhances the site's appeal for diverse applications.

- **Prime Broad Street Frontage:**

- The property's minimum 6-acre frontage along Broad Street provides high visibility and captures significant traffic, making it a prime location for commercial development that serves the community's needs.

- **Proximity to Major Employment Centers:**

- Located in Mansfield with easy access to the Dallas-Fort Worth metroplex, the property's location is ideal for residential and commercial developments catering to professionals who seek suburban living with quick connections to urban employment hubs.

- **Access to Methodist Mansfield Medical Center:**

- The nearby medical center strengthens the property's appeal for healthcare-related uses, such as outpatient clinics or specialized care centers, addressing the rising demand for healthcare services in the region.

- **Family-Centric Demographics:**

- Mansfield's family-oriented community demands family-friendly housing and leisure facilities, aligning with potential residential, entertainment, and community-focused developments.



# IMAGE GALLERY

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Cameron brings over two decades of commercial real estate experience, specializing in ethical, client-focused brokerage in the Dallas-Fort Worth Metroplex. He began his career at Sperry Van Ness Arlington, Texas (2004-2008), gaining expertise in leasing and selling large industrial warehouses in the Great Southwest Industrial District. In 2008, he transitioned to SVN Fort Worth, where he worked under James Blake's mentorship until 2014, honing his expertise in the Fort Worth and Tarrant County markets while building valuable relationships.

Cameron founded Invest in DFW Commercial Real Estate in 2014, offering full-service brokerage focusing on collaboration and tailored solutions. He ensures exceptional representation and optimal client outcomes by partnering with professional service providers and other brokerages. Cameron's extensive market knowledge, proven track record, and unwavering dedication make him a trusted advisor for buyers, sellers, and investors throughout the region.

### **Invest in DFW Commercial Real Estate:**

IDFW Commercial Real Estate provides a full suite of commercial real estate services designed to deliver exceptional results. We excel at listing properties to help sellers achieve maximum value while representing buyers and tenants with strategic negotiation expertise. Our brokerage and development services are customized to align with each client's unique objectives. Committed to transparency and honesty, we offer end-to-end solutions backed by decades of experience in the DFW Metroplex. At Invest in DFW, your success is our mission.

### **Representations & Warranties:**

Invest in DFW Commercial Real Estate has compiled the information provided in this memorandum from sources deemed reliable. However, no representations or warranties, express or implied, are made as to the accuracy or completeness of the information contained herein. Prospective buyers are encouraged to conduct their own independent verification of all details related to the property. Upon entering into a contract, buyers will be provided with all pertinent information by the broker and seller. Any reliance on the information presented in this memorandum is at the sole risk of the buyer. Invest in DFW Commercial Real Estate expressly disclaims any and all liability for inaccuracies, omissions, or any other discrepancies contained herein.





## 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

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Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)