

For Sale

PRIME LAND

1460 US HWY 287 Mansfield, TX 76063



Description

In line with nationally accredited businesses and next to Fairfield Inn & Suites.

1.5 Acres, 65,340 SF

Price

\$12.00/SF- \$790,000

Features

- Easily visible from HWY 287 and next to Fairfield Inn & Suites.
- Architect plan, Topography map, and CAD file available
- Arch plans show property will support two (2) 5,665 SF 1 Story Office Buildings.
- Zoned C-2, COMMUNITY BUSINESS DISTRICT REGULATIONS and allows for multiple different users including medical.

Demographics

	2022		2027	
	2 Mile	5 Mile	2 Mile	5 Mile
Population	13,406	55,577	14,402	59,684
Avg. HH Inc.	\$113,009	\$114,270	-	-

Contact

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Fort Worth, Texas 76116

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 ellis-tinsley.com

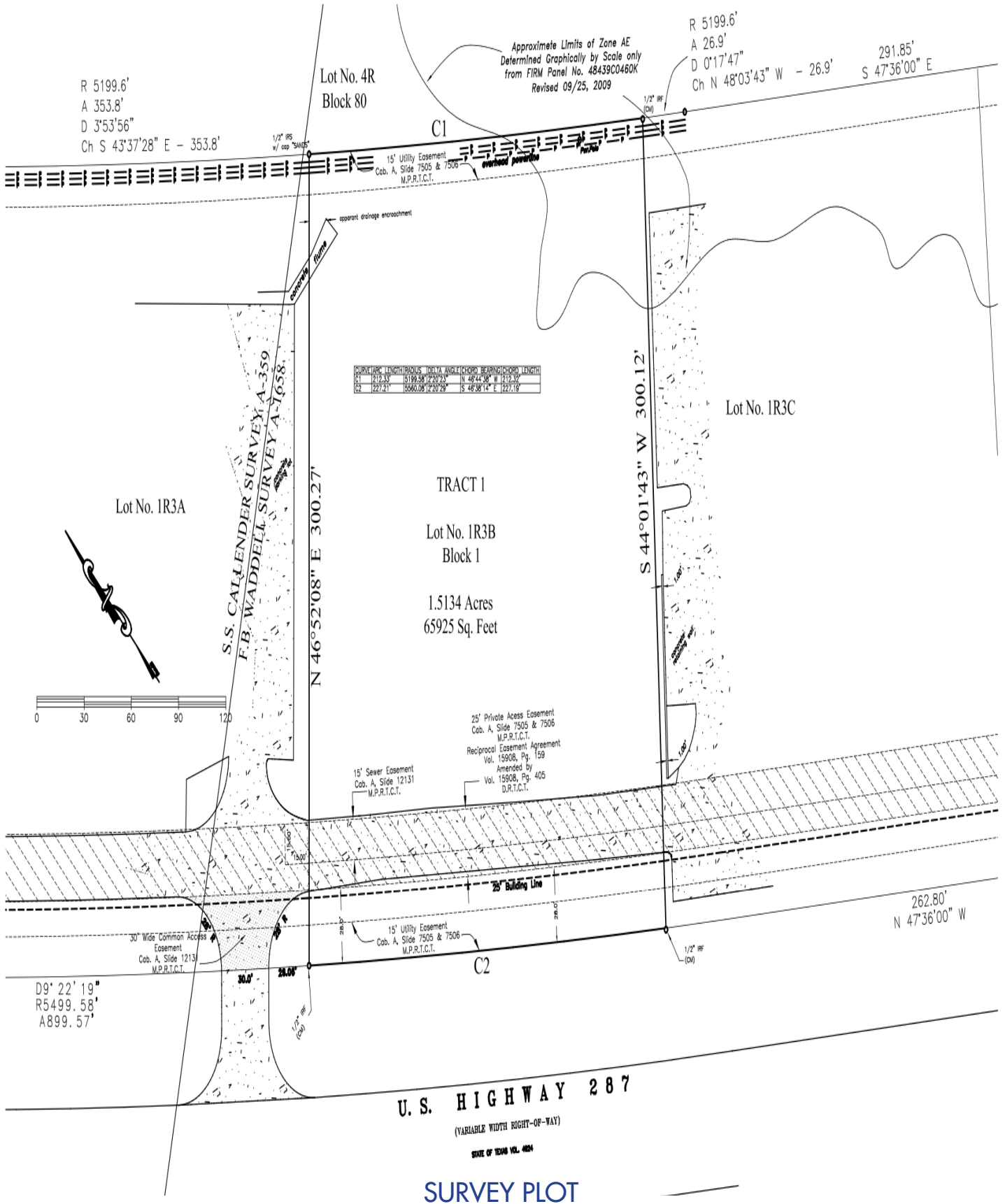


Society of Commercial REALTORS®

ELLIS & TINSLEY, INC.

COMMERCIAL AND INVESTMENT REAL ESTATE

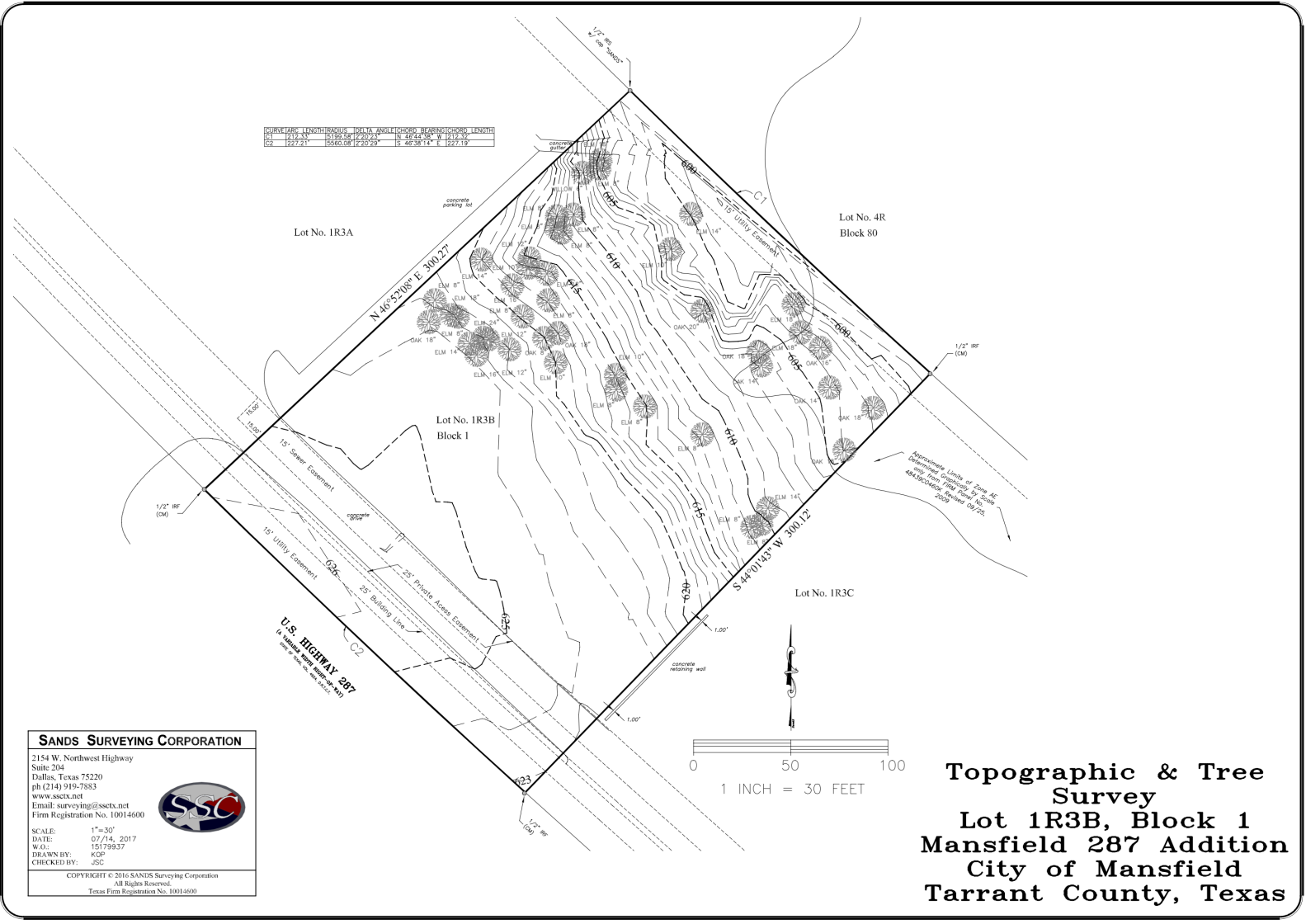
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 Suite 204
 Dallas, Texas 75220
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 www.sstcx.net
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 Firm Registration No. 10014600



SCALE: 1" = 30'
 DATE: 07/14, 2017
 W.O.: 15179937
 DRAWN BY: RGP
 CHECKED BY: SSC

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**Topographic & Tree
 Survey
 Lot 1R3B, Block 1
 Mansfield 287 Addition
 City of Mansfield
 Tarrant County, Texas**

TOPOGRAPHY & TREE SURVEY

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**Halbach•Dietz
Architects**

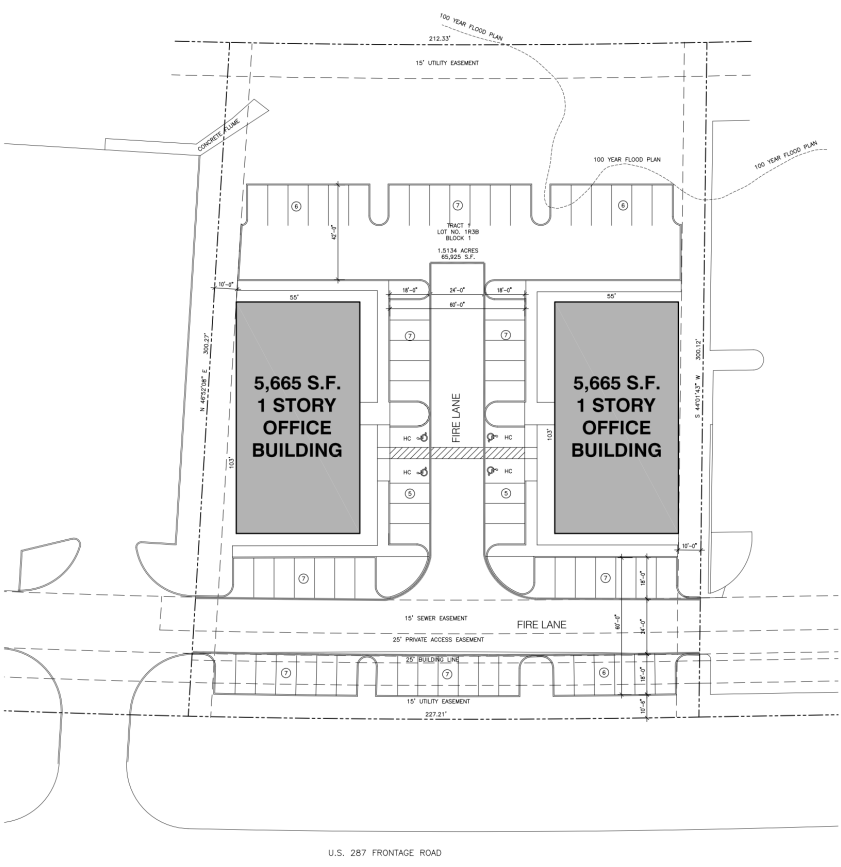
Architecture
Space Planning
Interior Design

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U.S. 287 FRONTAGE ROAD

SITE STUDY FOR
**PROPOSED DEVELOPMENT
ELLIS & TINSLEY**
1400 U.S. 287 FRONTAGE ROAD
MANSFIELD, TEXAS

Revisions:

Sheet Title:

SITE PLAN

Date: 11/08/2022
Project No: 22036
Phase: CONCEPTUAL DESIGN
File Name: A001-2-22036.DWG

PROPOSED PLAN

ELLIS & TINSLEY, INC.
COMMERCIAL AND INVESTMENT REAL ESTATE

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Information About Brokerage Services

11-2-2015

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.

<u>Ellis & Tinsley, Inc.</u>	<u>0327812</u>	<u>eandt@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William T. Ellis</u>	<u>162403</u>	<u>bellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William T. Ellis</u>	<u>162403</u>	<u>bellis@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>William Victor Tinsley</u>	<u>0456252</u>	<u>btinsley@ellis-tinsley.com</u>	<u>(817) 737-5000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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