

# Restaurant/ Retail Land ★ SALE/ LEASE

SH 157 & WATSON BRANCH LANE MANSFIELD, TX 76063

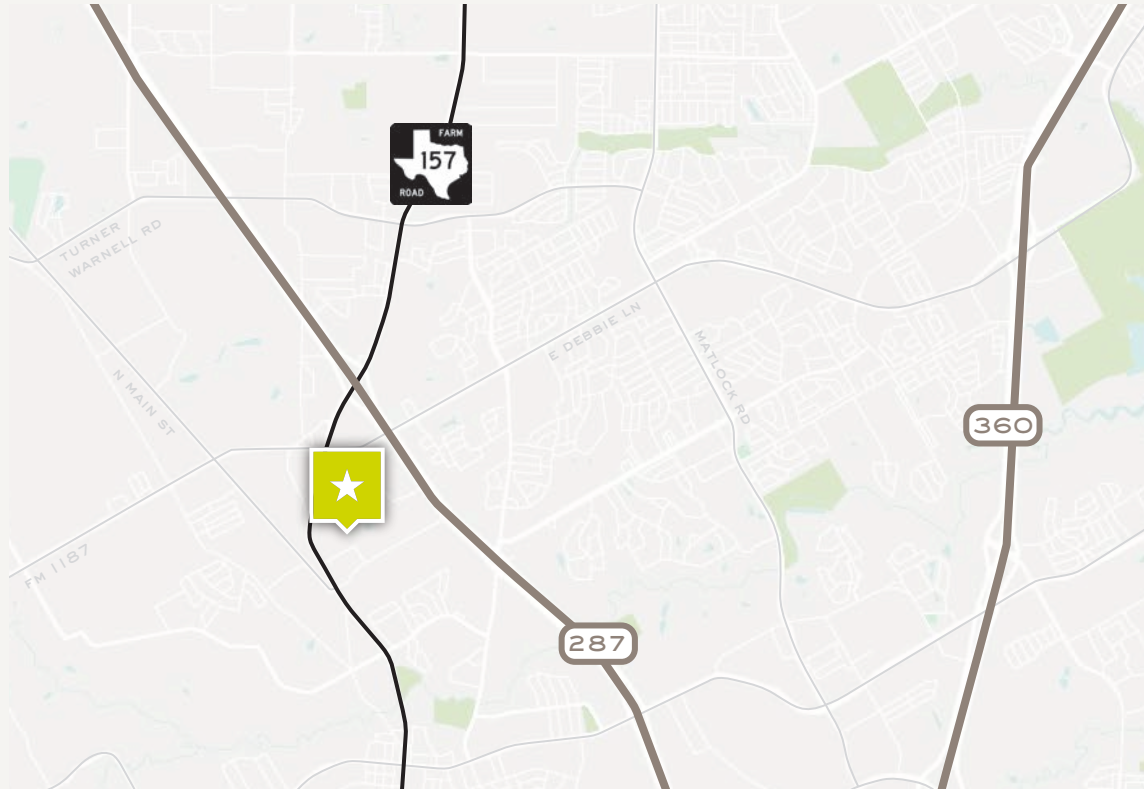
1.38 ACRES



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SH 157 & WATSON BRANCH LN

1.38 ACRES



## PROPERTY FEATURES

- 3 minutes from Historic Downtown Mansfield
- Located at Stop-Lighted Intersection
- Excellent Visibility and Access from Main Street (FM 157)
  - FM 157 traffic count: 31,969 VPD
- Adjacent to Mouser Electronics, the Largest Employer in Mansfield
- Ideal for Retail/ Restaurant Space
- Watson Branch Lane will be Extended to Business 287 (N Main St)
- Site connects to the Watson Branch Trail, which has a playground and nearly a mile of walking and biking trails

## LOCATION OVERVIEW

Located at the entrance to the Watson Branch Master-Planned Community:

- Aura Watson Branch: 350 MF units
- Album Mansfield: 190 Active Adult units
- 244 Single Family Homes
  - Phase I – 128 Lots (Normandy Homes)
  - Phase II – 140 Lots (est. construction 2025)

## SALE PRICE & LEASE STRUCTURE

Contact Broker



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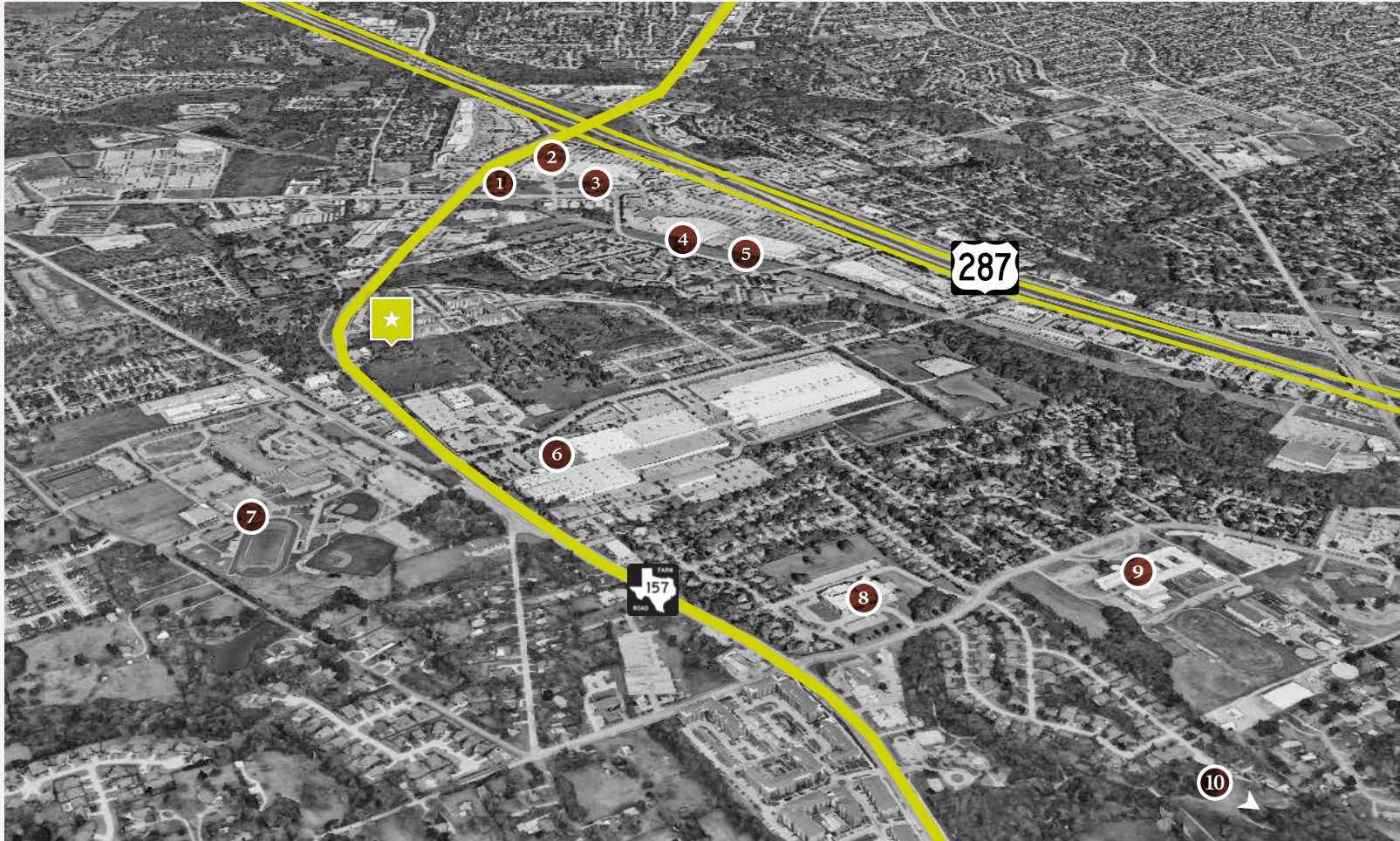
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1



3



5



7

LEGACY HIGH SCHOOL

9

WORLEY MIDDLE SCHOOL

2



4



6



8

ALICE PONDER ELEMENTARY SCHOOL

10

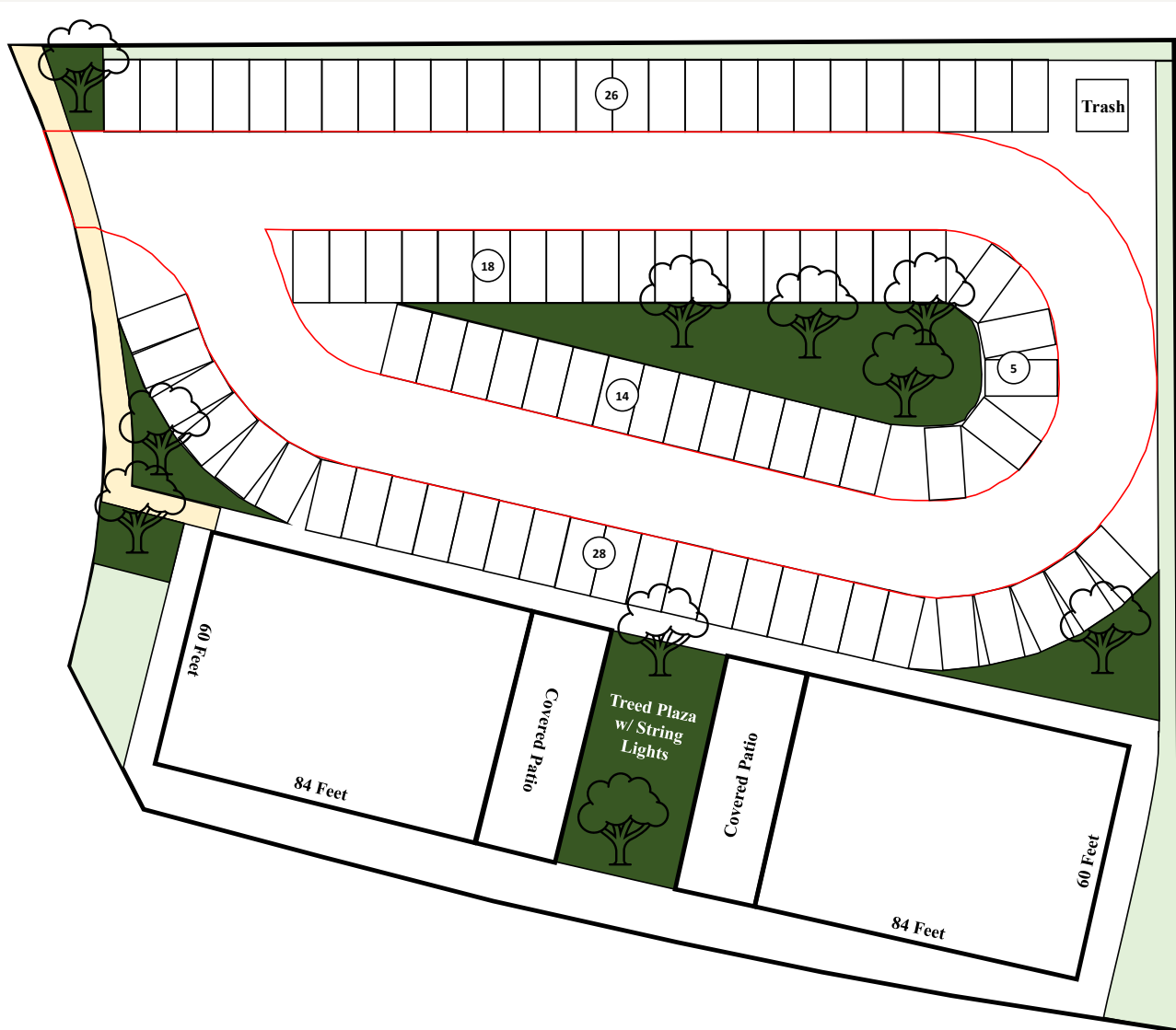
HISTORIC DOWNTOWN MANSFIELD

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## POTENTIAL LAYOUT



## PROPERTY HIGHLIGHTS

- Two 5,000 SF Single Story Buildings
- Buildings Oriented to Maximize Visibility
- Ninety-one (91) Parking Spaces
- Watson Branch Trail Connection
- Unique Open Space Plaza
- Mirrored Covered Patios
- String Lighting and Heavily Treed



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Mark Boone

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