

Mansfield Commercial Land For Sale

1410-1420 W Turner Warnell Rd | Mansfield, TX 76063

Land Investment Opportunity

Offering Memorandum



MATTHEWS™

Lawson Ashley
Associate
(214) 295-3168
lawson.ashley@matthews.com
License No. 849658-SA (TX)

Baylor Worman
Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

Grayson Duyck
FVP & Director
(214) 295-4247
grayson.duyck@matthews.com
License No. 725363 (TX)

Project Scope

Contact Broker For List Price

±30,900 VPD

S Cooper St

±11,200 VPD

Turner Warnell Rd

±67,304 VPD

Hwy 287

Project Scope

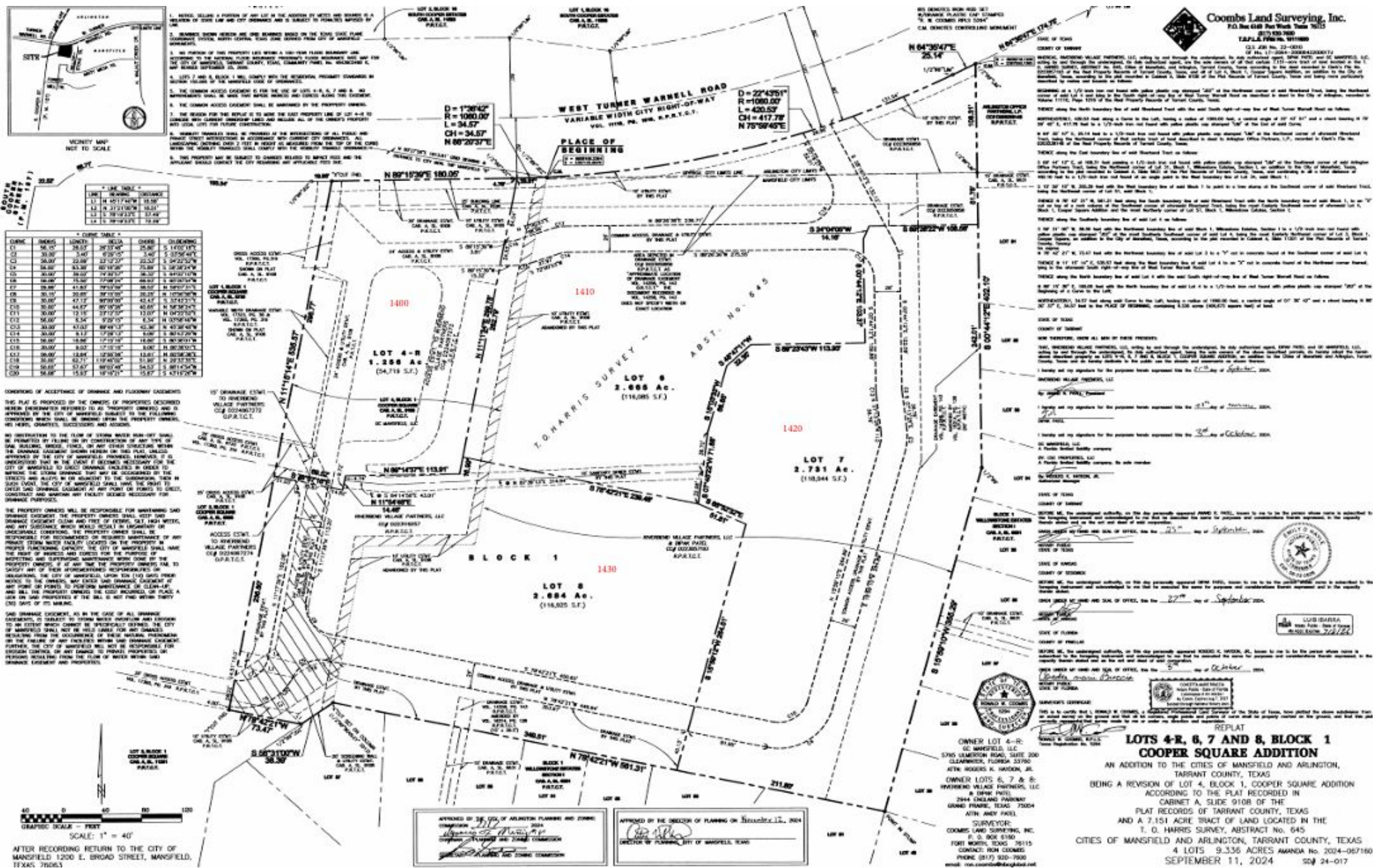
- **Availability:**
 - Lot 1410 – ±2.38 Acres (±103,760 SF) Frontage
 - Lot 1420 – ±2.73 Acres, (±118,962 SF) Side lot
- Close proximity to Highway 287 and frontage along W Turner Warnell Rd
- Zoning C-2 & Flat Topography
- Within Close Proximity to Summit High School, Roberta Tipps STEAM Academy, & TA Howard Middle School.

Demographics

Population	2-Mile	3-Mile	5-Mile
Five-Year Projection	44,421	103,675	225,473
Current Year Estimate	43,531	100,690	218,075
2020 Census	42,263	98,648	212,736
Growth Current Year-Five-Year	2.04%	2.96%	3.39%
Growth 2020-Current Year	3.00%	2.07%	2.51%
Households	2-Mile	3-Mile	5-Mile
Five-Year Projection	15,292	35,270	78,090
Current Year Estimate	14,785	33,792	74,641
2020 Census	13,656	31,805	70,359
Growth Current Year-Five-Year	3.43%	4.38%	4.62%
Growth 2020-Current Year	8.27%	6.25%	6.08%
Income	2-Mile	3-Mile	5-Mile
Average Household Income	\$146,971	\$146,946	\$141,258



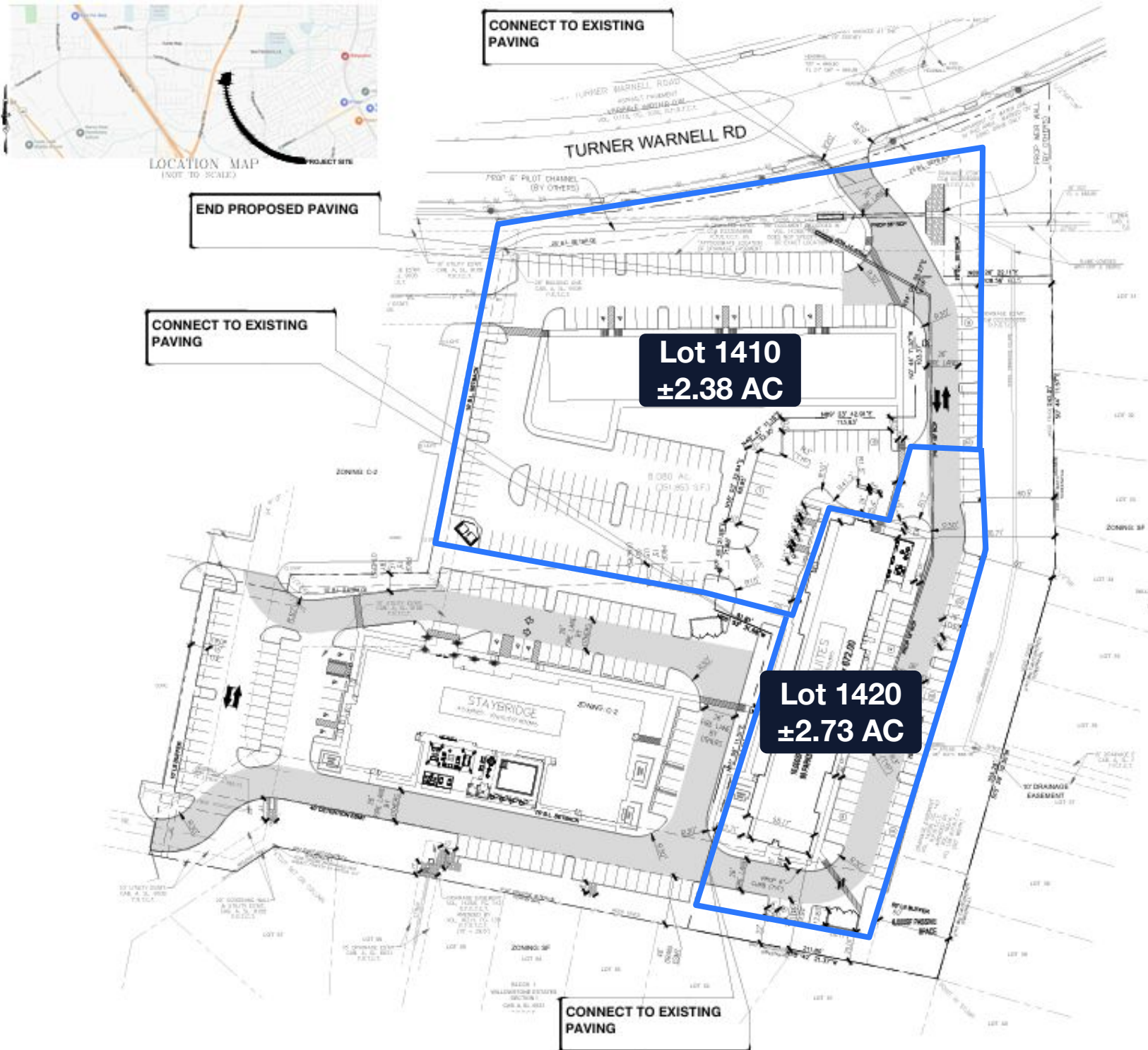
1410 W Turner Warnell Rd
Mansfield, TX 76063



Mansfield Commercial Land
POTENTIAL HOTEL/RETAIL CARVEOUT

MATTHEWS™

1410 W Turner Warnell Rd
Mansfield, TX 76063



LEGEND

- FIRELANE
- PROPOSED PARKING COUNT
- PROJECT BOUNDARY



- GENERAL NOTES:**
1. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE, AND MATERIAL OF ALL EXISTING UTILITIES AFFECTED BY CONSTRUCTION PRIOR TO COMMENCEMENT. CONTRACTOR SHALL CONTACT A UTILITY LOCATOR 18 HOURS PRIOR TO CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY.
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION BEING IN ACCORDANCE WITH THE APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, REGULATIONS, STATUTES, STANDARDS, AND SPECIFICATIONS.
 4. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS, LATEST EDITION.
 5. CONTRACTOR SHALL PROTECT EXISTING MONUMENTATION AND BENCHMARKS. ANY SUCH POINTS WHICH THE CONTRACTOR BELIEVES WILL BE DESTROYED SHALL HAVE OFFSET POINTS ESTABLISHED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY MONUMENTATION DESTROYED BY THE CONTRACTOR SHALL BE REESTABLISHED AT HIS EXPENSE.
 6. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 7. ALL EARTHWORK OPERATIONS, PAVEMENT INSTALLATION, ETC. SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL REPORT.
 8. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS, INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF ANY CONSTRUCTION. IN THE EVENT OF ANY CONFLICT, AND PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER.
 9. ALL CONCRETE PAVEMENT SHALL BE 3,500 PSI CONCRETE. CONCRETE THICKNESS SHALL BE 6" UNDER ALL FIRELANES AND HEAVY DUTY TRAFFIC AREAS, 8" UNDER MEDIUM DUTY TRAFFIC AREAS AND 5" UNDER ALL PARKING AREAS AS RECOMMENDED BY THE GEOTECHNICAL REPORT. PLEASE REFER TO GEOTECHNICAL REPORT.
 10. SIDEWALK PAVEMENT SHALL BE 4" THICK REINFORCED CONCRETE ON COMPACTED SUB GRADE. BUMPERS PADE AND LOADING AREAS IN FRONT OF DUMPSTER SHALL BE 6" THICK CONCRETE REINFORCED WITH #4 STEEL BARS SPACED 18" ON CENTER EACH WAY ON A SCAFFED AND COMPACTED SUB GRADE.
 11. THE FIRE LANE SHALL BE 6" OF REINFORCED CONCRETE ON 6" OF STABILIZED SOIL WITH A MINIMUM OF 20 LBS/SQ YD OF LIME OF CEMENT AS INDICATED IN THE GEOTECH REPORT. AN ALTERNATE SECTION IS ALLOWED AND MAY BE CONSTRUCTED WITH 8" OF REINFORCED CONCRETE ON 400 COMPACTED BASE. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS. (ADD AS REQUIRED)*****
 12. DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE INDICATED. *****CITY MAY HAVE ADDITIONAL REQUIREMENTS. (ADD AS REQUIRED)*****
 13. ALL CONNECTIONS TO EXISTING PAVING SHALL HAVE A FULL DEPTH JUNCTURE.
 14. EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 15. REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP).
 16. NO TREES, SHOPS OR ANYTHING OVER 2' IN HEIGHT ARE ALLOWED WITHIN THE 7500' VISIBILITY TRIANGLES AS SHOWN ON THIS PLAN.

SITE PLAN

ATWELL SUITES
LOT 7, COOPER SQUARE ADDITION
3.133 ACRES
MANSFIELD & ARLINGTON
TARRANT COUNTY, TEXAS

5960 S LAKE FOREST DR, STE 300
MCKINNEY, TX 75070
972-554-1199 (TELE) 1-866-682-8129 (FAX)
TWP: E Fax: 972.23

CIVIL POINT ENGINEERS

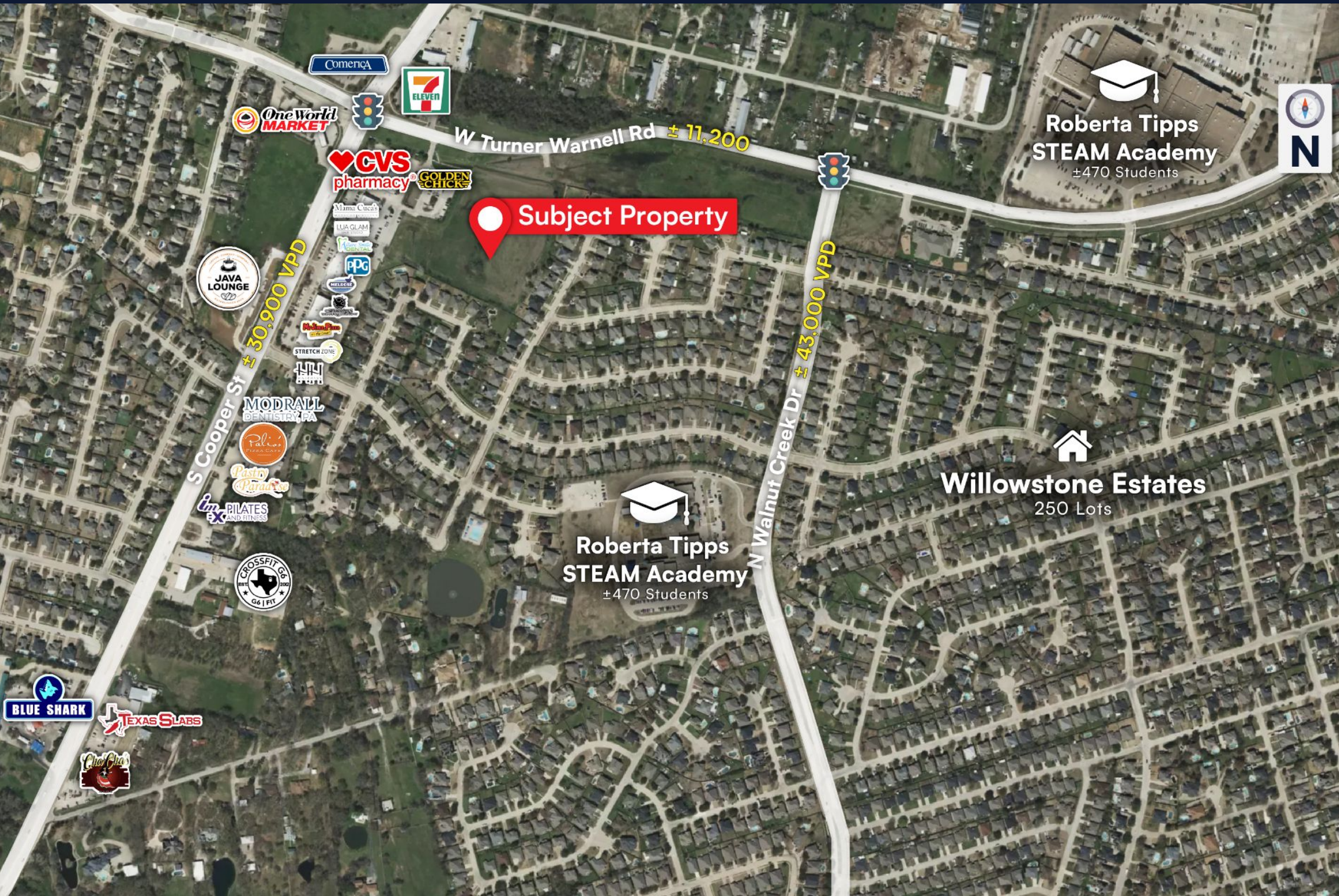
DESIGN	DRAWN	FILE	DATE	SCALE	SHEET
110	110	CIVIL	01.13.21	1" = 40'	2

Mansfield Commercial Land
For Sale

MATTHEWS™

1410 W Turner Warnell Rd

Mansfield, TX 76063



Comerica



W Turner Warnell Rd ± 11,200

Subject Property

S Cooper St ± 30,900 VPD



Mama Cucu's

LUA GLAM

WINDY COUNTRY

PPG

MELROSE

McDonald's

STRETCH ZONE

MODRALL

DENTISTRY, PA



Roberta Tipps
STEAM Academy
±470 Students

N Walnut Creek Dr ± 43,000 VPD

Roberta Tipps
STEAM Academy
±470 Students

Willowstone Estates
250 Lots

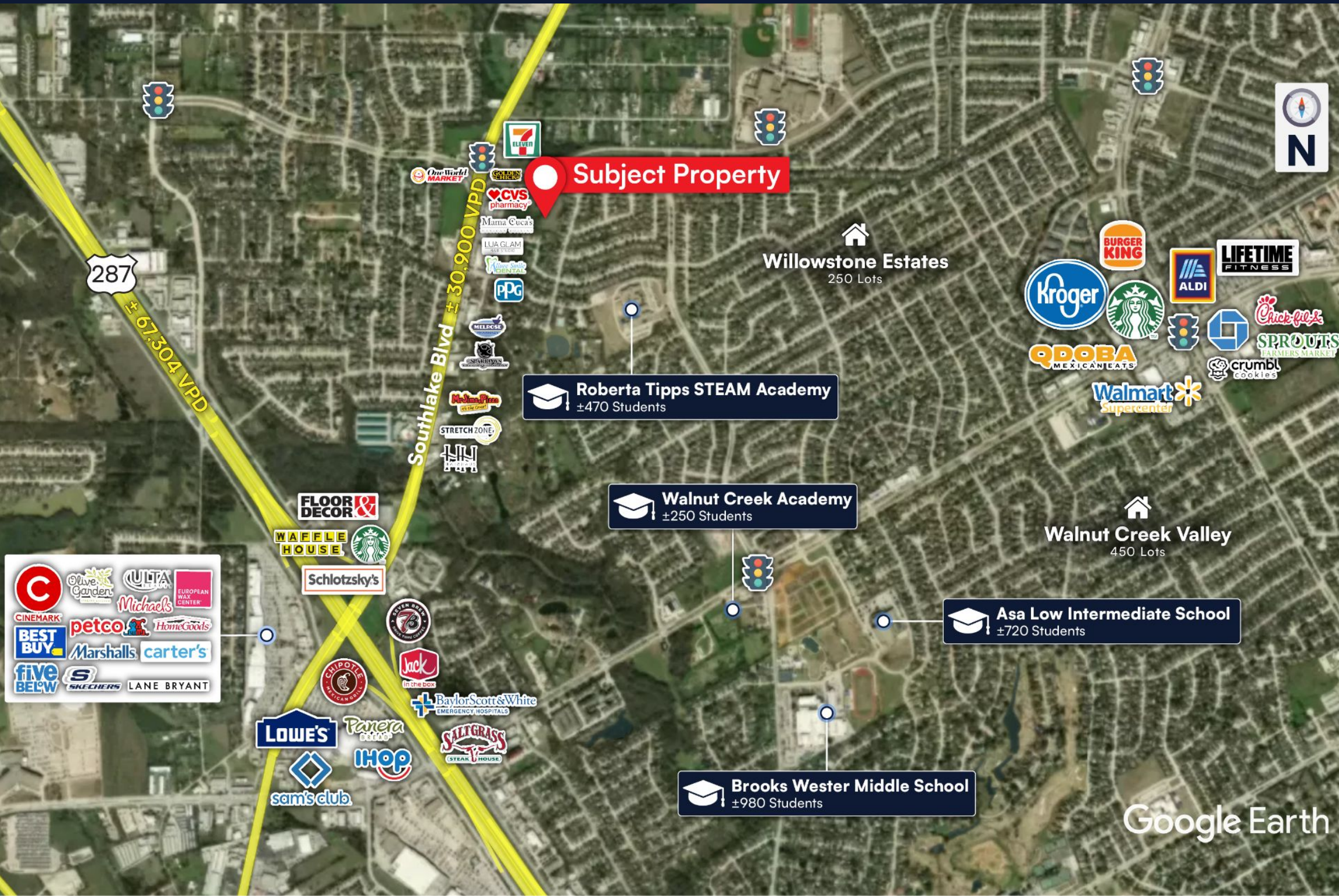


Mansfield Commercial Land
For Sale

MATTHEWS™

1410 W Turner Warnell Rd

Mansfield, TX 76063



Mansfield, TX

Market Demographics



84,444

Total Population

\$121,126

Median HH Income

25,368

of Households

71.5%

Homeownership Rate

40,408

Employed Population

42.5%

% Bachelor's Degree

34

Median Age

\$410,700

Median Property Value

Local Market Overview

Mansfield is a rapidly growing community in the southern Dallas–Fort Worth Metroplex, benefiting from a strategic location between Dallas and Fort Worth and convenient access to major employment, entertainment, and commercial centers. The city's population has expanded significantly as households seek a combination of suburban living and connectivity to the broader Metroplex. Mansfield also maintains a strong household income profile, with median household income exceeding \$120,000, supporting consumer spending and continued demand for housing, retail, services, and community amenities.

Growth is reinforced by access to State Highway 360 and U.S. Highway 287, which connect Mansfield with Arlington, Grand Prairie, Fort Worth, and the broader regional transportation network. Approximately 23% of the city's land remains undeveloped, providing capacity for continued residential and commercial expansion. Ongoing investment in mobility, destination retail, restaurants, entertainment, and Historic Downtown further supports Mansfield's evolution into a more complete suburban employment and lifestyle destination within one of the nation's largest metropolitan areas.

Mansfield participates directly in the massive Dallas–Fort Worth economy. The last BEA metropolitan GDP series measured Dallas–Fort Worth–Arlington GDP at approximately \$744.7 billion, underscoring the economic scale surrounding Mansfield. The broader Texas Comptroller Metroplex Region reported \$767.6 billion in GDP. Mansfield's local employment base adds another layer of diversification through education, healthcare, electronics, manufacturing and construction.

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1410 W Turner Warnell Rd, Mansfield, TX 76063** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Lawson Ashley
Associate
(214) 295-3168
lawson.ashley@matthews.com
License No. 849658-SA (TX)

Baylor Worman
Vice President
(214) 227-2729
baylor.worman@matthews.com
License No. 784561 (TX)

Grayson Duyck
FVP & Director
(214) 295-4247
grayson.duyck@matthews.com
License No. 725363 (TX)

Broker of Record
Patrick Graham
Broker Lic. No.: 528005 (TX)
Firm Lic. No.: 9005919 (TX)



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.

11-2-2015



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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date