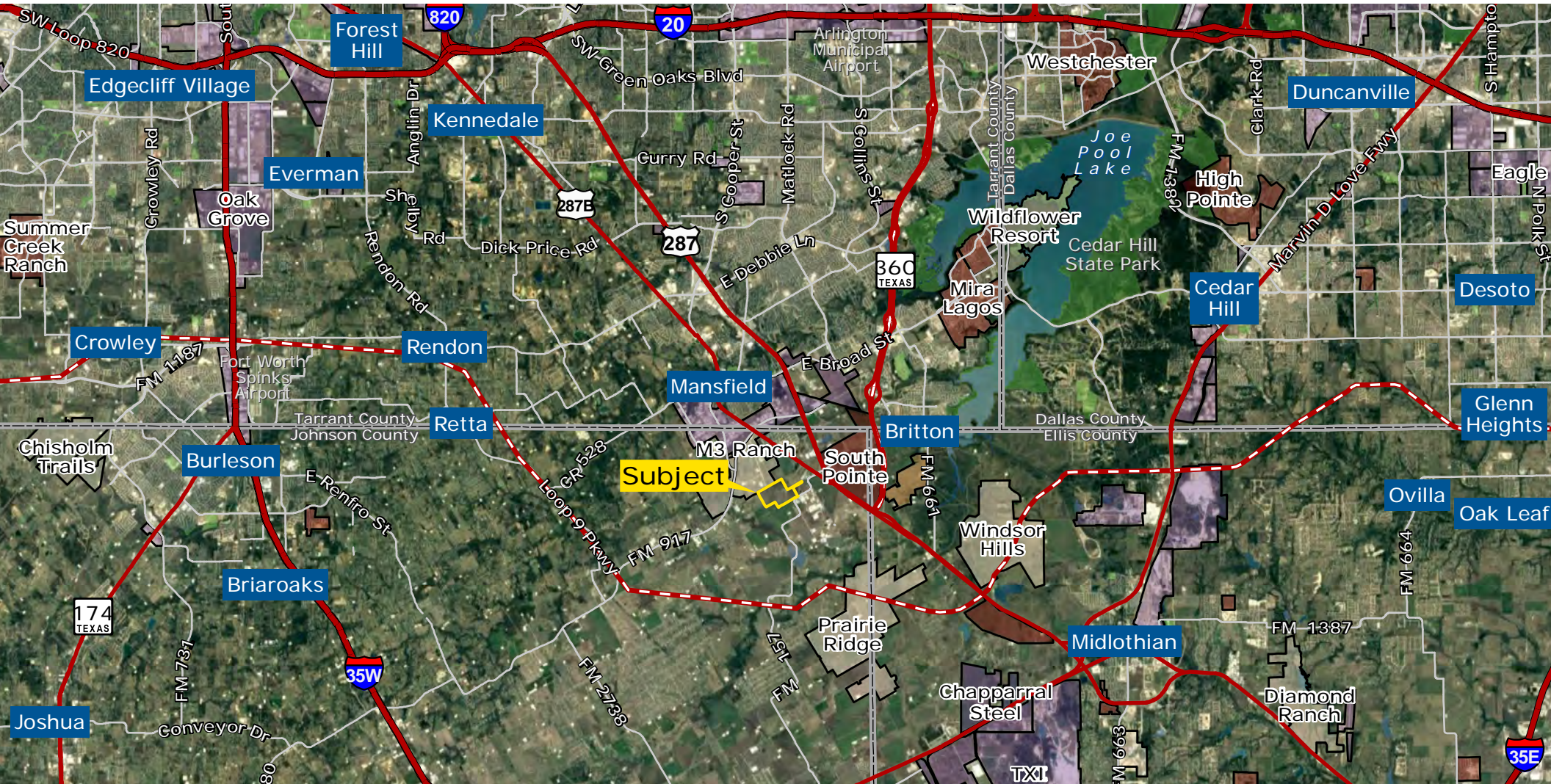


MANSFIELD 186

EXCLUSIVE LISTING | CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS



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The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. TXJohnson183506-9.22.17



MANSFIELD 186 PROPERTY OVERVIEW

LOCATION Mansfield 186 is conveniently located southwest of the US HWY 287 intersection with Lone Star Road allowing for easy access to major highway corridors and retail and dining destinations in the area:

- ¼ mile to US HWY 287
- 2 miles west of existing SH 360 (Future NTTA Toll Road)
- 3 miles to Historic Downtown Mansfield
- 22 miles to Downtown Fort Worth / 30 miles to Downtown Dallas
- 28 miles to Dallas-Fort Worth International Airport

ACREAGE ±186 acres

PRICE \$9,114,000 (\$49,000 per acre)

ZONING PR – Pre-Development & I-1 – Light Industrial

SCHOOL DISTRICT Mansfield Independent School District

- Annette Perry Elementary School (Pre-K through 4th grade)
- Mary Orr Intermediate School (5th & 6th grades)
- Rogene Worley Middle School (7th & 8th grades)
- Mansfield High School (9th – 12th grades)

TAX RATE

- Johnson County = .422663
- Farm to Market Lateral Road = .037075
- City of Mansfield = .710000
- Mansfield ISD = 1.15000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Est. 2017 Average Population	±765	±11,166	±59,389
Est. 2017 Average Household Income	\$82,950	\$65,692	\$106,126

Source: ESRI, 2017

COMMENTS Located within 30 minutes from both Fort Worth and Dallas' Central Business Districts, with easy access to a number of major traffic corridors in US 287, SH 360, IH 20 and US 67, Mansfield 186 is well positioned to be the next single family residential community in the steady southern DFW submarket. Projects located within the attractive Mansfield ISD have started nearly 750 homes in the past 12 months. Currently, there is a shortage of lot supply to sustain this growth with approximately 15 months of lot inventory serving the District.

MANSFIELD, TEXAS

"MINUTES TO EVERYTHING. SECOND TO NONE."

Mansfield is a growing city with a rich heritage and bright future. In its more than 125 years Mansfield has developed from a rural, farming community to a bustling suburban city of more than 60,000 people. With quality as a goal in everything from development and public facilities to education and recreation, Mansfield is recognized as one of the best places to live, work and play in the country. Its location in the south center of the Dallas-Fort Worth Metroplex provides easy access to attractions, cultural and athletic events, dining and shopping and business centers across the region.

Mansfield is also an active community, where quality of life is often measured in the joy found in homeruns and goals scored in unique and distinctive athletic facilities. Residents and visitors celebrate life daily in spacious parks and open spaces that are often the site of festivals, concerts and special events. Distinct and unique attractions provide familyfriendly educational and recreational fun, while a growing list of local dining and shopping opportunities offer something for everyone.

Despite the explosive growth this city has seen in recent years, Mansfield has not lost its friendly atmosphere or its small-town feel. With a quality of life considered to be one of the best in the Metroplex, Mansfield offers more than 500 acres of parkland, a historic downtown area, recreational opportunities for young and old, superior rated schools, quality housing and a growing business community.

All of these elements make Mansfield a wonderful place to live and raise a family and a popular place to do business.

DOWNTOWN MANSFIELD

Already one of the state's oldest continuing downtown areas, Historic Downtown Mansfield remains the heartbeat of the city. More than 125 years ago, the crossroads of Main and Broad streets was where Ralph Man and Julian Feild located the grist mill that would drive the growth of the town they called Mansfield. Today, the Historic Downtown has retained its charm and is undergoing a renaissance.

From new restaurants and shops to live music at the restored Farr Best Theater and numerous city festivals and special events, the downtown area is once again thriving and drawing residents and visitors to its unique and eclectic vibe.

PARKS AND FACILITIES

The Parks & Recreation Department operates and maintains more than 500 acres of developed parkland, more than 50 acres of athletic fields, 3 public/private partnerships and several recreational facilities throughout the city.

MANSFIELD ACTIVITIES CENTER

The Mansfield Activities Center provides a variety of activities for participants of all ages - toddlers through senior citizens. The center offers a full-size gymnasium, and four rooms where we offer programs and special events and that are also perfect for renting for birthday parties, showers, and family reunions.

ATHLETICS

Looking to keep yourself and your kids healthy and active? Mansfield offers a wealth of changing sports activities to keep you and your family involved year around.

SENIORS

Are you 55 years old or older and want to remain young at heart? Then, the Senior Lifestyles Program at the Mansfield Activities Center is for you or your loved one. Join a great group of people who like to have fun, laugh a lot and stay active.

PARKS

Mansfield has 14 beautiful parks and 3.5 miles of walking and biking trails. These parks, trails and athletic fields provide hours of fun filled outdoor recreation. Plan your next visit to these parks by finding out the location and what amenities are available.

For more information visit: www.mansfieldtexas.gov



SH 360 SOUTH PROJECT

The SH 360 South Project is a \$340 million design-build construction project in partnership with the Texas Department of Transportation (TxDOT), North Texas Tollway Authority (NTTA) and the North Central Texas Council of Governments and local cities and counties to improve mobility, enhance safety and connect communities. Once complete, the toll road will be operated by NTTA.

Beginning in fall 2015, the 9.7-mile project will stretch from Green Oaks Boulevard to US 287. The project will provide through lanes that will improve mobility throughout the rapidly developing corridor in addition to improving traffic flow for local businesses and residents along the SH 360 frontage roads. Construction is anticipated to be complete in the spring of 2018. Construction management for the design-build project is led by the Lane | Abrams Joint Venture.

QUICK FACTS

- 9.7 miles from Green Oaks Blvd. to US 287
- \$340 million design-build project
- Estimated 174,000 drivers per day by 2030
- Construction begins: fall 2015
- Estimated completion: spring 2018
- Connecting the communities in Tarrant, Ellis and Johnson counties

IMPROVEMENTS

- Four-lane toll road between the existing SH 360 frontage roads
- Continuous non-tolled frontage roads
- US 287 mainlanes over SH 360 frontage roads
- US 287 frontage road access to SH 360
- Cross street improvements to allow for safer and easier traffic flow

www.drive360south.com



Project Corridor

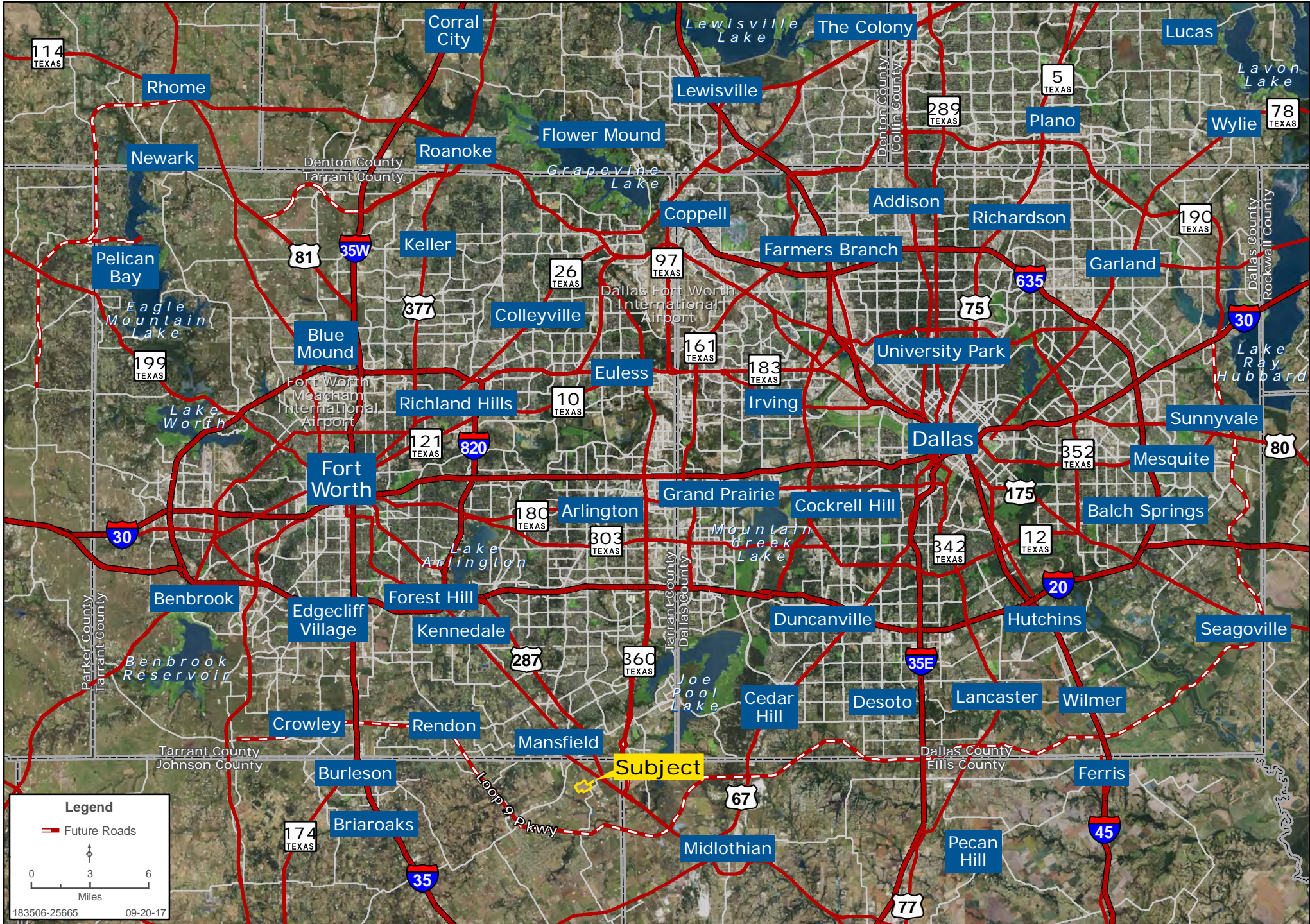
SH 360 South is a 9.7-mile toll road from Green Oaks Boulevard to U.S. 287. The project will include four new toll lanes between the existing SH 360 frontage roads. The project will also include improvements to nine intersections throughout the project corridor.



Subject

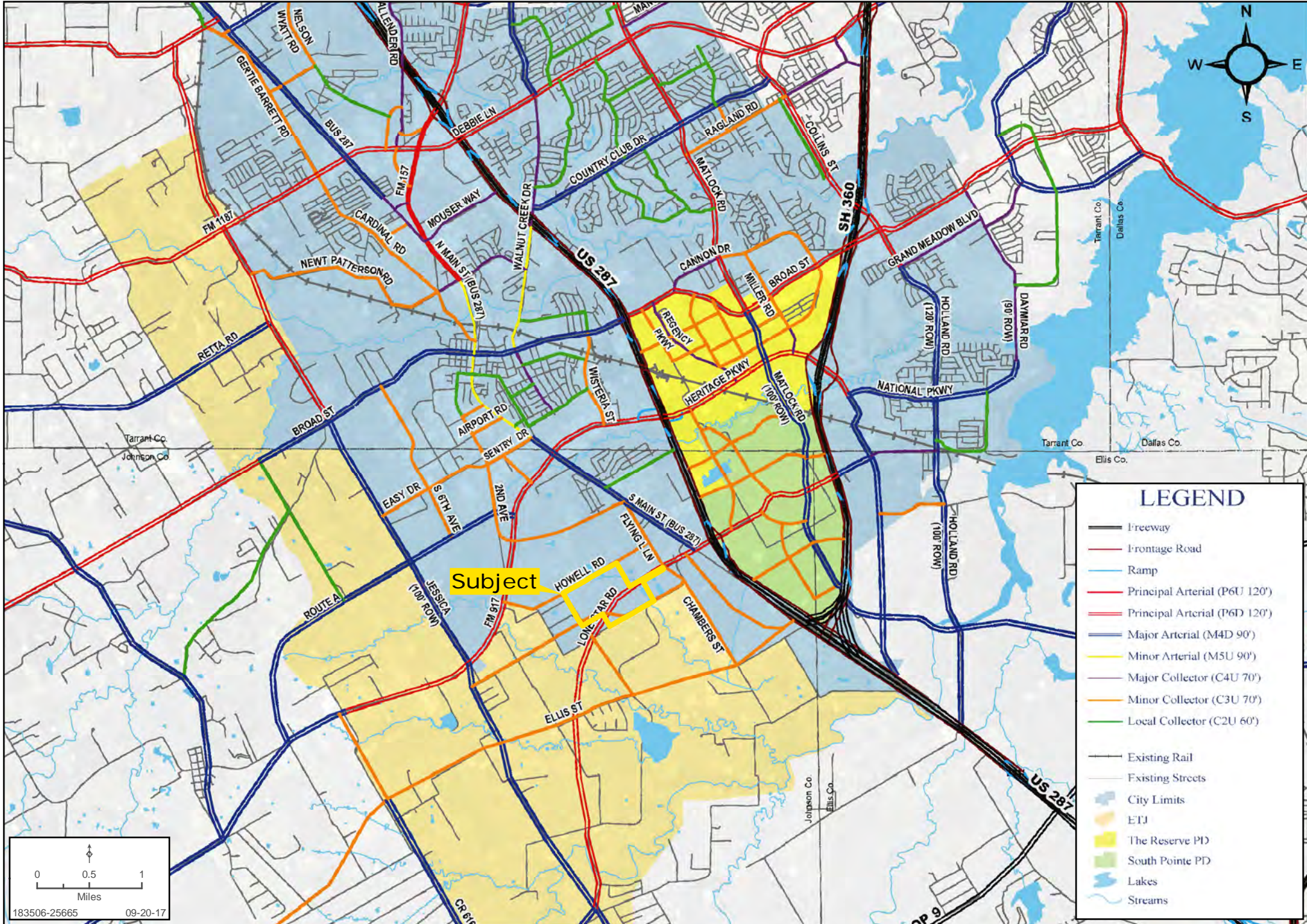
METRO MAP

Landry Burdine | Austin Reilly | 214.550.1550 | www.landadvisors.com



THOROUGHFARE MAP

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SURROUNDING DEVELOPMENT MAP

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CONTOUR & FLOODPLAIN MAP

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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.

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.

Texas Land Advisors, LLC	480619		214-550-1550
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Landry Burdine	471674	lburdine@landadvisors.com	214-550-1550
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Austin T. Reilly	591133	areilly@landadvisors.com	214-550-1550
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
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