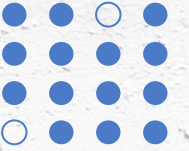


±1.74 AC VACANT LAND

1400 Highway 157 N | Mansfield, TX 76063

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



TRISTAN THOMPSON

Associate

(972) 636-5243
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License No. 811445 (TX)



DREW BOROUGHS

Senior Associate

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PATRICK GRAHAM

BROKER OF RECORD
License No. 9005919 (TX)



INVESTMENT OVERVIEW

- **DEVELOPMENT OPPORTUNITY**

The property is versatile, accommodating a wide range of uses. It is a great size for retail or warehouse opportunities.

- **OWNER USER OPPORTUNITY**

Ideal for a user looking to meet the demands of a growing community. There has been projected 18% growth in a mile range since 2020.

- **GROWTH CORRIDOR**

Situated less than a mile from Highway 287 and offers 350 ft of frontage on Highway 157.

- **STRATEGICALLY LOCATED**

There is a new multifamily development on the ±18 acres south of the property, and ±50+ acres of multifamily to the east side of the property. This further displays the rapid development and growth of Mansfield. The property is also located less than 4 minutes from the Historic Downtown of Mansfield.



MULTI-FAMILY SURROUNDING

ALBUM MANSFIELD



TOWNE CROSSING APARTMENTS



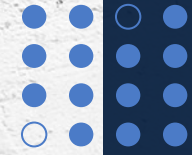
THE LANDING AT MANSFIELD APARTMENTS



CEDAR POINT TOWNHOMES



PROPERTY SUMMARY



PROPERTY SUMMARY

ADDRESS	1400 Highway 157 N Mansfield, TX 76063
LOT SIZE (SF)	±75,969 SF
LOT SIZE (AC)	±1.74 AC
LIST PRICE	\$485,595,000
PRICE PER SF	\$6.39
PRICE PER ACRE	\$278,736
ZONING	C-2
HIGHWAY	157





W DEBBIE LN ± 20,600 VPD

157 ± 32,777 VPD

287 ± 60,979 VPD



SUBJECT PROPERTY
1400 FM157,
Mansfield, TX

 CEDAR POINT
272 UNITS

 Cedar Point
LANDING AT MANSFIELD
336 UNITS

The Landing at
TOWNE CROSSING
8 UNITS

 ALBUM MANSFIELD
190 UNITS

Towne Crossing

Album Mansfield



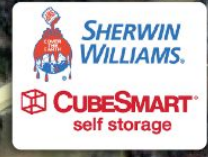
SUBJECT PROPERTY
1400 FM157,
Mansfield, TX

LANDING AT MANSFIELD
336 UNITS

157 ± 32.777 VPD

287 ± 60.979 VPD

HOUSE RD



LEGACY HIGH SCHOOL
2,449 STUDENTS



ALICE PONDER ELEMENTARY
592 STUDENTS



ROGENE WORLEY MIDDLE SCHOOL
685 STUDENTS

MARKET OVERVIEW

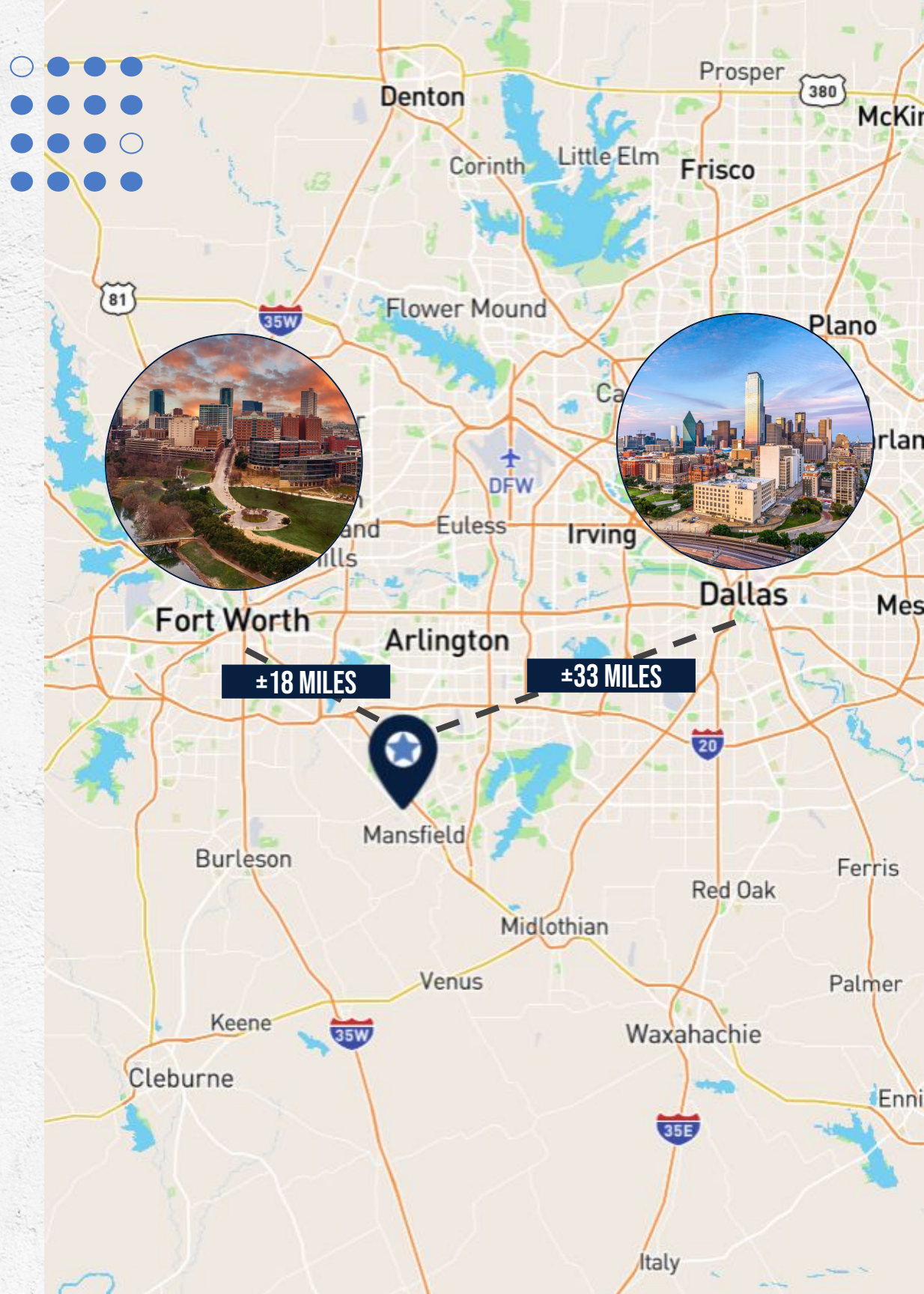
MANSFIELD, TX

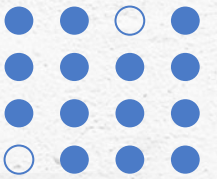
Mansfield, Texas, located just 30 minutes from both Dallas and Fort Worth, provides exceptional access to major transportation routes, including Interstate 20, Highway 287, and State Highway 360. Its proximity to DFW International Airport and the Alliance Global Logistics Hub makes it a strategic hub for industrial and logistics operations, offering seamless freight and supply chain connectivity. Mansfield's infrastructure and accessibility make it a competitive location for industrial development within the Dallas-Fort Worth Metroplex.

With a population exceeding 75,000, Mansfield has grown into a modern city with a growing economy. The city promotes industrial expansion through business-friendly policies, reliable utilities, and ongoing infrastructure improvements. Its location in the Dallas-Fort Worth Metroplex provides access to a skilled workforce and a large consumer market, creating an ideal setting for industrial and commercial growth.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five-Year Projection	8,571	60,373	180,492
Current Year Estimate	7,990	57,075	166,275
2020 Census	7,636	56,100	160,413
Growth Current Year-Five-Year	7.28%	5.78%	8.55%
Growth 2020-Current Year	4.64%	1.74%	3.65%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five-Year Projection	3,279	21,273	61,072
Current Year Estimate	3,026	19,763	55,431
2020 Census	2,799	18,622	52,248
Growth Current Year-Five-Year	8.36%	7.64%	10.18%
Growth 2020-Current Year	8.10%	6.13%	6.09%
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$109,604	\$146,772	\$144,600





ARTS & ENTERTAINMENT

Mansfield Commission for the Arts
Farr Best Theater
Play Street Museum - Mansfield
The Man House Museum

SPORTS

Fieldhouse USA - ±100,000+ square foot sports & recreation facility
The Mansfield Sports Park - 8 Major League ballpark replica fields
The Mansfield StarCenter - 2 ice rinks & in-arena concessions area
Vernon Newsom Stadium - 11,000 seat stadium

HAWAIIAN FALLS WATERPARKS

One of the best-rated parks in Texas
Wave Pool & Lazy River
Interactive water park features for all ages
Private Cabanas & Group Events

ELMER W. OLIVER NATURE PARK

Wild expanse with trails
Kayaking & Fishing
Bird Blinds & an Amphitheater
Nature Classes

DALLAS, TEXAS MSA

Dallas is a city where big ideas meet big opportunity. The city revolves around an exciting downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others. In 2015, Forbes reported that Dallas is "the best place for business and careers" in Texas. It's the perfect blend of big city living and rustic southern charm.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."



DALLAS-FORT WORTH METROPLEX

As the largest metropolitan area in the South and the fourth largest in the U.S., the Dallas-Fort Worth Metroplex is the economic and cultural hub of Texas. Companies are investing in the region, recognizing it as a hub of creativity, ingenuity and high-tech innovation. *Dallas has become an essential part of growth strategies for companies* and is acknowledged as one of the top 10 metropolitan areas in the U.S. for high-tech workers with over 230,000 employed workers across a variety of industries.

The cities of Dallas and Fort Worth comprise the two largest urban centers of the continuously expanding Metroplex, respectively. On the eastern side of the metro area, Dallas is the larger of the two cities with an economy based on business management and operations. Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others.

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 **1400 Highway 157 N, 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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ 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 Real Estate Investment Services™ 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 Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ 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 Real Estate Investment Services 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.

±1.74 AC VACANT LAND

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES



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