

MANSFIELD, TX

# MANSFIELD CROSSING

OFFERING MEMORANDUM

RANGE REALTY ADVISORS  
3625 N. HALL STREET, SUITE 630  
DALLAS, TX 75219

# MANSFIELD CROSSING

The property located at the southeast corner of US-287 and TX-360 in Mansfield consists of 251 acres of raw land. Half of the property, divided by St Paul Rd, is zoned for both commercial uses along the US-287 frontage and residential uses on the remainder. The other half of the property, south of St Paul Rd, lies outside of the city limits in Mansfield ETJ.

Mansfield along with its neighboring city Midlothian have experienced rapid growth over the past decade, adding several new communities. One of the largest ongoing developments, contiguous to the property in the northwest, will feature over 1,300 lots upon completion.

Midlothian City Council recently approved a plan to develop, restore and preserve the downtown district. This development will be a safe, walkable and vibrant area for entertainment, socializing, employment, culture and residential living. Along with this Midlothian is home to several large residential developments. Hanover Property Co. recently purchased 966 acres on US Hwy 287 which is a mixed-use development of single family homes, townhouses, commercial and industrial properties.

## LOCATION

Tract A: SEC US-287 & TX-360  
Mansfield, TX 76065

Tract B: SEC US-287 & TX-360  
Mansfield, TX 76065

## COUNTY

Ellis

## SUBMARKET

Mansfield / Midlothian

## LAND AREA

Tract A: ± 74.31 AC  
Tract B: ± 177.28 AC

## SCHOOL DISTRICT

Midlothian ISD

## ZONING

Tract A: "C-2" - Community Business  
"PR" - Pre-Development

Tract B: ETJ

## LAND USE

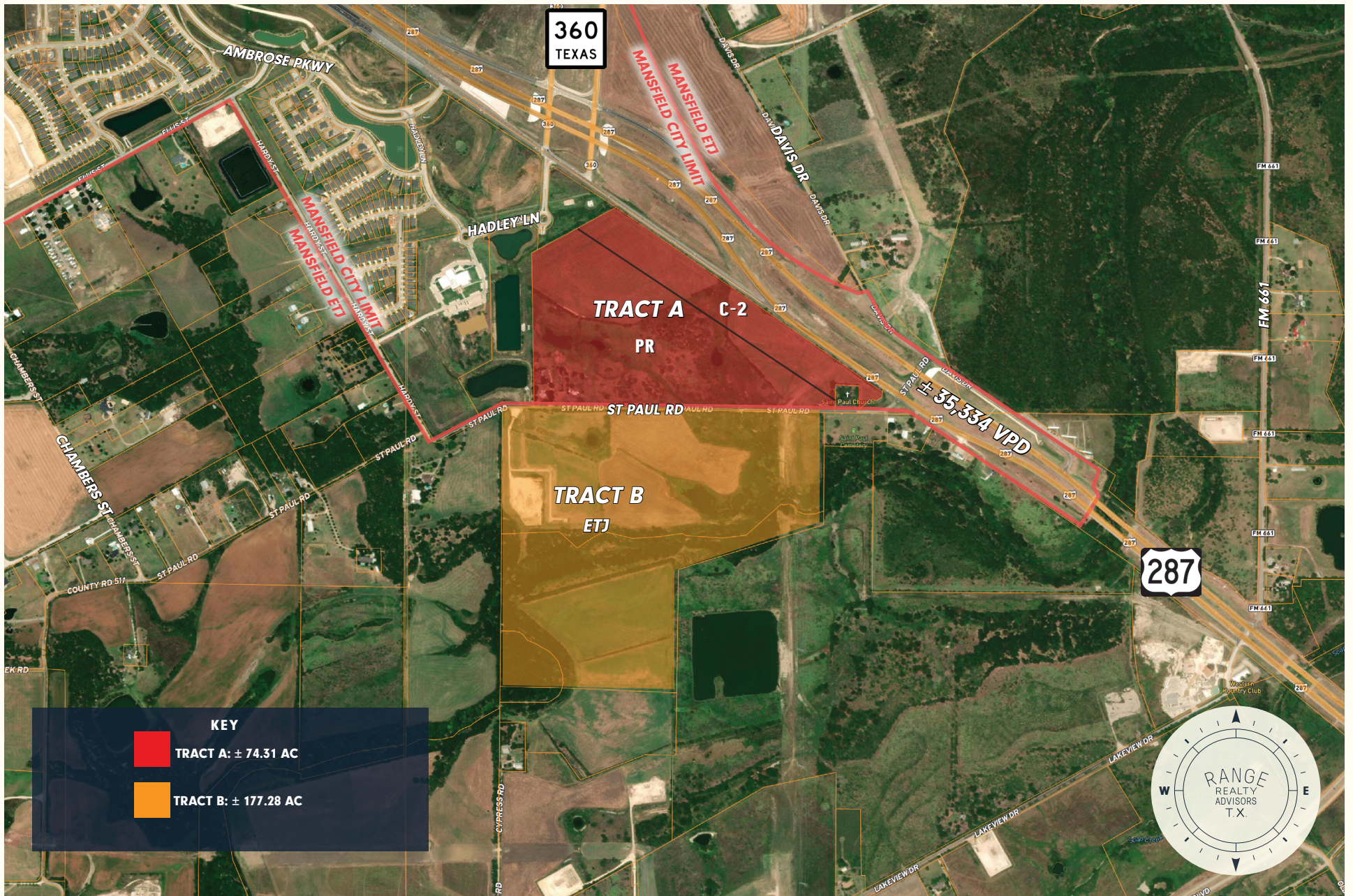
Commercial frontage / Single Family Residential

## FRONTAGE

St. Paul Rd: ± 2,700 ft  
US-287: ± 2,800 ft

## UTILITIES

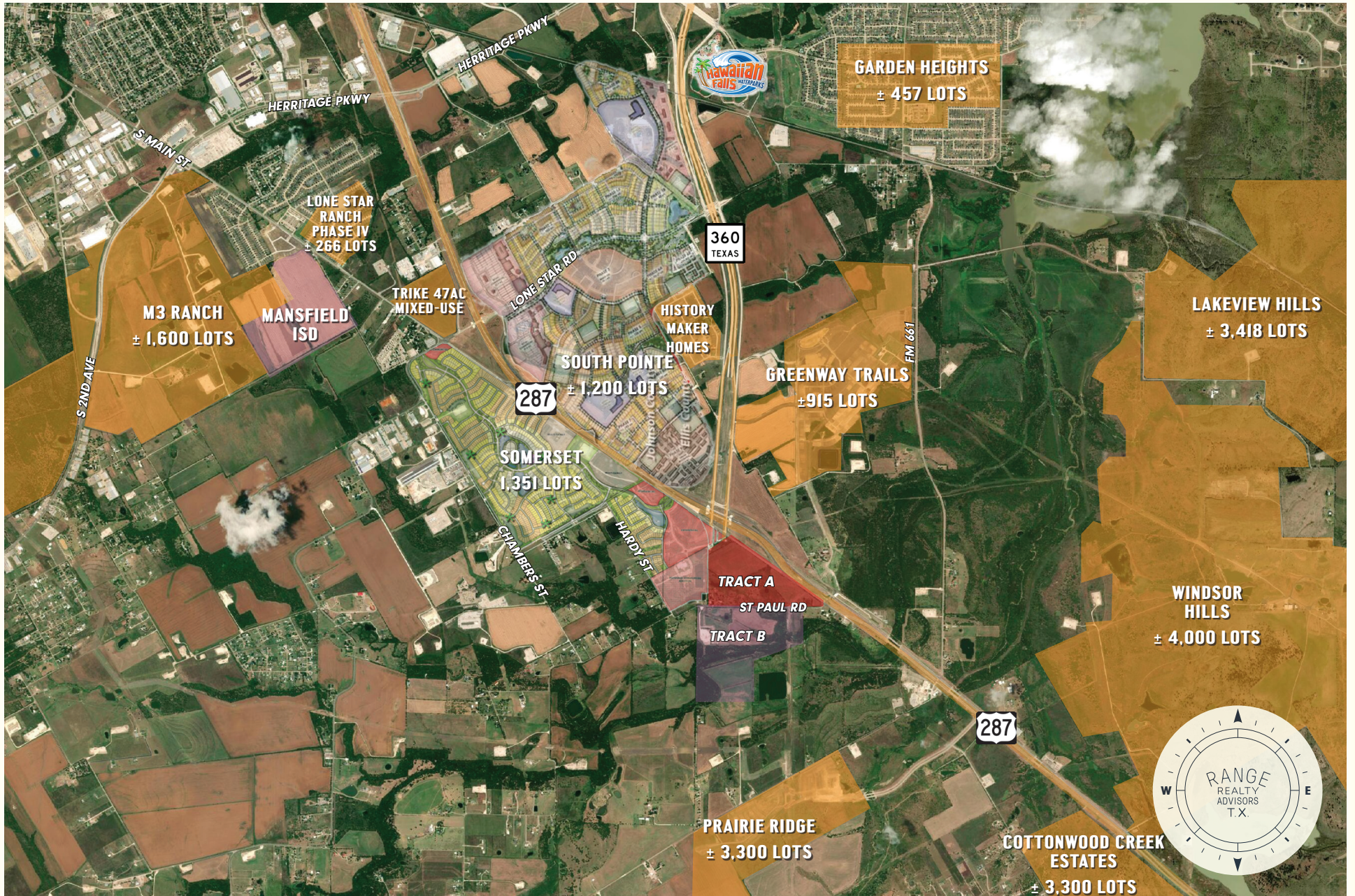
Tract A : Water: Off site  
Sewer: On site  
Tract B: Water: To Site  
Sewer: On Site

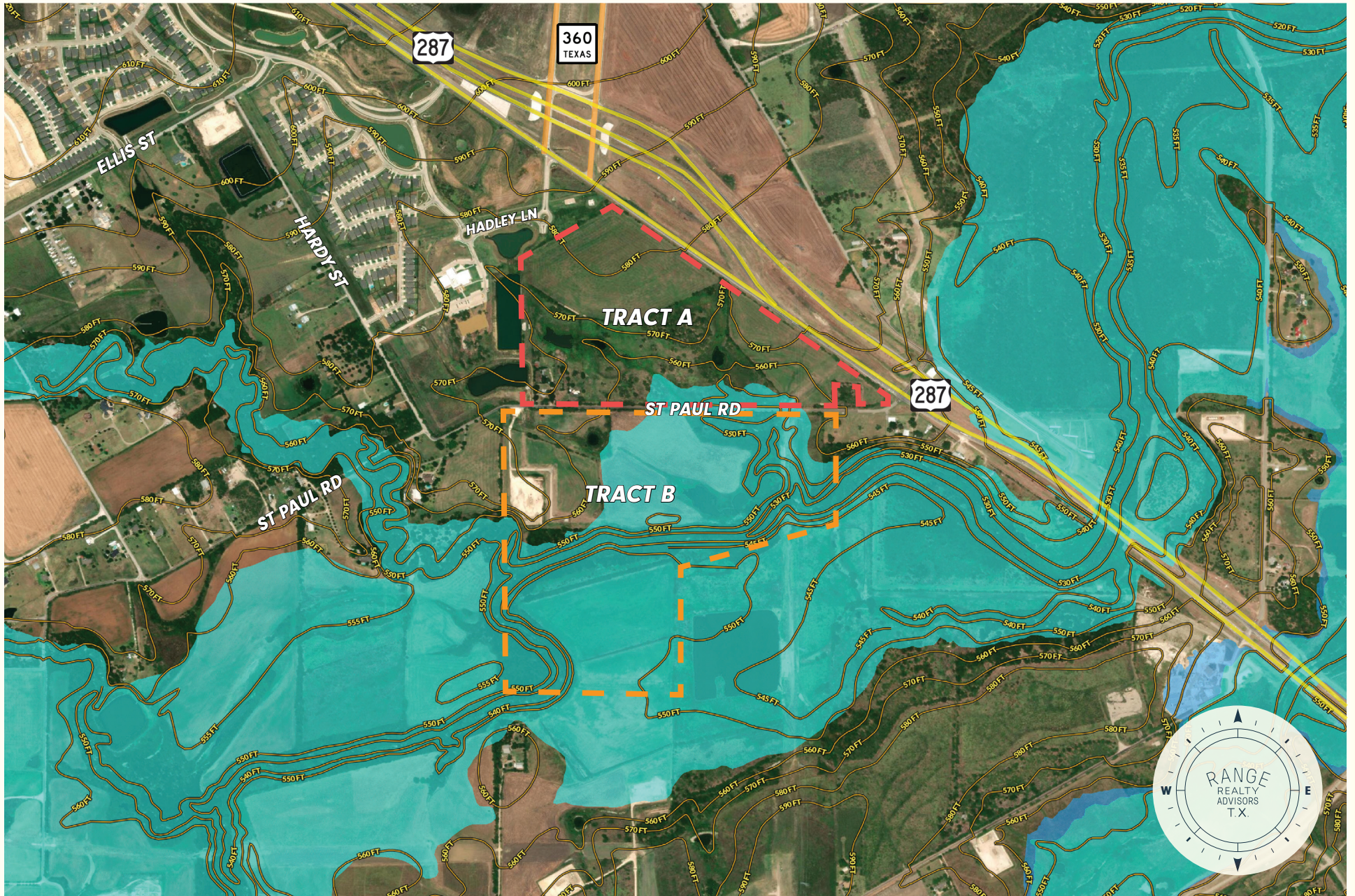


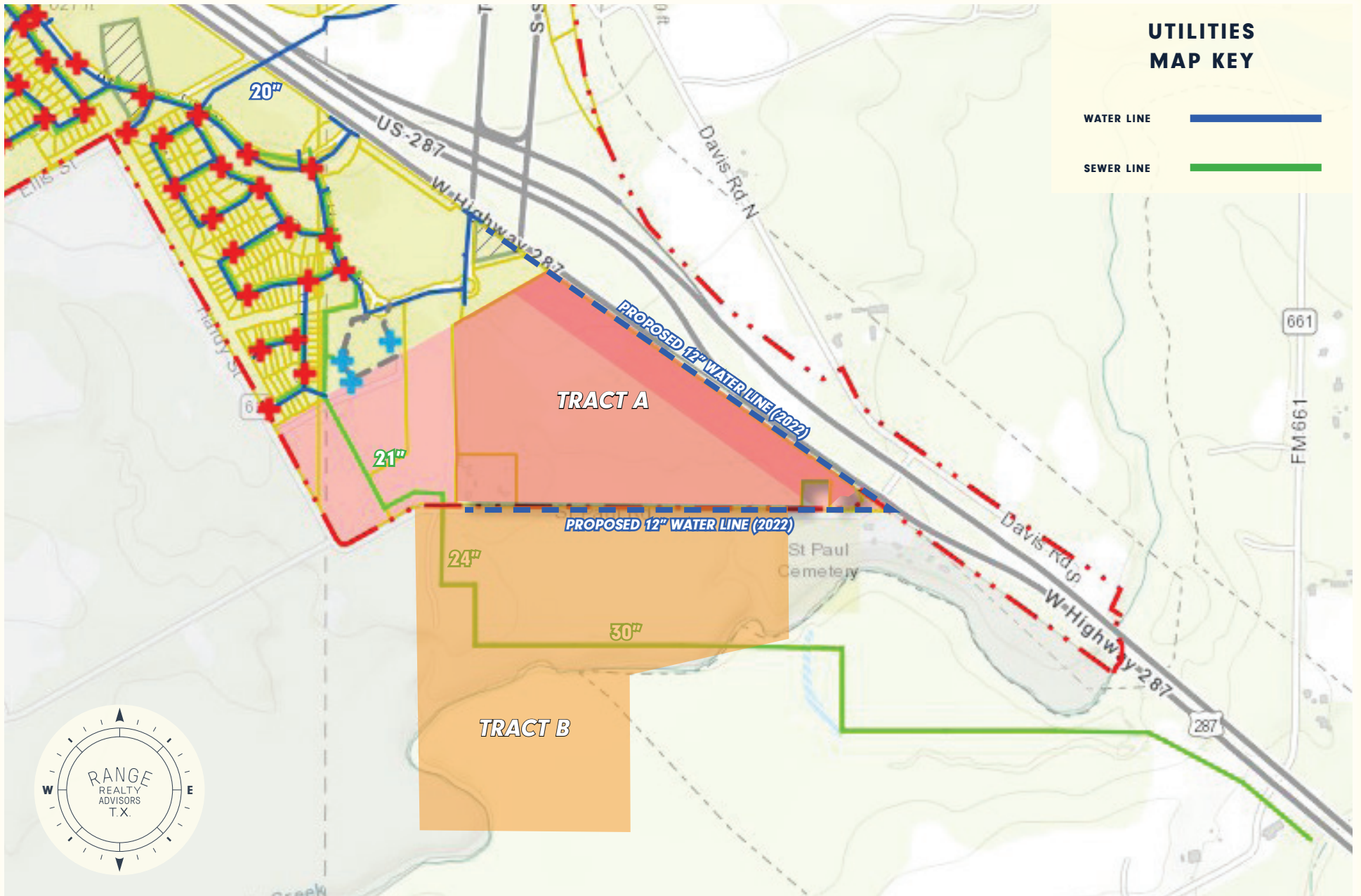
**KEY**

- TRACT A: ± 74.31 AC**
- TRACT B: ± 177.28 AC**

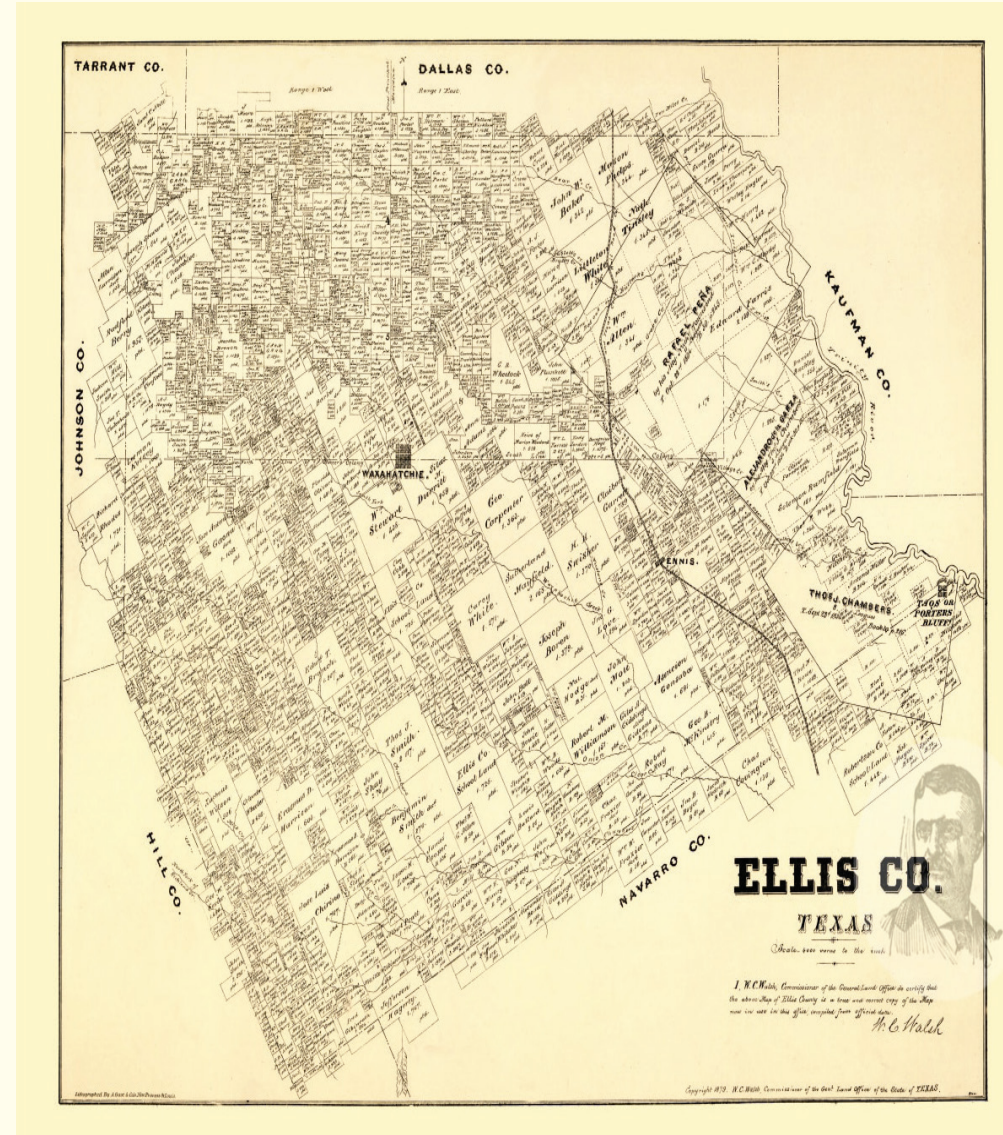








	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2020 Population	28	5,839	42,506
2025 Population	32	6,435	46,834
Pop. Growth 2020-2025	14.29%	10.21%	10.18%
<b>HOUSEHOLDS</b>			
2020 Total Households	9	1,789	13,820
Median Household Income	\$93,749	\$104,257	\$94,462
Avg. Household Size	2.90	2.00	2.00
<b>BUSINESS</b>			
2020 Total Businesses	2	92	1,422
2020 Total Employment	7	1,468	18,205





# INVESTMENT MERITS

## THRIVING DFW MARKET

- Economy fueled by job growth, in-migration and corporate relocations.
- DFW has added more than 1 million residents over the past 8 years. In 2018 alone, the metroplex added 132,000 residents, the largest population gain in the country for that year.
- Corporate relocations help fuel in-migration and job creation. Recent relocations into the Fort Worth area include: Charles Schwab, McLane Foods, Core-Mark, KT&G, and more.
- DFW recorded a \$613.4 billion GDP in 2019, making it the 10th largest metropolitan area economy in the world

## DEVELOPMENT SUPPORT AND INCENTIVES

- No personal income tax in Texas
- No corporate income tax in Texas
- Low corporate franchise tax

## GROWTH AND QUALITY OF LIFE IN MANSFIELD

- Mansfield is one of the metroplex's top growth suburbs.
- Variety of outdoor parks and recreational facilities
- Median household income of \$96,253
- Owner-occupied housing unit rate of 76%
- Estimated population growth of 25.8% from 2010 (56,415 residents) to 2018 (70,981 residents)
- The city's population is expected to surpass 80,000 residents in 2025
- 40.8% of the city's population over the age of 25 holds a bachelor's degree or higher

## PREMIER DEVELOPMENT SITE

- Located near multiple proposed and ongoing developments
- Property is located at the intersection of US 287 and TX 360
- Approximately 2,800 ft of highway frontage

# ABOUT US

## WHAT WE DO

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Range is a full service commercial real estate brokerage, advisory, finance, and investment firm. Our clients include individual, institutional, and international investors, developers, family offices, and governmental entities. We represent clients seeking to acquire or sell real estate assets and assist in maximizing the return on those assets. To that end, we add value to investment real estate properties through procuring entitlement and regulatory approvals; enhancing property value through infrastructure expansion; facilitating public/private partnerships; and negotiating economic incentives from municipalities and other governmental entities.

## AREAS OF PRACTICE

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- Investment Property Sales and Acquisitions
- Advisory and Consulting Services
- Finance and Capital Markets
- Real Estate Investments and Management

## OUR SERVICES

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- Valuations
- Acquisitions and Dispositions
- Conceptual Land Use Planning
- Zoning and Regulatory Approvals
- Public Improvement District (PID) Formation
- Strategic Marketing Plans
- Property Entitlement and Advocacy
- Debt and Equity Placement

# CONTACT INFORMATION

Our industry experts are here to provide you with the answers you need. Please feel free to contact Range Realty Advisors so that we may further assist you with your real estate needs.



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Managing Partner

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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.

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Range Realty Advisors, LLC</b>	<b>9008180</b>	<b>info@rangerealtyadvisors.com</b>	<b>214-416-8222</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Thomas Sterquell</b>	<b>0558966</b>	<b>tsterquell@rangerealtyadvisors.com</b>	<b>214-416-8225</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Thomas Sterquell</b>	<b>0558966</b>	<b>tsterquell@rangerealtyadvisors.com</b>	<b>214-416-8225</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Robert Gallman</b>	<b>730176</b>	<b>rgallman@rangerealtyadvisors.com</b>	<b>214-416-8227</b>
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](http://www.trec.texas.gov)

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