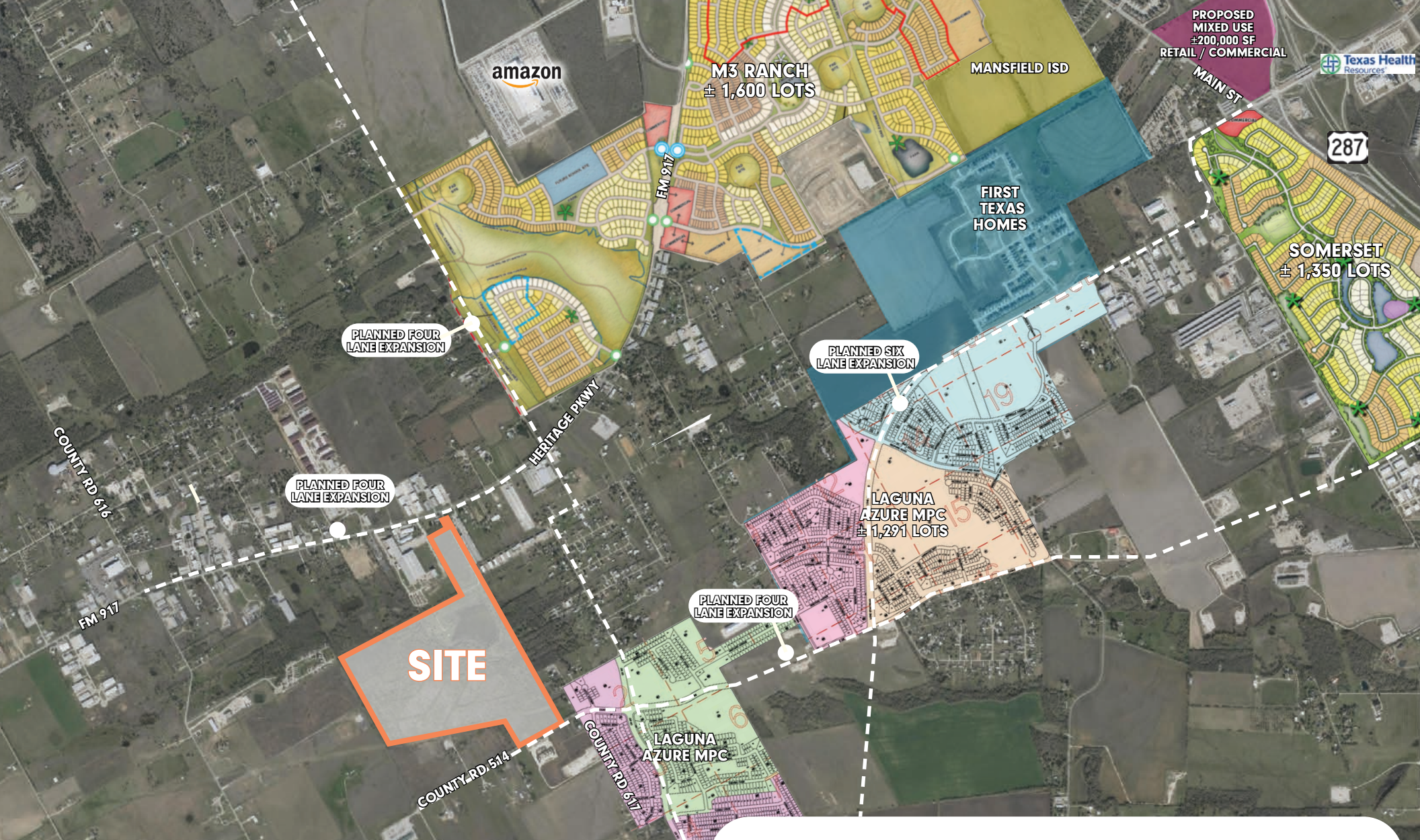




**12618 E FM 917
ALVARADO, TX 76009**

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PROPERTY OVERVIEW



LOCATION

12618 E FM 917
Alvarado, TX 76009



ACREAGE

Gross: ± 140.2
Net: ± 107



ZONING

Mansfield ETJ



PROPOSED USE

Industrial / Residential



UTILITIES

Water: Off Site
Sewer: Off Site



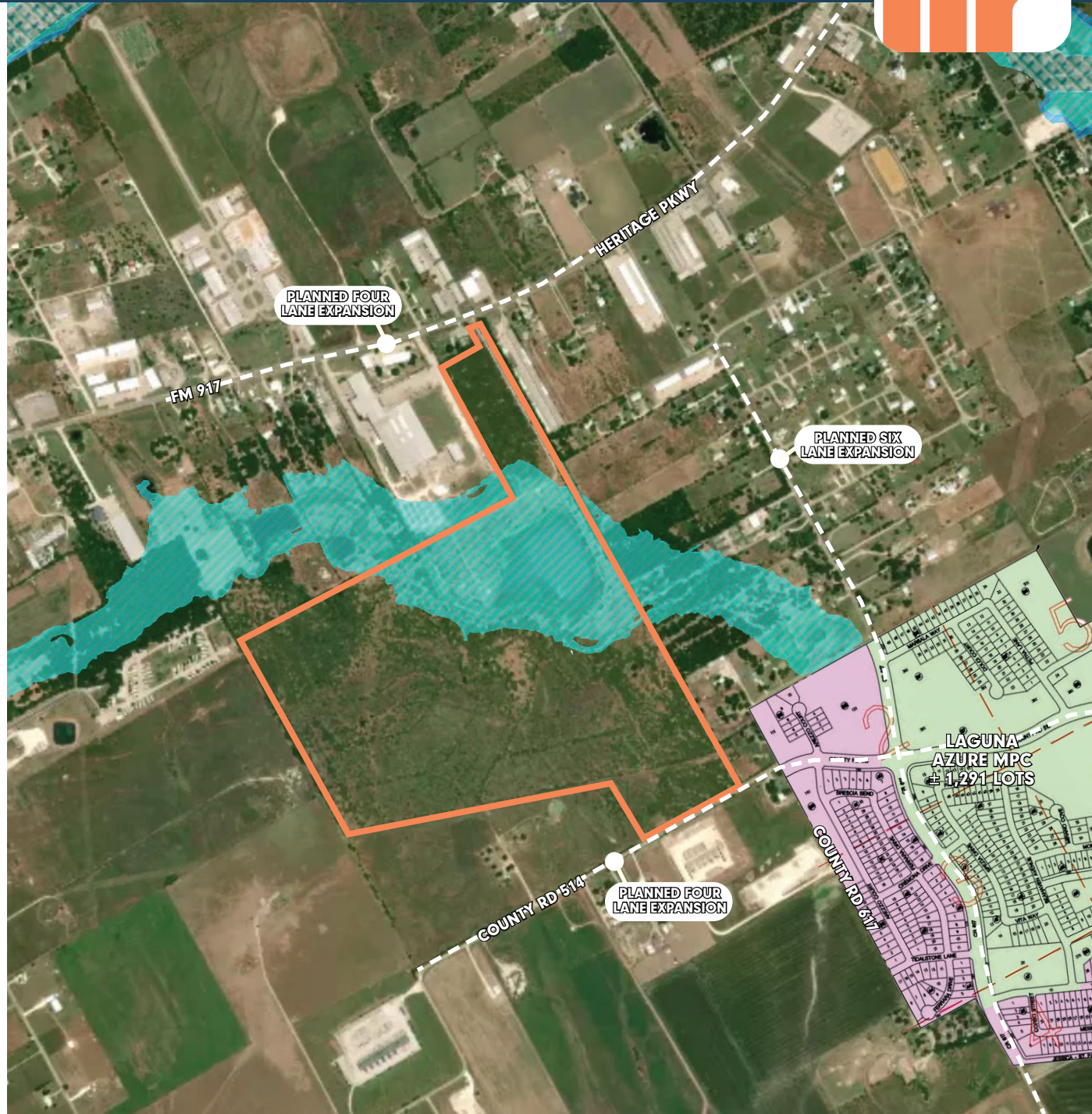
ISD

Alvarado ISD



VPD

Heritage Pkwy: ± 10,366





EVOLV ± 334 UNITS
REGALIA MANSFIELD ± 308 UNITS
MANSFIELD ON THE GREEN ± 308 UNITS
VILLAGES AT SPRING LAKE ± 413 LOTS



HILLCREST ESTATES ± 366 LOTS

THE RESERVE

THE REVEL ± 350 UNITS

HOWEN AT MANSFIELD ± 257 UNITS

MANSFIELD COMMERCE CENTER

PROPOSED INDUSTRIAL HERITAGE PARKWAY

PROPOSED INDUSTRIAL MANSFIELD HERITAGE PARK

MANSFIELD NATIONAL ± 215 LOTS

GARDEN HEIGHTS ± 232 LOTS

HOLLAND MEADOWS ± 297 LOTS

REMINGTON RANCH ± 238 LOTS

TRIPOINTE ± 450 LOTS

LADERA AT THE RESERVE ± 157 UNITS

HARVEST POINT ± 350 ACRE DEVELOPMENT

DOVE CHASE ± 252 LOTS

LONE STAR RANCH ± 266 LOTS

SOUTH POINTE MIXED-USE DEVELOPMENT ± 2,000 LOTS & ± 4,000 UNITS

PROPOSED MIXED USE ± 200,000 SF RETAIL / COMMERCIAL



M3 RANCH ± 1,600 LOTS

MANSFIELD ISD

FIRST TEXAS HOMES

SOMERSET ± 1,350 LOTS

GREENWAY TRAILS ± 915 LOTS

STONEHAWK MF ± 255 UNITS

HANOVER MF ± 370 UNITS

LAGUNA AZURE MPC ± 1,291 LOTS

PRAIRIE RIDGE ± 3,300 LOTS



SITE

PLANNED FOUR LANE EXPANSION

PLANNED FOUR LANE EXPANSION

PLANNED SIX LANE EXPANSION

PLANNED FOUR LANE EXPANSION

PLANNED FOUR LANE EXPANSION

MARKET OVERVIEW



SUMMARY

MANSFIELD, TEXAS, IS LOCATED WITHIN THE DALLAS-FORT WORTH METROPOLITAN AREA. THE CITY HAS SEEN SIGNIFICANT ECONOMIC DEVELOPMENT WITH A MIX OF RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL AREAS CONTRIBUTING TO ITS GROWTH. ONGOING RESIDENTIAL AND COMMERCIAL DEVELOPMENTS CONTRIBUTE TO THE CITY'S GROWTH AND CONTINUE TO POSITIVELY IMPACT THE REAL ESTATE LANDSCAPE.

DEMOGRAPHICS

MILE RADIUS	3 MILE	5 MILE	10 MILE
2024 POPULATION	3,852	15,705	97,848
2029 POPULATION	4,597	18,032	107,531
POP. GROWTH 2024-2029	3.9%	3%	2%
2024 TOTAL HOUSEHOLDS	3,852	15,705	97,885
MEDIAN HOUSEHOLD INCOME	\$86,140	\$83,194	\$94,885
2024 TOTAL BUSINESSES	350	2,398	8,700
2024 TOTAL EMPLOYMENT	4,298	32,432	81,466



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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.

Range Realty Advisors, LLC	9008180	info@rangerealtyadvisors.com	214-416-8222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Corbin Frederick	800830	cfrederick@rangerealtyadvisors.com	214-416-8225
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

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