



8.24+/- ACRE DEVELOPMENT SITE

2201 Matlock Road | Mansfield, Texas 76065

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Vanguard Real Estate Advisors ("VREA") has been exclusively retained by Ownership to offer the opportunity to acquire a 8.24+/- acre development site ("the Site") located at 2201 Matlock Road in Mansfield, TX. This Site benefits from its prime location in Mansfield, with direct frontage (approximately 970 LF) on the Texas 360 Tollroad along with it being less than half a mile north of Highway 287, providing excellent access to the entire DFW Metroplex. The Site is currently zoned "C-2" which allows for a variety of commercial and retail uses. The Site is also directly adjacent to South Pointe, a mixed-use development in Mansfield where homes are selling up to \$1.06M. The Seller had prepared a concept plan which shows a 322 unit multifamily/mixed use project across 4 buildings, but this would require a new purchaser to rezone. This represents a great opportunity to acquire a high visibility site with great frontage in the rapidly growing Mansfield market.

A 1.25% co-broker fee is available to a Broker that sources a Principal that VREA has not previously contacted in any format or sent information to regarding this opportunity; a third party broker must register their client upon initial contact with VREA.

INVESTMENT OVERVIEW ⁽¹⁾		TAX INFORMATION	
Property	8.24+/- Acres	Taxing Entity	Tax Rate
Location	2201 Matlock Road in Mansfield, TX 76065	City of Mansfield	0.659293
Access	Via Highway 360 and Matlock Road	Midlothian ISD	1.109200
Utilities	20" water line to the Site provided by the City of Mansfield; 8" sewer line located approximately 700 feet northwest along Davis Drive	Ellis County	0.252862
Zoning	C-2 (Community Business District)	Total Tax Rate	2.021355
Appraisal District Property ID	180673		
School District	Midlothian ISD		

(1) Purchaser or their consultant to confirm all information during due diligence.

PRICING	
Asking Price	Priced by Market

DEMOGRAPHICS

ESTIMATED POPULATION (2024)



1-MILE | 5,888
3-MILE | 28,914
5-MILE | 81,861

ANNUAL GROWTH RATE (2020-2025)



1-MILE | 9.39%
3-MILE | 8.85%
5-MILE | 5.38%

MEDIAN HOUSEHOLD INCOME



1-MILE | \$105,479
3-MILE | \$119,392
5-MILE | \$115,508

MEDIAN HOME VALUE



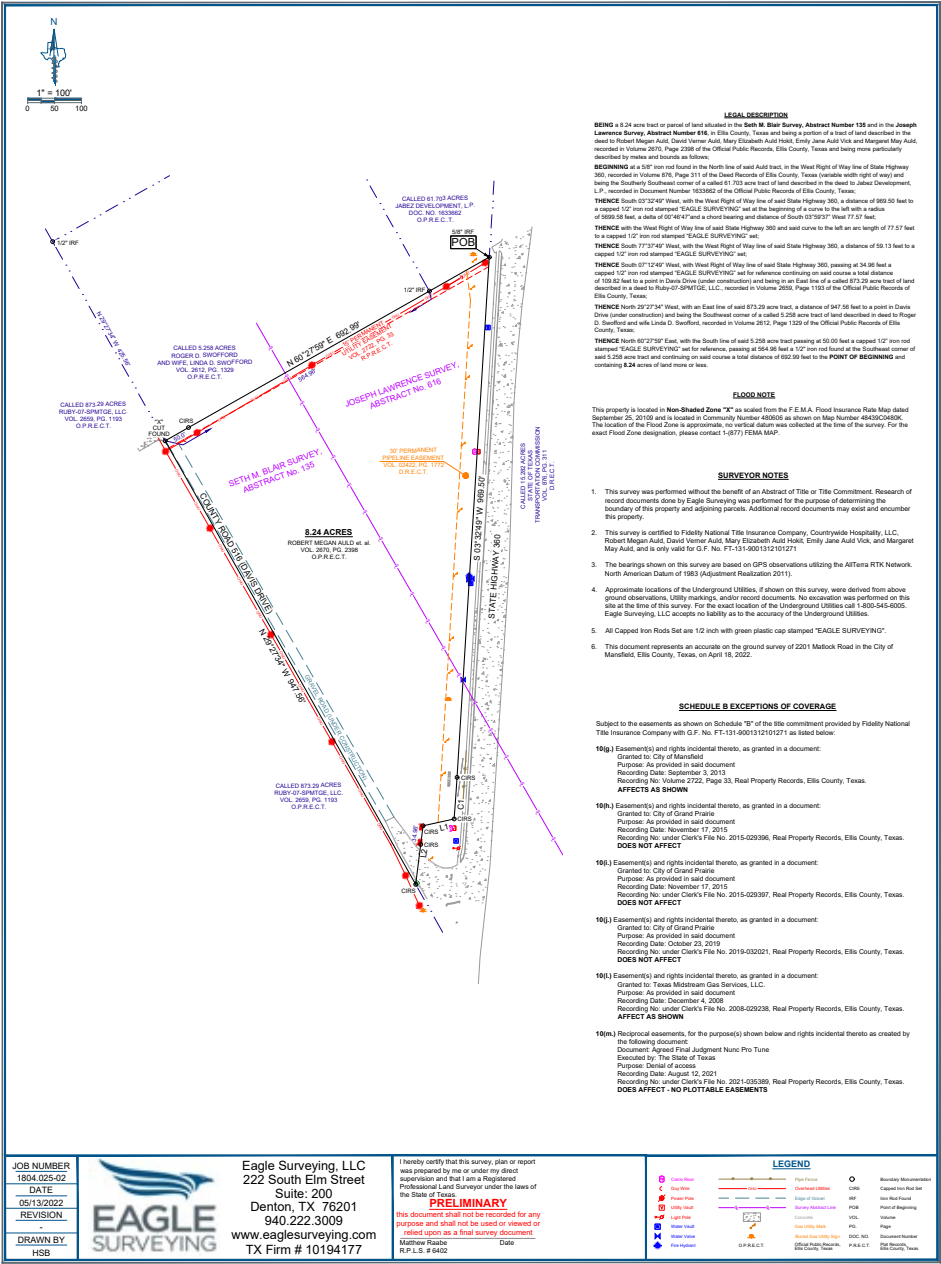
1-MILE | \$420,792
3-MILE | \$396,993
5-MILE | \$383,596

SURVEY & MF CONCEPT PLAN

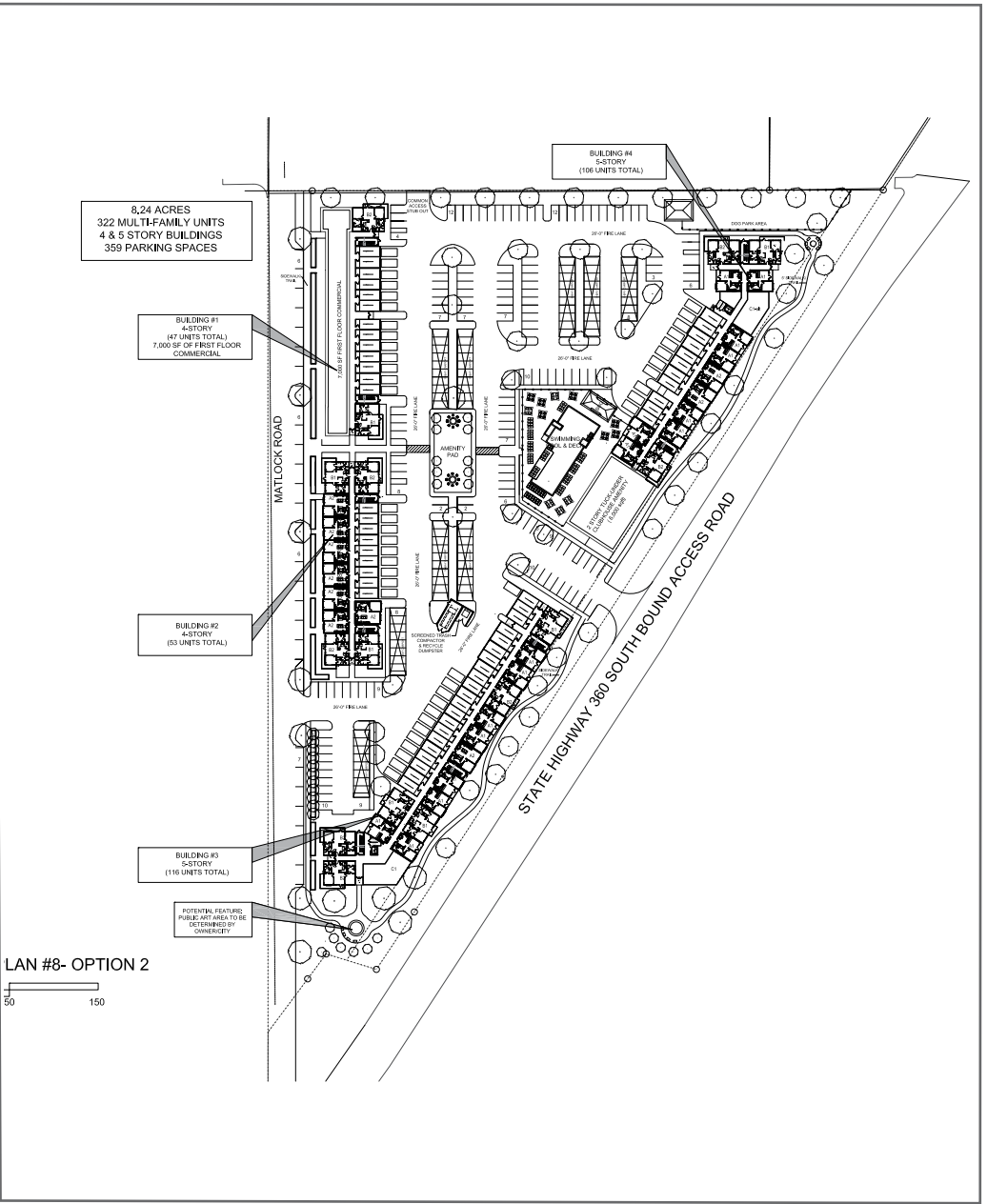
*Concept plan provided by Seller for illustrative purposes.

8.24 +/- ACRE
DEVELOPMENT SITE
MANSFIELD, TEXAS

SURVEY



MULTIFAMILY CONCEPT PLAN



LAN #8- OPTION 2

50 150

SELECTED PERMITTED USES TABLE

*The letter "P" indicates a permitted use on site while an "S" indicates a special use permit is required. Any spot left blank indicates it is not a permitted use. Below is a list of a few of the permitted uses, Purchasers to verify as a part of their diligence.

8.24 +/- ACRE DEVELOPMENT SITE MANSFIELD, TEXAS

F. General Retail Uses	OP	C-1	C-2	C-3
1. Bakery or Confectionary Store, Retail	P	P	P	P
2. Book Store, Retail	P	P	P	P
3. Camera and Photography Supply	P	P	P	P
4. Cleaning and Laundry, Retail			S	S
5. New Clothing or Department Store			P	P
6. Discount Store			S	S
7. Drug Store or Pharmacy	P	P	P	P
8. Florist, Retail	P	P	P	P
9. Food or Beverage Sales Store	P	P	P	P
10. Furniture, Home Furnishings or Appliance Store			P	P
11. Upholstery, Retail		S	P	P
12. Gift Store	P	P	P	P
13. Handicraft or Art Object Sales Store		P	P	P
14. Hobby, Toy or Game Store		P	P	P
15. Jewelry Store		P	P	P
16. Luggage or Leather Goods Store			P	P
17. Nursery or Garden Store, Retail			P	P
18. Pawn Shop			P	
19. Pet Shop			P	P
20. Retail and Service Establishments Not Elsewhere Listed	S	S	S	S
21. Sewing, Needlework and Goods Store		P	P	P
22. Stationery or Office Supply Store	P	P	P	P
23. Sporting Goods or Bicycle Store			P	P
24. Tobacco Products Store				
25. Used Merchandise Store			S	S

E. Educational, Institutional and Special Uses	OP	C-1	C-2	C-3
1. Art Gallery or Museum	P	P	P	P
2. Cemetery, Mausoleum or Crematorium	S	S	S	S
3. Church or Rectory	P	P	P	P
4. College, University, Business or Professional School	P	P	P	P
5. Community Center, Public	P	P	P	P
6. Convent or Monastery	P	P	P	P
7. Day Nursery or Child Care Center	P	P	P	P
8. Elementary or Secondary School, Private	P	P	P	P
9. Elementary or Secondary School, Public	P	P	P	P
10. Fairground or Exhibition Area			P	P
11. Fraternal Organization, Lodge or Civic Club	S	P	P	P
12. Hospital/Home/ Center for Substance Abuse or Psychiatric Patients			S	S
13. Hospital/Home/ Center for General, Acute or Chronic Care			P	P
14. Kindergarten, Private	P	P	P	P
15. Labor Union or Similar Union Organization	S	P	P	P
16. Library, Public	P	P	P	P
17. Mortuary or Funeral Chapel			P	P
18. Nursing or Assisted Living Facility			P	P
19. Jail or Prison, Privately Owned or Operated				
20. Public Park, Playground	P	P	P	P
21. Vocational or Trade School		P	P	P

G. General Service and Office Type Uses	OP	C-1	C-2	C-3
1. Advertising Agencies	P	P	P	P
2. Advertising Service with Outdoor Storage Facilities				P
3. Drive-In Banking Facilities			P	P
4. Banking Offices or Facilities Excluding Drive-In Services	P	P	P	P
5. Beauty Shop or Barber Shop	S	P	P	P
6. Body Art and Piercing Studio				
7. Catering Service			P	P
8. Coin-Operated Laundries and/or Dry Cleaning, Self-Service				
9. Computer and/or Data Processing Services	P	P	P	P
10. Eating Places with Drive-Through Service			S	S
11. Eating Places without Drive-Through Services		P	P	P
12. Fix-It Shop or Household Appliance Service and Repair		S	S	S
13. Food Carts			P	P
14. Agents for Garment Pressing, Laundries or Dry Cleaning	S	P	P	P
15. Key Shop	S	P	P	P
16. Mailing, Reproduction, Commercial Art, Photo or Steno Service	P	P	P	P
17. Medical or Dental Laboratories	P	P	P	P
18. Office, Physician, Dentist or Other Health Practitioners	P	P	P	P
19. Office, Professional or Administration	P	P	P	P
20. Personnel Supply Services	P	P	P	P
21. Pet Grooming		P	P	P
22. Private Club or Lodge			P	P
23. Shoe Repair Shop or Shoe Shine Parlor	P	P	P	P

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INVESTMENT HIGHLIGHTS



Strategic Location

- The Site is strategically positioned with direct frontage on Highway 360 and is less than half a mile north of Highway 287, providing excellent accessibility to the DFW metroplex.
- Located in a rapidly growing area of Mansfield, adjacent to South Pointe, where builders such as Coventry Homes, David Weekley Homes, Drees Homes, Grand Homes, K. Hovnanian Homes, and Boyd Custom Homes are selling homes for up to \$1.06 million.
- The Site is approximately 2.7 miles south of the Broad Street Shopping Center which will offer future residents extensive retail options including Kroger Marketplace, Market Street, Chick-fil-A, and more.
- The Site is served by Midlothian ISD which has an "A-" rating per Niche.com.



Zoning

- The Site is currently zoned C-2 (Community Business District); which allows for various retail and commercial uses.
- *Purchaser to verify zoning and uses allowed on the Site.*



Population and Demographics

- According to the U.S Census, the population of Mansfield is approximately 78,542, growing 2.35 percent within the last year.
- Per Texas Realtors, the median home price in the market including Single Family, Condo, and Townhomes in Mansfield as of January 2025 was \$467,900, a 4 percent increase year-over-year showing the growth.
- Per the US Census, the median household income in Mansfield was estimated to be \$116,590 in 2023.
- Per TxDot the 2023 VPD along the Texas 360 Tollroad was 20,730 directly in front of the Site.



Downtown Mansfield



Mansfield High School

DFW HIGHLIGHTS

- The Dallas-Fort Worth area features a robust and diverse economy, ranking fifth nationwide for growth with a remarkable Gross Metropolitan Product (GMP) of \$682 billion in 2022. According to recent CBRE surveys, it has also earned recognition as the leading real estate investment market for 2023.
- According to The Dallas Federal Reserve Economic Indicators, The DFW region has continued to show strong employment trends, with year-over-year job growth of 3.6% as of mid-2023, surpassing the national average. Employment growth slowed slightly in early 2024 but still remains a leader among U.S. metropolitan areas
- The DFW metro's estimated population of 8.1 million ranks it fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised to surpass Chicago as the third-largest metro in the U.S.
- In 2024, DFW continued to solidify its reputation as a leader in innovation and growth. Recent accolades include ranking #3 among the fastest-growing startup cities in the U.S. due to robust venture capital activity and innovation ecosystems. Fort Worth has also been recognized for large-scale developments, such as the \$2 billion investment in downtown Fort Worth projects, including the expansion of Texas A&M's research campus. Furthermore, DFW remains a key player in healthcare innovation, with the Medical Innovation District (MID) employing over 30,000 workers and housing cutting-edge facilities for medical training and biotechnology advancements.



**GROSS METROPOLITAN
PRODUCT**

\$682 Billion



**DFW POPULATION
GROWTH**

1.9% (2022-2023)



**DFW ESTIMATED
POPULATION**

8.1 Million



Dallas



Fort Worth

ECONOMIC OVERVIEW

Mansfield boasts a thriving and steadily expanding economy, driven by its strategic location within the Dallas-Fort Worth metroplex. Situated along major transportation corridors such as US Highway 287, Texas State Highway 360, and Interstate 20, Mansfield offers seamless connectivity to key urban centers, making it a sought after destination for businesses and residents alike. The city's robust commercial and industrial sectors attract a wide range of enterprises, from small startups to large corporations. Mansfield's economy is bolstered by its growing healthcare and education industries. Facilities such as Methodist Mansfield Medical Center serve as major employment hubs, supporting the city's reputation as a center for advanced healthcare services. Education is another cornerstone of the local economy, with Mansfield Independent School District (MISD) and nearby institutions like Tarrant County College playing pivotal roles in workforce development and community growth. The retail and entertainment landscape in Mansfield is equally vibrant, featuring destinations such as The Shops at Broad and the Historic Downtown Mansfield area. These hubs offer residents and visitors a variety of shopping, dining, and cultural experiences, contributing significantly to local tourism and economic activity. Additionally, recreational amenities like Oliver Nature Park and the Mansfield National Golf Club attract outdoor enthusiasts, further enhancing the city's appeal. Mansfield's commitment to fostering a high quality of life is reflected in its emphasis on community planning and development. With access to higher education institutions and a focus on creating a business-friendly environment, the city continues to attract technology, healthcare, and logistics industries, making it one of the most dynamic suburban markets in North Texas.



NORTH TEXAS MAJOR EMPLOYERS

COMPANY NAME	EMPLOYEES
Texas Health Resources	27,000
Lockheed Martin	22,000
University of Texas Southwestern Medical Center	21,539
Medical City Healthcare	17,000
Bank of America	13,850
University of North Texas System	13,275
Parkland Health and Hospital System	12,966
General Motors	10,512
State Farm	9,950
Frisco ISD	8,088

Source: Dallas Business Journal



AREA OVERVIEW

Mansfield, Texas, is a thriving suburban city located within the Dallas-Fort Worth Metroplex, offering a blend of small-town charm and urban convenience. With a population of approximately 78,542 residents, Mansfield has grown into one of the region's most desirable communities, celebrated for its family-friendly atmosphere and high quality of life. The city boasts an excellent school system, including highly-rated public schools in the Mansfield Independent School District, and a median household income of around \$108,000, reflecting its strong economic base. Mansfield is home to numerous parks and recreational facilities, such as Oliver Nature Park and the expansive Elmer W. Oliver Park, as well as cultural attractions like the Farr Best Theater. Its strategic location near major highways, including U.S. 287 and State Highway 360, provides easy access to downtown Dallas and Fort Worth, making it a prime location for both residents and businesses.

TRANSPORTATION



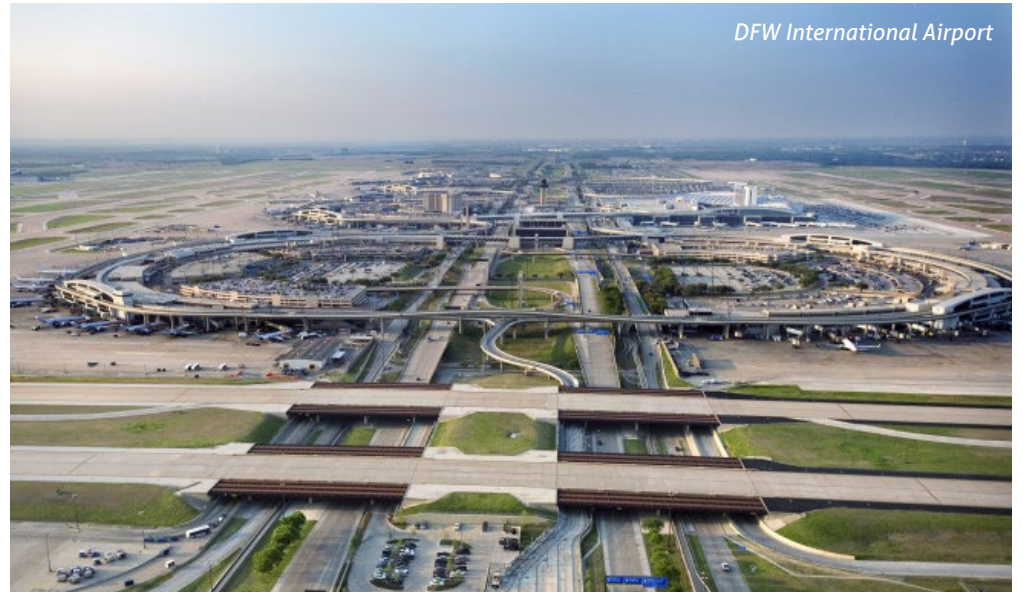
Air: DFW International Airport, located approximately 21 miles northeast of the Site, is the third-busiest airport in the world by aircraft movements and the second-busiest airport in the world by passenger traffic. The total estimated economic output of DFW Airport is \$37 billion and it served over 82 million passengers in 2023. American Airlines' corporate headquarters is in Fort Worth while its main operational hub is at DFW International Airport.



Highway: The Site is located in the DFW Metroplex and has access to multiple major thoroughfares. 1.8 miles east is the 360 Toll Road which connects Mansfield north through Arlington to the DFW International Airport. And less than two miles southwest of the Site is Highway 287 which connects Mansfield to four major interstates, Interstate 20, Interstate 35E, Interstate 30, and Interstate 45.



Oliver Nature Park



DFW International Airport

January 2025 Market Statistics - Mansfield

Median Price
\$467,900
▲ 4.0% YoY

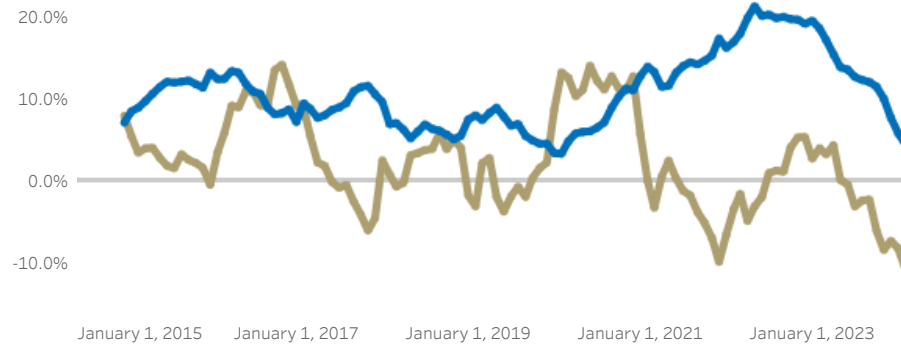
Closed Sales
77
▲ 71.1% YoY

Active Listings
313
▲ 13.8% YoY

Months Invent
3.4
▲ 0.3 YoY



GROWTH TREND FOR CLOSED SALES AND MEDIAN PRICE



TRANSACTION TIME STATS

Days on Market
89

35 days more than January 2024

Days to Close
35

1 day more than January 2024

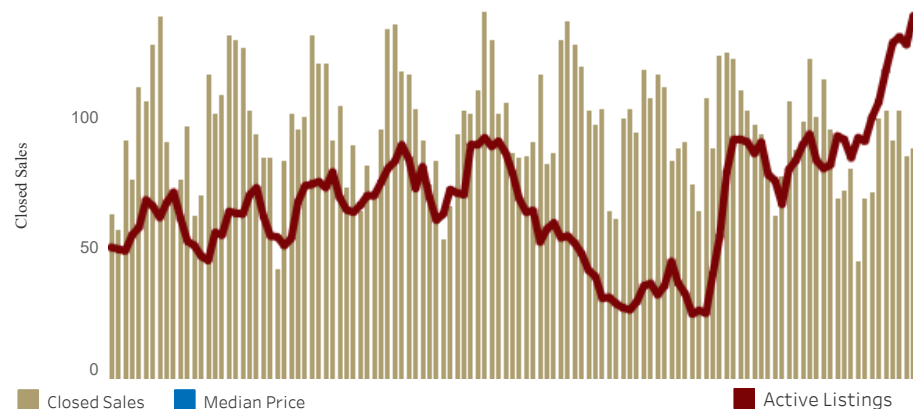
Total Days
124

36 days more than January 2024

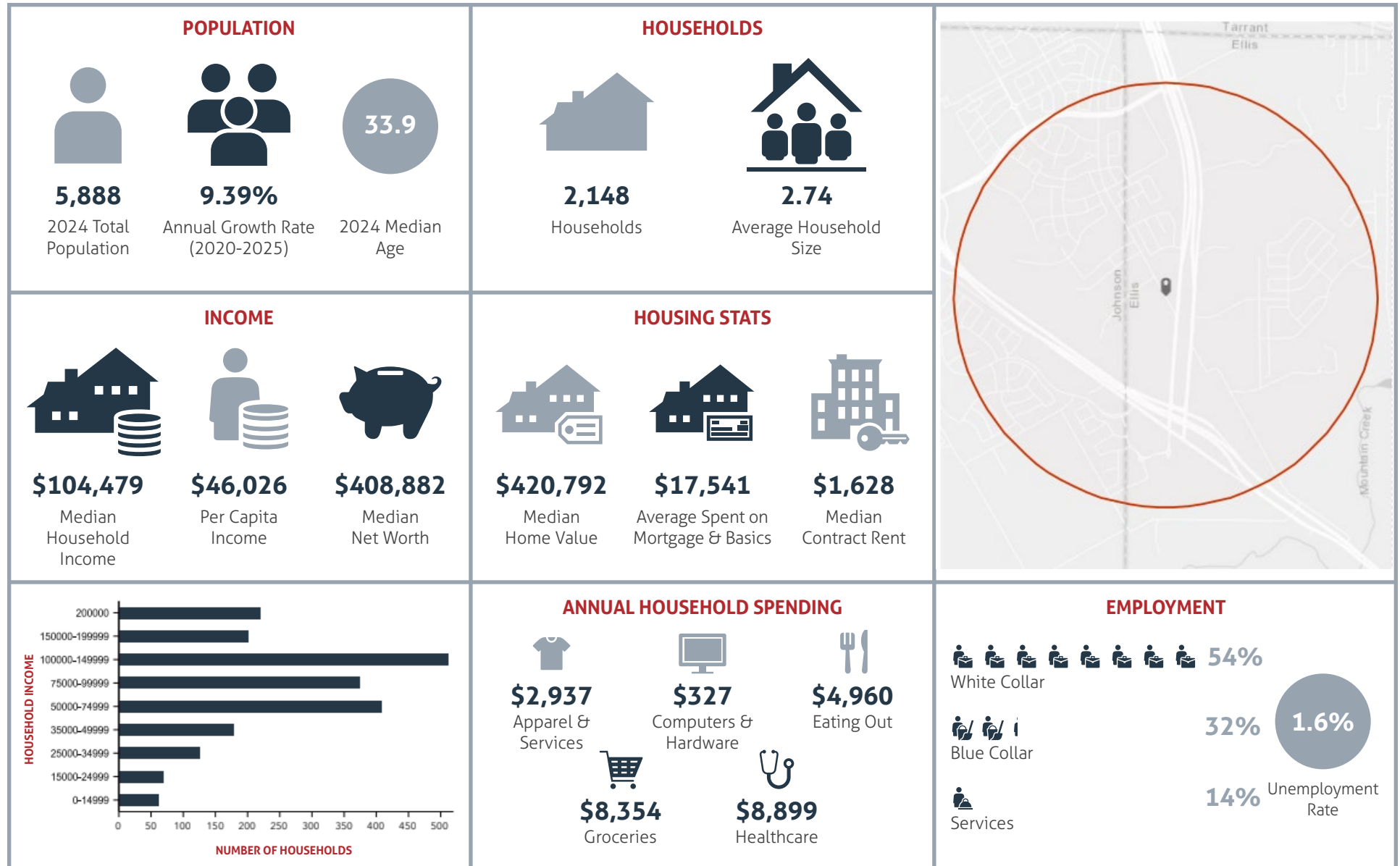


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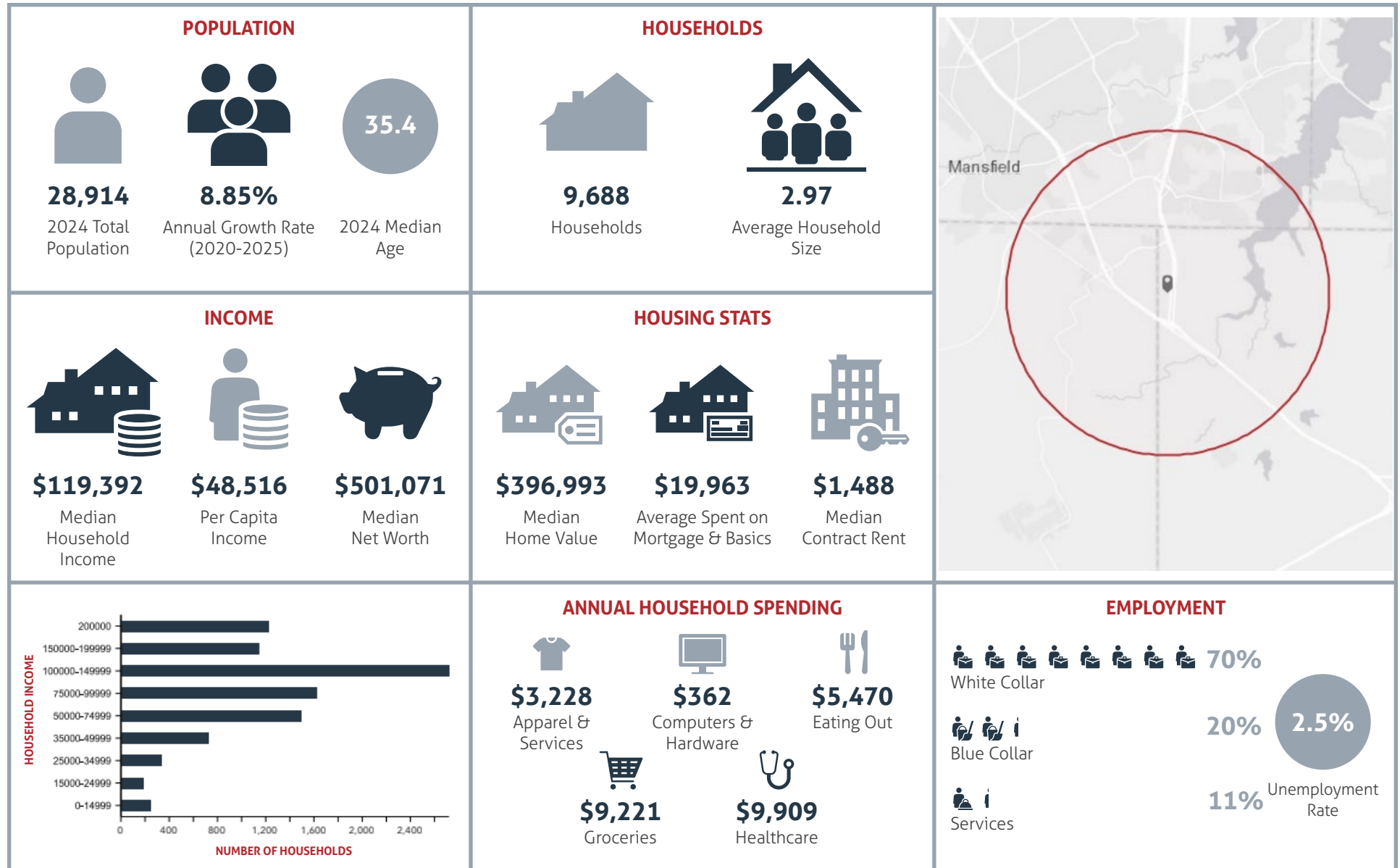
CLOSED SALES AND ACTIVE LISTINGS



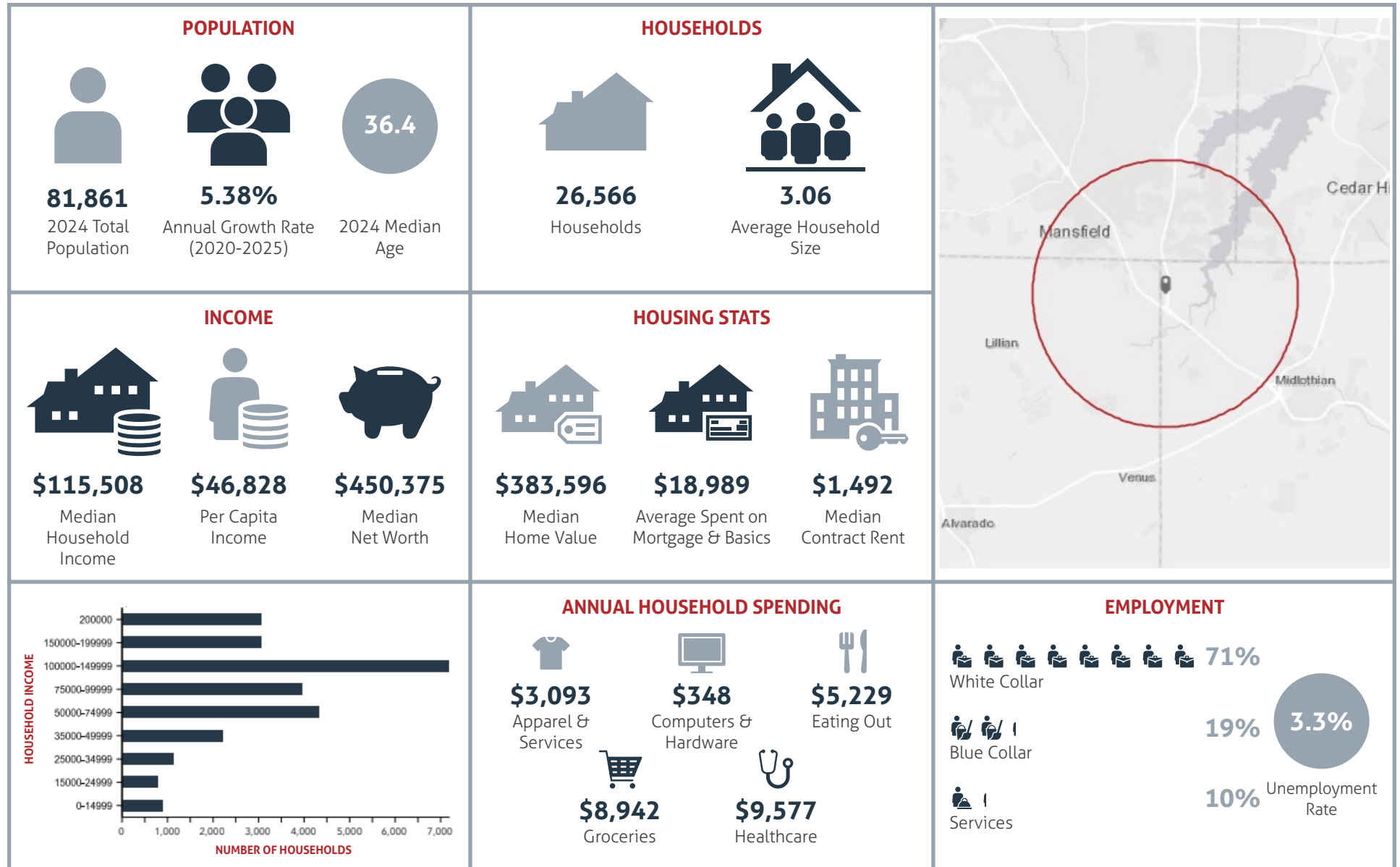
DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name: Vanguard Real Estate Advisors | License No. 9003054 | Jordan.Cortez@VanguardREA.com | 214-556-1951

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