

MANSFIELD COMMERCIAL LAND

501 E DEBBIE LN, MANSFIELD, TX 76063

AVAILABLE

- 3.6 ACRES FOR LEASE OR FOR SALE
- 11,407 SF MULTI-TENANT RETAIL CENTER WITH PROPOSED END-CAP
- 2ND BUILDING OF 7,044 SF MEDICAL OFFICE/GENERAL OFFICE

RATE

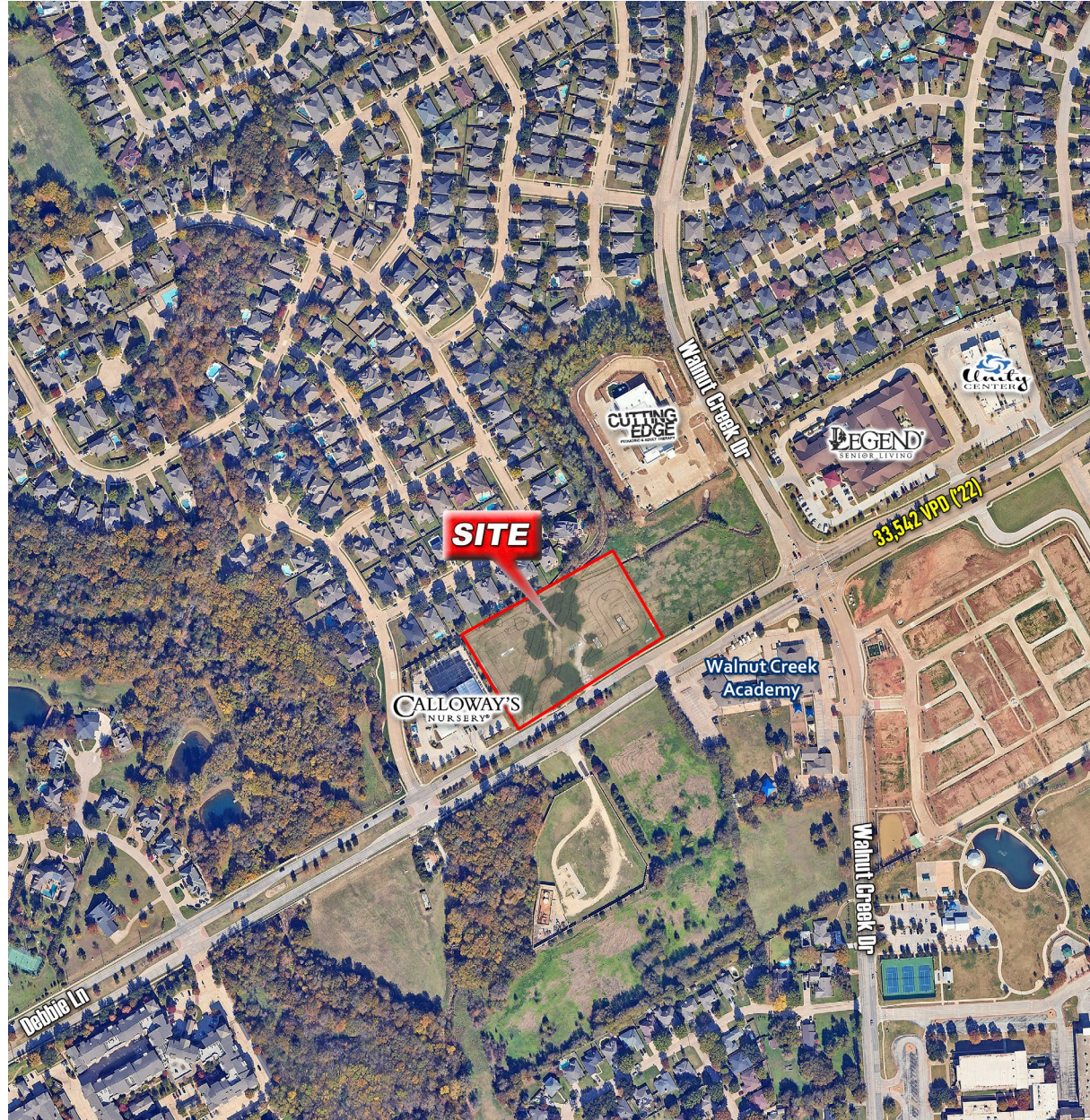
CALL FOR PRICE

HIGHLIGHTS

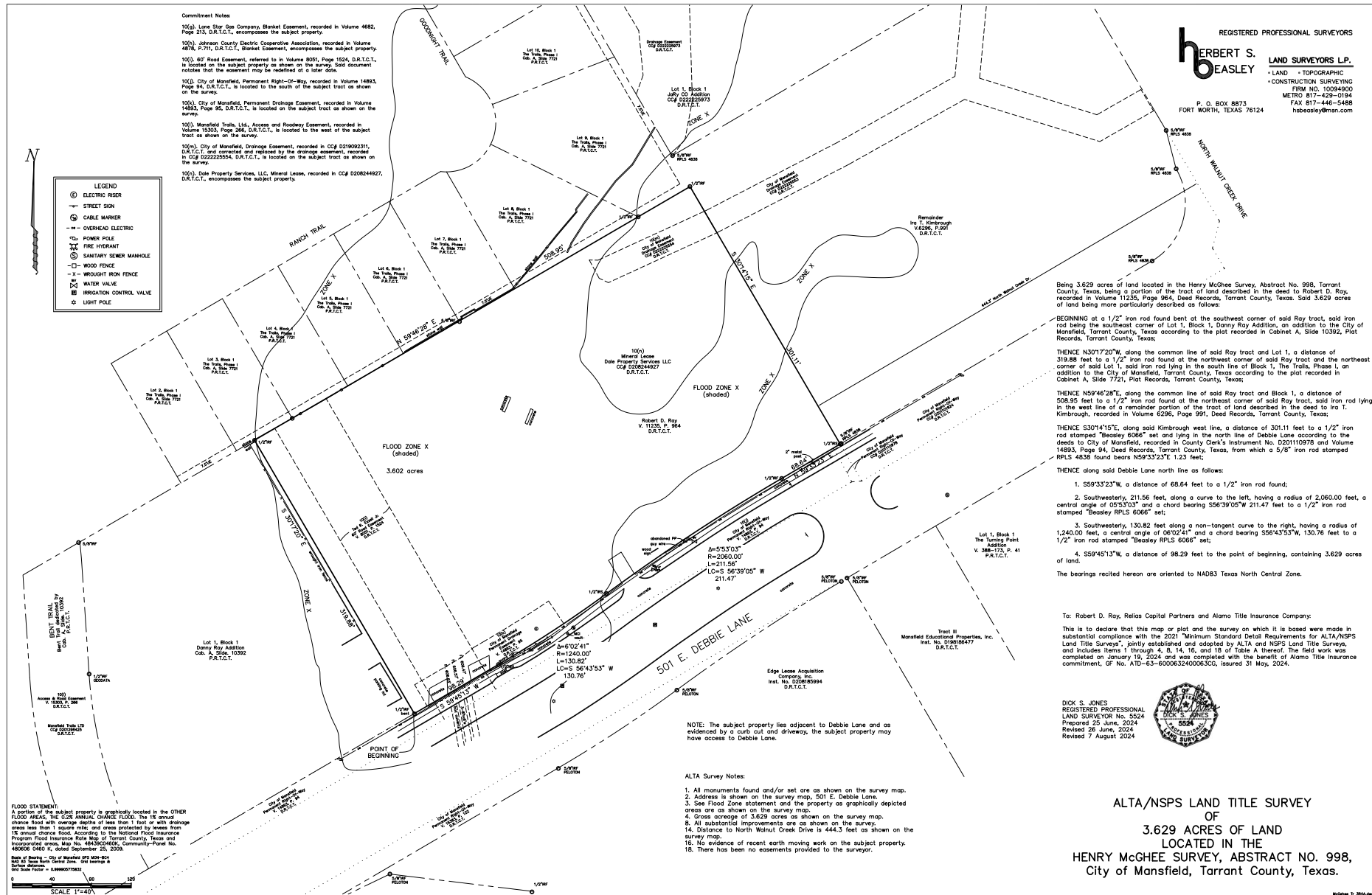
- DELIVERY IS Q4 2025
- COMMERCIAL LAND WITH 500' FRONTAGE ON A BUSY THOROUGHFARE IN THE GROWING MANSFIELD, TX MARKET
- LOCATED ABOUT 435' FROM THE INTERSECTION AT WALNUT CREEK
- LESS THAN ONE MILE EAST OF US-287
- THREE MILES WEST OF SH-360
- FLEXIBLE C-2 ZONING.
- SUITABLE FOR RETAIL, MEDICAL, OFFICE, PHARMACY, C-STORE, RESTAURANT, PRIVATE OR PUBLIC SCHOOL, DAYCARE, SPECIAL USE, PLANNED DEVELOPMENT, AND MORE

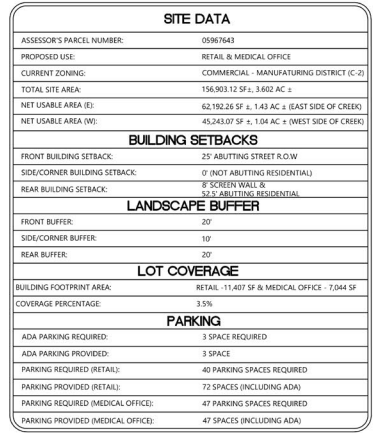
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 POPULATION	10,420	89,084	202,513
DAYTIME POPULATION	11,683	80,146	161,113
TOTAL HOUSEHOLDS	3,504	28,889	66,325
AVERAGE HH INCOME	\$133,892	\$127,754	\$123,780

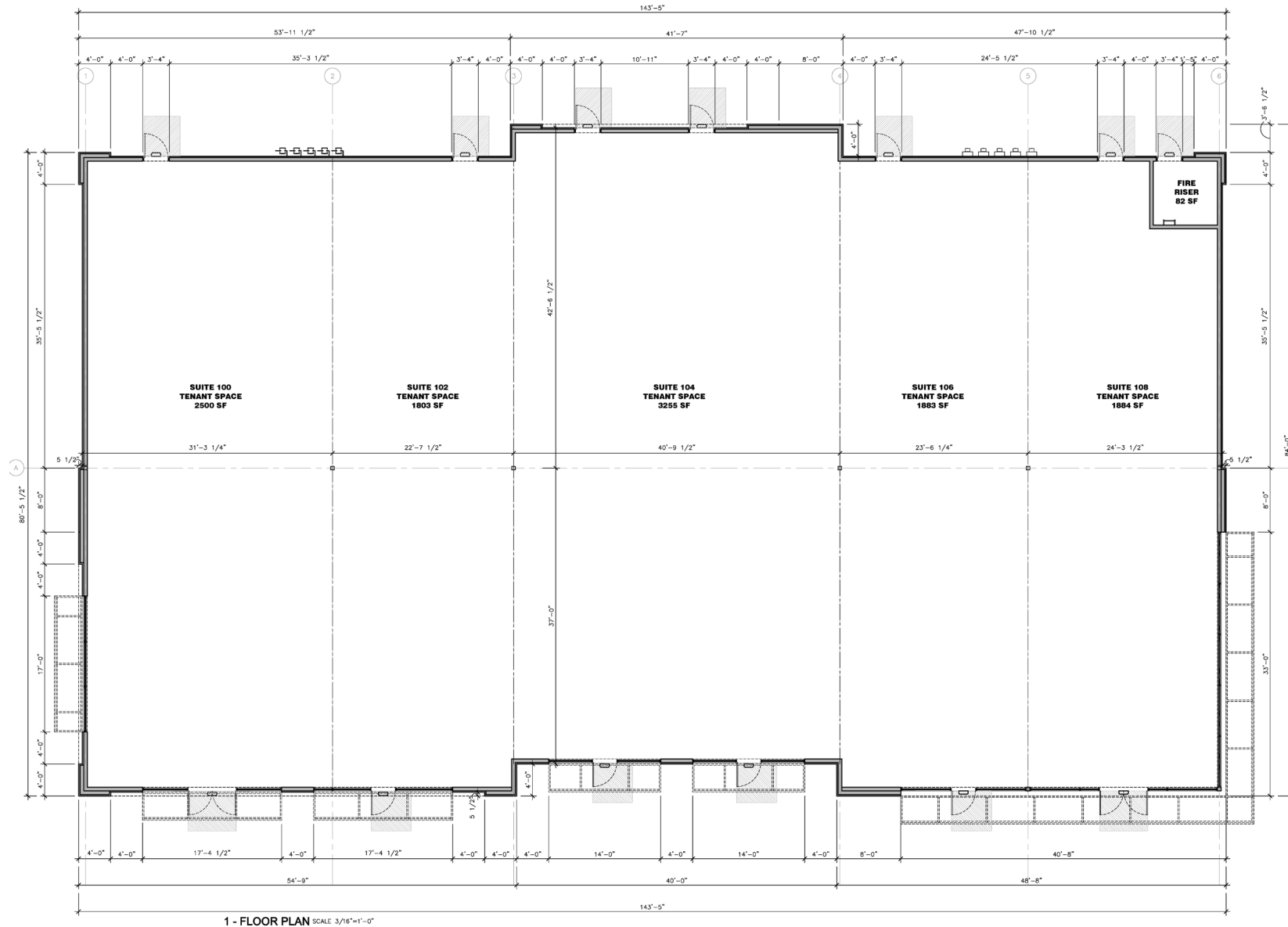


SURVEY

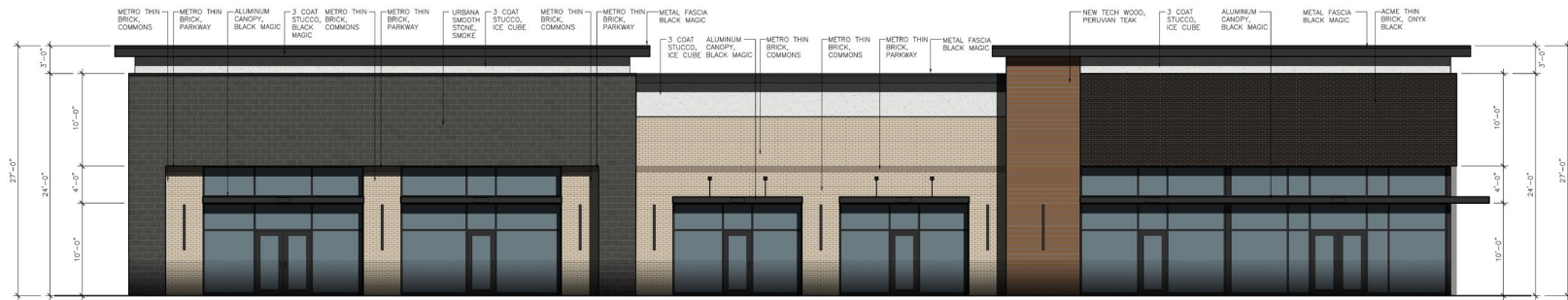




LOD



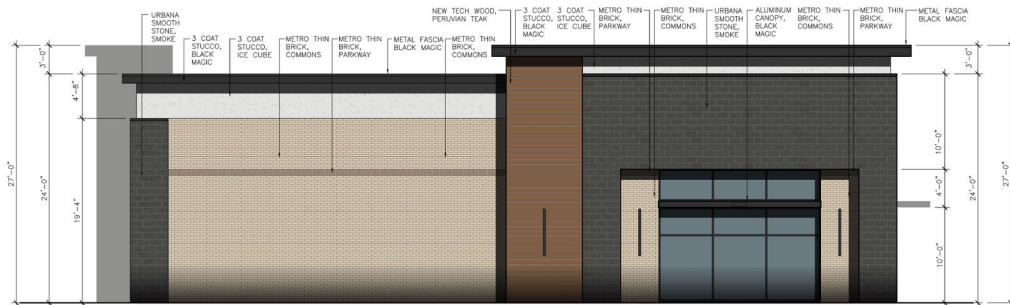
ELEVATIONS



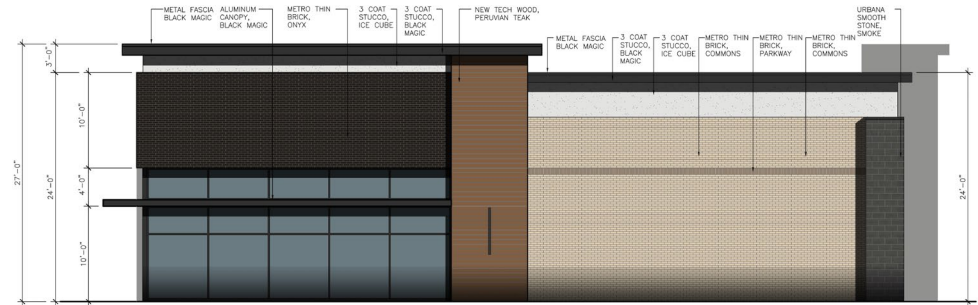
SOUTH FACING ELEVATION



NORTH FACING ELEVATION



WEST FACING ELEVATION



EAST FACING ELEVATION

SITE AERIAL



WIDE AERIAL

