

CONFIDENTIAL OFFERING MEMORANDUM

Prime Development Opportunity



2123 Jessica Dr, Mansfield, TX 76063 | **±104 Acres** | Mansfield, Texas



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The Offering

A rare opportunity to control ±104 acres in one of the fastest-growing corridors in North Texas, positioned for large-scale industrial, data center, or mixed-use development.

This ±104-acre site presents a rare opportunity to acquire a large-scale development tract in the direct path of growth, strategically positioned near major corporate and industrial users including the Amazon distribution center and Klein Tools' regional operations. The property's proximity to these high-profile developments reinforces its long-term viability for industrial, data center, or master-planned uses.

Located along a rapidly expanding corridor in Mansfield, the site benefits from increasing infrastructure investment, strong surrounding development activity, and immediate adjacency to institutional-quality projects. As demand for large, contiguous land sites continues to outpace supply in the submarket, this offering provides developers and investors the ability to secure a scalable, well-located site with strong momentum and proven user demand already established in the area.

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About the Property

Property Summary	
Address	2123 Jessica Dr, Mansfield, TX 76063
Submarket	Mansfield
Land Area	±104 Acres
Zoning	Pre-Development District



Site Characteristics

The ±104-acre site offers a highly efficient and development-ready layout, featuring flat topography, minimal tree coverage, and little to no floodplain impact. These characteristics significantly reduce site work, clearing, and mitigation costs, allowing for a more streamlined development timeline. The property's clean physical profile provides maximum flexibility for a wide range of use.

Zoning: PR, Pre-Development District Regulations

To identify areas that will ultimately be developed for residential, commercial or industrial purposes. This zoning classification does not infer any specific indication of future land uses other than its projection for some form of residential, commercial or industrial development. The actual zoning classification for properties in these areas will be converted to a residential, commercial or industrial zoning district classification at the initiation of the development process by a properly filed zoning change request to be evaluated in conformance with the city's zoning ordinance. The zoning classification selected will be determined based upon normal zoning change review criteria to include the city's then current land use plan, thoroughfare plan, and the developer's projected uses.

Utilities:

- Water: 24-inch water main is located within Hank Drive
- Sewer: 8-inch PVC gravity sanitary sewer line (non-force main) is located along the west side of Seventh Avenue
- Electric: Unknown overhead kV lines border the property to the North, East and West. 345kV overhead transmission line located approximately 700' to the West of the site
- Gas: Available through Energy Transfer pipeline on southside of property
- Telecom: Multiple Fiber providers located within a ½ mile to the North and East of the site

Area Growth:

Surrounded by Amazon, Klein Tools, and Super Studios, this site is directly in the path of growth and innovation, with significant capital investment and institutional development activity driving continued expansion in the immediate area.

Concept Plan

This concept plan includes imagery that has been digitally altered for illustrative purposes only. The depiction is not intended to represent existing site conditions or a final design and should not be relied upon for accuracy, feasibility, dimensions, or constructibility.



MASTER THOROUGHFARE



Subject Property

Jessica Drive (future expansion)

Klein Tools Blvd (future extension)

7th Ave



Klein Tools Blvd



Investment Highlights

Scale in a Supply-Constrained Market

- Large contiguous tracts are increasingly rare in Mansfield and the surrounding submarkets
- Strategic Location Near Major Users
- Immediate proximity to Amazon and other logistics/distribution users reinforces long-term demand
- Flexible Development Potential
- Ideal for industrial, data center, or phased master-planned development
- Path of Growth Location
- Positioned within one of the fastest-growing areas in DFW with strong population and job expansion
- Access & Connectivity
- Convenient access to major thoroughfares supporting regional distribution and workforce accessibility

Alignment with Affluent, Experience-Driven Demographics

The surrounding trade area is anchored by University Park Village, Westbend, Colonial Country Club, and TCU — serving an affluent, lifestyle-driven consumer base supportive of high-end residential, hospitality, and curated retail concepts.

Proven Rent & Pricing Benchmarks

Active retail leasing and ongoing Class A multifamily construction in the immediate vicinity signal strong market fundamentals and sustained institutional commitment to the corridor. Recent development activity confirms investor confidence in long-term growth and absorption trends.

Unencumbered Development Potential

The seller has the ability to deliver the site ready for redevelopment, offering a clear path for demolition and vertical construction, reducing friction and accelerating execution timelines.

Concept Plan

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Why Mansfield?

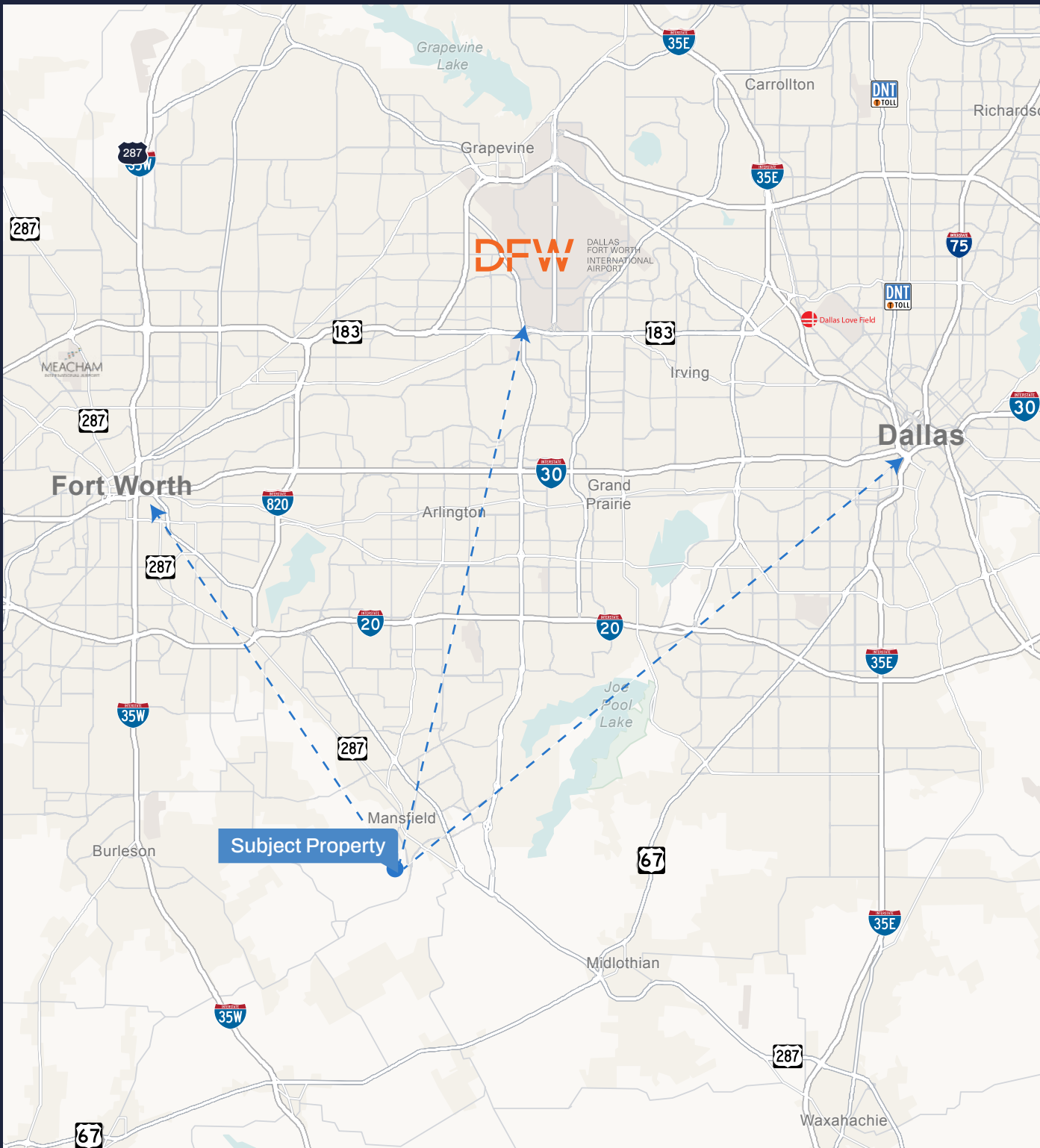
Mansfield continues to emerge as a key growth node within the DFW Metroplex, driven by strong population growth, expanding infrastructure, and increasing demand from industrial and logistics users. The area's accessibility and pro-business environment continue to attract institutional capital and large-scale development.

Mansfield is a growing city with a rich heritage and bright future, meaningful presence within a district defined by long-term growth, connectivity, and institutional momentum. Mansfield is recognized as one of the best places to live, work and play in the country.

For more than 125 years, Mansfield has been a place to call home for thousands of people with a vision to live in a community with the spirit to achieve greatness. Mansfield is a list maker's favorite, landing on a 2024 list that named it one of the most livable small cities in the country. Mansfield is located in the south center of the Dallas-Fort Worth Metroplex and provides easy access to attractions, cultural and athletic events, dining and shopping, and business centers across the region.

The city of Mansfield is just 28 miles from Dallas-Fort Worth International Airport (via HWY 360), and is 20 miles southeast of Fort Worth (via HWY 287), and 29 miles southwest of Dallas (via Broad and HWY 67). For those who want to visit Arlington, home of the Dallas Cowboys, Texas Rangers and popular theme parks, it is just under 17 miles via highway 360.





Area Drive Times

35

Mins to DFW Inter'l Airport

45

Mins to Love Field Airport

35

Mins to Dwtwn Fort Worth

45

Mins to Dwtwn Dallas

15

Mins to I-35W

30

Mins to I-35E

20

Mins to I-20

25

Mins to I-30

Concept Plan

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Demographics

1 MILE

443

POPULATION

133

HOUSEHOLDS

105,85

MEDIAN HOUSEHOLD INCOME

\$107,654

AVERAGE HOUSEHOLD INCOME

39.4

MEDIAN AGE

3 MILES

21,539

POPULATION

7,392

HOUSEHOLDS

\$93,017

MEDIAN HOUSEHOLD INCOME

\$117,228

AVERAGE HOUSEHOLD INCOME

36.6

MEDIAN AGE

5 MILES

81,853

POPULATION

28,234

HOUSEHOLDS

\$107,000

MEDIAN HOUSEHOLD INCOME

\$135,906

AVERAGE HOUSEHOLD INCOME

37.3

MEDIAN AGE



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INVESTMENT SALES

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