

5542 NEWT PATTERSON RD

5542 Newt Patterson Rd, Mansfield, Texas 76063

Subject Property
+/-14.936 AC

Road Frontage

Gibson Cemetery Rd

Newt Patterson Rd

CENTURY 21
COMMERCIAL

Judge Fite Company

Cherith Samson, Commercial Specialist

Century 21 Judge Fite
917-583-6393

License: 0800081

cherithsamson@judgefite.com

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4/-14.936 AC

h Cemetery Rd

**5542 NEWT
PATTERSON
RD**



PROPERTY INFORMATION

Call for Price

PROPERTY ADDRESS

*5542 Newt Patterson Rd
Mansfield, Texas 76063*

LAND SIZE

14.94 Acres

**5542 NEWT
PATTERSON
RD**

5542 Newt Patterson
Rd Mansfield, Texas
76063

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PROPERTY OVERVIEW

Discover a premier investment opportunity at 5542 Newt Patterson Rd in the developing city of Mansfield, TX. This expansive land parcel is strategically positioned near a major road upgrade, offering significant growth potential for savvy investors. With its proximity to Hwy US 287 and Mansfield's highly desirable schools, this property is primed for a variety of development possibilities. The surrounding community's robust infrastructure and increasing demand for residential spaces make this land an ideal candidate for lucrative development projects. Secure your foothold in one of Texas's fastest-growing regions and capitalize on this unique opportunity to shape the future of Mansfield's landscape.



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PROPERTY
PHOTOS



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PROPERTY
PHOTOS

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PROPERTY
PHOTOS



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PROPERTY PHOTOS

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PROPERTY
PHOTOS

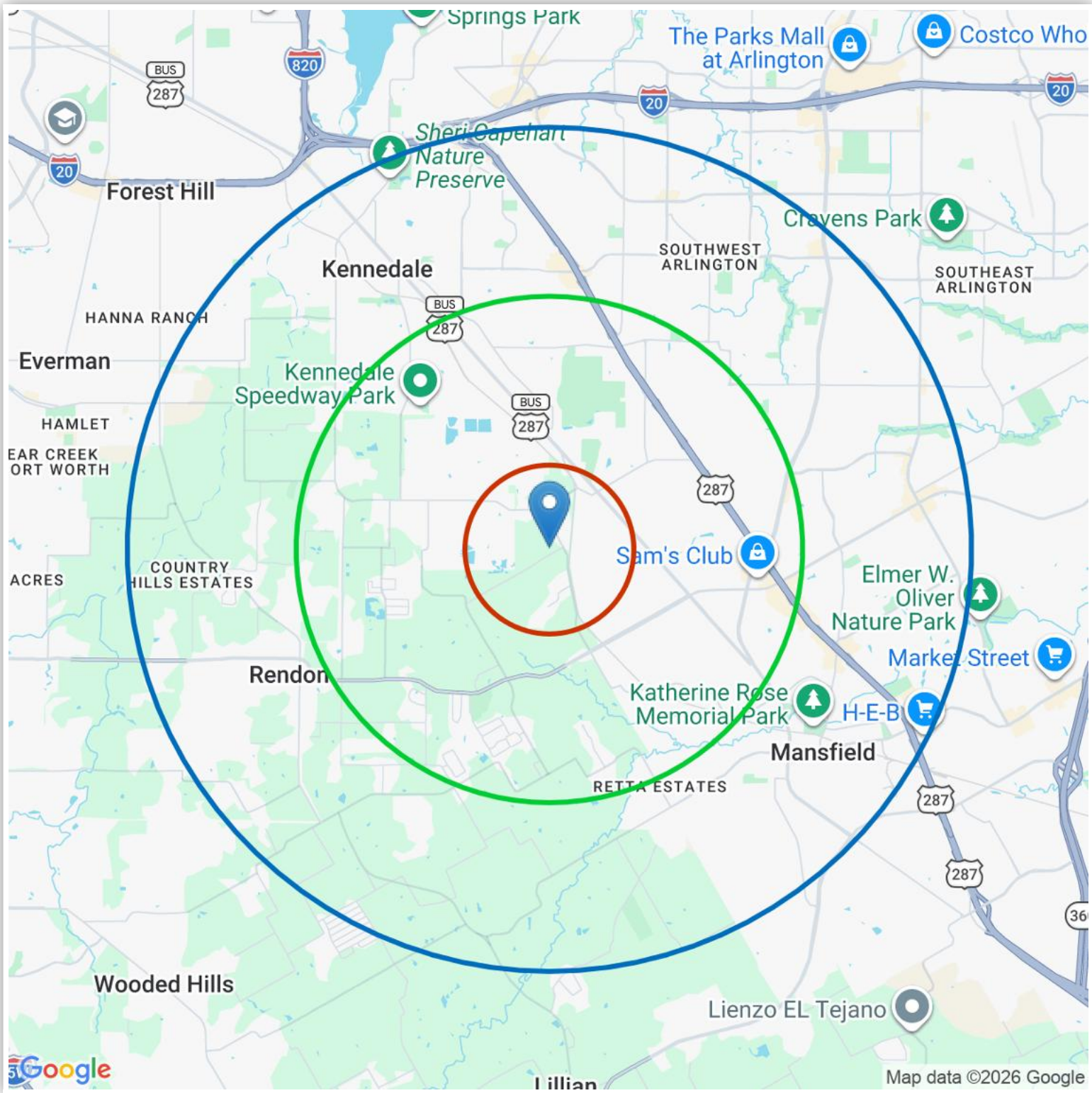


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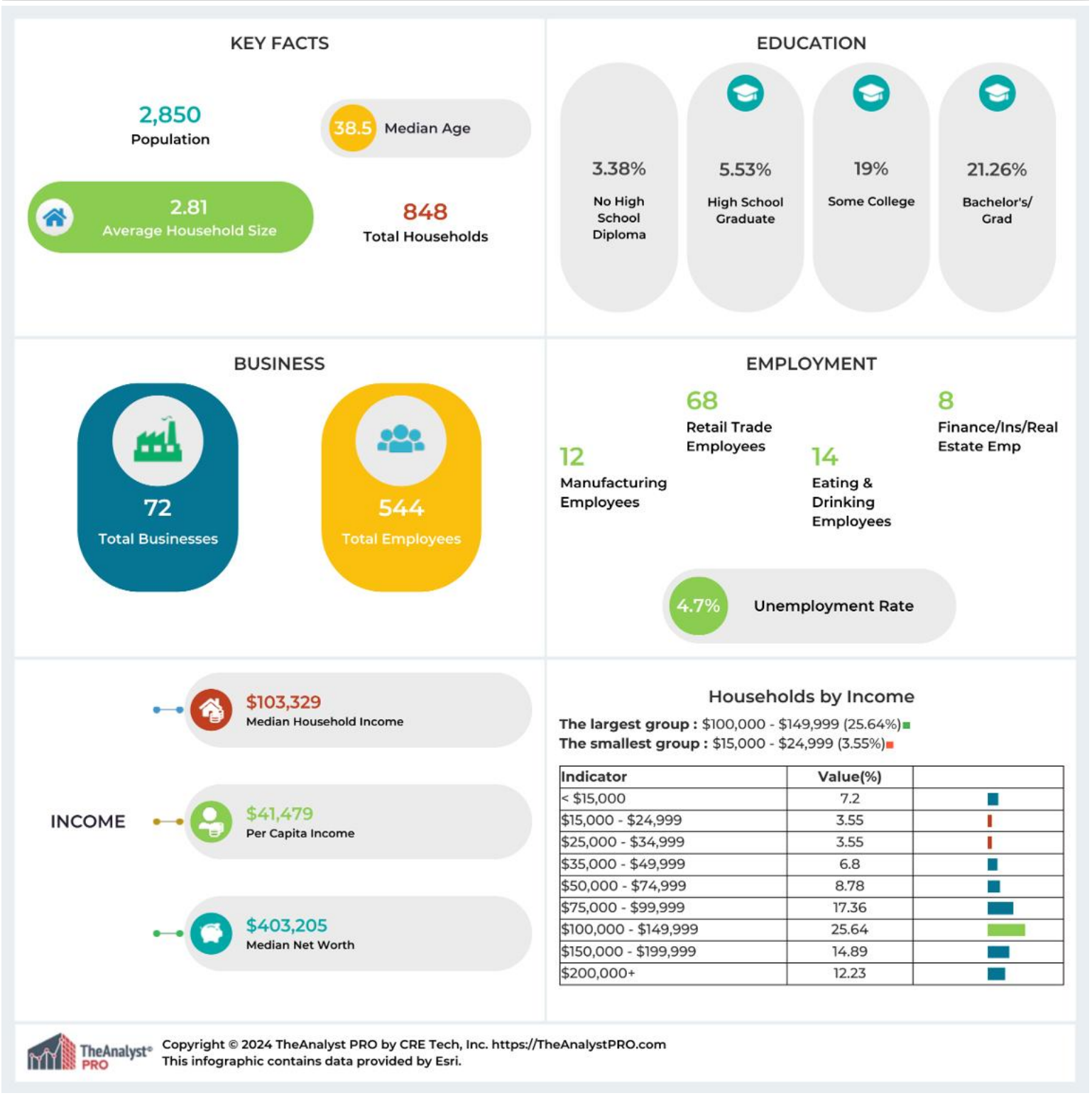
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LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

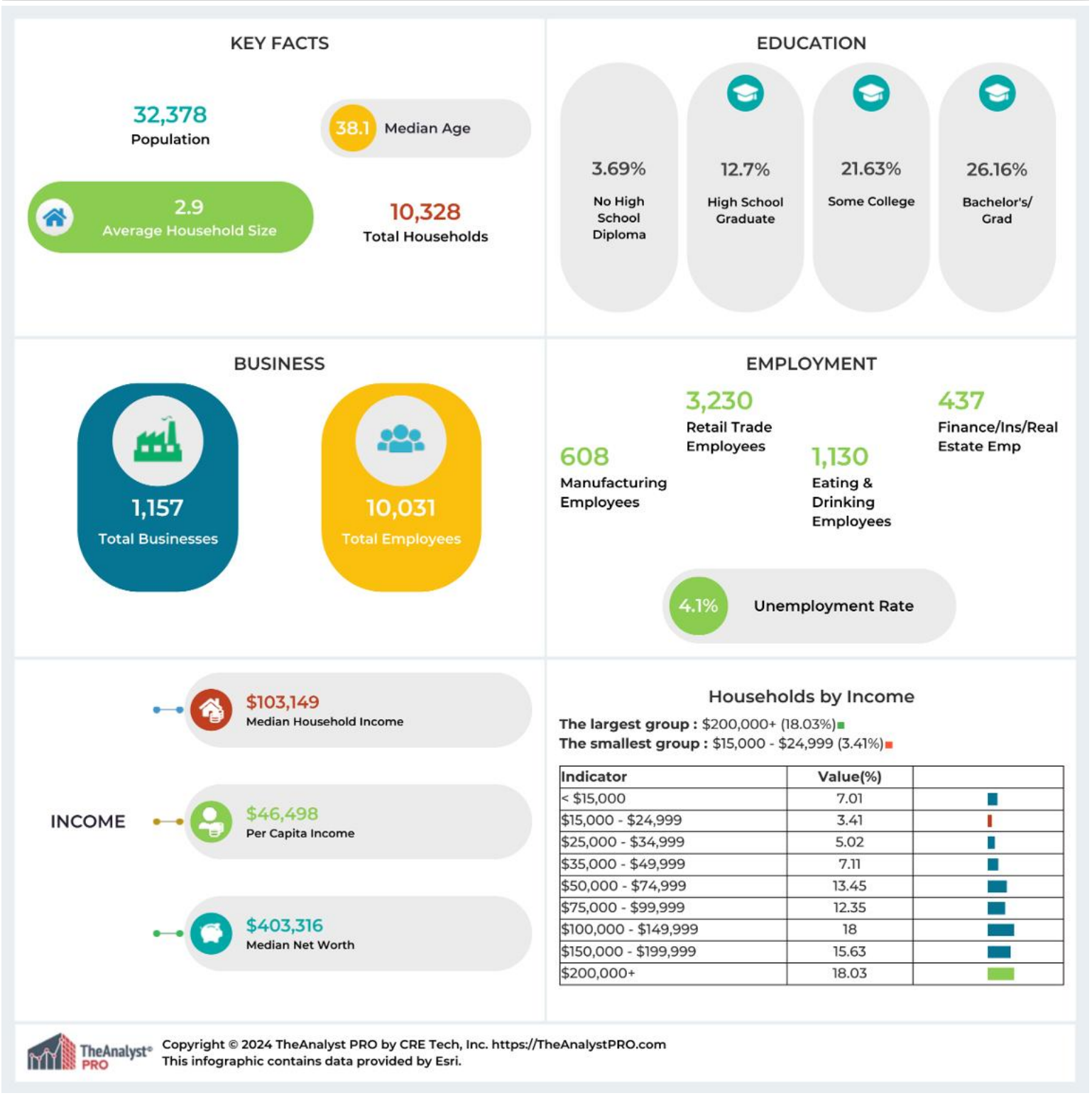


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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

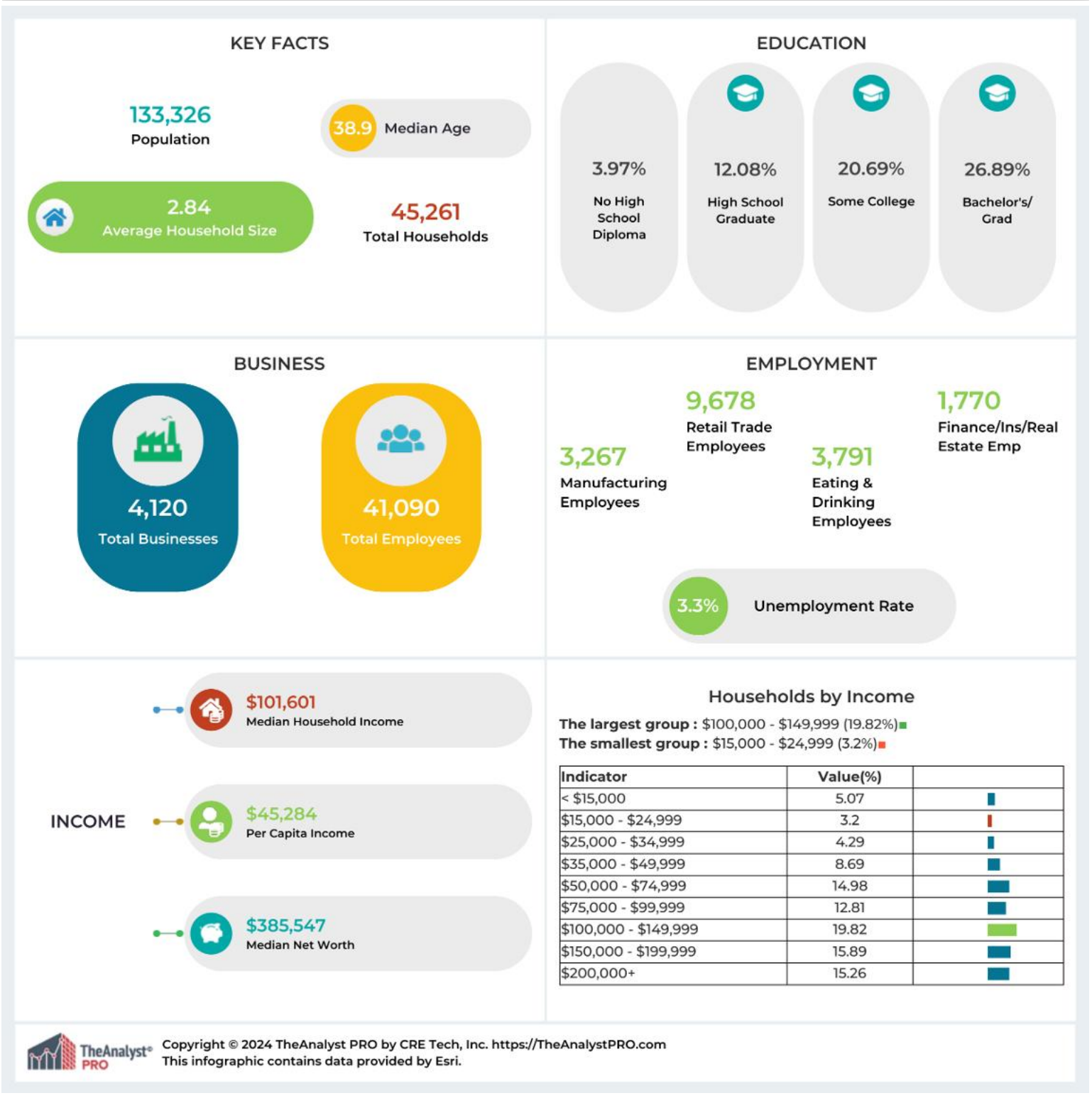


INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

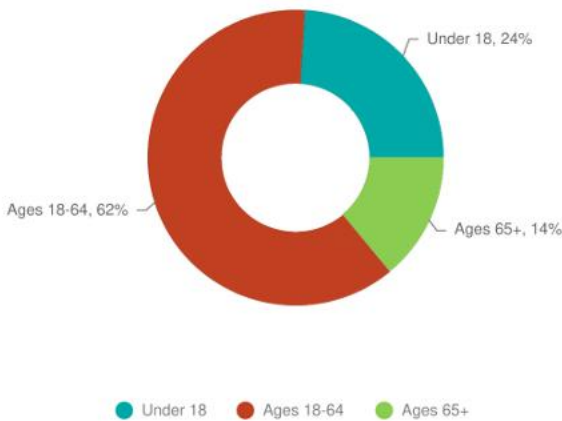


INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
1 Miles Ring

2,850 Population	1,014 Households	38.5 Median Age
2.81 Avg Size Household	\$103,329 Median Household Income	\$391,919 Median Home Value
111 Wealth Index	93 Housing Affordability	72.4 Diversity Index

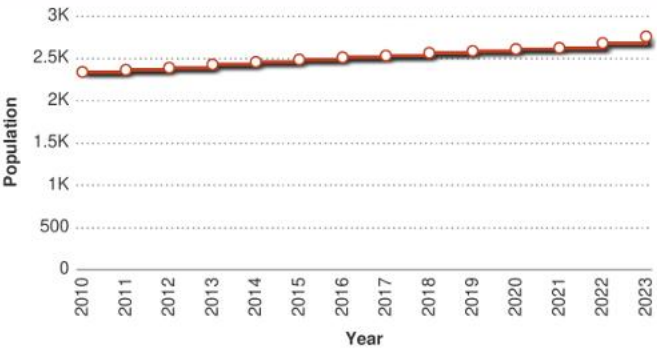
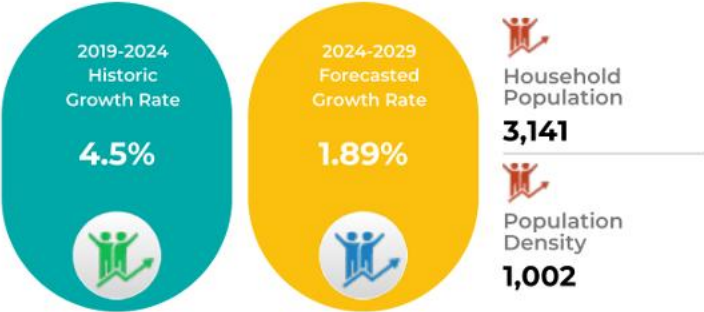
POPULATION BY AGE



POPULATION BY GENERATION

 3.12% Greatest Gen: Born 1945/Earlier	 17.65% Baby Boomer: Born 1946 to 1964	 22.04% Generation X: Born 1965 to 1980
 21.37% Millennial: Born 1981 to 1998	 26.77% Generation Z: Born 1999 to 2016	 9.09% Alpha: Born 2017 to Present

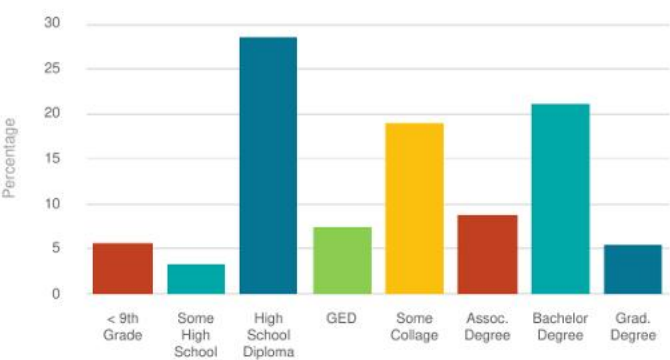
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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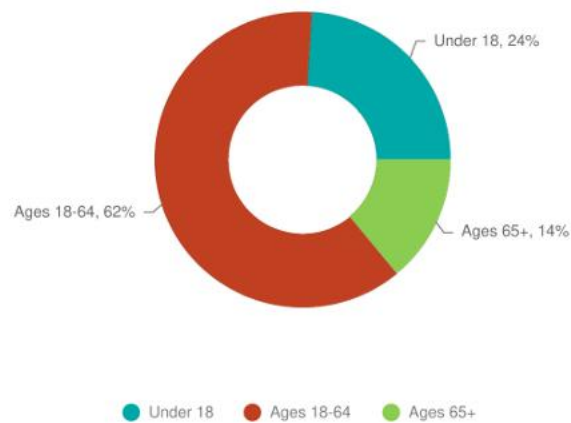
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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

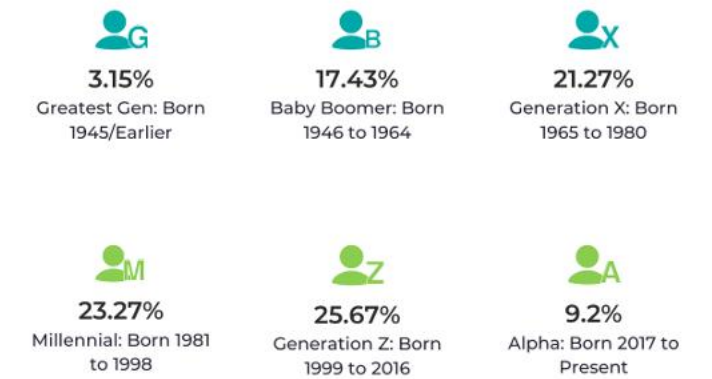
POPULATION TRENDS AND KEY INDICATORS
3 Miles Ring

32,378 Population	11,146 Households	38.1 Median Age
2.9 Avg Size Household	\$103,149 Median Household Income	\$408,512 Median Home Value
129 Wealth Index	89 Housing Affordability	75.8 Diversity Index

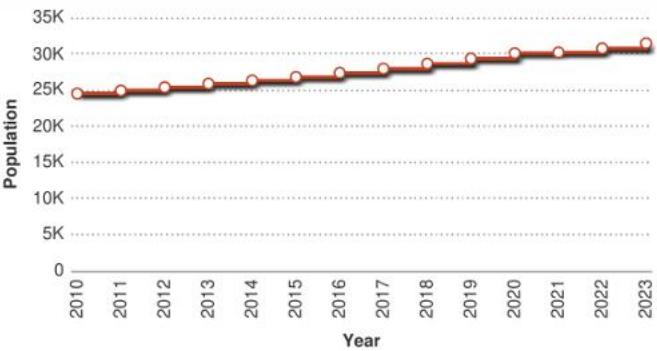
POPULATION BY AGE



POPULATION BY GENERATION



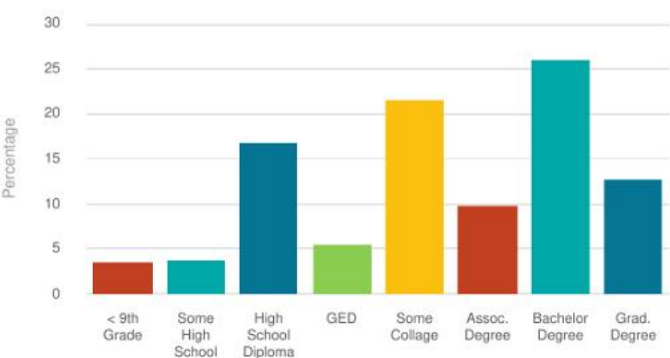
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION

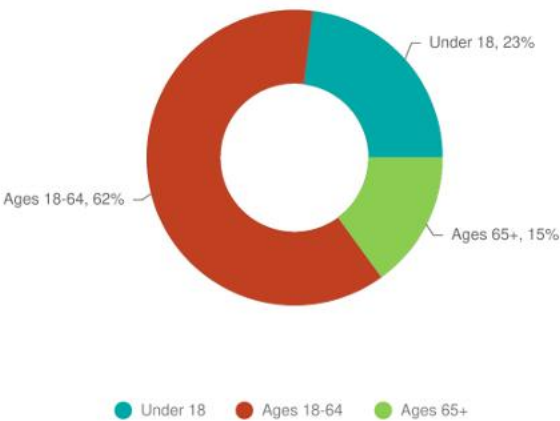


INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS
5 Miles Ring

133,326	46,781	38.9
Population	Households	Median Age
2.84	\$101,601	\$357,150
Avg Size Household	Median Household Income	Median Home Value
123	100	77.8
Wealth Index	Housing Affordability	Diversity Index

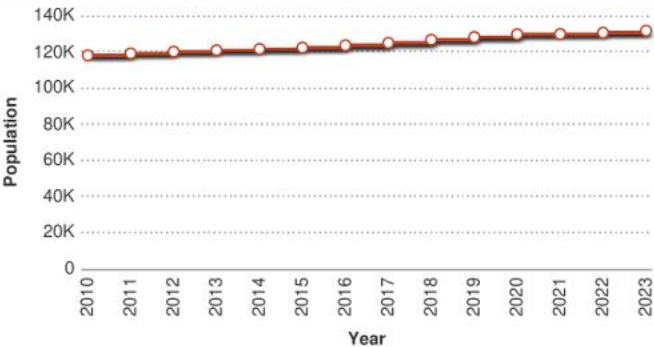
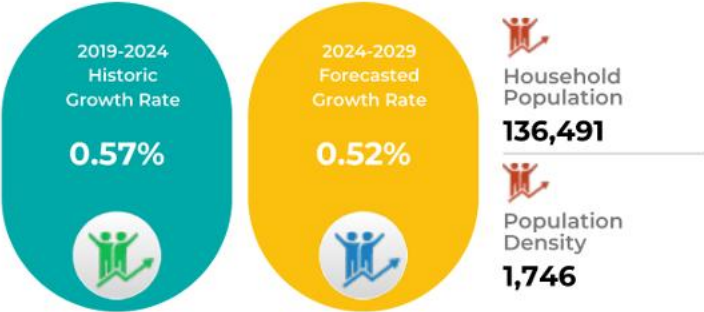
POPULATION BY AGE



POPULATION BY GENERATION

3.44%	18.52%	21.14%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
22.92%	24.99%	9%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

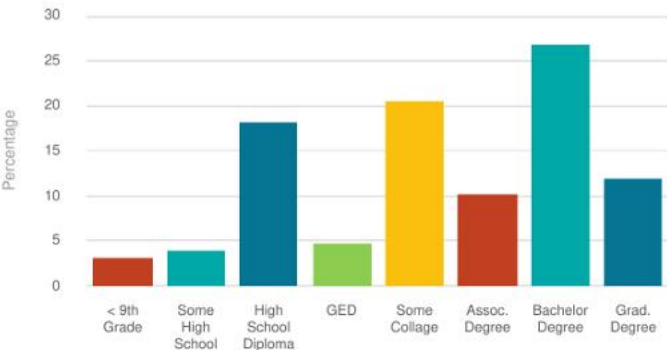
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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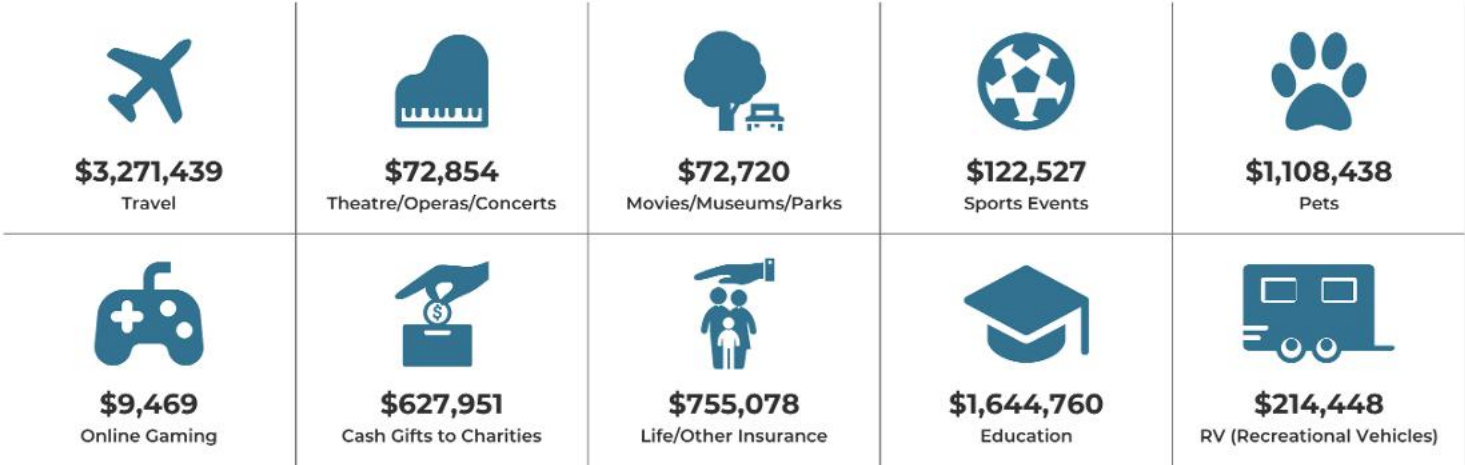
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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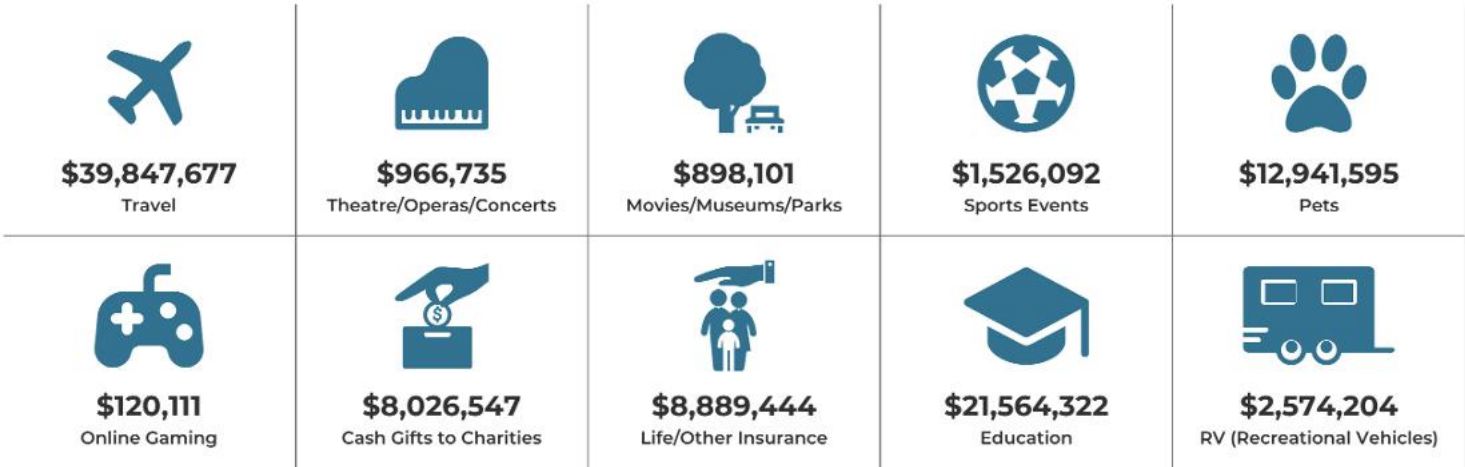
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Lifestyle and Tapestry Segmentation Infographic

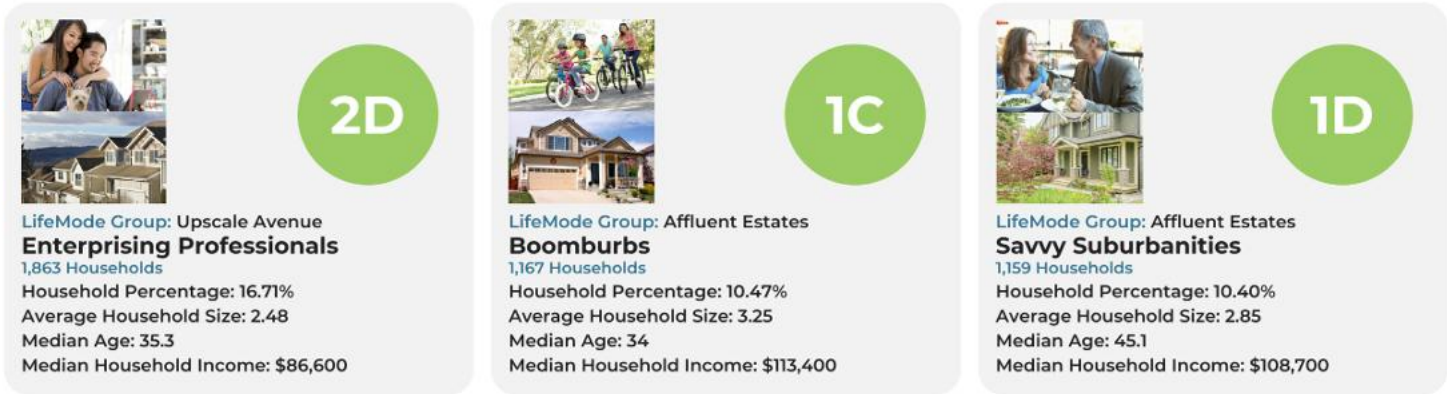
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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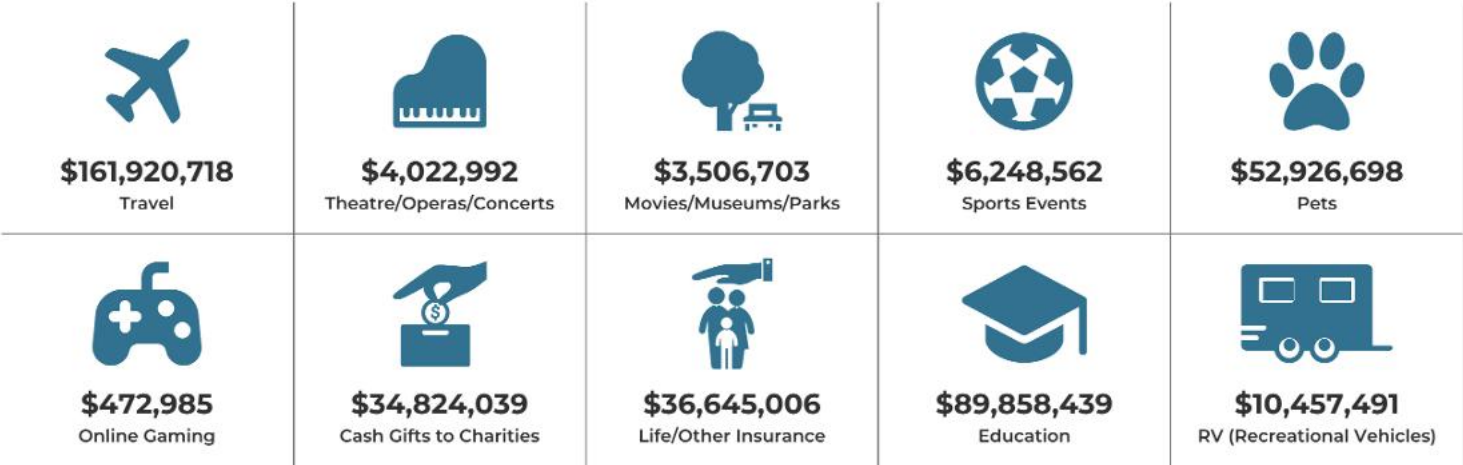
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Lifestyle and Tapestry Segmentation Infographic

LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)

Segment 1B (Professional Pride)

Segment 1C (Boomburbs)

Segment 1D (Savvy Suburbanites)

Segment 1E (Exurbanites)

Segment 2A (Urban Chic)

Segment 2B (Pleasantville)

Segment 2C (Pacific Heights)

Segment 2D (Enterprising Professionals)

Segment 3A (Laptops and Lattes)

Segment 3B (Metro Renters)

Segment 3C (Trendsetters)

Segment 4A (Soccer Moms)

Segment 4B (Home Improvement)

Segment 4C (Middleburg)

Segment 5A (Comfortable Empty Nesters)

Segment 5B (In Style)

Segment 5C (Parks and Rec)

Segment 5D (Rustbelt Traditions)

Segment 5E (Midlife Constants)

Segment 6A (Green Acres)

Segment 6B (Salt of the Earth)

Segment 6C (The Great Outdoors)

Segment 6D (Prairie Living)

Segment 6E (Rural Resort Dwellers)

Segment 6F (Heartland Communities)

Segment 7A (Up and Coming Families)

Segment 7B (Urban Villages)

Segment 7C (American Dreamers)

Segment 7D (Barrios Urbanos)

Segment 7E (Valley Growers)

Segment 7F (Southwestern Families)

Segment 8A (City Lights)

Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)

Segment 8D (Downtown Melting Pot)

Segment 8E (Front Porches)

Segment 8F (Old and Newcomers)

Segment 8G (Hardscrabble Road)

Segment 9A (Silver & Gold)

Segment 9B (Golden Years)

Segment 9C (The Elders)

Segment 9D (Senior Escapes)

Segment 9E (Retirement Communities)

Segment 9F (Social Security Set)

Segment 10A (Southern Satellites)

Segment 10B (Rooted Rural)

Segment 10C (Diners & Miners)

Segment 10D (Down the Road)

Segment 10E (Rural Bypasses)

Segment 11A (City Strivers)

Segment 11B (Young and Restless)

Segment 11C (Metro Fusion)

Segment 11D (Set to Impress)

Segment 11E (City Commons)

Segment 12A (Family Foundations)

Segment 12B (Traditional Living)

Segment 12C (Small Town Simplicity)

Segment 12D (Modest Income Homes)

Segment 13A (International Marketplace)

Segment 13B (Las Casas)

Segment 13C (NeWest Residents)

Segment 13D (Fresh Ambitions)

Segment 13E (High Rise Renters)

Segment 14A (Military Proximity)

Segment 14B (College Towns)

Segment 14C (Dorms to Diplomas)

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AREA LOCATION
MAP



5542 NEWT PATTERSON RD

5542 NEWT PATTERSON RD, MANSFIELD, TEXAS, 76063

AERIAL ANNOTATION MAP



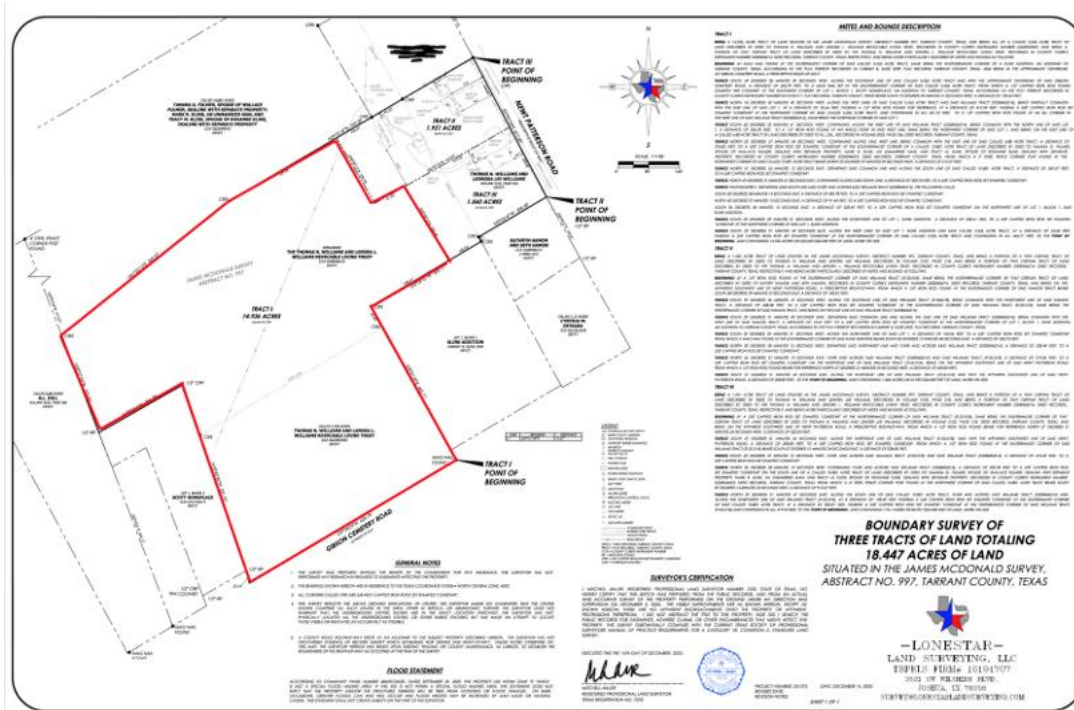
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SURVEY

5542 NEWT PATTERSON RD

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5542 NEWT PATTERSON RD

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the seller or seller's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

CENTURY 21 Judge Fite Co	0316490	mansfield@judgefite.com	(817) 473-7661
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Ashley Conlon	0459849	ashleyconlon@judgefite.com	(817) 473-7661
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Kris Johnson	0660148	krisjohnson@judgefite.com	817-713-8995
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Cherith Samson	0800081	cherithsamson@judgefite.com	(917) 583-6393
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501



Cherith Samson, Commercial Specialist

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License: 0800081

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**CENTURY 21
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**352 Matlock Road
Mansfield, TX 76063 United States**