



982 Turner Warnell Mansfield, Texas  
1.37-Acres of Land Available  
Zoned "C-2" ~ Submit Best Offer



**SUBJECT**

- Approximately 1.37 acres
- Zoned "C-2" by City of Mansfield
- Utilities available to property

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817.467.6803 | [Peycosouthwest.com](http://Peycosouthwest.com)  
1703 N Peyco Dr. Arlington Texas 76001

# Land Available | Mansfield, Texas

Commercial Land available

## Property Details:

- +/- 1.37 Acres available
- Zoned C2– Commercial by City of Mansfield
- Approximately 100 feet of frontage on FM 157
- FM 157 Traffic counts, +/- 30,118 VPD ( USA traffic counts AADT 2012)
- Asking \$839,748 or \$14.00/SF
- Call for more details

## BROKERS

Jordan Foster, CCIM, MBA  
jfoster@peycosouthwest.com

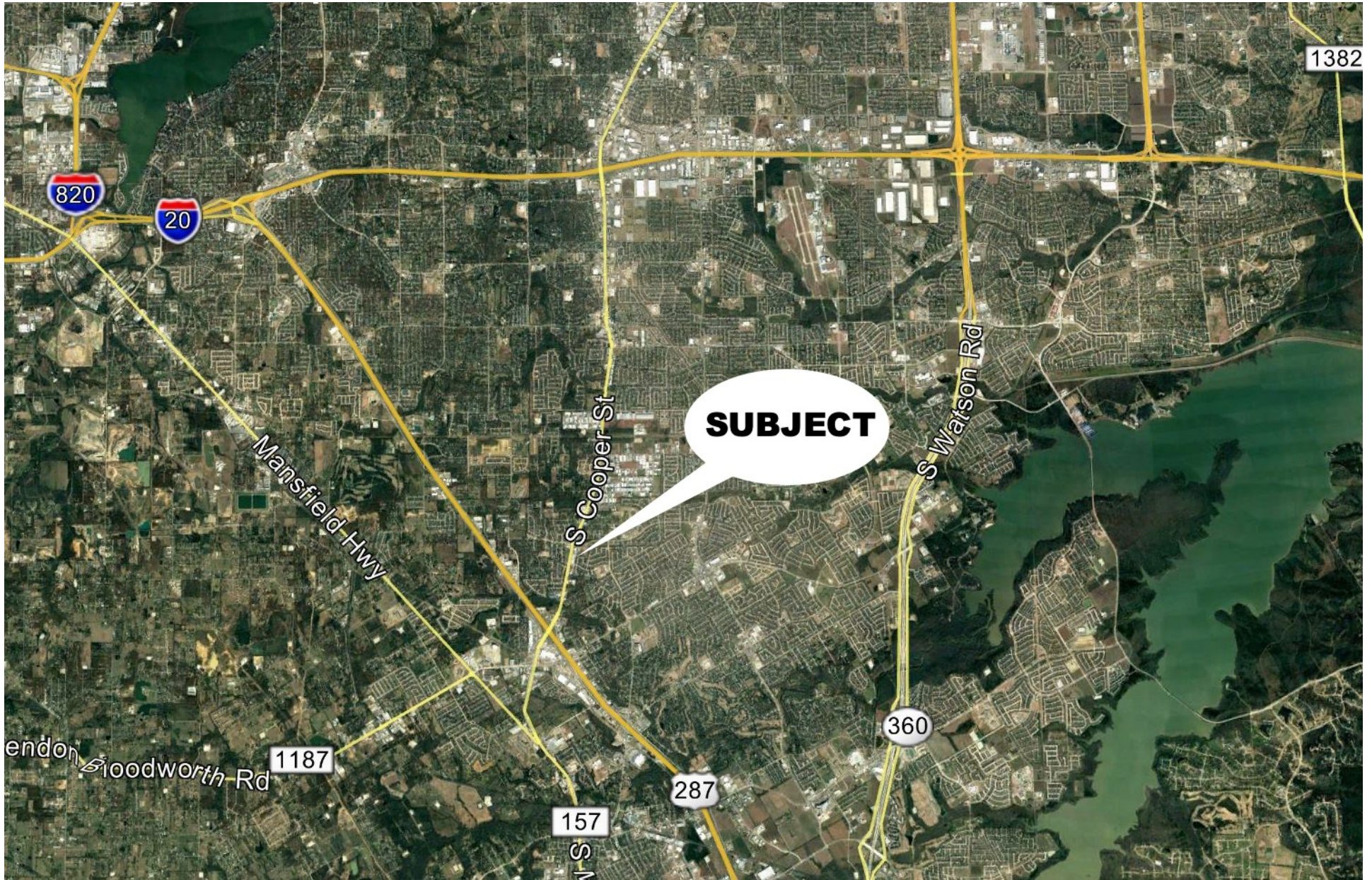
Jim Maibach, CPM  
jmaibach@peycosouthwest.com

## Broker Associate:

**BRIAN COTTER**  
bcotter@peycosouthwest.com  
817.919.4475



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**\* LEGEND \***

SUBJECT PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
EXISTING CONTOUR	---
EXISTING WALL	---
OVERHEAD ELECTRIC	---
UNDERGROUND ELECTRIC	---
UNDERGROUND GAS	---
UNDERGROUND WATER	---
UNDERGROUND SANITARY	---
UNDERGROUND TELEPHONE	---
UNDERGROUND CABLE	---
UNDERGROUND FIBER OPTIC	---
UNDERGROUND LIGHT	---
UNDERGROUND WATER METER	---
UNDERGROUND WATER VALVE	---

STATE OF TEXAS:  
 COUNTY OF TARRANT:  
 LEGAL DESCRIPTION  
 BEING A 1.379 ACRE TRACT OF LAND, OUT OF THE TEMPLE O. HARRIS SURVEY, ABSTRACT NUMBER 645, AND THE WILLIAM W. WARNELL SURVEY, ABSTRACT 1612, TARRANT COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.38 ACRES, AS CONVEYED TO THE MAURICE UGWUIBE FAMILY REVOCABLE TRUST, AS DESCRIBED IN A DEED, RECORDED IN INSTRUMENT NUMBER D22170226, OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:  
 BEGINNING AT A 1/2-INCH IRON ROD FOUND WITH YELLOW CAP, STAMPED "WEIR & ASSOC", SAID POINT BEING THE MOST SOUTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHEASTERLY CORNER OF A CALLED 1.148 ACRE TRACT OF LAND, AS CONVEYED TO D&D MANSFIELD ENTERPRISE LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D209061381, D.R.T.C.T., SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FM 157, SAID POINT ALSO BEING THE POINT OF BEGINNING;  
 THENCE FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.148 ACRE TRACT, NORTH 75 DEGREES 21 MINUTES 19 SECONDS WEST, A DISTANCE OF 325.21 FEET, TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST SOUTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST NORTHWESTERLY CORNER OF SAID 1.148 ACRE TRACT, SAID POINT ALSO BEING ON THE EASTERLY LINE OF LOT 28, BLOCK B, OF THE QUINCY ESTATES ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN CABINET A, SLIDE 2454, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.);  
 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID 1.148 ACRE TRACT, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID BLOCK B, NORTH 00 DEGREES 28 MINUTES 52 SECONDS EAST, PASSING A 1/2-INCH IRON ROD FOUND, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF LOT 29, OF SAID BLOCK B, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 30, OF SAID BLOCK B, AT A DISTANCE OF 75.89 FEET, AND CONTINUING A TOTAL DISTANCE OF 181.22 FEET, TO A POINT 104 CORNER IN A STONE WALL, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, OF THE COOPER NORTH CENTER ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, ACCORDING TO A PLAT THEREOF, RECORDED IN CABINET A, SLIDE 8036, P.R.T.C.T., AS CONVEYED TO S&E GENERAL LLC, IN A DEED RECORDED IN INSTRUMENT NUMBER D217282563, D.R.T.C.T.;  
 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID BLOCK B, AND FOLLOWING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 1, SOUTH 75 DEGREES 17 MINUTES 29 SECONDS EAST, A DISTANCE OF 359.52 FEET, TO A 1/2-INCH IRON ROD FOUND DISTURBED, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF SAID SUBJECT TRACT, SAID POINT ALSO BEING THE MOST SOUTHEASTERLY CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FM 157;  
 THENCE DEPARTING THE COMMON LINE OF SAID SUBJECT TRACT AND SAID LOT 1, AND FOLLOWING THE WESTERLY RIGHT-OF-WAY LINE OF NORTH FM 157, THE FOLLOWING COURSES:  
 SOUTH 11 DEGREES 19 MINUTES 41 SECONDS WEST, A DISTANCE OF 84.67 FEET, TO A 5/8-INCH IRON ROD SET WITH YELLOW CAP, STAMPED "HANNA SURV PLS 6647";  
 SOUTH 11 DEGREES 23 MINUTES 49 SECONDS WEST, A DISTANCE OF 90.92 FEET, TO THE POINT OF BEGINNING, AND CONTAINING 60,984.81 SQUARE FEET, OR 1.379 ACRES, MORE OR LESS.

- \* NOTES \***
- THE PURPOSE OF THIS SURVEY IS TO LOCATE TOPOGRAPHY, IMPROVEMENTS AND PROPERTY BOUNDARIES OF TRACTS 103 & 103B, OUT OF THE TEMPLE O. HARRIS SURVEY, ABSTRACT NUMBER 645, AND TRACTS 27 & 27A, OUT OF THE WILLIAM W. WARNELL SURVEY, ABSTRACT NUMBER 1612, ADDRESSED AS 982 TURNER WARNELL, MANSFIELD, TARRANT COUNTY, TEXAS.
  - BASE OF BEARING FOR THIS SURVEY IS REFERENCED TO THE TEXAS STATE PLANT COORDINATE SYSTEM, NAD-83, NORTH CENTRAL ZONE 4202, AS OBSERVED ON THE ALLTERRA RISK NETWORK. ALL POINTS IN THIS SURVEY ARE SHOWN ON GRID COORDINATES, NO SKEW AND NO PROJECTION, U.S. SURVEY FOOT.
  - ALL CIRS ARE 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED "HANNA SURV PLS 6647".
  - ALL MAG NAIL SET ARE MAG NAIL WITH WASHER STAMPED "HANNA SURVEYING".
  - ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NUMBER 48439C0606, DATED 09/25/2009, CITY OF MANSFIELD, THIS LOT IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.
  - PROJECT BENCHMARK ELEVATIONS ARE LEVELED OFF OF CITY OF ARLINGTON BENCHMARK, 55-19-3, WITH A PUBLISHED VERTICAL ELEVATION OF 654.780'.
  - CITY AS-BUILTS FOR COOPER NORTH CENTER ADDITION, SHOW A SANITARY SEWER EASEMENT AND FUTURE SANITARY SEWER LINE ON AN UNRECORDED FUTURE PLAT.
  - SURVEY ABSTRACT LINES ARE APPROXIMATE LOCATIONS, TAKEN FROM THE TARRANT COUNTY CAD INTERACTIVE MAP.

FIELD SURVEY BY: AR DATE: 02/05/2025 PROJECT NO. 25-1458  
 DRAWN BY: DL SCALE: 1" = 20' SAM@HANNA-SE.COM

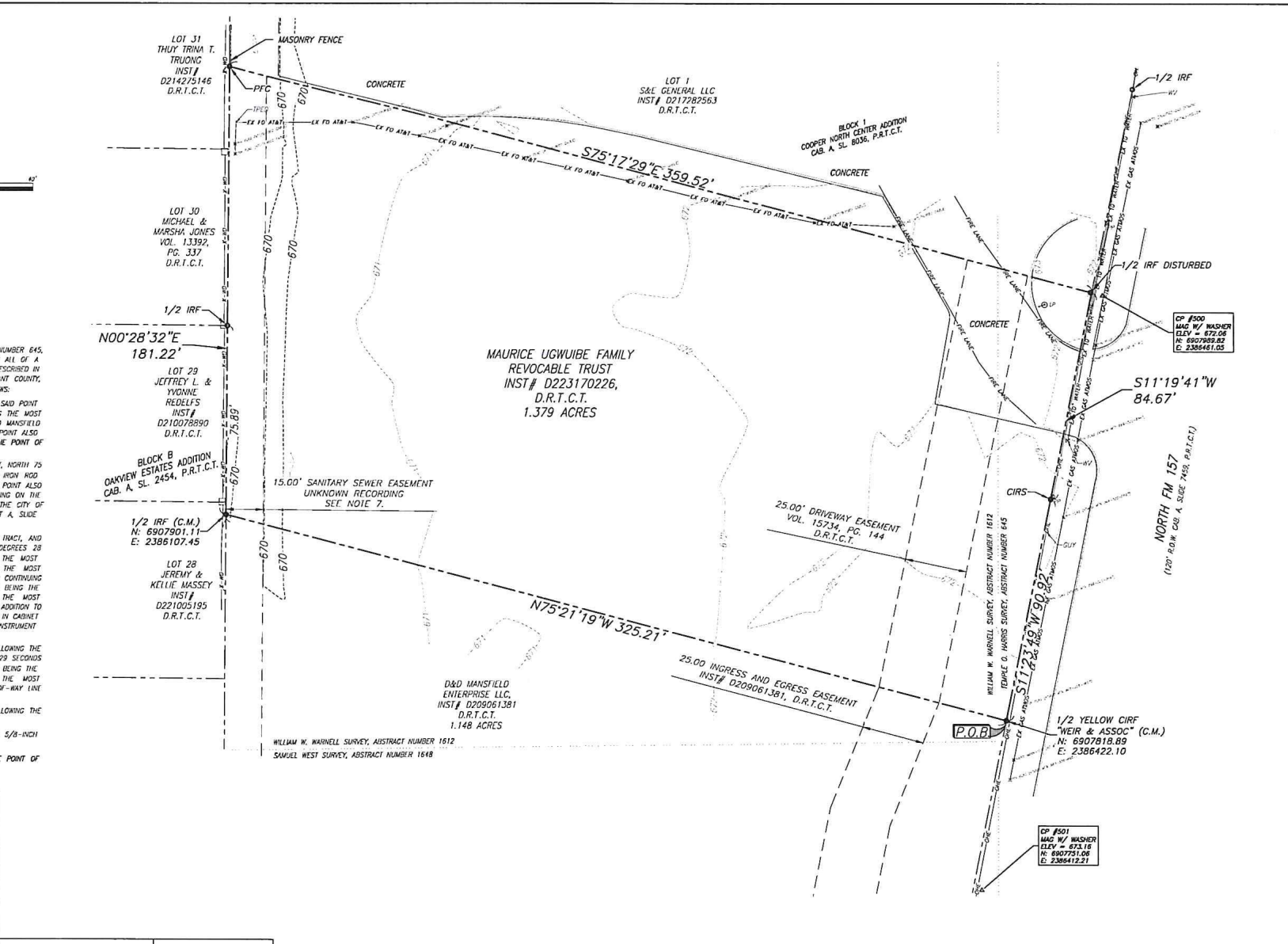
**HANNA SURVEYING & ENGINEERING LLC.**

OWNER/CLIENT:  
 MAURICE UGWUIBE  
 982 TURNER WARNELL  
 MANSFIELD, TX 76063  
 (817) 215-3318  
 ELIANS@SELANNSOC.COM

SURVEYOR:  
 HANNA SURVEYING AND ENGINEERING, LLC  
 SAM HANNA  
 1380 US 287 FRONTAGE RD., STE. 101  
 MANSFIELD, TX 76063  
 682-533-9474  
 FIRM NO. 10194533

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE THERE MAY BE OTHER MATTERS THAT AFFECT THIS PROPERTY THAT ARE NOT SHOWN.

06 FEB 2025



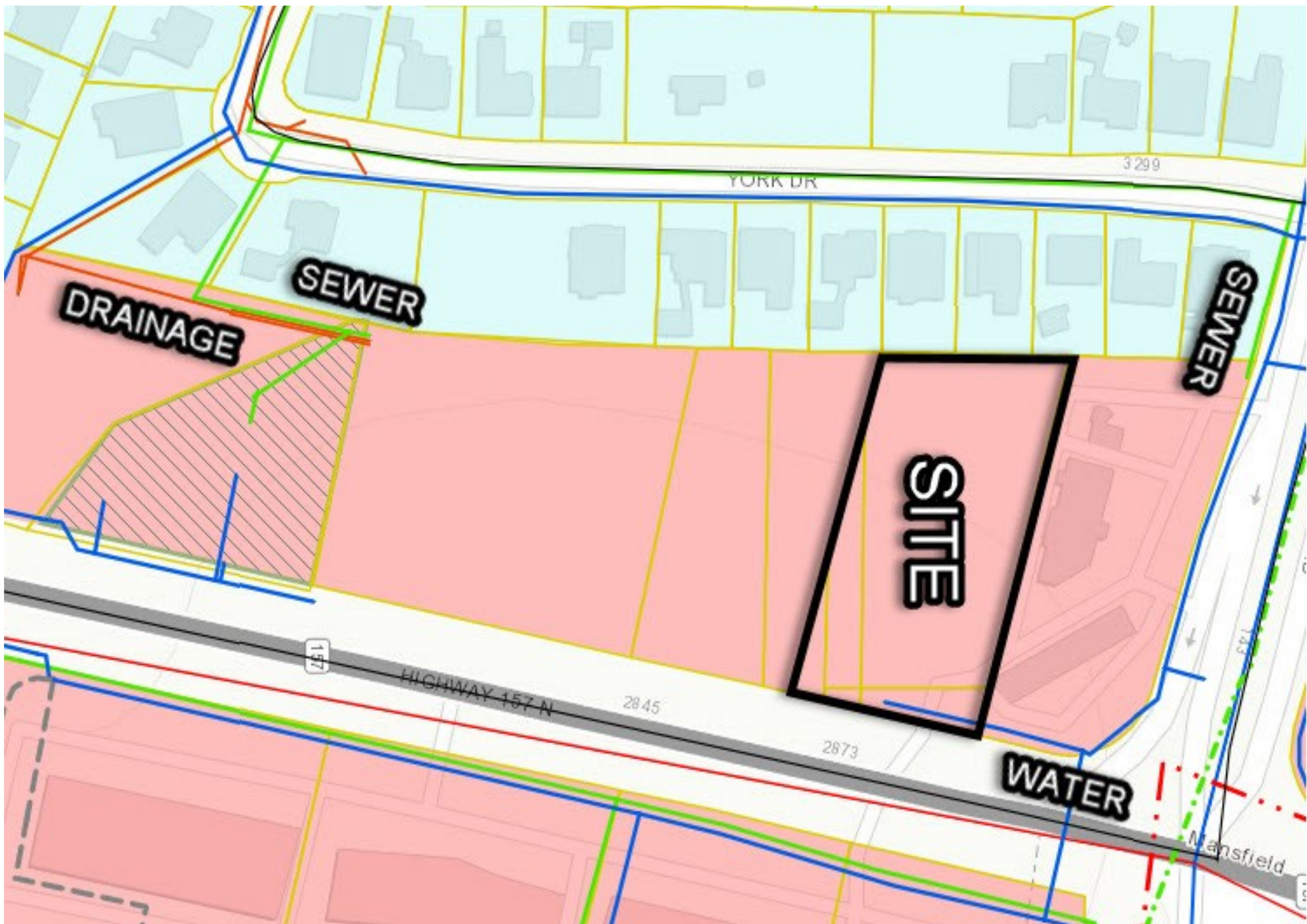
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06 FEB 2025

**BOUNDARY AND TOPOGRAPHICAL SURVEY**  
 982 TURNER WARNELL  
 MANSFIELD, TARRANT COUNTY, TEXAS.



CITY OF MANSFIELD WATER, SEWER STORM DRAINAGE MAP



# 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. **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.

**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.

<b>PEYCO Southwest Realty Inc.</b>	<b>480436</b>	<b>jmaibach@peycosouthwest.com</b>	<b>817.467.6803</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>James L Maibach</b>	<b>375882</b>	<b>jmaibach@peycosouthwest.com</b>	<b>817.467.6803</b>
Designated Broker of Firm	License No.	Email	Phone
<b>James L Maibach</b>	<b>375882</b>	<b>jmaibach@peycosouthwest.com</b>	<b>817.467.6803</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Brian G. Cotter</b>	<b>659676</b>	<b>bcotter@peycosouthwest.com</b>	<b>817.919.4475</b>
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](http://www.trec.texas.gov)