

FOR SALE

36.694 acres



**764 South Mitchell Road,
Mansfield, TX 76063**

Approximate boundary line



real estate

Bob Vinson

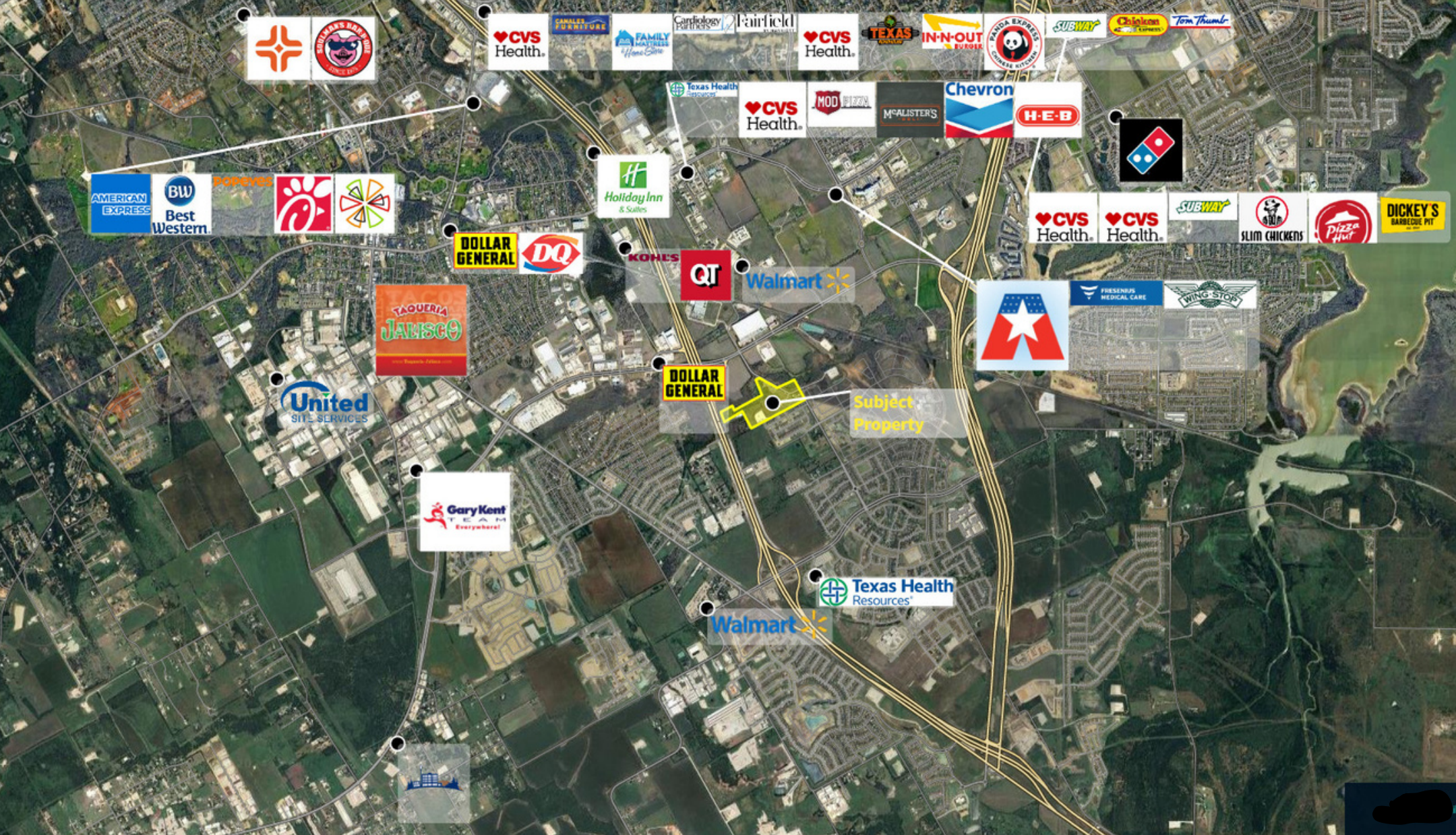


(817) 690-9901



bob@bobvinson.com

All information deemed reliable, but should be verified by buyer and buyers agent



- 25 Minutes from Fort Worth
- 40 Minutes from Dallas
- 35 Minutes from DFW Airport
- New service road being completed along highway 287 making access easy
- New developments nearby, including an HEB, Texas Trust headquarters, and City Hall expansion
- Amazon Distribution Center just west of Heritage Blvd.

LOCATION: Just south of Heritage Rd. on the east side of US Highway 287 and on the west side of Mitchell Rd. in Mansfield, TX.

FEATURES: 36.694 acres, according to the survey. The property is level and is sparsely wooded. There are three older homes on the property, however the value has not been considered.



POTENTIAL USE/ZONING: Property has been zoned PD by the current church owner. We understand the city is agreeable to change the zoning to commercial or industrial so long as jobs will be produced under the new use. Approximately 6 acres is in the flood area, but the city is interested in buying some of that for development.



Approximate Boundary



Approximate Boundary

Intent: The primary intent of this South Mansfield form-Based Development District is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. The secondary intent of this form-based development district is to create and to reinforce a world-class entertainment destination, that is in proximity to national and multinational corporations and small employers, and will promote the expansion of premium retail, restaurant, residential, office, and cultural choices, will elevate the quality of life for residents and businesses, and will contribute immensely to a robust economic base for the community and immediate environs.

The current owners believe this will cause this property to have an excellent life expectancy and will have high values for years to come, and be an area that people will gravitate to.

Mansfield, TX 76063: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



Population Change Since 2010

This chart shows the percentage change in area's population from 2010 to 2022, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

■ 2022
■ 2027 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

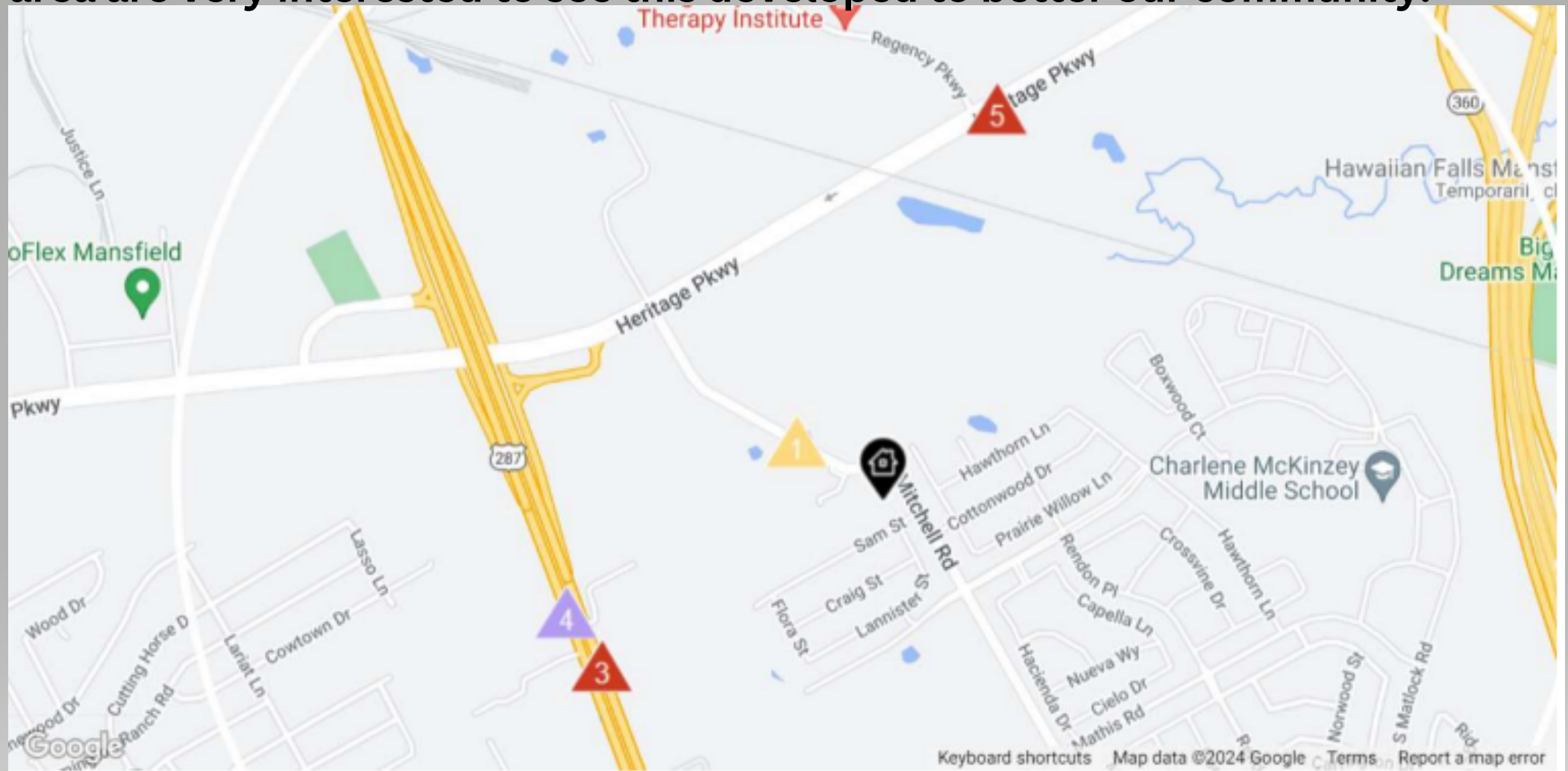
Data Source: U.S. Census American Community Survey via Esri, 2022

Update Frequency: Annually

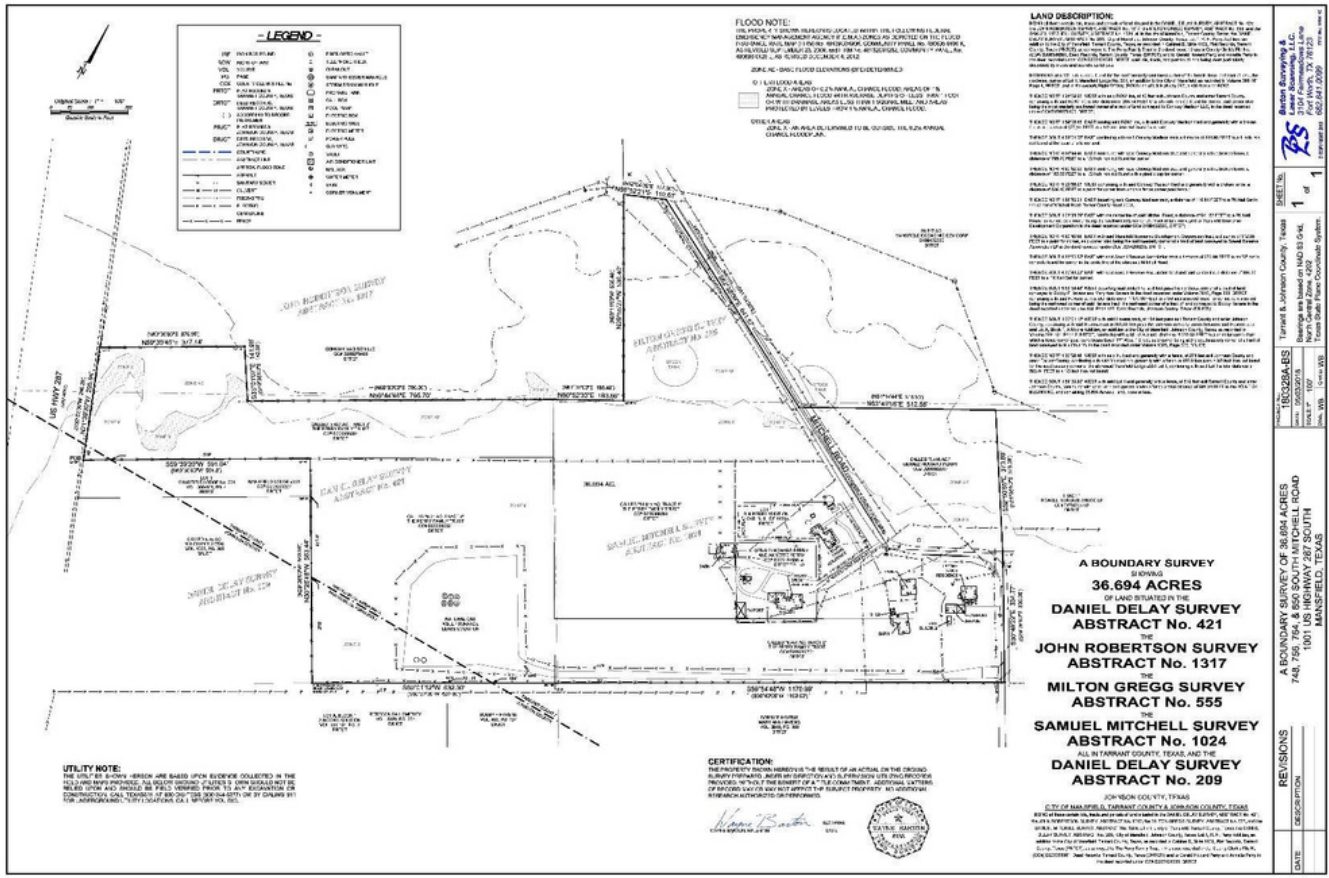
■ 76063



OTHER DETAILS: This area is developing very rapidly with a new Texas Health hospital, schools and subdivisions. As well as industrial and commercial buildings. The city of Mansfield and the Economic Development of Mansfield area are very interested to see this developed to better our community.



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day



All information deemed reliable, but should be verified by buyer and buyers agent. Buyers agent commission to be paid by buyer.



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§ 155.073 S, SOUTH MANSFIELD FORM-BASED DEVELOPMENT DISTRICT.

(A) *Intent.* The primary intent of this S, South Mansfield Form-Based Development District, is to enable and to encourage a development pattern that is compact, mixed-use, walkable, and sustainable. The secondary intent of this form-based development district is to create and to reinforce a world-class entertainment destination, that is in proximity to national and multi-national corporations and small employers, and will promote the expansion of premium retail, restaurant, residential, office, and cultural choices, will elevate the quality of life for residents and businesses, and will contribute immensely to a robust economic base for the community and immediate environs. To that end, this form-based development district regulates the development and redevelopment of property based on the following premises:

- (1) That building regulations should equitably balance the rights of the individual and the interests of the community as a whole.
- (2) That building form individually and collectively defines and supports the public realm.
- (3) That building configuration should support walkability, safe streets, and safe public spaces, creating pedestrian friendly neighborhoods.
- (4) That building scale should define streets and public spaces as rooms and they should vary by context and intensity in coordination with neighboring properties.
- (5) That workplace, retail, and entertainment, and housing for a variety of ages and incomes are all in close proximity, with appealing open spaces and gathering places.

(B) *Applicability.*

- (1) The provisions of this section shall be activated by "shall" or "are" when required, and "may" when optional.
- (2) The provisions of this section, when in conflict, shall prevail over all those of other codes, ordinances, regulations, and standards of the City of Mansfield, Texas (the "existing local codes").
- (3) The existing local codes shall continue to be applicable to all issues that are not covered by this section, except where the existing local codes would be in conflict.
- (4) The definitions and synonyms contains regulatory language that is integral to this section. Those terms not defined in definitions and synonyms shall be accorded their commonly accepted meanings. In the event of conflict between these definitions and those specified in the existing local codes, those of this section shall take precedence.
- (5) The provisions of this section or the numerical metrics of its tables, when in conflict with any diagrams and / or illustrations, shall take precedence.

(C) *Warrants and variances.*

- (1) There shall only be two types of deviations from the requirements of this section: warrants and variances.
- (2) A warrant is a ruling that shall permit a practice that is inconsistent with a specific provision of this section, but is justified by the intent of this section. The Director of Planning shall have the authority to approve or to disapprove administratively any request for a warrant. The Director of Planning warrant decisions may only be appealed to the City Manager within 30 days of the Director of Planning warrant decision. The City Manager warrant decisions may only be appealed to the City Council, and such appeal must be made within 30 days of the City Manager warrant decision. All warrant decision appeals shall be filed with the Director of Planning or their designee.
- (3) A variance is any ruling on a deviation from the requirements of this section other than a warrant. Variances shall be granted only by the Board of Adjustments, in accordance with the provisions existing in § 155.113, Board of Adjustments.

(4) A warrant shall not be available for any of the following:

- (a) The minimum height for multi-family residential buildings;
- (b) The required provision of rear alleys;
- (c) The minimum requirements for parking;
- (d) The allowable building functions and the specific functions by transect zone; or
- (e) To modify or to alter any provisions set forth in a development agreement.

(D) *Development agreement.* All applications and plans for development or redevelopment under this S, South Mansfield Form-Based Development District shall be pursuant to a development agreement approved by the City Council. A development agreement shall be approved prior to submittal of any special land assemblage plans and building plans and site plans for approval. A development agreement submitted to the City Council for review and approval shall include a concept plan depicting proposed layout, proposed transect zone boundaries, proposed civic space types, proposed development intensity, proposed building types (including height), and any other applicable attributes that may be required by the City Council. The development agreement shall additionally include a phasing plan for the development and modification of buildings. A development agreement shall be recorded in the public records and shall be binding upon all purchasers of property within the project and it may be assigned subject to approval of the City Council. A development agreement may only be altered or modified subject to the approval of the City Council. In the event that a property owner or a developer does not prepare (or have prepared on their behalf) and present a development agreement to the City Council within 90 days for review and approval of a rezoning to S, South Mansfield Form-Based Development District, then the City Council is authorized to initiate a rezoning of the property. The property owner or the developer shall abide by the terms and conditions contained in the development agreement. In the event of any violation of any term or condition in the development agreement, the City Council shall have all rights of enforcement against the property owner or the developer, all as provided in the existing local codes and the development agreement, including initiating rezoning of the property.

(E) *Transect zones and special districts.* For the purposes of this section, the "rural-to-urban transect" is defined as a cross-section of the environment showing a range of different habitats from the most rural to the most urban condition. The rural-to-urban transect of the human environment that is used in this section is divided into four "transect zones". Transect zones are administratively similar to the land use zones found in conventional codes, except that in addition to the usual building use, parking, height, and setback requirements, other elements of the intended human habitat are also integrated, including those of the private lot and building and the public frontage. These transect zones describe the physical form and the character of a place, according to the intensity of its land use. The methodology of the rural-to-urban transect allows for a broad range of building types in each transect zone, arranged to provide balanced, safe, and walkable streetscapes. The

development and modification of buildings and other elements of the built environment within the private lot is regulated according to the following transect zones and special districts. The transect zones are described on Diagram 1.

(1) *Urban Edge Transect Zone (T-3)*. A lower intensity residential area that has some mixed-use. Outbuildings are permitted. Planting is naturalistic and building setbacks are relatively deep. Blocks may be large and the roads irregular to accommodate natural conditions.

(2) *Urban Transition Transect Zone (T-4)*. A medium intensity area that consists of a mixed-use, but a primarily residential urban fabric. It also contains a wide range of building types. Planting and building setbacks are variable. Streets typically define medium-sized blocks with buildings set near to sidewalks.

(3) *Urban Center Transect Zone (T-5)*. A medium-high intensity mixed-use area that consists of buildings that accommodate retail, office, row houses, and multi-family dwellings. It has a tight network of thoroughfares with wide sidewalks and steady street tree planting and buildings set adjacent to the sidewalks.

(4) *Urban Core Transect Zone (T-6)*. A high intensity mixed-use area that consists of the highest height, the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.

(5) *Entertainment District (Special District No. 1)*. The entertainment district is intended for the creation and reinforcement of an entertainment destination for the community with select retail, residential, office, and civic choices. All land bounded to the East by the future extension of Heritage Parkway southward; to the West by State Highway 360; to the North by the railroad right-of-way; and to the South by Lone Star Road, shall be assigned to the entertainment district (Special District No. 1) and the provisions of this section modified as follows:

(a) Building height for allowable civic uses shall be determined by warrant.

(b) The following specific uses are not allowed:

1. Single-family residential (detached).

(6) *Transit Oriented District (Special District No. 2)*. All land located within 2,640 feet of an existing or a funded rail transit station shall be assigned to a transit oriented district (Special District No. 2) and the provisions of this section modified as follows:

(a) Reserved.

(b) Land within 660 feet of the rail transit station shall be exempt from the required parking.

(7) *Regional Center Development District (Special District No. 3)*. Any parcel of land that is located within 660 feet of an existing or a funded limited-access highway shall be assigned to a regional center development district (Special District No. 3) and the provisions of this section modified as follows:

(a) Principal buildings shall be no less than 1,500 net square feet.

(b) Principal buildings shall be no less than four stories.

(c) Principal buildings less than four stories dedicated exclusively to retail establishments or food service establishments may be approved by warrant.

(8) Reserved.

(9) The standards for the special districts in this section overlap.

(10) A PD, planned development district, shall not be considered as part of this form-based development district.

(F) *Regulating plan*. Reserved.

(G) *Instructions*. This section sets forth the standards that are applicable to the development and the modification of buildings and other elements of the built environment within private lots.

(1) This section requires two types of submittals for approval: a building plan and a site plan. The building plans that are required for zoning review do not include any construction documents, unless otherwise required.

(2) Plans required by this section are subject to administrative approval by the Director of Planning.

(3) Building plans and site plans submitted for approval by the Director of Planning shall demonstrate compliance with:

(a) Entertainment district (Special District No. 1);

(b) Transit oriented district (Special District No. 2);

(c) Regional center development district (Special District No. 3);

(d) Reserved;

(e) Lot standards;

(f) Building disposition;

(g) Building configuration;

(h) Frontage standards;

(i) Building function;

(j) Parking standards;

(k) Landscape standards;

(l) Signage standards;

(m) Nonconformities, if any; and

(n) Building materials and configuration.

Western SoMa Zoning Guide

MARCH 2013

Permitted Land Uses

	WMUG	WMUO	SALI	F-NCT	RCD
RESIDENTIAL USE					
Dwelling Units	P	NP	NP	P	P
Single Resident Occupancy (SRO) units	P	NP	NP	P	P above ground floor
Market Rate Housing in Historic Buildings	P	NP	NP	P	P
Unit Mix ⁽¹⁾	40% 2 BR required; 10% 3 bdr encouraged	N/A	N/A	40% 2 bdr required; 10% 3 bdr encouraged	40% 2 bdr required; 10% 3 bdr encouraged
INSTITUTIONS					
Postsecondary School	C	C	NP	NP	NP
Hospital, Medical Centers	NP	NP	NP	NP	NP
Religious Facility	C	P	C	NP	NP
Child Care	P	P	C	P	P for 12 or less children; C for above
RETAIL					
General Retail	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P	P
General Retail in a Historic Building ⁽²⁾	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P	P
Hotel	NP	P up to 75 rooms	NP	P up to 25 rooms	NP
Formula Retail	C up to 10,000 sf per parcel; NP above	C up to 25,000 sf per parcel	C up to 25,000 sf per parcel	C	C
Restaurant	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf	P up to 10,000 sf per parcel; NP above.
Limited Restaurant	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf	P up to 10,000 sf per parcel; NP above.
Bars	P up to 10,000 sf per parcel; NP above	P	P	P on ground floor only	NP
Liquor Store	C	C	C	C	C
Adult Entertainment	NP	NP	NP	NP	NP
Massage Establishment	C	C	C	C	C
Auto Sales	NP	NP	NP	NP	NP
Movie Theater (up to 3 screens)	NP	P	P	NP	NP
ARTS AND ENTERTAINMENT					
Arts Activities other than Theaters	P	P	P	P	P
Nighttime Entertainment	NP	P subject to Residential Buffers	P subject to Residential Buffers	NP	NP
Limited Live Performance (Accessory Use Only)	NP	P	P	P	NP
Theater	P	P	P	P on ground floor; C on second floor	P
OFFICE					
Office	NP	P	NP	P on either first or second floor, but not both	P on either first or second floor, but not both
Office in a Historic Building ⁽³⁾	P	P	NP	P	P
Live/Work Units	NP	NP	NP	NP	NP
INDUSTRIAL / PDR ⁽²⁾					
Wholesale Sales	P	P	P	P	P
Light Manufacturing	P	P	P	P	P
Motor Vehicle Repair	P	P	P	C	C
Self-storage	NP	NP	NP	NP	NP
Storage and Distribution	C	C	P	P	P



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bob Vinson Real Estate, LLC	9008114	bob@bobvinson.com	(817)690-9901
Designated Broker of Firm	License No.	Email	Phone
J Bob Vinson	0329112	bob@bobvinson.com	(817)690-9901
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
J Bob Vinson	0329112	bob@bobvinson.com	(817)690-9901
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date