

FOR SALE OR BUILD TO SUIT



## Prime 4.33 Acre PAD Site

NWQ of Heritage Pkwy & Hwy 360

Mansfield, TX 76063



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# OVERVIEW

## Prime 4.33 Acre PAD Site



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PROPERTY TYPE  
**RETAIL MEDICAL  
OFFICE**



AVAILABLE SF  
**189,005 SF  
4.33 ACRES**



PRICE  
**CALL FOR PRICING**



### PROPERTY OVERVIEW

This property is a 4.33-acre PAD site located on the hard corner of Heritage Parkway and Hwy 360 in Mansfield, TX. The site fronts a brand-new 30 bed, 40,000 square foot ClearSky rehabilitation hospital and is adjacent to Haven at Mansfield, a luxury living, 257-unit apartment complex that opened in late 2022. The site is part of The Reserve Planned Development ("PD"), which allows for most service, retail, office, medical and institutional users.

The site has approximately \$385,000 of existing infrastructure including dirt work, storm drains, detention, parking fire lanes, landscaping, and more!

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### FEATURES

- Located on the hard corner of Heritage Parkway and Hwy 360.
- Site fronts a new 30-bed, 40,000 SF, rehabilitation hospital.
- Adjacent to 257-unit luxury apartment complex, the Haven at Mansfield.

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# DEMOGRAPHICS

Prime 4.33 Acre PAD Site

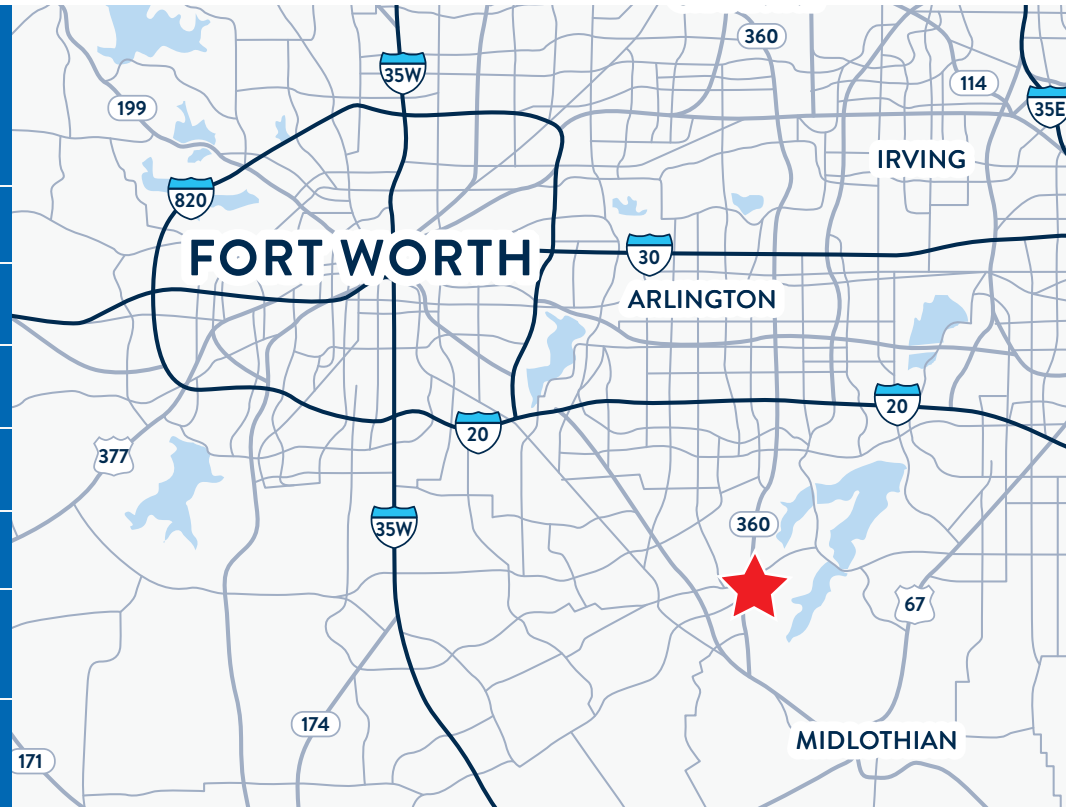


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## DEMOGRAPHICS

	1 MI	3 MI
Population	5,284	54,505
Households	2,121	17,486
Average Age	35.1	34.7
Median HH Income	\$113,229	\$112,781
Population Growth 2022-2027	2.35%	2.40%
Household Growth 2022-2027	2.05%	2.41%



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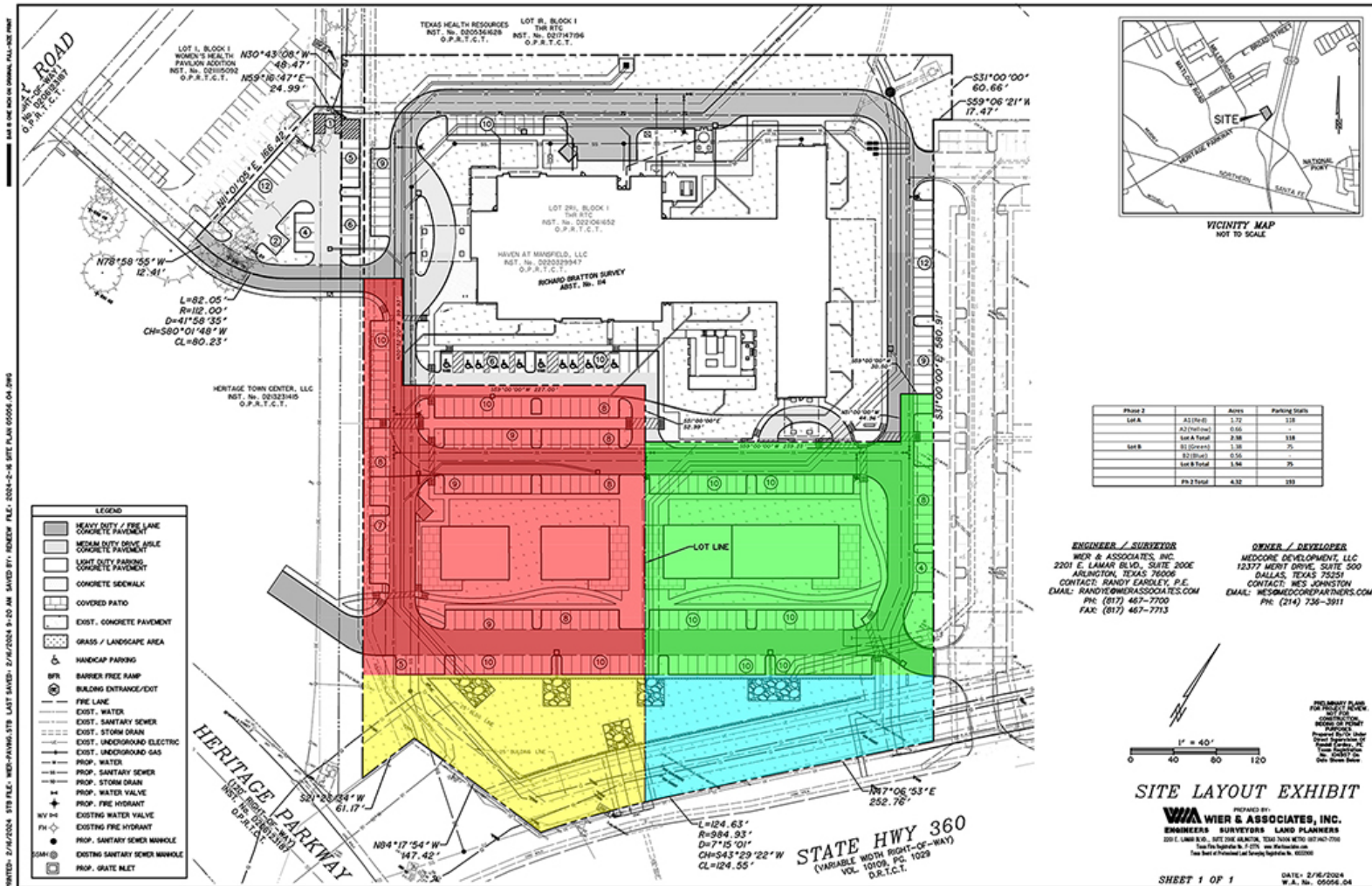


# SITE PLAN (Demised)

## Prime 4.33 Acre PAD Site



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# AERIAL VIEW

## Prime 4.33 Acre PAD Site



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- Haven at Mansfield – 257-unit luxury living apartment complex.
- Methodist Mansfield – 294 bed acute care hospital operated by Methodist Health System.
- Mansfield National Golf Club – A \$10 million dollar project, flag ship golf course situated on 225 acres.
- Mansfield Sports Park (Formally Big League Dreams) – sports complex operated by the City of Mansfield.
- Mansfield Sports Complex - Over 90 acres of soccer and baseball fields home to Mansfield Youth Baseball and Soccer.
- Regalia Mansfield Apartments – Premier, resort style apartment complex.
- Springhill Suites Dallas Mansfield – Premium hotel operated by Marriot offering modern design and amenities.
- Kroger Market Place – One of the main grocer designations in Mansfield.



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For More Information!



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MedCore





## 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.

MedCore Partners	9004098	kyle@medcorepartners.com	(214) 443-8300
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

2-10-2025



Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-1

