

PLANNED STRIP CENTER RETAIL & RESTAURANT PADS AVAILABLE



SITE INFORMATION

LOCATION: Highway 360 & Broad St
Mansfield, TX 76063

AVAILABLE:

- 25,000-30,000 SF retail space
- Two 1 acre pad sites

ZONING: C2-Community Business District

AREA TRAFFIC GENERATORS:

- Kroger Marketplace
- Vernon Newsom Stadium
- Big League of Dreams
- Hawaiian Falls
- Mansfield & Lake Ridge High School
- Methodist Mansfield Medical Center

COMMENTS:

- 25,000-30,000 SF of new Retail & Restaurant space
- Delivery: Q4 of 2015
- 2 Pad Sites available along Broad
- Excellent highway visibility to SH-360
- New residential development and future anchor

DEMOGRAPHICS

Drivetime	Population	Employees	Avg HH Inc
5 min	10,558	1,740	\$123,171
10 min	73,429	17,626	\$113,012
15 min	233,929	59,967	\$91,922

TRAFFIC COUNTS

*(TXDOT 2012)

HIGHWAY 360	92,000 vehicles per day
BROAD STREET:	26,253 vehicles per day

PRICING

CALL FOR PRICING

CONTACT:

CHAD DUBOSE
(214) 891-3215 [direct]
(214) 701-8455 [mobile]
chad@jtevans.com

JIM JAMERSON
(214) 891-3209 [direct]
(214) 437-0025 [mobile]
jim@jtevans.com



The information contained herein was obtained from sources believed to be reliable; however, John T. Evans Company, Inc. makes no guarantees, warranties or representations as to the completeness or accuracy thereof. This presentation is subject to change in price, corrections, prior sale or withdrawal without notice.



JOE POOL LAKE

JUDY MILLER ELEMENTARY

MANSFIELD SPORTS COMPLEX
OVER 200,000 ANNUAL VISITORS
(BASEBALL & SOCCER)

Mansfield National



MISD NATATORIUM
(800 SEATS)

VERNON NEWSOM STADIUM
(12,000 SEATS)

STADIUM PLAZA
ON 360

PROPOSED ANCHOR

N HOLLAND ST

SUBJECT SITE

SH-360 TOLL LANES

360



E BROAD ST





WALNUT RIDGE
BAPTIST CHURCH

SH 360 TOLL LANES

SH 360 TOLL LANES

STADIUM PLAZA
ON 360

VERNON
NEWSOM
STADIUM
(12,000 SEATS)

MISD
NATATORIUM
(800 SEATS)

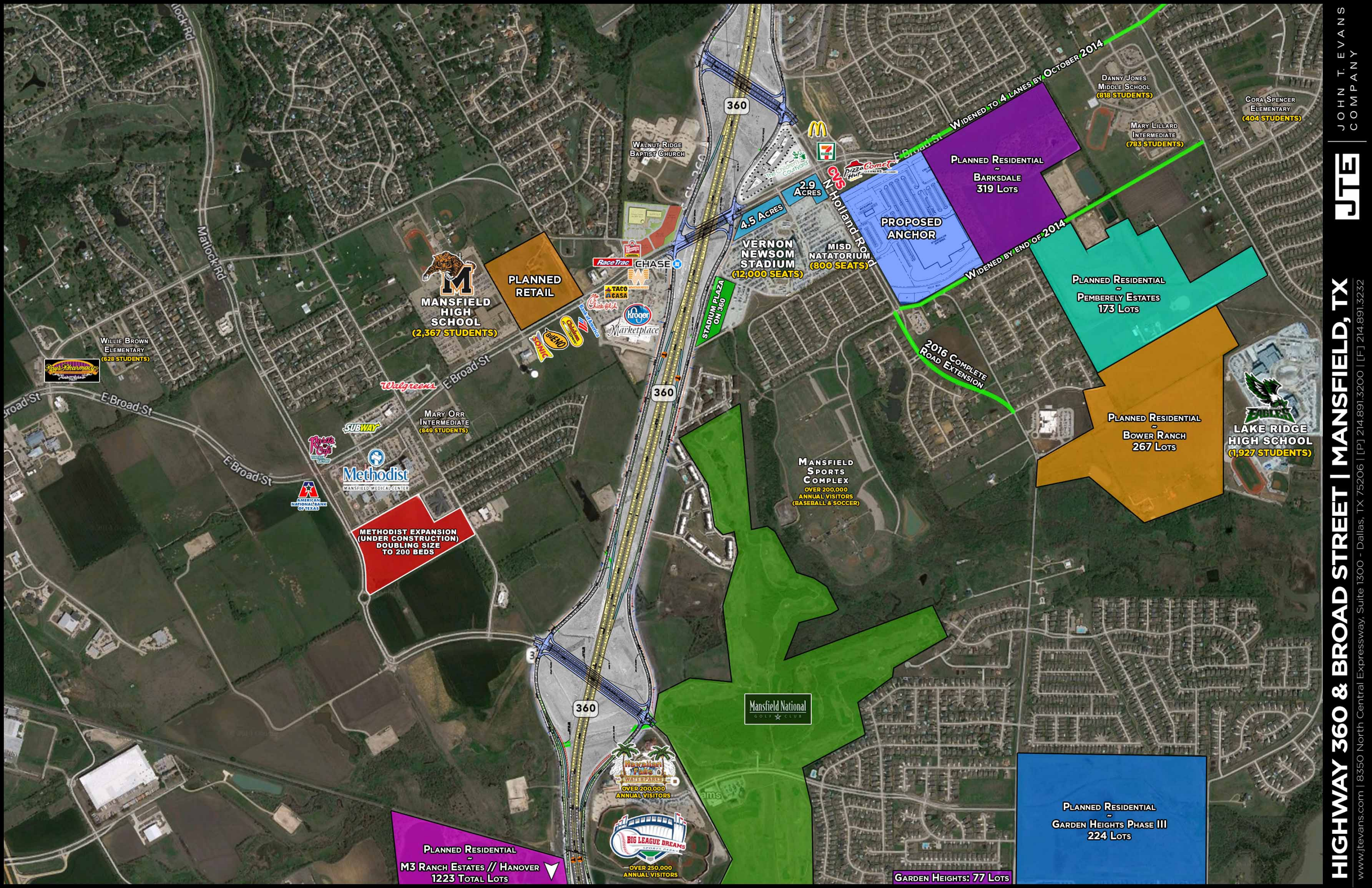
FUTURE
ANCHOR



HIGHWAY 360 & BROAD STREET | MANSFIELD, TX

JOHN T. EVANS
COMPANY

www.jtevans.com | 8350 North Central Expressway, Suite 1300 - Dallas, TX 75206 | [P] 214.891.3200 | [F] 214.891.3232



WILLIE BROWN
ELEMENTARY
(628 STUDENTS)

M
MANSFIELD
HIGH SCHOOL
(2,367 STUDENTS)

MARY ORR
INTERMEDIATE
(849 STUDENTS)

METHODIST EXPANSION
(UNDER CONSTRUCTION)
DOUBLING SIZE
TO 200 BEDS

PLANNED RESIDENTIAL
-
M3 RANCH ESTATES // HANOVER
1223 TOTAL LOTS

WALNUT RIDGE
BAPTIST CHURCH

PLANNED
RETAIL

VERNON NEWSOM
STADIUM
(12,000 SEATS)

MANSFIELD
SPORTS COMPLEX
OVER 200,000
ANNUAL VISITORS
(BASEBALL & SOCCER)

Mansfield National
GOLF CLUB

HAWAIIAN PALMS
WATERPARKS
OVER 200,000
ANNUAL VISITORS

BIG LEAGUE DREAMS
OVER 250,000
ANNUAL VISITORS

McDonald's

7-Eleven

CVS

Pizza Comet

MISD NATATORIUM
(800 SEATS)

PROPOSED
ANCHOR

2016 COMPLETE
ROAD EXTENSION

PLANNED RESIDENTIAL
-
BARKSDALE
319 LOTS

PLANNED RESIDENTIAL
-
PEMBERELY ESTATES
173 LOTS

PLANNED RESIDENTIAL
-
BOWER RANCH
267 LOTS

PLANNED RESIDENTIAL
-
GARDEN HEIGHTS PHASE III
224 LOTS

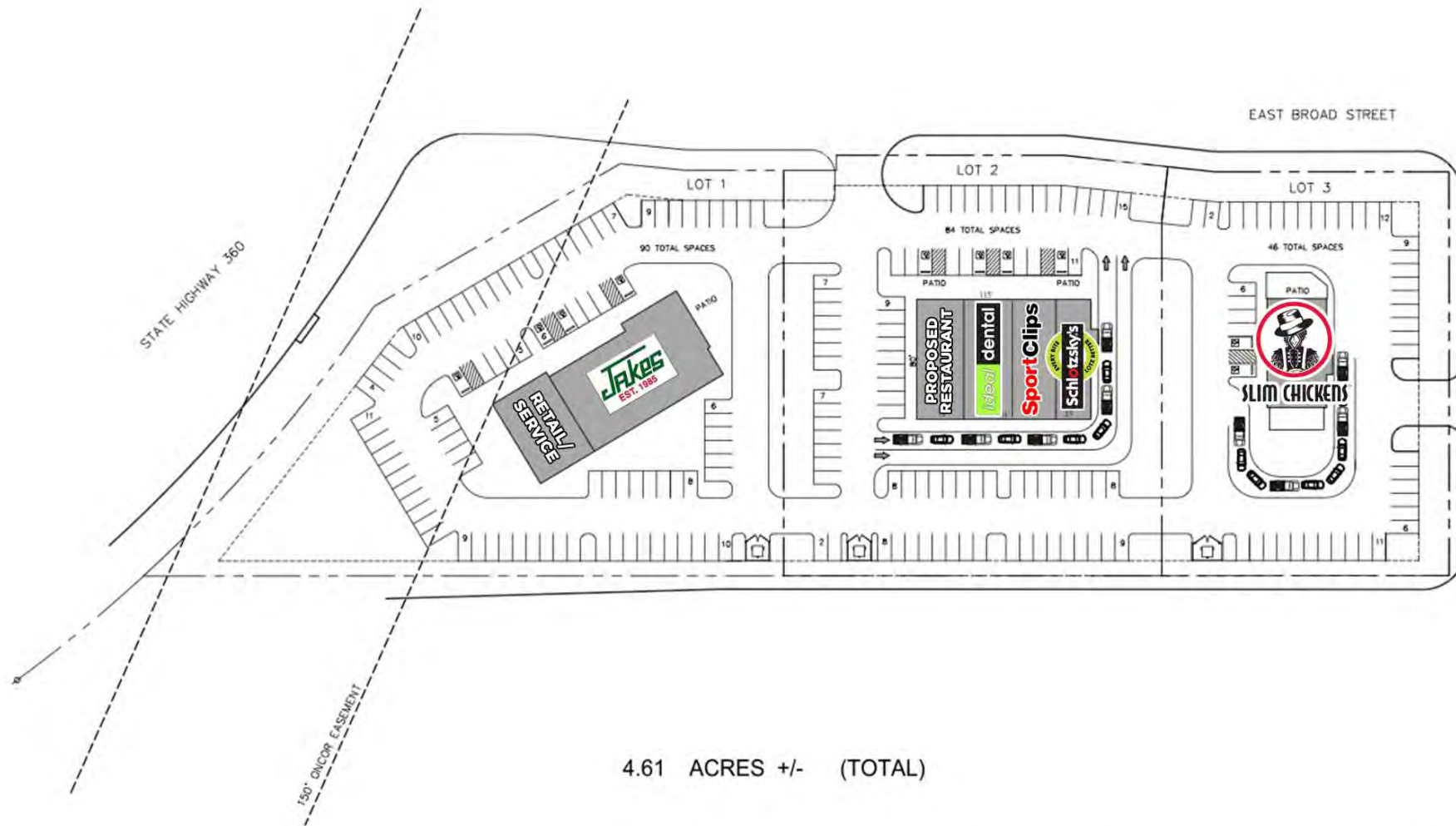
GARDEN HEIGHTS: 77 LOTS

DANNY JONES
MIDDLE SCHOOL
(818 STUDENTS)

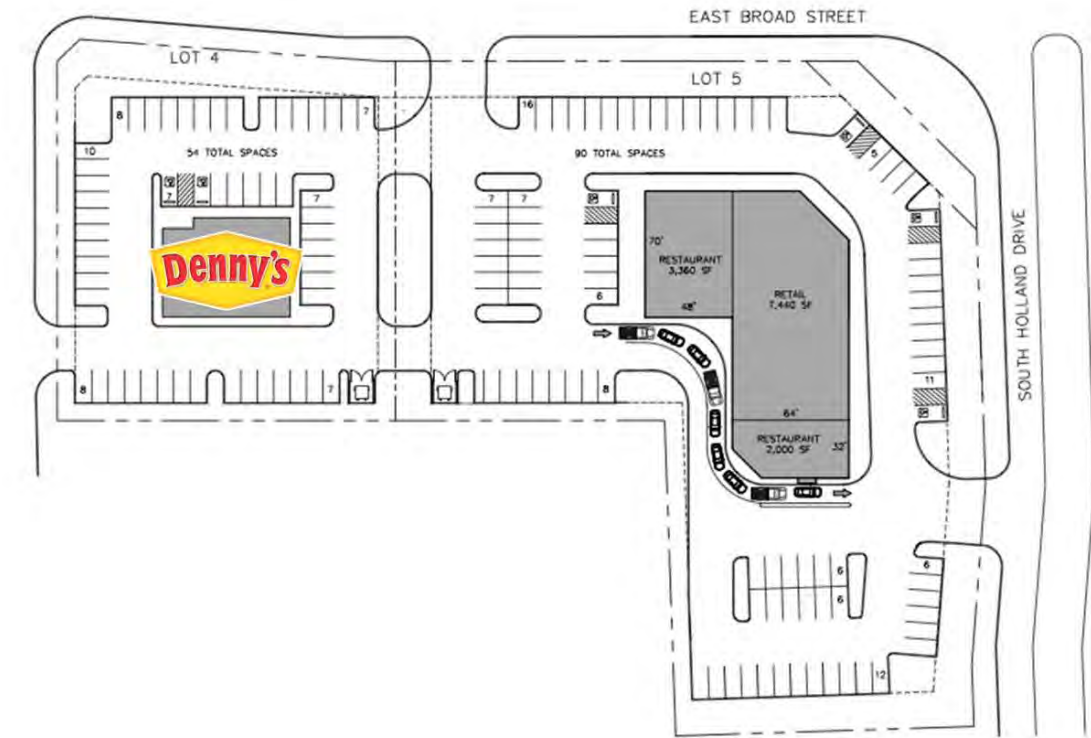
MARY LILLARD
INTERMEDIATE
(783 STUDENTS)

CORA SPENCER
ELEMENTARY
(404 STUDENTS)

LAKE RIDGE
HIGH SCHOOL
(1,927 STUDENTS)



4.61 ACRES +/- (TOTAL)



3.02 ACRES +/- (TOTAL)

LOT 1 (1.83 ACRES)	
BUILDING TOTAL : 8,500 SF	
60	SPACES REQ'D @ 1:100
10	SPACES REQ'D @ 1:250
<hr/>	
70	SPACES REQUIRED
90	SPACES PROVIDED

LOT 2 (1.60 ACRES)	
BUILDING TOTAL : 9,200 SF	
25	SPACES REQ'D @ 1:100
24	SPACES REQ'D @ 1:75
12	SPACES REQ'D @ 1:250
7	SPACES REQ'D @ 1:300
<hr/>	
68	SPACES REQUIRED
84	SPACES PROVIDED

LOT 3 (1.17 ACRES +/-)	
39	SPACES REQ'D @ 1:75
46	SPACES PROVIDED

LOT 4 (0.90 ACRES +/-)	
BUILDING TOTAL : 3,820 SF	
39	SPACES REQ'D @ 1:100
55	SPACES PROVIDED

LOT 5 (2.12 ACRES +/-)	
BUILDING TOTAL : 12,800 SF	
27	SPACES REQ'D @ 1:75
34	SPACES REQ'D @ 1:100
12	SPACES REQ'D @ 1:250
15	SPACES REQ'D @ 1:300
<hr/>	
88	SPACES REQUIRED
90	SPACES PROVIDED



JOHN T. EVANS
COMPANY

PRELIMINARY MASTER PLAN
MANSFIELD, TEXAS

08-07-15



NORTH



Retail MarketPlace Profile

Mansfield: Broad and 360
 3700 E Broad St, Mansfield, Texas, 76063
 Ring: 1 mile radius

Latitude: 32.57796
 Longitude: -97.07915

Summary Demographics

2015 Population	7,375
2015 Households	2,549
2015 Median Disposable Income	\$83,162
2015 Per Capita Income	\$40,620

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$119,545,677	\$24,663,096	\$94,882,581	65.8	26
Total Retail Trade	44-45	\$106,628,818	\$21,671,037	\$84,957,781	66.2	21
Total Food & Drink	722	\$12,916,859	\$2,992,059	\$9,924,800	62.4	5

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$22,824,983	\$0	\$22,824,983	100.0	0
Automobile Dealers	4411	\$19,707,553	\$0	\$19,707,553	100.0	0
Other Motor Vehicle Dealers	4412	\$1,444,517	\$0	\$1,444,517	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,672,912	\$0	\$1,672,912	100.0	0
Furniture & Home Furnishings Stores	442	\$2,663,650	\$131,500	\$2,532,150	90.6	1
Furniture Stores	4421	\$1,575,387	\$0	\$1,575,387	100.0	0
Home Furnishings Stores	4422	\$1,088,263	\$131,500	\$956,763	78.4	1
Electronics & Appliance Stores	443	\$3,106,535	\$90,449	\$3,016,086	94.3	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,897,913	\$0	\$3,897,913	100.0	0
Bldg Material & Supplies Dealers	4441	\$3,477,704	\$0	\$3,477,704	100.0	0
Lawn & Garden Equip & Supply Stores	4442	\$420,209	\$0	\$420,209	100.0	0
Food & Beverage Stores	445	\$18,483,824	\$10,874,047	\$7,609,777	25.9	2
Grocery Stores	4451	\$16,976,579	\$10,874,047	\$6,102,532	21.9	2
Specialty Food Stores	4452	\$613,429	\$0	\$613,429	100.0	0
Beer, Wine & Liquor Stores	4453	\$893,816	\$0	\$893,816	100.0	0
Health & Personal Care Stores	446,4461	\$7,663,306	\$7,988,584	-\$325,278	-2.1	2
Gasoline Stations	447,4471	\$10,143,260	\$0	\$10,143,260	100.0	0
Clothing & Clothing Accessories Stores	448	\$6,968,137	\$1,655,258	\$5,312,879	61.6	6
Clothing Stores	4481	\$4,991,320	\$1,250,719	\$3,740,601	59.9	4
Shoe Stores	4482	\$791,796	\$0	\$791,796	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$1,185,021	\$404,540	\$780,481	49.1	2
Sporting Goods, Hobby, Book & Music Stores	451	\$2,797,421	\$96,130	\$2,701,291	93.4	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,160,384	\$96,130	\$2,064,254	91.5	1
Book, Periodical & Music Stores	4512	\$637,038	\$0	\$637,038	100.0	0
General Merchandise Stores	452	\$18,486,032	\$0	\$18,486,032	100.0	0
Department Stores Excluding Leased Depts.	4521	\$6,537,961	\$0	\$6,537,961	100.0	0
Other General Merchandise Stores	4529	\$11,948,071	\$0	\$11,948,071	100.0	0
Miscellaneous Store Retailers	453	\$3,141,982	\$372,815	\$2,769,167	78.8	6
Florists	4531	\$116,521	\$32,359	\$84,162	56.5	1
Office Supplies, Stationery & Gift Stores	4532	\$722,681	\$100,191	\$622,490	75.6	2
Used Merchandise Stores	4533	\$716,905	\$66,328	\$650,577	83.1	1
Other Miscellaneous Store Retailers	4539	\$1,585,875	\$173,937	\$1,411,938	80.2	3
Nonstore Retailers	454	\$6,451,773	\$236,010	\$6,215,763	92.9	1
Electronic Shopping & Mail-Order Houses	4541	\$5,565,034	\$0	\$5,565,034	100.0	0
Vending Machine Operators	4542	\$296,116	\$212,602	\$83,514	16.4	1
Direct Selling Establishments	4543	\$590,623	\$23,408	\$567,215	92.4	1
Food Services & Drinking Places	722	\$12,916,859	\$2,992,059	\$9,924,800	62.4	5
Full-Service Restaurants	7221	\$4,696,069	\$711,396	\$3,984,673	73.7	2
Limited-Service Eating Places	7222	\$6,921,837	\$2,280,663	\$4,641,174	50.4	3
Special Food Services	7223	\$328,609	\$0	\$328,609	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$970,344	\$0	\$970,344	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2015 Dun & Bradstreet, Inc. All rights reserved.



Retail MarketPlace Profile

Mansfield: Broad and 360
 3700 E Broad St, Mansfield, Texas, 76063
 Ring: 3 mile radius

Latitude: 32.57796
 Longitude: -97.07915

Summary Demographics

2015 Population	49,303
2015 Households	15,437
2015 Median Disposable Income	\$84,995
2015 Per Capita Income	\$38,182

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$756,839,554	\$333,064,301	\$423,775,253	38.9	253
Total Retail Trade	44-45	\$675,316,185	\$305,839,442	\$369,476,743	37.7	223
Total Food & Drink	722	\$81,523,369	\$27,224,859	\$54,298,510	49.9	30

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$144,609,569	\$4,018,537	\$140,591,032	94.6	9
Automobile Dealers	4411	\$124,969,702	\$2,212,767	\$122,756,935	96.5	3
Other Motor Vehicle Dealers	4412	\$9,047,196	\$1,364,899	\$7,682,297	73.8	4
Auto Parts, Accessories & Tire Stores	4413	\$10,592,671	\$440,871	\$10,151,800	92.0	2
Furniture & Home Furnishings Stores	442	\$16,737,851	\$10,585,163	\$6,152,688	22.5	10
Furniture Stores	4421	\$9,893,209	\$10,065,662	-\$172,453	-0.9	5
Home Furnishings Stores	4422	\$6,844,642	\$519,501	\$6,325,141	85.9	5
Electronics & Appliance Stores	443	\$19,654,249	\$1,943,218	\$17,711,031	82.0	8
Bldg Materials, Garden Equip. & Supply Stores	444	\$24,476,834	\$8,194,386	\$16,282,448	49.8	11
Bldg Material & Supplies Dealers	4441	\$21,825,149	\$8,194,386	\$13,630,763	45.4	11
Lawn & Garden Equip & Supply Stores	4442	\$2,651,685	\$0	\$2,651,685	100.0	0
Food & Beverage Stores	445	\$117,349,710	\$69,372,633	\$47,977,077	25.7	29
Grocery Stores	4451	\$107,794,717	\$67,438,958	\$40,355,759	23.0	17
Specialty Food Stores	4452	\$3,891,861	\$1,908,773	\$1,983,088	34.2	12
Beer, Wine & Liquor Stores	4453	\$5,663,132	\$0	\$5,663,132	100.0	0
Health & Personal Care Stores	446,4461	\$48,526,896	\$102,622,758	-\$54,095,862	-35.8	17
Gasoline Stations	447,4471	\$64,707,745	\$10,956,416	\$53,751,329	71.0	5
Clothing & Clothing Accessories Stores	448	\$43,944,770	\$11,977,044	\$31,967,726	57.2	35
Clothing Stores	4481	\$31,502,831	\$9,714,118	\$21,788,713	52.9	25
Shoe Stores	4482	\$5,021,930	\$634,644	\$4,387,286	77.6	4
Jewelry, Luggage & Leather Goods Stores	4483	\$7,420,008	\$1,628,282	\$5,791,726	64.0	6
Sporting Goods, Hobby, Book & Music Stores	451	\$17,605,160	\$7,357,502	\$10,247,658	41.1	26
Sporting Goods/Hobby/Musical Instr Stores	4511	\$13,600,545	\$5,340,696	\$8,259,849	43.6	21
Book, Periodical & Music Stores	4512	\$4,004,615	\$2,016,806	\$1,987,809	33.0	4
General Merchandise Stores	452	\$117,093,996	\$68,088,054	\$49,005,942	26.5	6
Department Stores Excluding Leased Depts.	4521	\$41,242,747	\$12,750,067	\$28,492,680	52.8	3
Other General Merchandise Stores	4529	\$75,851,249	\$55,337,988	\$20,513,261	15.6	3
Miscellaneous Store Retailers	453	\$19,843,485	\$2,965,208	\$16,878,277	74.0	52
Florists	4531	\$733,695	\$160,490	\$573,205	64.1	3
Office Supplies, Stationery & Gift Stores	4532	\$4,546,493	\$660,578	\$3,885,915	74.6	19
Used Merchandise Stores	4533	\$4,510,016	\$685,292	\$3,824,724	73.6	8
Other Miscellaneous Store Retailers	4539	\$10,053,281	\$1,458,847	\$8,594,434	74.7	22
Nonstore Retailers	454	\$40,765,920	\$7,758,522	\$33,007,398	68.0	15
Electronic Shopping & Mail-Order Houses	4541	\$35,099,615	\$1,093,373	\$34,006,242	94.0	1
Vending Machine Operators	4542	\$1,872,012	\$1,257,138	\$614,874	19.6	5
Direct Selling Establishments	4543	\$3,794,294	\$5,408,012	-\$1,613,718	-17.5	10
Food Services & Drinking Places	722	\$81,523,369	\$27,224,859	\$54,298,510	49.9	30
Full-Service Restaurants	7221	\$29,655,857	\$16,810,488	\$12,845,369	27.6	12
Limited-Service Eating Places	7222	\$43,752,259	\$9,939,988	\$33,812,271	63.0	15
Special Food Services	7223	\$2,046,454	\$0	\$2,046,454	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$6,068,799	\$474,383	\$5,594,416	85.5	3

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2015 Dun & Bradstreet, Inc. All rights reserved.

Mansfield: Broad and 360
 3700 E Broad St, Mansfield, Texas, 76063
 Ring: 5 mile radius

Latitude: 32.57796
 Longitude: -97.07915

Summary Demographics

2015 Population	126,912
2015 Households	39,194
2015 Median Disposable Income	\$73,594
2015 Per Capita Income	\$32,566

Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,634,419,376	\$1,030,022,097	\$604,397,279	22.7	846
Total Retail Trade	44-45	\$1,459,137,150	\$942,927,736	\$516,209,414	21.5	751
Total Food & Drink	722	\$175,282,225	\$87,094,361	\$88,187,864	33.6	96

Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$313,249,785	\$40,288,577	\$272,961,208	77.2	69
Automobile Dealers	4411	\$271,279,111	\$22,766,555	\$248,512,556	84.5	21
Other Motor Vehicle Dealers	4412	\$19,152,812	\$5,963,219	\$13,189,593	52.5	18
Auto Parts, Accessories & Tire Stores	4413	\$22,817,862	\$11,558,803	\$11,259,059	32.8	30
Furniture & Home Furnishings Stores	442	\$35,728,709	\$36,682,780	-\$954,071	-1.3	42
Furniture Stores	4421	\$21,225,289	\$22,675,100	-\$1,449,811	-3.3	19
Home Furnishings Stores	4422	\$14,503,420	\$14,007,680	\$495,740	1.7	23
Electronics & Appliance Stores	443	\$42,358,253	\$35,615,225	\$6,743,028	8.6	24
Bldg Materials, Garden Equip. & Supply Stores	444	\$51,816,256	\$53,451,812	-\$1,635,556	-1.6	34
Bldg Material & Supplies Dealers	4441	\$46,195,449	\$51,915,063	-\$5,719,614	-5.8	33
Lawn & Garden Equip & Supply Stores	4442	\$5,620,807	\$1,536,749	\$4,084,058	57.1	1
Food & Beverage Stores	445	\$254,495,951	\$234,705,395	\$19,790,556	4.0	82
Grocery Stores	4451	\$233,858,252	\$228,777,499	\$5,080,753	1.1	45
Specialty Food Stores	4452	\$8,432,664	\$4,822,351	\$3,610,313	27.2	34
Beer, Wine & Liquor Stores	4453	\$12,205,035	\$1,105,545	\$11,099,490	83.4	3
Health & Personal Care Stores	446,4461	\$104,629,400	\$123,994,882	-\$19,365,482	-8.5	53
Gasoline Stations	447,4471	\$141,780,463	\$21,950,158	\$119,830,305	73.2	12
Clothing & Clothing Accessories Stores	448	\$94,243,313	\$51,587,814	\$42,655,499	29.2	109
Clothing Stores	4481	\$67,590,756	\$33,647,497	\$33,943,259	33.5	77
Shoe Stores	4482	\$10,866,386	\$6,985,653	\$3,880,733	21.7	7
Jewelry, Luggage & Leather Goods Stores	4483	\$15,786,172	\$10,954,664	\$4,831,508	18.1	25
Sporting Goods, Hobby, Book & Music Stores	451	\$37,724,725	\$40,195,443	-\$2,470,718	-3.2	71
Sporting Goods/Hobby/Musical Instr Stores	4511	\$29,126,008	\$19,645,706	\$9,480,302	19.4	59
Book, Periodical & Music Stores	4512	\$8,598,717	\$20,549,737	-\$11,951,020	-41.0	12
General Merchandise Stores	452	\$253,305,354	\$202,777,543	\$50,527,811	11.1	28
Department Stores Excluding Leased Depts.	4521	\$88,778,574	\$28,831,473	\$59,947,101	51.0	11
Other General Merchandise Stores	4529	\$164,526,780	\$173,946,070	-\$9,419,290	-2.8	17
Miscellaneous Store Retailers	453	\$42,760,389	\$22,518,179	\$20,242,210	31.0	175
Florists	4531	\$1,545,300	\$639,674	\$905,626	41.4	9
Office Supplies, Stationery & Gift Stores	4532	\$9,744,099	\$9,031,427	\$712,672	3.8	52
Used Merchandise Stores	4533	\$9,679,907	\$2,266,618	\$7,413,289	62.1	21
Other Miscellaneous Store Retailers	4539	\$21,791,083	\$10,580,461	\$11,210,622	34.6	93
Nonstore Retailers	454	\$87,044,551	\$79,159,927	\$7,884,624	4.7	52
Electronic Shopping & Mail-Order Houses	4541	\$75,285,306	\$22,093,458	\$53,191,848	54.6	13
Vending Machine Operators	4542	\$4,035,542	\$3,305,951	\$729,591	9.9	11
Direct Selling Establishments	4543	\$7,723,703	\$53,760,517	-\$46,036,814	-74.9	29
Food Services & Drinking Places	722	\$175,282,225	\$87,094,361	\$88,187,864	33.6	96
Full-Service Restaurants	7221	\$63,814,969	\$35,554,265	\$28,260,704	28.4	36
Limited-Service Eating Places	7222	\$94,361,316	\$48,121,142	\$46,240,174	32.5	49
Special Food Services	7223	\$4,306,619	\$459,273	\$3,847,346	80.7	2
Drinking Places - Alcoholic Beverages	7224	\$12,799,322	\$2,959,680	\$9,839,642	62.4	9

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please view the methodology statement at <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>.

Source: Esri and Dun & Bradstreet. Copyright 2015 Dun & Bradstreet, Inc. All rights reserved.



Executive Summary

Mansfield: Broad and 360
3700 E Broad St, Mansfield, Texas, 76063
Drive Times: 5, 10, 15 minute radii

Latitude: 32.57796
Longitude: -97.07915

	5 minutes	10 minutes	15 minutes
Population			
2000 Population	739	20,323	125,044
2010 Population	7,411	62,693	217,142
2015 Population	10,558	73,429	233,929
2020 Population	13,063	82,949	250,613
2000-2010 Annual Rate	25.93%	11.92%	5.67%
2010-2015 Annual Rate	6.97%	3.06%	1.43%
2015-2020 Annual Rate	4.35%	2.47%	1.39%
2015 Male Population	48.6%	48.8%	48.7%
2015 Female Population	51.4%	51.2%	51.3%
2015 Median Age	33.0	33.1	32.6

In the identified area, the current year population is 233,929. In 2010, the Census count in the area was 217,142. The rate of change since 2010 was 1.43% annually. The five-year projection for the population in the area is 250,613 representing a change of 1.39% annually from 2015 to 2020. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 33.0, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	59.2%	53.3%	50.7%
2015 Black Alone	26.3%	26.5%	26.7%
2015 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2015 Asian Alone	5.3%	8.7%	8.8%
2015 Pacific Islander Alone	0.2%	0.1%	0.1%
2015 Other Race	4.6%	7.2%	9.5%
2015 Two or More Races	4.1%	3.6%	3.7%
2015 Hispanic Origin (Any Race)	14.7%	19.7%	24.6%

Persons of Hispanic origin represent 24.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	211	6,386	41,062
2010 Households	2,358	19,450	69,856
2015 Total Households	3,323	22,556	74,954
2020 Total Households	4,095	25,383	80,146
2000-2010 Annual Rate	27.30%	11.78%	5.46%
2010-2015 Annual Rate	6.75%	2.86%	1.35%
2015-2020 Annual Rate	4.27%	2.39%	1.35%
2015 Average Household Size	3.17	3.24	3.11

The household count in this area has changed from 69,856 in 2010 to 74,954 in the current year, a change of 1.35% annually. The five-year projection of households is 80,146, a change of 1.35% annually from the current year total. Average household size is currently 3.11, compared to 3.10 in the year 2010. The number of families in the current year is 59,442 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Mansfield: Broad and 360
3700 E Broad St, Mansfield, Texas, 76063
Drive Times: 5, 10, 15 minute radii

Latitude: 32.57796
Longitude: -97.07915

	5 minutes	10 minutes	15 minutes
Median Household Income			
2015 Median Household Income	\$105,563	\$98,873	\$78,131
2020 Median Household Income	\$114,797	\$106,540	\$86,712
2015-2020 Annual Rate	1.69%	1.50%	2.11%
Average Household Income			
2015 Average Household Income	\$123,171	\$113,012	\$91,922
2020 Average Household Income	\$138,345	\$127,364	\$103,716
2015-2020 Annual Rate	2.35%	2.42%	2.44%
Per Capita Income			
2015 Per Capita Income	\$40,145	\$34,646	\$29,609
2020 Per Capita Income	\$44,808	\$38,895	\$33,335
2015-2020 Annual Rate	2.22%	2.34%	2.40%

Households by Income

Current median household income is \$78,131 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$86,712 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$91,922 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$103,716 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$29,609 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$33,335 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	214	6,602	42,907
2000 Owner Occupied Housing Units	207	5,668	32,048
2000 Renter Occupied Housing Units	4	719	9,014
2000 Vacant Housing Units	3	215	1,845
2010 Total Housing Units	2,459	20,304	73,192
2010 Owner Occupied Housing Units	1,709	16,409	52,320
2010 Renter Occupied Housing Units	649	3,041	17,536
2010 Vacant Housing Units	101	854	3,336
2015 Total Housing Units	3,363	23,170	77,871
2015 Owner Occupied Housing Units	2,310	18,606	54,844
2015 Renter Occupied Housing Units	1,013	3,949	20,110
2015 Vacant Housing Units	40	614	2,917
2020 Total Housing Units	4,138	26,062	83,150
2020 Owner Occupied Housing Units	2,811	20,784	58,286
2020 Renter Occupied Housing Units	1,284	4,600	21,860
2020 Vacant Housing Units	43	679	3,004

Currently, 70.4% of the 77,871 housing units in the area are owner occupied; 25.8%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 73,192 housing units in the area - 71.5% owner occupied, 24.0% renter occupied, and 4.6% vacant. The annual rate of change in housing units since 2010 is 2.79%. Median home value in the area is \$197,179, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.40% annually to \$222,046.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Business Summary

Mansfield: Broad and 360
 3700 E Broad St, Mansfield, Texas, 76063
 Drive Times: 5, 10, 15 minute radii

Latitude: 32.57796
 Longitude: -97.07915

Data for all businesses in area	5 minutes	10 minutes	15 minutes
Total Businesses:	148	1,396	5,332
Total Employees:	1,740	17,626	59,967
Total Residential Population:	10,558	73,429	233,929
Employee/Residential Population Ratio:	0.16:1	0.24:1	0.26:1

by SIC Codes	Employees				Employees				Employees			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	2	1.4%	9	0.5%	24	1.7%	140	0.8%	105	2.0%	900	1.5%
Construction	8	5.4%	26	1.5%	104	7.4%	503	2.9%	438	8.2%	2,365	3.9%
Manufacturing	1	0.7%	70	4.0%	40	2.9%	1,535	8.7%	177	3.3%	5,785	9.6%
Transportation	6	4.1%	22	1.3%	43	3.1%	245	1.4%	170	3.2%	1,325	2.2%
Communication	1	0.7%	9	0.5%	17	1.2%	105	0.6%	67	1.3%	479	0.8%
Utility	0	0.0%	0	0.0%	2	0.1%	9	0.1%	9	0.2%	47	0.1%
Wholesale Trade	1	0.7%	15	0.9%	42	3.0%	425	2.4%	204	3.8%	3,167	5.3%
Retail Trade Summary	32	21.6%	500	28.7%	263	18.8%	4,038	22.9%	1,335	25.0%	19,725	32.9%
Home Improvement	2	1.4%	15	0.9%	21	1.5%	97	0.6%	83	1.6%	658	1.1%
General Merchandise Stores	1	0.7%	2	0.1%	13	0.9%	727	4.1%	58	1.1%	2,711	4.5%
Food Stores	4	2.7%	142	8.2%	28	2.0%	440	2.5%	152	2.9%	2,043	3.4%
Auto Dealers, Gas Stations, Auto Aftermarket	0	0.0%	1	0.1%	24	1.7%	200	1.1%	137	2.6%	1,179	2.0%
Apparel & Accessory Stores	2	1.4%	6	0.3%	12	0.9%	45	0.3%	126	2.4%	1,044	1.7%
Furniture & Home Furnishings	2	1.4%	49	2.8%	20	1.4%	676	3.8%	110	2.1%	1,982	3.3%
Eating & Drinking Places	14	9.5%	258	14.8%	81	5.8%	1,519	8.6%	369	6.9%	7,243	12.1%
Miscellaneous Retail	7	4.7%	26	1.5%	64	4.6%	334	1.9%	301	5.6%	2,866	4.8%
Finance, Insurance, Real Estate Summary	15	10.1%	70	4.0%	164	11.7%	645	3.7%	584	11.0%	2,508	4.2%
Banks, Savings & Lending Institutions	4	2.7%	22	1.3%	61	4.4%	237	1.3%	216	4.1%	847	1.4%
Securities Brokers	1	0.7%	4	0.2%	11	0.8%	30	0.2%	43	0.8%	150	0.3%
Insurance Carriers & Agents	4	2.7%	16	0.9%	44	3.2%	143	0.8%	142	2.7%	472	0.8%
Real Estate, Holding, Other Investment Offices	6	4.1%	29	1.7%	48	3.4%	236	1.3%	183	3.4%	1,038	1.7%
Services Summary	72	48.6%	1,003	57.6%	604	43.3%	9,225	52.3%	1,993	37.4%	22,214	37.0%
Hotels & Lodging	0	0.0%	1	0.1%	8	0.6%	72	0.4%	23	0.4%	255	0.4%
Automotive Services	3	2.0%	22	1.3%	28	2.0%	98	0.6%	162	3.0%	1,020	1.7%
Motion Pictures & Amusements	9	6.1%	76	4.4%	45	3.2%	636	3.6%	168	3.2%	1,237	2.1%
Health Services	21	14.2%	327	18.8%	145	10.4%	1,807	10.3%	345	6.5%	3,623	6.0%
Legal Services	2	1.4%	3	0.2%	16	1.1%	44	0.2%	34	0.6%	106	0.2%
Education Institutions & Libraries	6	4.1%	373	21.4%	44	3.2%	4,641	26.3%	128	2.4%	9,260	15.4%
Other Services	33	22.3%	201	11.6%	318	22.8%	1,926	10.9%	1,134	21.3%	6,712	11.2%
Government	0	0.0%	1	0.1%	35	2.5%	641	3.6%	66	1.2%	1,060	1.8%
Unclassified Establishments	8	5.4%	14	0.8%	57	4.1%	115	0.7%	185	3.5%	391	0.7%
Totals	148	100.0%	1,740	100.0%	1,396	100.0%	17,626	100.0%	5,332	100.0%	59,967	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



Business Summary

Mansfield: Broad and 360
 3700 E Broad St, Mansfield, Texas, 76063
 Drive Times: 5, 10, 15 minute radii

Latitude: 32.57796
 Longitude: -97.07915

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	0	0.0%	0	0.0%	1	0.1%	13	0.1%	4	0.1%	148	0.2%
Mining	0	0.0%	0	0.0%	3	0.2%	18	0.1%	8	0.2%	76	0.1%
Utilities	0	0.0%	0	0.0%	2	0.1%	9	0.1%	8	0.2%	44	0.1%
Construction	9	6.1%	29	1.7%	111	8.0%	529	3.0%	461	8.6%	2,539	4.2%
Manufacturing	2	1.4%	72	4.1%	46	3.3%	1,581	9.0%	200	3.8%	6,023	10.0%
Wholesale Trade	1	0.7%	15	0.9%	42	3.0%	425	2.4%	204	3.8%	3,178	5.3%
Retail Trade	18	12.2%	240	13.8%	171	12.2%	2,467	14.0%	911	17.1%	12,109	20.2%
Motor Vehicle & Parts Dealers	0	0.0%	1	0.1%	17	1.2%	175	1.0%	111	2.1%	985	1.6%
Furniture & Home Furnishings Stores	2	1.4%	46	2.6%	9	0.6%	216	1.2%	49	0.9%	503	0.8%
Electronics & Appliance Stores	0	0.0%	3	0.2%	8	0.6%	434	2.5%	49	0.9%	1,355	2.3%
Bldg Material & Garden Equipment & Supplies Dealers	2	1.4%	15	0.9%	21	1.5%	97	0.6%	83	1.6%	658	1.1%
Food & Beverage Stores	4	2.7%	140	8.0%	18	1.3%	405	2.3%	103	1.9%	1,781	3.0%
Health & Personal Care Stores	2	1.4%	4	0.2%	24	1.7%	137	0.8%	92	1.7%	960	1.6%
Gasoline Stations	0	0.0%	0	0.0%	6	0.4%	25	0.1%	26	0.5%	195	0.3%
Clothing & Clothing Accessories Stores	4	2.7%	14	0.8%	15	1.1%	56	0.3%	143	2.7%	1,128	1.9%
Sport Goods, Hobby, Book, & Music Stores	1	0.7%	11	0.6%	16	1.1%	109	0.6%	50	0.9%	486	0.8%
General Merchandise Stores	1	0.7%	2	0.1%	13	0.9%	727	4.1%	58	1.1%	2,711	4.5%
Miscellaneous Store Retailers	1	0.7%	2	0.1%	14	1.0%	62	0.4%	115	2.2%	1,222	2.0%
Nonstore Retailers	1	0.7%	0	0.0%	9	0.6%	25	0.1%	33	0.6%	125	0.2%
Transportation & Warehousing	5	3.4%	20	1.1%	30	2.1%	206	1.2%	116	2.2%	1,040	1.7%
Information	1	0.7%	11	0.6%	22	1.6%	141	0.8%	103	1.9%	770	1.3%
Finance & Insurance	10	6.8%	41	2.4%	117	8.4%	410	2.3%	408	7.7%	1,492	2.5%
Central Bank/Credit Intermediation & Related Activities	4	2.7%	22	1.3%	60	4.3%	234	1.3%	219	4.1%	857	1.4%
Securities, Commodity Contracts & Other Financial	1	0.7%	4	0.2%	12	0.9%	33	0.2%	47	0.9%	162	0.3%
Insurance Carriers & Related Activities; Funds, Trusts &	4	2.7%	16	0.9%	44	3.2%	143	0.8%	142	2.7%	472	0.8%
Real Estate, Rental & Leasing	8	5.4%	28	1.6%	62	4.4%	246	1.4%	276	5.2%	1,272	2.1%
Professional, Scientific & Tech Services	13	8.8%	39	2.2%	122	8.7%	522	3.0%	355	6.7%	1,707	2.8%
Legal Services	2	1.4%	5	0.3%	20	1.4%	65	0.4%	48	0.9%	209	0.3%
Management of Companies & Enterprises	0	0.0%	0	0.0%	1	0.1%	5	0.0%	3	0.1%	28	0.0%
Administrative & Support & Waste Management & Remediation	4	2.7%	15	0.9%	61	4.4%	334	1.9%	235	4.4%	1,283	2.1%
Educational Services	7	4.7%	376	21.6%	51	3.7%	4,659	26.4%	153	2.9%	9,303	15.5%
Health Care & Social Assistance	25	16.9%	365	21.0%	174	12.5%	2,256	12.8%	452	8.5%	5,291	8.8%
Arts, Entertainment & Recreation	4	2.7%	71	4.1%	30	2.1%	623	3.5%	93	1.7%	1,048	1.7%
Accommodation & Food Services	14	9.5%	259	14.9%	95	6.8%	1,599	9.1%	420	7.9%	7,601	12.7%
Accommodation	0	0.0%	1	0.1%	8	0.6%	72	0.4%	23	0.4%	255	0.4%
Food Services & Drinking Places	14	9.5%	258	14.8%	87	6.2%	1,527	8.7%	396	7.4%	7,346	12.3%
Other Services (except Public Administration)	19	12.8%	144	8.3%	162	11.6%	826	4.7%	666	12.5%	3,552	5.9%
Automotive Repair & Maintenance	2	1.4%	21	1.2%	21	1.5%	79	0.4%	129	2.4%	882	1.5%
Public Administration	0	0.0%	1	0.1%	35	2.5%	641	3.6%	66	1.2%	1,060	1.8%
Unclassified Establishments	8	5.4%	14	0.8%	57	4.1%	115	0.7%	188	3.5%	403	0.7%
Total	148	100.0%	1,740	100.0%	1,396	100.0%	17,626	100.0%	5,332	100.0%	59,967	100.0%

Source: Copyright 2015 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2015.



JOHN T. EVANS
COMPANY

Texas law requires that all real estate licensees present this information to prospective sellers, landlords, buyers or tenants.

Information on Brokerage Services

What to Know Before Working with a Real Estate Broker

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instruction of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instruction of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

(Form 598)

Property: _____

In this transaction, John T. Evans Company, Inc. is:

agent for Owner/Landlord only; agent for Buyer/Tenant only; or an intermediary.

Broker asks that you acknowledge receipt of this information about brokerage services for broker's records.

Owner or Landlord _____ Date _____ Buyer or Tenant _____ Date _____

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas, 78711-2188, or 512-465-3960.