

FOR SALE

LAND SITE

2925

E. BROAD STREET

Mansfield, Texas 76063



PROPERTY SPECIFICATIONS

Asking Price

+ \$12.00/SF

Land Size

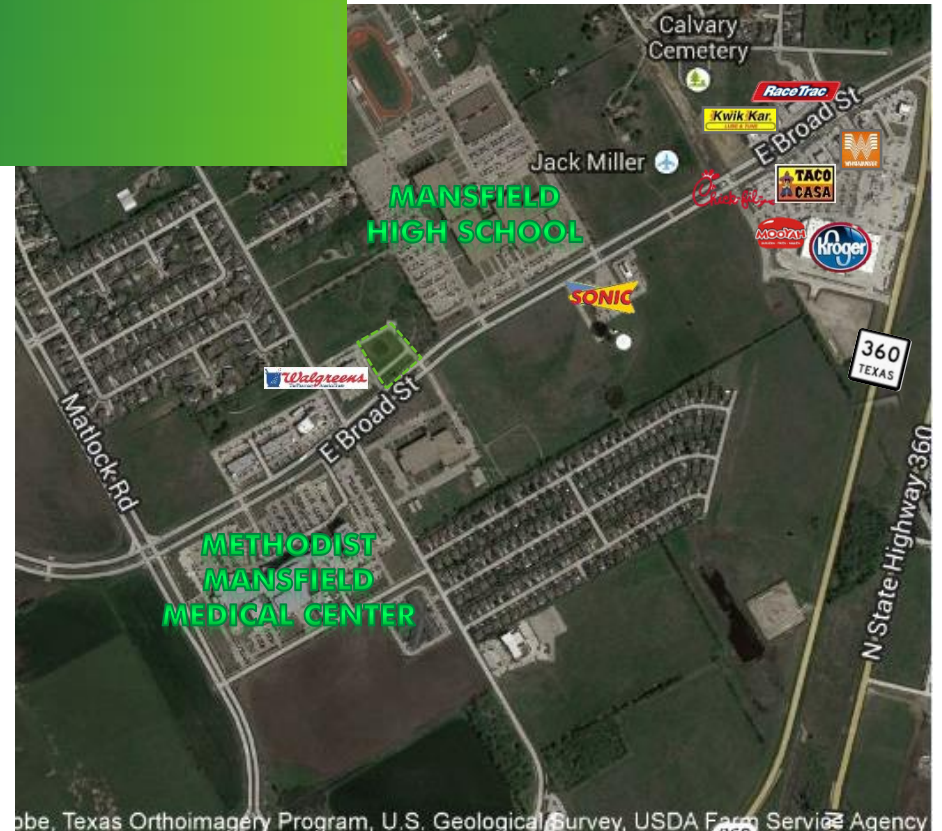
+ 1.59 Acres (69,260.40 SF)

Information

- + Multiple uses – Retail, Office & Medical
- + 40 X 260 Landscaped easement for the piece that fronts Broad Street
- + Located off E. Broad Street & N. Miller Road
- + Commercial Land just right of the Walgreens Building, does include the small parcel directly in front of the property
- + Easy access/visibility to SH-360
- + Zoned "PD" Planned Development: Site Plan District Retail, Office & Medical

Traffic Count

- + Broad St. & Miller Rd. N.: 17,217
- + Broad St. & Matlock Rd. :: 19,413



Abbe, Texas Orthoimagery Program, U.S. Geological Survey, USDA Farm Service Agency

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
Population Estimate (2013)	4,746	52,526	119,774
Population Growth (2013-2018)	13.25%	13.86%	13.60%
Avg. Household Income (2013)	\$128,472	\$96,262	\$88,173

GREAT FOR RETAIL, OFFICE & MEDICAL

CBRE

