### **ZONED FOR MULTI FAMILY**



## BENSON MANORS

708 E BROAD ST, MANSFIELD, TX 76063

### Features

- Prime location in downtown Mansfield
- Approved multi-family and commercial plans

Traffic Counts		Demographics	YEAR: 2024	1 MILE	3 MILE	5 MILE
E Broad St	8,096 VPD	<b>Total Population</b>		7,803	48,721	135,197
N Walnut Creek Dr	8,658 VPD	Total Households		2,756	16,596	44,213
Main St	14,926 VPD	Average Household In	icome	\$88,701	\$136,491	\$141,355
		5 Year Population Gro	owth	6.41%	21.09%	12.87%

Area Retailers & Businesses











### **FOR SALE**

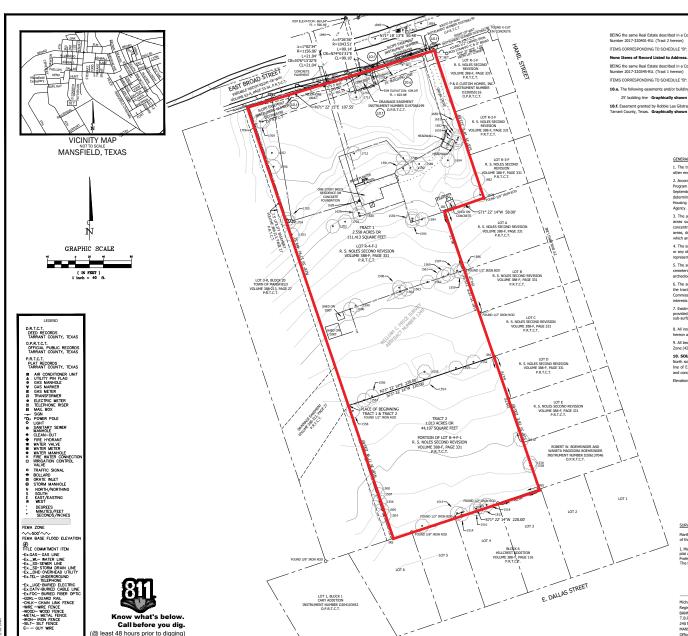
**AVAILABLE ACRES: 3.571 CONTACT FOR MORE INFORMATION** 

### **Robin Barrow**

Vice President 214.720.3638

rbarrow@weitzmangroup.com





BEING the same Real Estate described in a Commitment for Title Insurance by First American Title Guaranty Company, issued October 23, 2020 for GF

BEING the same Real Estate described in a Commitment for Title Insurance by First American Title Guaranty Company, issued October 27, 2020 for GF Number 2017-320345-RU. (Tract 1 hereon)

10.e. The following easements and/or building lines, as shown on plat recorded in Volume 388-1, Page 331, Map Records, Tarrant County, Texas: 25' building line Graphically shown on survey.

10.f. Easement granted by Robbie Lee Gilstrap to the City of Mansfield, filed 04/15/1997, recorded in Volume 12735, Page 337, Real Property Records, Tarrant County. Texas. Graphically shown on survey.

#### GENERAL NOTES:

The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.

2. According to surveyor's interpretation of information shown on the National Flood Insurance Program (NPEP) "Flood Insurance Rate May" (FIRM), Community Parel No. 49490CM60K, dise with a "Area September 25, 2006. The property appears to lie within Zone", Year of the entire properly less within a "Areas determined to be outside the 0.7% annual chance floodpain" zone as defined by the U.S. Department Continued and Continued Conti

A The above referenced "FIRM" map is for use in administering the "NFIP"; it does not necessarily show all areas subject to flooding, particularly from local sources of small size, which could be flooded by server, concentrated rainfalls coulded with inadequate local divisiage systems. There may be detail servering, recels, low areas, divinage systems or other surface or subsurface conditions existing on or near the subject properly which are not studied or addressed as a part of the "NFIP".

4. The surveyor has made no attempt to locate or define hazardous waste areas, habitats, endangered species or any other environmentally sensitive areas on the tract of land shown hereon; nor does this survey make any representations of being an environmental assessment of the tract of land shown hereon.

5. The surveyor has made no attempt to locate or define archeological sites, historical sites or undocumented cemeteries on the tract of land shown hereon: nor does this survey make any representation of being an archeological or historical survey of the tract of land shown hereon.

6. The surveyor has made no attempt to locate abandoned or plugged oil and gas wells, or any other wells on the tract of land shown hereon; nor has the surveyor made any attempt to research same with the Railroad Commission of Texas or any other State agency: nor has the surveyor investigated any mineral or royally interests in the tract of land shown hereon.

7. Existing utilities shown hereon are from above ground visible features coupled together with maps and plans provided to the surveyor. The surveyor does not make any representation of being a Quality Level A or B sub-surface utility survey of the tract of land shown hereon.

8. All iron rods set (IRS) are 5/8-inch with a plastic cap stamped "RPLS 4838". All found monuments shown

9. All bearings shown herein are Texas State Plane Coordinate System, NAD83 (2011), Texas North Central Zone (4202). All distances shown herein are surface distances

10. SOURCE BENCHMARK: City of Mansfield Monument "Mon-BC2", being located in a Grass area on the en Smith Street and Pond Street, and is 1.5 feet North of the North curb line of E. Broad Street and 32.0 feet East of the West end of a box culvert and lies between the North curb

Elevation = 594.55

### SURVEYORS CERTIFICATE TO:

I, Michael Dan Davis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this map or plat and the surveyor on which it is based were made in accordance with and complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category IA, Condition 2 Survey.

The field work was completed on November 24, 2020.



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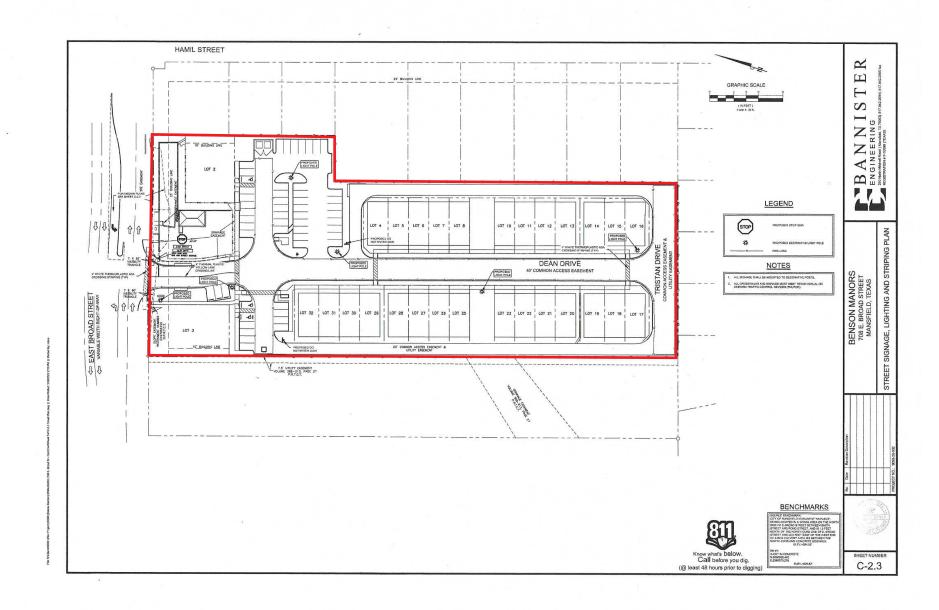
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CATEGORY 1A CONDITION 2 LAND TITLE SURVEY

PROJECT NO.: 9098-20-001 SCALE: 1" = 40' DRAWN BY: sa CKD BY: md2

> SHEET NUMBER 1 or 2

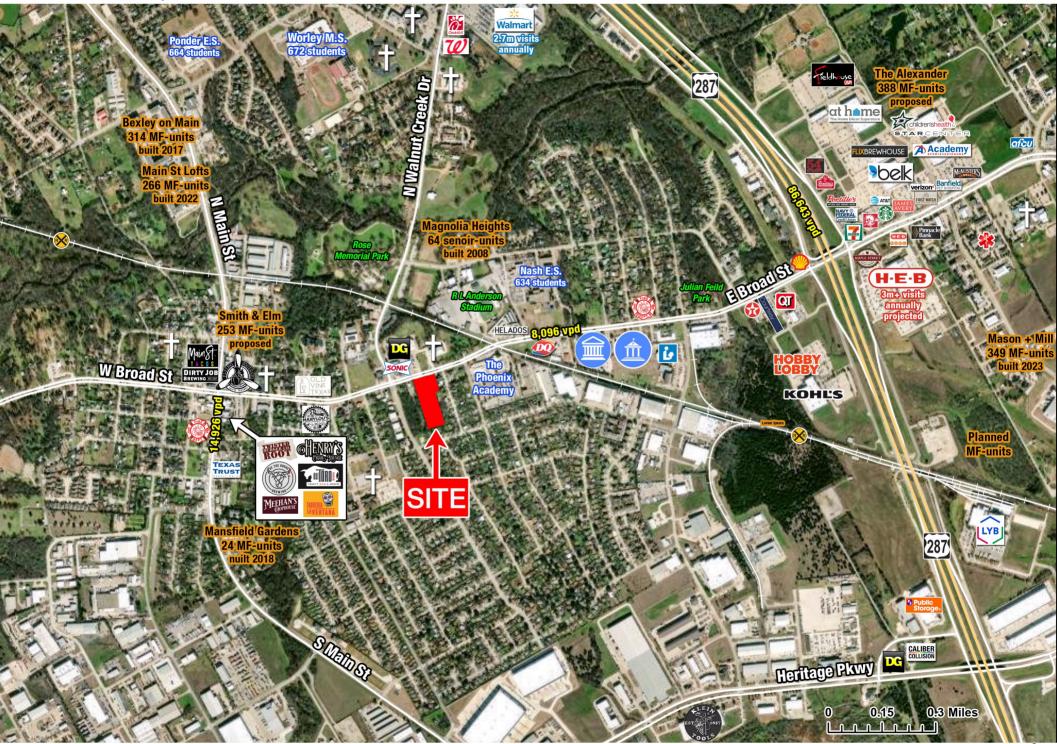












### INFORMATION ABOUT BROKERAGE SERVICES



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 actives, 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 on 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 par es 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 listening 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 par es 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 par es to the transaction impartially and fairly;
- May, with the par es' 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.

The Weitzman Group	402795	twgre@weitzmangroup.com	214-954-0600
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Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
	Ruver/Tenant/Seller/Landlord Initials		

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INFORMATION AVAILABLE AT WWW.TREC.TEXAS.GOV