

# KOHL'S ANCHORED PAD SITE

MANSFIELD, TX | 126 HIGHWAY 287 S. | SWQ US 287 & BROAD STREET | #1181



- Affluent trade area with strong growth
- Excellent visibility from Highway 287 and Broad Street
- Pad is ready to be developed immediately

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2021 Population	4,969	56,013	127,462
2021 Daytime Population	7,450	63,935	120,450
2021 Average HH Income	\$92,561	\$115,722	\$115,754
2021 Median HH Income	\$68,113	\$94,817	\$96,743

## TRAFFIC COUNTS:

Highway 287: 63,593 VPD  
E. Broad St.: 23,222 VPD

AVAILABLE SF:  
APPROX. 0.7 ACRES

GROUND LEASE:  
CALL FOR INFORMATION

ZONING:  
I-1-"INDUSTRIAL"

RATES:  
CALL FOR DETAILS

AREA ANCHORS:

**KOHL'S**  
expect great things

**Walmart** ✨  
Supercenter

**HOBBY LOBBY**

COMING SOON:

**H-E-B**

**at home**  
The Home Décor Superstore

**Fieldhouse**  
USA

**belk**

**Dr Pepper**  
ARENA

**Academy**  
SPORTS+OUTDOORS

**TJ-maxx**

THE **retail** CONNECTION

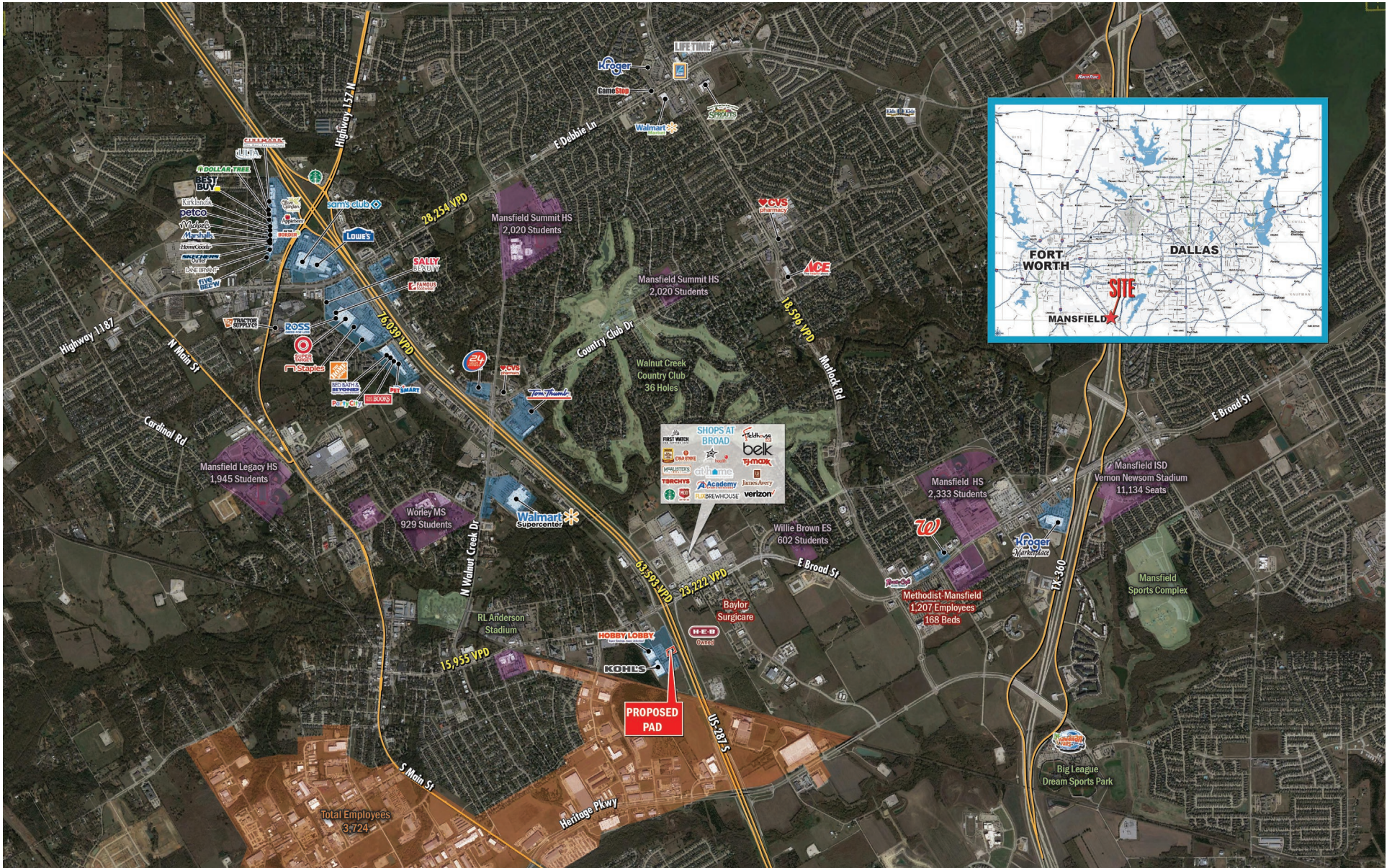
**BRANDON TRIMBLE**  
214.572.8453  
btrimble@theretailconnection.net

**SUSAN RIDLEY**  
214.572.8421  
sridley@theretailconnection.net

**CHAINLINKS**  
RETAIL ADVISORS  
**Stan Johnson Co.**

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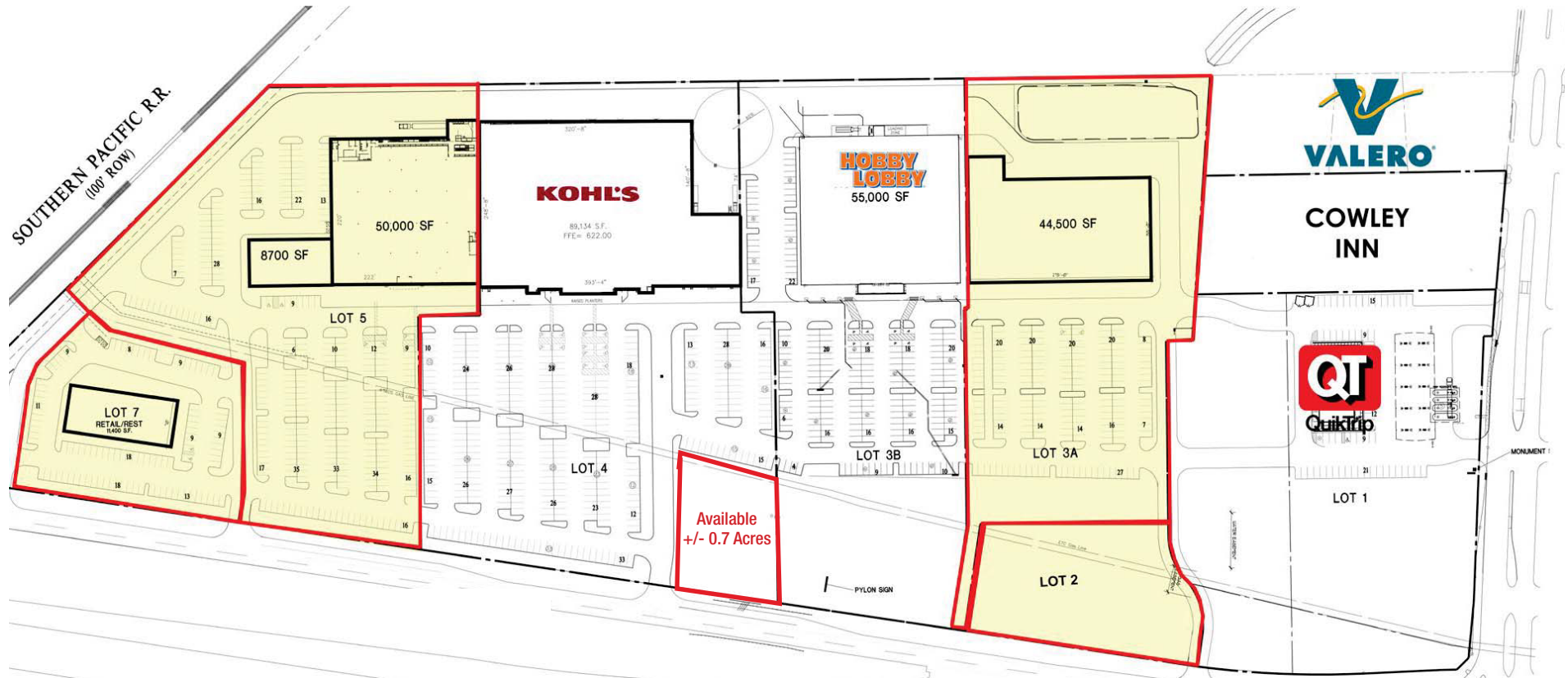
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## SWC BROAD ST & US HWY 287



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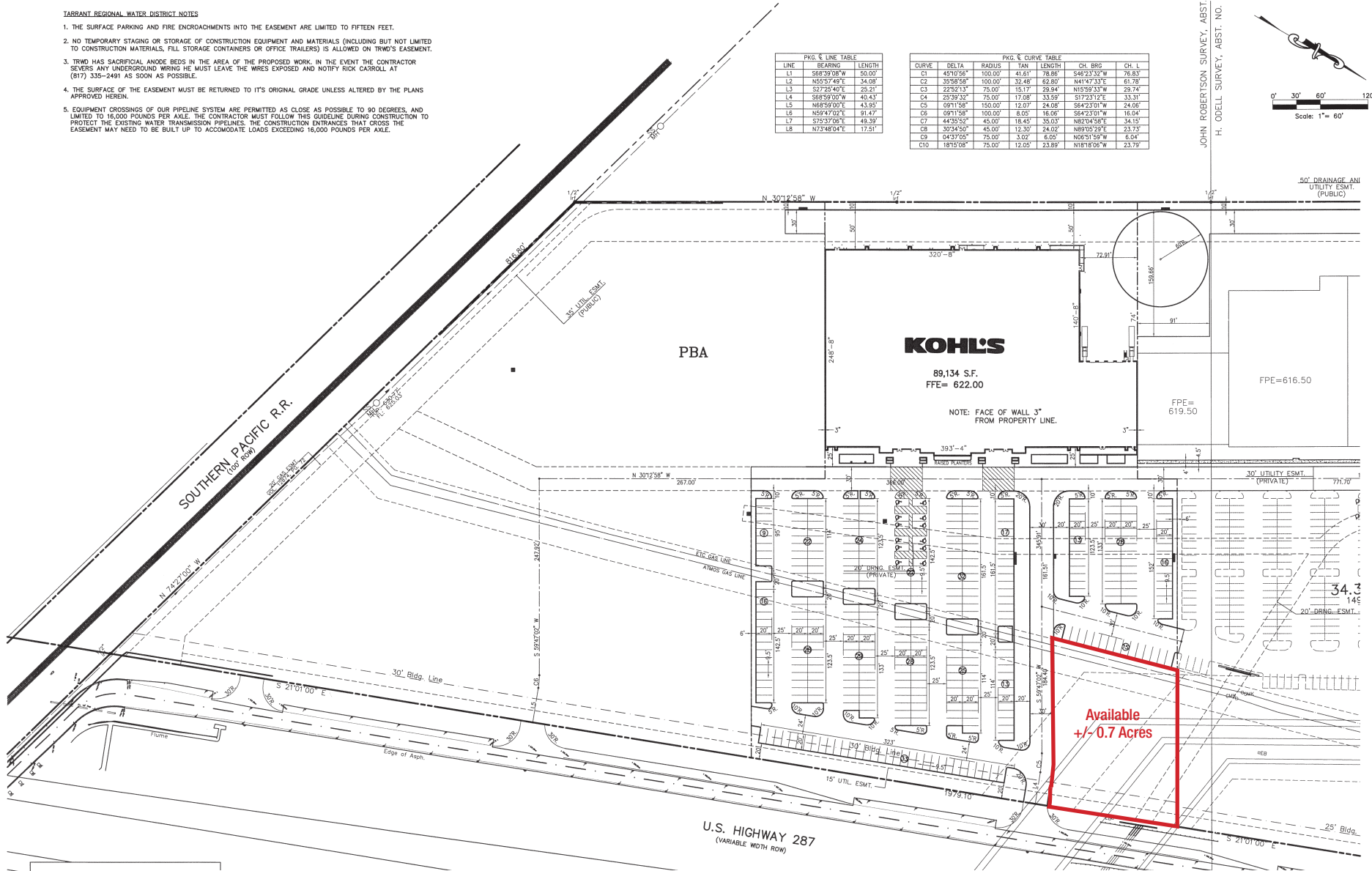
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### TARRANT REGIONAL WATER DISTRICT NOTES

1. THE SURFACE PARKING AND FIRE ENCROACHMENTS INTO THE EASEMENT ARE LIMITED TO FIFTEEN FEET.
2. NO TEMPORARY STAGING OR STORAGE OF CONSTRUCTION EQUIPMENT AND MATERIALS (INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, FILL STORAGE CONTAINERS OR OFFICE TRAILERS) IS ALLOWED ON TRWD'S EASEMENT.
3. TRWD HAS SACRIFICIAL ANODE BEDS IN THE AREA OF THE PROPOSED WORK. IN THE EVENT THE CONTRACTOR SEVERS ANY UNDERGROUND WIRING HE MUST LEAVE THE WIRES EXPOSED AND NOTIFY RICK CARROLL AT (817) 335-2491 AS SOON AS POSSIBLE.
4. THE SURFACE OF THE EASEMENT MUST BE RETURNED TO ITS ORIGINAL GRADE UNLESS ALTERED BY THE PLANS APPROVED HEREIN.
5. EQUIPMENT CROSSINGS OF OUR PIPELINE SYSTEM ARE PERMITTED AS CLOSE AS POSSIBLE TO 90 DEGREES, AND LIMITED TO 16,000 POUNDS PER AXLE. THE CONTRACTOR MUST FOLLOW THIS GUIDELINE DURING CONSTRUCTION TO PROTECT THE EXISTING WATER TRANSMISSION PIPELINES. THE CONSTRUCTION ENTRANCES THAT CROSS THE EASEMENT MAY NEED TO BE BUILT UP TO ACCOMMODATE LOADS EXCEEDING 16,000 POUNDS PER AXLE.

PKG. & LINE TABLE		
LINE	BEARING	LENGTH
L1	S68°39'00"W	50.00'
L2	N55°57'49"E	34.08'
L3	S27°25'40"E	25.21'
L4	S68°59'00"W	40.83'
L5	N68°59'00"E	43.95'
L6	N59°47'02"E	91.47'
L7	S75°37'08"E	49.58'
L8	N73°48'04"E	17.51'

PKG. & CURVE TABLE						
CURVE	DELTA	RADIUS	TAN	LENGTH	CH BRG	CH L
C1	45°10'54"	100.00'	41.61'	78.86'	S48°23'32"W	78.83'
C2	35°58'58"	100.00'	32.48'	62.80'	N41°47'33"E	61.78'
C3	22°32'13"	75.00'	15.17'	29.84'	N15°59'33"W	29.74'
C4	25°39'30"	75.00'	17.68'	33.99'	S17°23'12"E	33.31'
C5	09°11'58"	100.00'	12.07'	24.08'	S64°23'01"W	24.08'
C6	09°11'58"	100.00'	8.05'	16.06'	S64°23'01"W	16.04'
C7	44°35'59"	45.00'	18.45'	35.03'	N82°04'58"E	34.15'
C8	30°34'50"	45.00'	12.30'	24.02'	N89°09'29"E	23.73'
C9	04°37'05"	75.00'	3.02'	6.05'	N06°51'59"W	6.04'
C10	18°15'08"	75.00'	12.05'	23.89'	N18°18'08"W	23.79'



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# 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.

**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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date