

FOR SALE

Mansfield Pad Sites
 Hwy. 287/Walnut Creek Drive
 Mansfield, Texas



Price Available Upon Request

27 Acres

Will Subdivide

Commercial Zoning

Utilities Available

Demographics:

	1 Mile	3 Mile	5 Mile
Population	4,774	22,632	56,677
Med. Income	\$64,083	\$57,830	\$67,160



Traffic Counts:
 Hwy. 287: 78,280 CPD
 Walnut Creek: 22,180 CPD



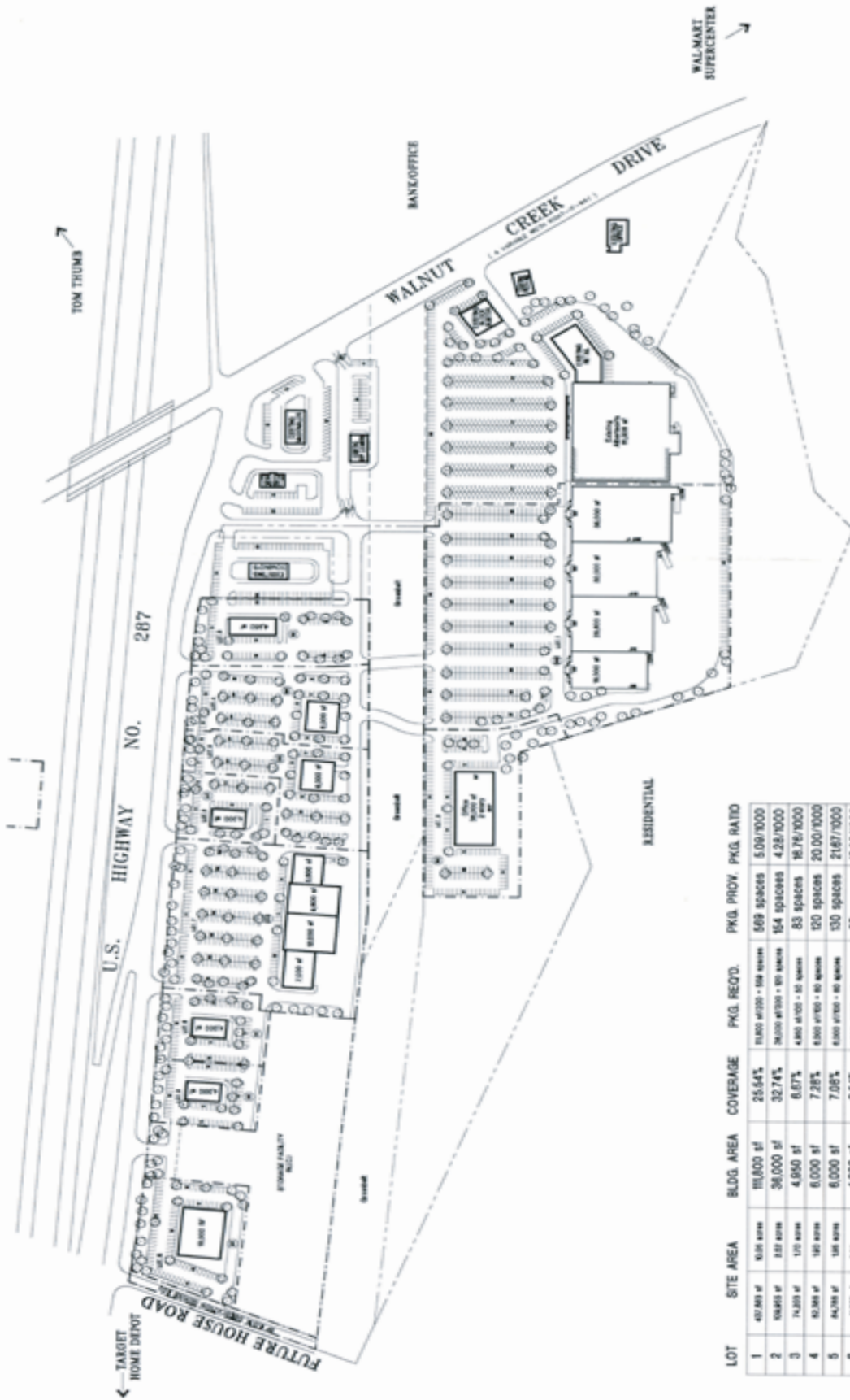
Realty Ventures

the art and science of retail real estate

3250 Hulen Street, Suite 150, Fort Worth, TX 76107 Fax 817-332-4602

Myles Kelley
 817-810-9252

myles@realty-ventures.com



LOT	SITE AREA	BLDG. AREA	COVERAGE	PKG. REQ'D.	PKG. PROV.	PKG. RATIO
1	437,860 SF	18,800 SF	25.54%	18,800 @100' x 100' SPACES	569 SPACES	5.09/1000
2	104,865 SF	36,000 SF	32.74%	36,000 @100' x 100' SPACES	154 SPACES	4.28/1000
3	74,200 SF	4,950 SF	6.67%	4,950 @100' x 100' SPACES	83 SPACES	18.76/1000
4	92,085 SF	6,000 SF	7.28%	6,000 @100' x 100' SPACES	120 SPACES	20.00/1000
5	142,755 SF	6,000 SF	7.08%	6,000 @100' x 100' SPACES	130 SPACES	21.87/1000
6	43,250 SF	4,000 SF	9.54%	4,000 @100' x 100' SPACES	53 SPACES	13.25/1000
7	165,767 SF	34,200 SF	17.45%	34,200 @100' x 100' SPACES	224 SPACES	8.55/1000
8	45,001 SF	4,000 SF	8.35%	4,000 @100' x 100' SPACES	60 SPACES	15.00/1000
9	43,473 SF	4,000 SF	8.20%	4,000 @100' x 100' SPACES	59 SPACES	14.75/1000
10	80,287 SF	13,000 SF	16.14%	13,000 @100' x 100' SPACES	83 SPACES	7.15/1000
TOTAL	1,06,084 SF	223,950 SF	18.69%	1,060 SPACES	1,545 SPACES	8.80/1000

SP5
SCALE: 1/8" = 1'-0" (AS SHOWN) DATE: 05/04/07
APPROVED BY: [Signature]

U.S. HWY. 287 & WALNUT CREEK DRIVE
MANSFIELD, TEXAS
PROVIDENT REALTY ADVISORS

O'BRIEN & ASSOCIATES, INC.
ARCHITECTURE • INTERIORS • PLANNING
1000 UNIVERSITY BLVD., SUITE 200, DALLAS, TEXAS 75201 • 972.764.1100 • FAX 972.764.1100