GLASCO COMMERCIAL

MANSFIELD SOUTH DEVELOPMENT OPPORTUNITY

FM 917

Johnson County, TX 76009



WHY THIS PROPERTY

- Prime Mansfield/Alvarado-area growth corridor location.
- Large, contiguous tract in an area experiencing significant population and employment growth.
- Strategic location accessible to US 287, SH 360, US 67, and I-35W.
- Frontage on FM 917, the major east/west thoroughfare providing access between US 287 in Mansfield and I-35W.
- Flexible development potential for residential, industrial, commercial, or mixed-use projects.
- Multiple access points create flexibility for future subdivision and development.
- Situated purely in Johnson County, outside of any city limits or ETJ.
- Generally level topography.
- Located near Mansfield industrial Park.

INVESTMENT OVERVIEW	
Size	79.264+/- Acres
Location	FM 917, Johnson County, TX
Frontage	FM 917 ~1,500'; CR 613 ~1,000' & Thomas Ln ~1,600'
Zoning	Flexible - Johnson County Regs
Utilities	Water CCN: Johnson County S.U.D. (12" main - FM 917; 3" main - CR 613) / Sewer CCN: None / Electricity: Along CR 613 & Thomas Ln.
Flood Plain	None
School District	Alvarado I.S.D.
Miscellaneous	Ag Lease & Ag Tax Exemption in place.
Property ID	R000006296
Pricing	Pricing Upon Request

Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

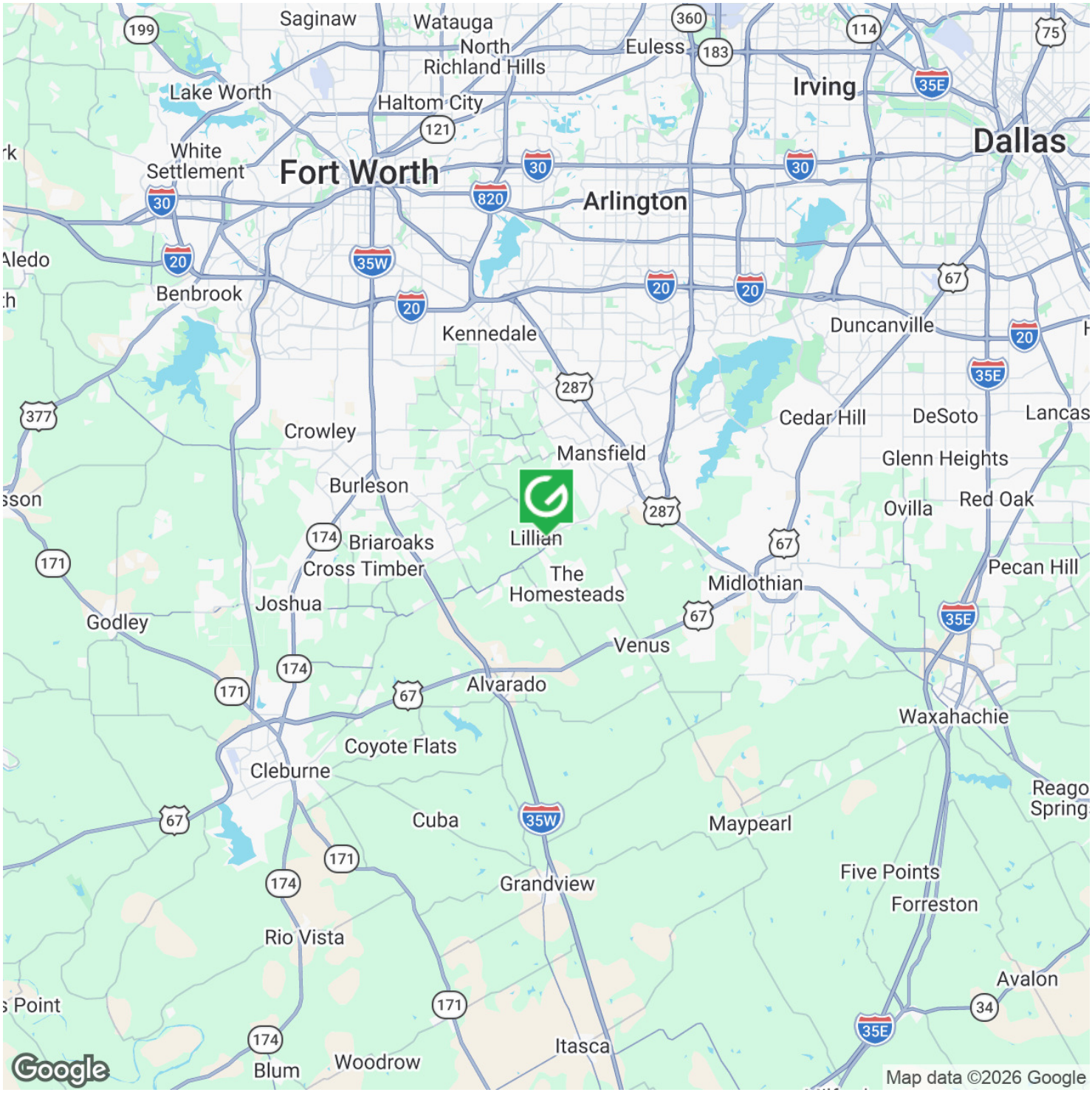
Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

MANSFIELD SOUTH DEVELOPMENT OPPORTUNITY

FM 917

Johnson County, TX 76009



Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

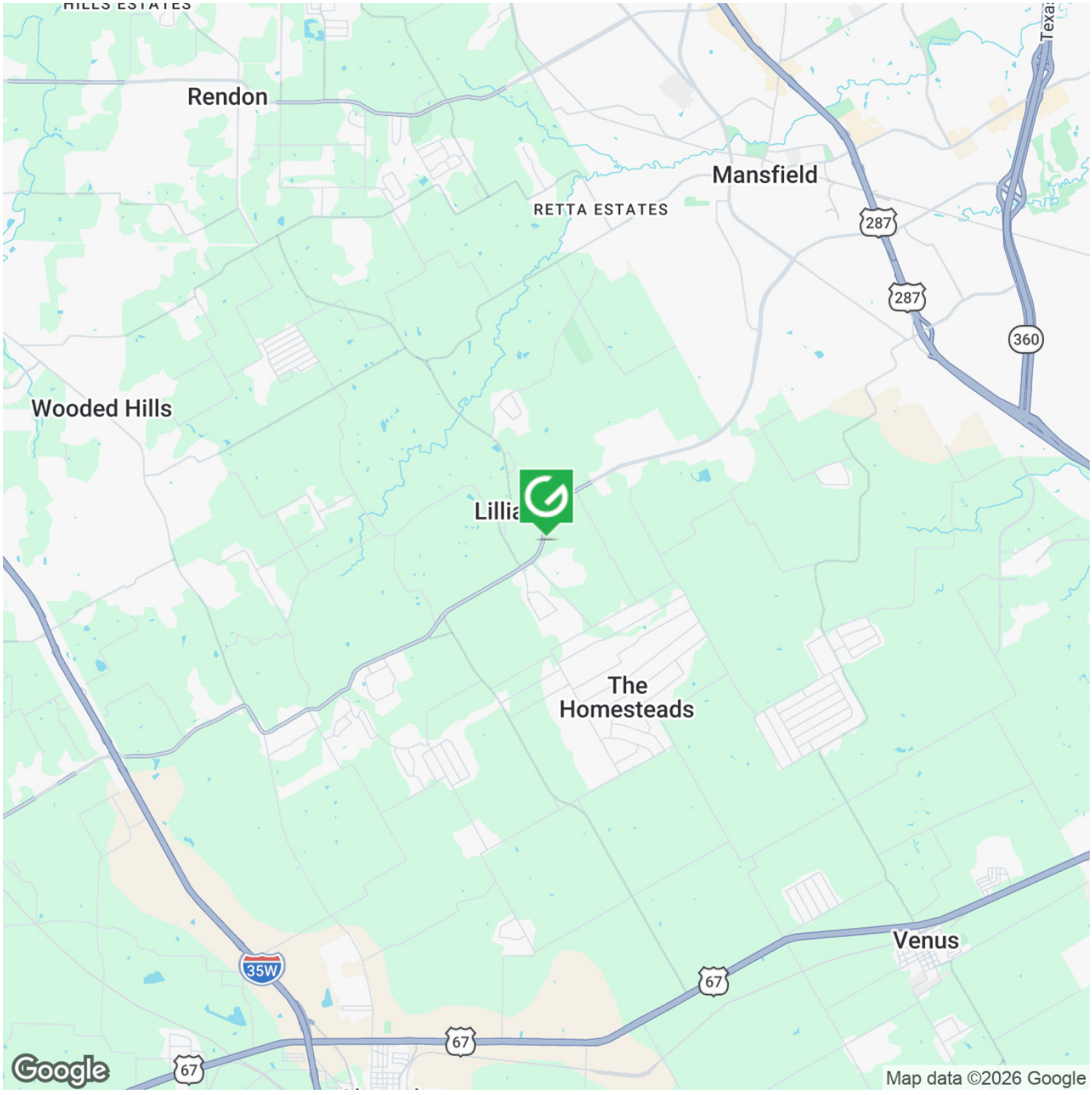
Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

MANSFIELD SOUTH DEVELOPMENT OPPORTUNITY

FM 917

Johnson County, TX 76009



Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

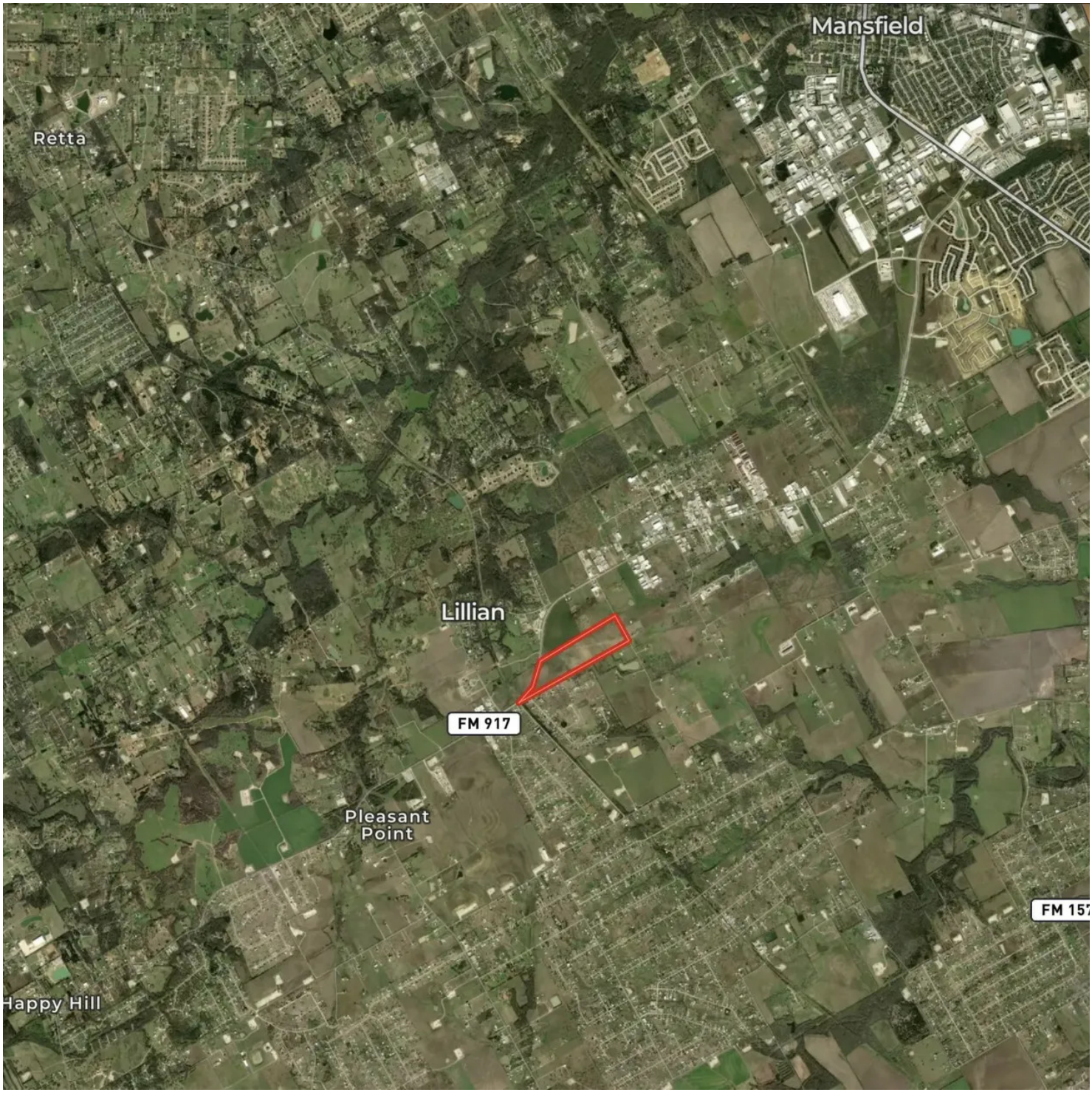
Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

MANSFIELD SOUTH DEVELOPMENT OPPORTUNITY

FM 917

Johnson County, TX 76009



Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

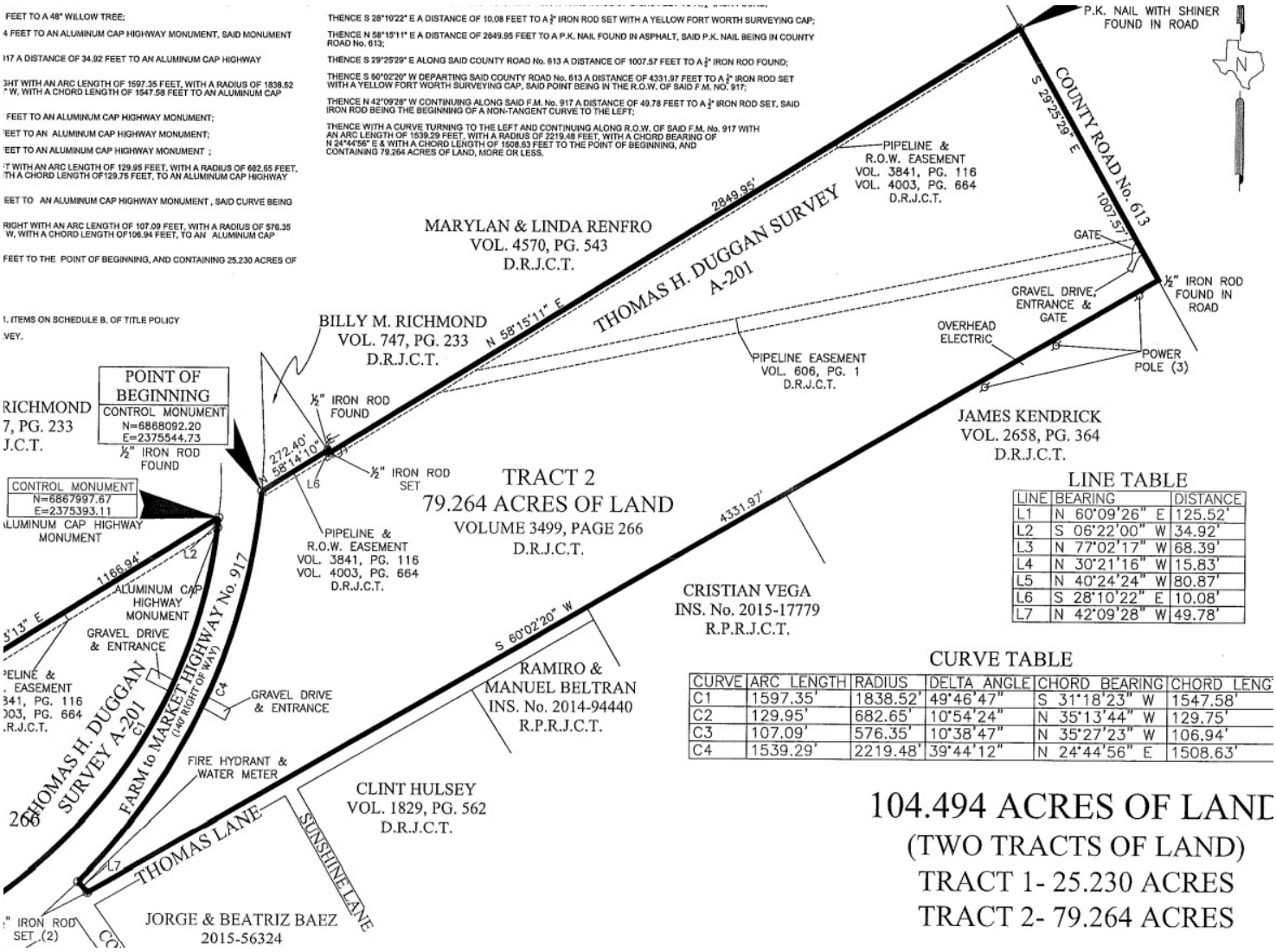
Glasco Commercial Real Estate, LLC - Grant Glasco
214.448.0134 - grant@glascocommercial.com
glascocommercial.com

GLASCO COMMERCIAL

MANSFIELD SOUTH DEVELOPMENT OPPORTUNITY

FM 917

Johnson County, TX 76009



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 60°09'26" E	125.52'
L2	S 06°22'00" W	34.92'
L3	N 77°02'17" W	68.39'
L4	N 30°21'16" W	15.83'
L5	N 40°24'24" W	80.87'
L6	S 28°10'22" E	10.08'
L7	N 42°09'28" W	49.78'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENG
C1	1597.35'	1838.52'	49°46'47"	S 31°18'23" W	1547.58'
C2	129.95'	682.65'	10°54'24"	N 35°13'44" W	129.75'
C3	107.09'	576.35'	10°38'47"	N 35°27'23" W	106.94'
C4	1539.29'	2219.48'	39°44'12"	N 24°44'56" E	1508.63'

104.494 ACRES OF LAND

(TWO TRACTS OF LAND)

TRACT 1- 25.230 ACRES

TRACT 2- 79.264 ACRES

Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco

214.448.0134 - grant@glascocommercial.com

glascocommercial.com

GLASCO COMMERCIAL

MANSFIELD SOUTH DEVELOPMENT OPPORTUNITY

FM 917

Johnson County, TX 76009



Information furnished from sources deemed reliable but is not guaranteed by us and is subject to change in price, corrections, errors and omissions, prior sales, or withdrawal without notice.

Glasco Commercial Real Estate, LLC - Grant Glasco

214.448.0134 - grant@glascocommercial.com

glascocommercial.com

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - 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.

Glasco Commercial Real Estate, LLC	9000772	grant@glascocommercial.com	214-448-0134
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Grant J Glasco	525556	grant@glascocommercial.com	214-448-0134
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____