

# Ritter & Associates

Commercial Real Estate

For Sale  
32.119 ac. Regency Parkway  
Mansfield, Texas 76063

For information contact:

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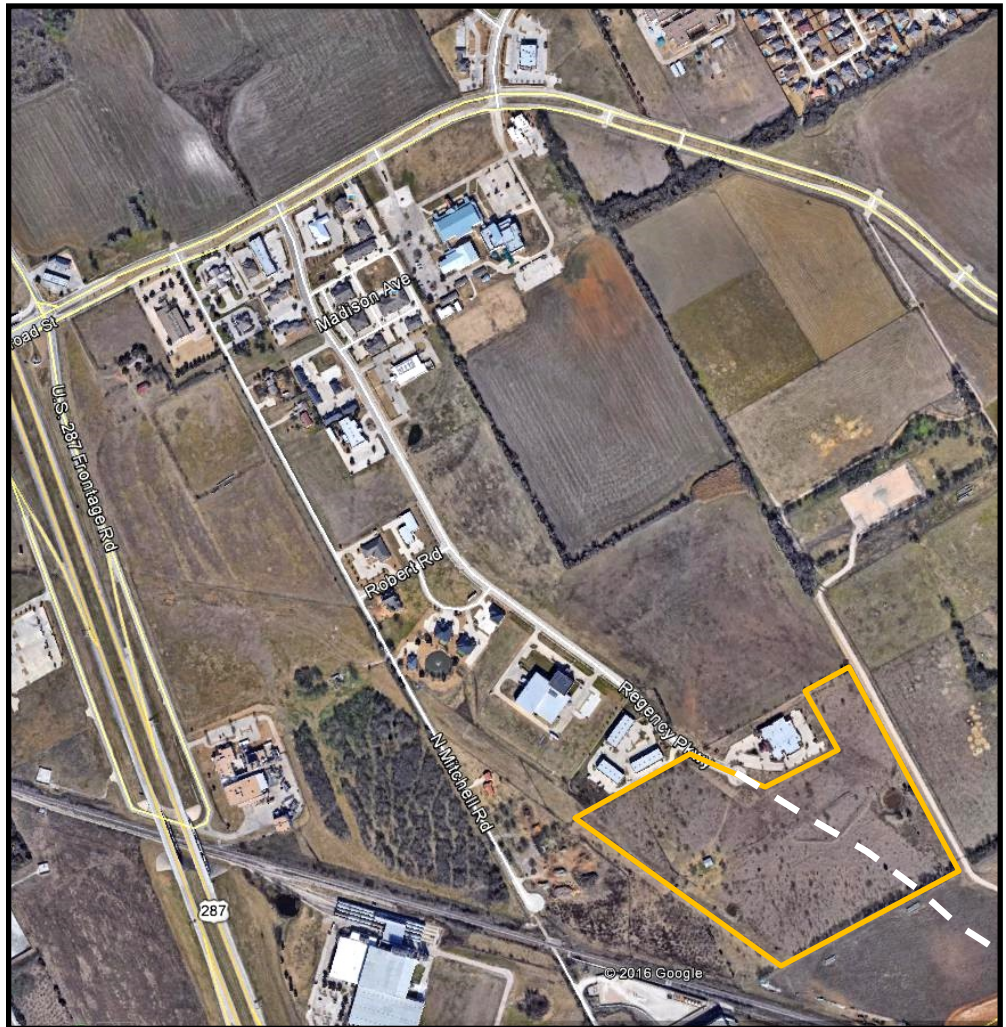
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- 32.119 acres
- Both sides Regency Parkway extension scheduled to be completed late 2017
- Will divide.
- Zoning:
  - “The Reserve” PD
  - Eastside: Workplace Sub District
  - Westside: Highway 287 Overlay
- Pricing: See Broker



## Access to Hwy 287, SH 360, Heritage Parkway & Broad Street

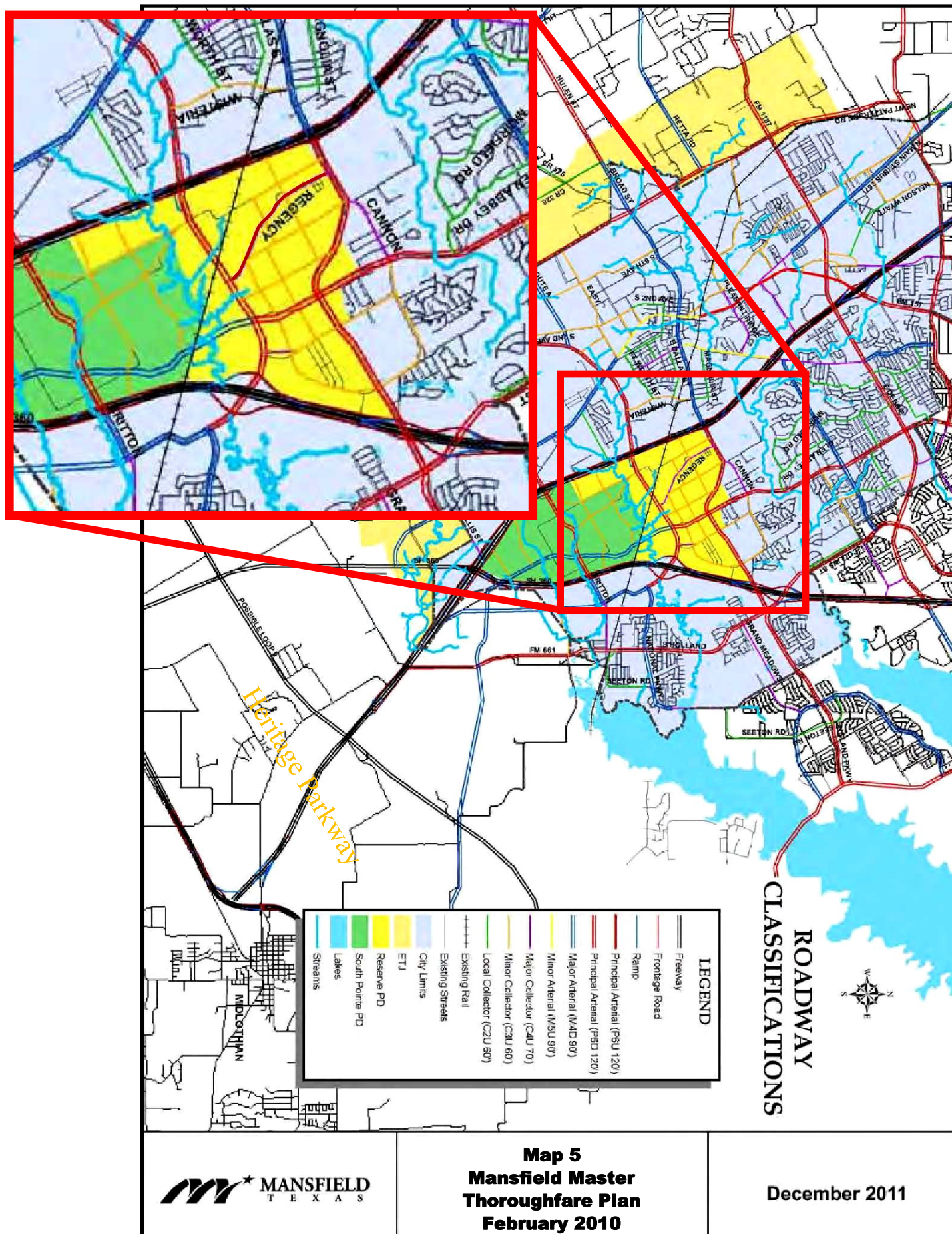


The information contained herein was obtained from sources believed reliable, however, Ritter and Associates makes no guarantees, warranties, or representation as to the completeness or accuracy thereof. The presentation of this property is subjected to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.



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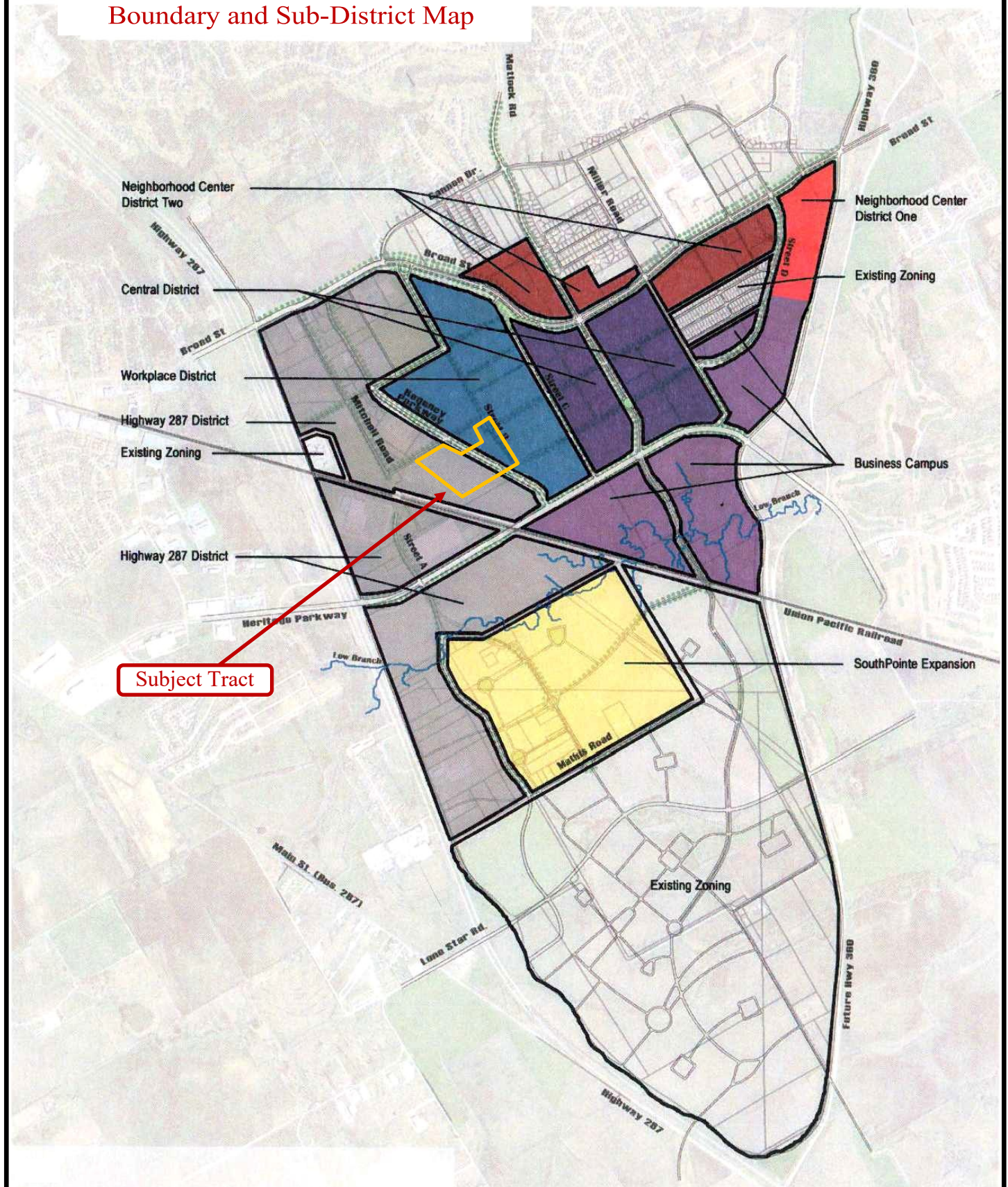
EXHIBIT 2 – Street Framework Plan





# The Reserve Development Plan

## Boundary and Sub-District Map



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### ***SECTION 1. PURPOSE AND INTENT***

The Reserve Planned Development District is intended to promote the creation of contained, mixed-use neighborhoods that are not wholly dependent on the automobile. The Planned Development District is designed to encourage and permit a wide range of integrated land uses within a framework of streets and alleys of a scale conducive to pedestrian activity. The intent is to accommodate a range of compatible land uses, mixing employment opportunities with housing, retail, and service uses. The Planned Development District emphasizes control over the scale and urban form of each building – building setback, size, height – as well as the relationship of development to the street, street landscaping, and other characteristics.

These The Reserve Planned Development District Standards and the Design Standards for The Reserve, which include the Street Framework Design Standards, define the regulations applicable to new development within the Planned Development District and its Sub-Districts. Hereinafter, The Reserve Planned Development District Standards and the Design Standards for The Reserve shall collectively be referred to as the “PD Standards.”

A developer may seek approval for a proposed development that will be governed by regulations different from the ones in these PD Standards by filing a zoning change application. It is not the intent of The Reserve PD for every development that includes minor modifications be required to be processed through a zoning change. Therefore, modifications that substantially comply with the purpose and intent of the PD Standards and do not deviate from any explicit or specific requirements in these PD Standards may be acceptable during site plan review.

### ***SECTION 2. THE RESERVE DEVELOPMENT PLAN***

The Reserve Development Plan attached to these PD Standards and incorporated herein delineates the boundaries of the Planned Development District and its Sub-Districts. The Reserve Development Plan is comprised of the following exhibits:

- Exhibit 1      Boundary and Sub-District Map;
- Exhibit 2      Street Framework Plan; and
- Exhibit 3      Open Space Plan.

### ***SECTION 3. APPLICABILITY AND RULES OF CONSTRUCTION***

- 3.1      **Applicability.** All developments within the boundaries of The Reserve Planned Development District are governed by the PD Standards set forth herein. The Design Standards for The Reserve mentioned above shall be used as a guide in the review of site plans pursuant to Section 10. Prior to development within the Planned Development District, the requirements of Section 10, Development Approval Process, must be satisfied.



## **B. HIGHWAY 287 SUB-DISTRICT**

The Highway 287 Sub-District is generally comprised of properties between U.S. Highway 287 and Regency Parkway, East Broad Street, and the South Pointe Expansion Sub-District. It is intended that the Highway 287 Sub-District will provide opportunities for employment land uses including industrial, commercial and office uses. Development in this area should complement the existing businesses and present a strong and unified frontage along the Highway 287 corridor, East Broad Street and Heritage Parkway.

### **1. BUILDING PLACEMENT**

Buildings within the Highway 287 Sub-District should be sited to create a strong presence from Highway 287, East Broad Street, and Heritage Parkway.

**1.1 Site Planning** – The site planning of developments within the Highway 287 Sub-District should respect certain relationships with adjacent land areas. Buildings should be sited to take advantage of the Low Branch greenbelt and other views afforded by the site or prominent views to the site from Highway 287 and primary roadways.

**1.2 Building Setbacks** – There shall be a minimum setback of twenty-five (25) feet from the highway and street right of ways.

**1.3 Outside Storage** – No outside storage or outside operations of any kind shall be permitted within three hundred (300) feet of the right-of-way line of Highway 287 and within the minimum setback from any street. Outside storage areas must be screened from adjacent properties, along Highway 287 and any street by an opaque screening wall or fence. For screening from adjacent highway and street frontages, the screening wall must be constructed of material consistent with the predominant façade material of the building in which the primary use is located, and shall have adjacent plantings of dense evergreen material three (3) feet in height at installation. At the owner's discretion, the opaque screening and adjacent planting may be substituted with a hedge row of dense evergreen plant materials to form a linear visual screen at least six (6) feet in height at installation. Outside storage must not be stacked or raised above the height of the screening wall or fence or hedge row.

**2. SITE MASSING AND FLOOR AREA RATIO** The maximum floor area ratio for the Highway 287 Sub-District is 2.0.

### **3. BUILDING MASSING**

**3.1 Building Articulation** – The design of all buildings should develop a human scale to enhance the immediate pedestrian experience. Human scale details should be prevalent on all buildings and may be achieved through sensitive treatment of building massing, entry design, window and exterior material treatments, elements at the building base, and definition of a building roof line. In general, building facades should have massing changes and architectural articulation to provide visual interest and texture in order to avoid oversimplified one-dimensional facades and to reduce the perceived scale of the building. This articulation should not apply evenly across the building facade, but should be gathered for greater design impact employing changes in volume and plane. Architectural elements that break up the mass of the building are encouraged. All buildings should be designed to emphasize a “base, mid-section, and top.” The base may be defined through the use of unified storefront heights, running awnings, and the building(s) base construction. The mid-section, for buildings over one story, may be defined through the use of punched windows, balconies, and awnings. The building's top may be defined through the use of a strong cornice treatment, articulated parapets, and overhanging eaves.



### **C. WORKPLACE SUB-DISTRICT**

The Workplace Sub-District is generally comprised of properties between Regency Parkway, Heritage Parkway, East Broad Street, and the Central Sub-District. It is intended that the Workplace Sub-District will provide opportunities for employment land uses including commercial and office uses while allowing some apartments, townhouses, brownstones, live-work units, residential and service land uses along a street grid network to facilitate a transition in land use and activity from the existing industrial land uses along U.S. Highway 287 to the Central Sub-District.

#### **1. USE LIMITATIONS**

The Workplace Sub-District may be used primarily for commercial and office land uses. In addition; apartments, lofts, townhouses, brownstones, live-work units, and ground level service retail land uses may be used to transition from the industrial, commercial and office uses in the Highway 287 Sub-District to the mixed-use in the Central Sub-District. It is encouraged that a single development or building be mixed-use in nature, incorporating any or all of the land uses mentioned above in either a horizontal or vertical manner. The following land uses are not permitted:

- Land uses with drive-thru facilities located along the front of the building.
- Any land use which creates a noxious impact from mechanical noise, vibration, or pollution beyond the boundaries of the building.

Refer to The Reserve Planned Development Standards for details on permitted uses.

The floor area limitations of land uses within the Workplace Sub-District are as follows:

- Restaurants: 12,000 sf maximum
- Residential:
  - Apartments, lofts, townhouses, brownstones, and live-work units
  - Efficiency: 600 sf minimum
  - 1 Bedroom: 750 sf minimum
  - 2 Bedroom: 950 sf minimum
  - 3 Bedroom: 1,200 sf minimum
  - Townhouse/brownstone: 1,200 sf minimum

Buildings containing apartments and no other primary use must have a minimum of three (3) stories.

**1.1 Outside Storage** – No outside storage or outside operations of any kind shall be permitted in the Workplace Sub-District.

As with the intent behind the Central Sub-District development pattern, the Workplace Sub-District is intended to create a development pattern which takes the form of “street wall” buildings, with connecting walls and consistent street tree plantings along a street grid of small-to-medium block size. The development guidelines to follow have been crafted in order to maintain scale and compatibility with the creation of such a mixed-use neighborhood.

#### **2. BUILDING PLACEMENT**

Development that occurs within the Workplace Sub-District will have larger setbacks than the Central Sub-District in order to allow a spatial transition to the industrial and commercial uses in the Highway 287 Sub-District.



## 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:
  - 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.

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Designated Broker of Firm	License No.	Email	Phone
Mark C. Sullivan	331699	ms@ritterrealty.com	817-473-9393
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

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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