

Ritter & Associates

Commercial Real Estate

For Sale
1.151+/- acre Commercial Lot
145 N. U. S. Highway 287
Mansfield, Texas

For information contact:

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**RITTER &
ASSOCIATES
COMMERCIAL
REAL ESTATE**

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- **Location:** 145 N. U. S. Highway 287 (Broad Street Exit), City of Mansfield, Texas
- **Description:** 1.151+/- acres with approximately 300 feet of frontage along Hwy. 287
- **Utilities:** City of Mansfield
- **Zoning:** C-2 Commercial
- **Remarks:** Excellent QSR site. Adjacent to hotels (Holiday Inn Express and Comfort Inn) Across from The Shops at Broad and HEB Complex developments.
- **Sales Price:** See agent for pricing.

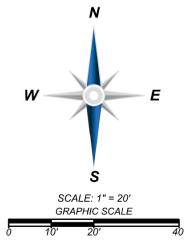


**SUBJECT
PROPERTY
1.151 acres**

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.

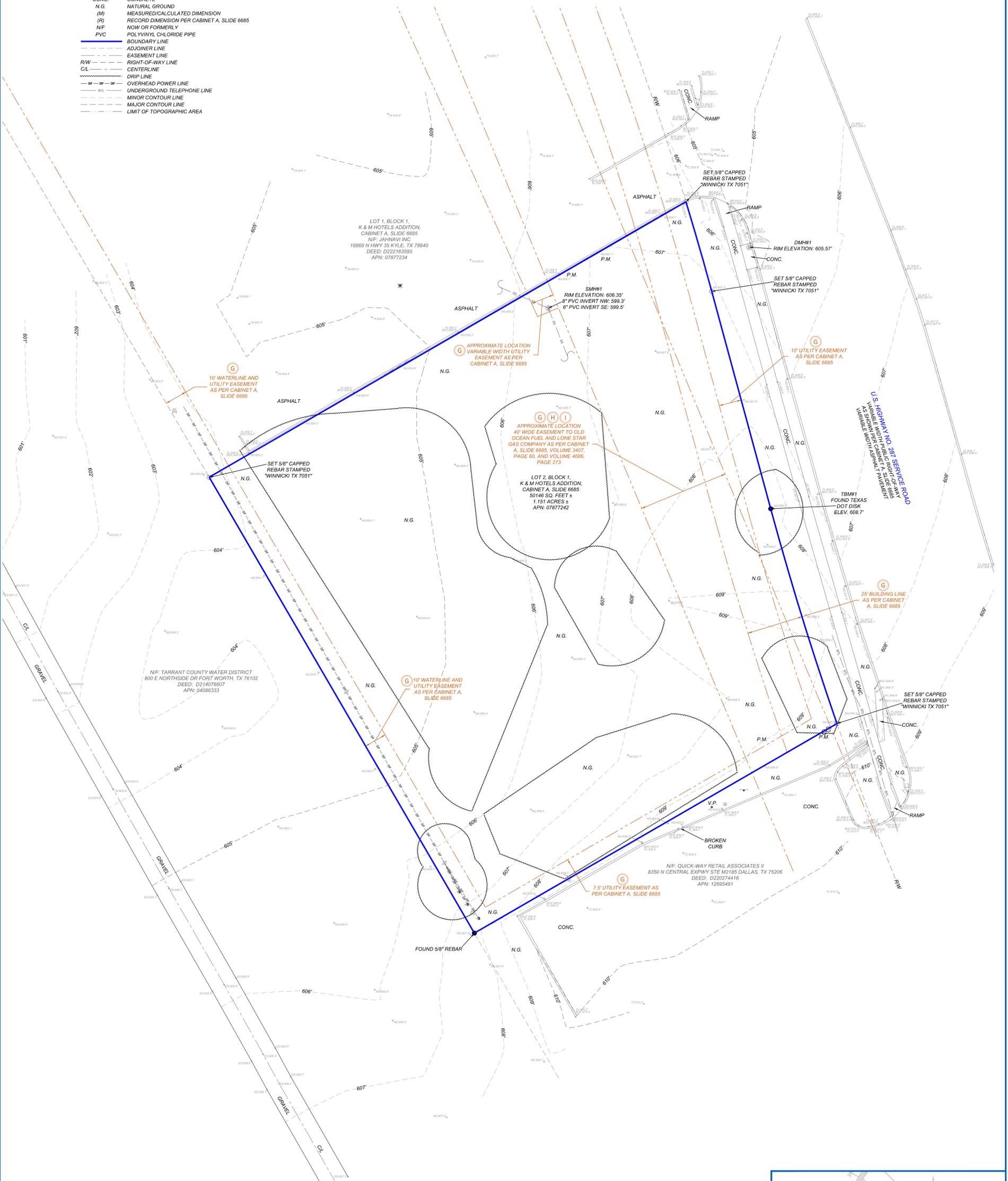
ALTA/NSPS LAND TITLE SURVEY

145 NORTH US HIGHWAY 287,
MANSFIELD, TARRANT COUNTY, TEXAS 76063



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ⊕ COMPUTED POINT
- ⊕ FIRE HYDRANT
- ⊕ LIGHT
- ⊕ SANITARY MANHOLE
- ⊕ BOLLARD
- ⊕ POWER POLE
- ⊕ GUY ARCHOR
- ⊕ WATER VALVE
- ⊕ SIGN
- ⊕ STORM MANHOLE
- ⊕ TV PEDESTAL
- ⊕ P.M. PIPELINE MARKER
- ⊕ V.P. VENT PIPE
- CONC. CONCRETE
- N.G. NATURAL GROUND
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION PER CABINET A, SLIDE 6685
- N/F NOW OR FORMERLY
- PVC POLYVINYL CHLORIDE PIPE
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- RW RIGHT-OF-WAY LINE
- C.L. CENTERLINE
- DRIP LINE
- OVERHEAD POWER LINE
- UNDERGROUND TELEPHONE LINE
- MINOR CONTOUR LINE
- MAJOR CONTOUR LINE
- LIMIT OF TOPOGRAPHIC AREA





BLEW & ASSOCIATES, P.A.
Surveying
Engineering
Mapping

1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
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| SURVEYOR JOB NUMBER: 24-1852 | SURVEY DRAWN BY: TJB - 04/08/2024 |
| SURVEY REVIEWED BY: LT | SHEET: 2 OF 2 |

