

223 Depot St. | Mansfield, Texas  
223 Depot Street  
Mansfield, TX 76063

**\$2,207,000**  
1.310± Acres  
Tarrant County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)

223 Depot St. | Mansfield, Texas  
Mansfield, TX / Tarrant County

## SUMMARY

### Address

223 Depot Street

### City, State Zip

Mansfield, TX 76063

### County

Tarrant County

### Type

Commercial

### Latitude / Longitude

32.5665124 / -97.1402593

### Taxes (Annually)

9915

### Dwelling Square Feet

57214

### Acreage

1.310

### Price

\$2,207,000

### Property Website

<https://homelandprop.com/property/223-depot-st-mansfield-texas-tarrant-texas/74188/>



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## PROPERTY DESCRIPTION

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### **Incredible Commercial Opportunity in the Heart of Downtown Mansfield, Texas**

Located just off Main Street, in a prime development location with a hard corner on both Sycamore and Depot streets. The local area sees a total of 35,338 vehicles daily. The subject property boasts 3,000 square foot of building space with an existing parking lot along with additional parking across Sycamore Street.

Area utilities include city water, telephone services, electricity, and natural gas. The property is zoned for commercial use allowing for restaurants, brewery, retail, entertainment and much more. 3 Phase Electricity available.

The property features level to sloping terrain with ample parking and outdoor seating, the property is set up with a state-of-the-art kitchen allowing for expedited restauranting.

Seize this unique chance to own part of the Historic Downtown Mansfield. The local area dates back to the early 1800's. For more details and to explore this opportunity. Contact us today!

### **MARKET HIGHLIGHTS**

Mansfield, Texas offers several benefits. The city's strategic location in the Dallas-Fort Worth metroplex ensures excellent accessibility. Mansfield's robust and diverse economy, coupled with pro-business policies, fosters a thriving commercial environment. The city's significant population growth and high quality of life increase demand for commercial services. A stable real estate market and continuous infrastructure investment enhance property value and business operations. Additionally, community support and development opportunities make Mansfield a highly attractive location for commercial property investment.

### **DEMOGRAPHICS: 1 Mile 3 Mile 5 Mile**

**Total Population 2023 8,157 47,333 129,938**

**Total Daytime Population 14,381 55,124 114,278**

**Average HH Income \$94,422 \$136,543 \$144,162**

**\*Demographic data derived from 2023 ESRI**

[Mansfield Texas Infrastructure and Zoning \(arcgis.com\)](#) [City of Mansfield, TX - Development Projects \(arcgis.com\)](#)

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**Utility Providers:** Atmos Energy (Gas), Oncor Electric, ATT (Internet)

**Improvements:** Stage, Commercial Building, Patio



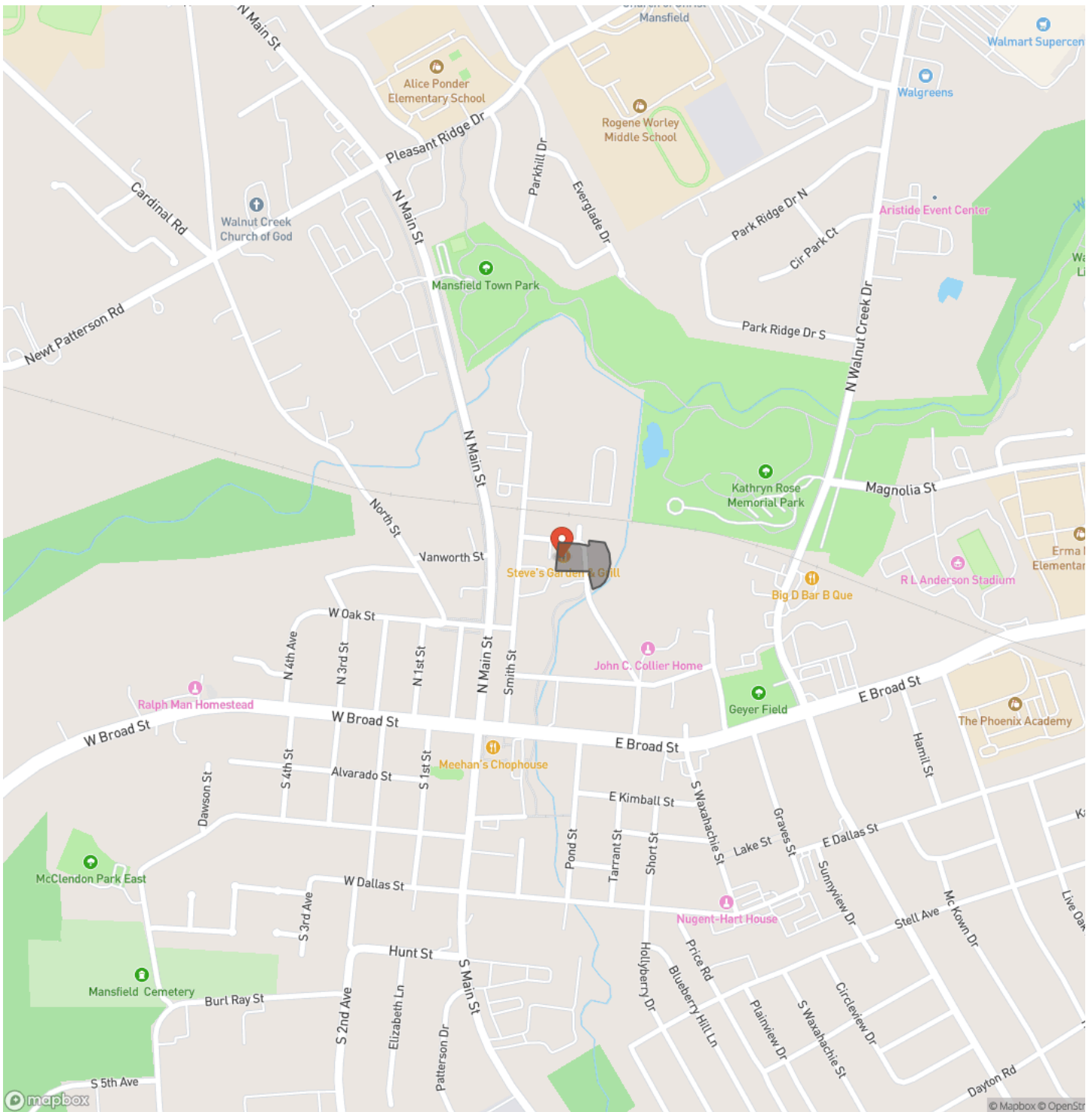
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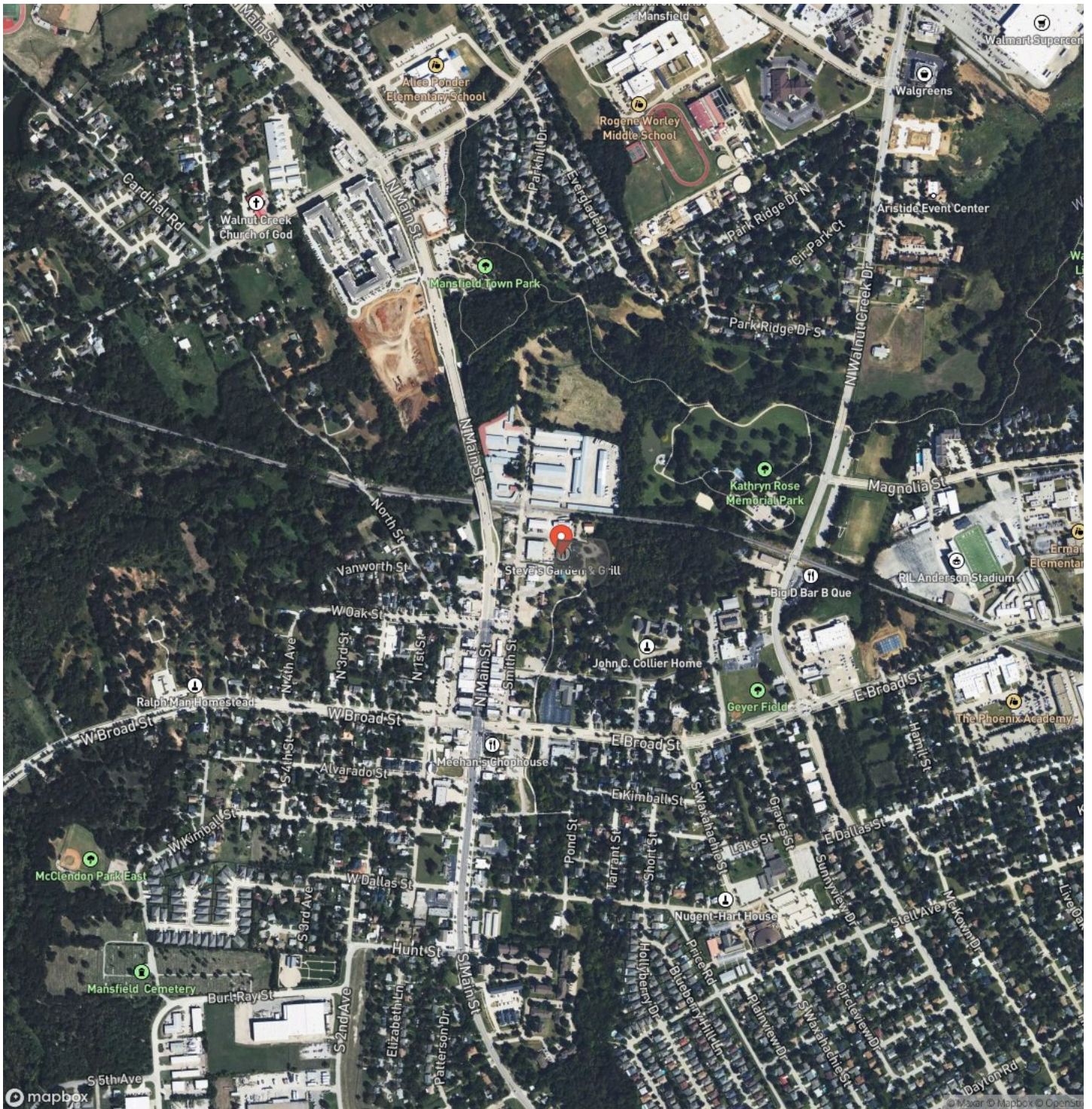


# Locator Map





## Satellite Map









## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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