

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

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



**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)**

\$10,895.79

**Dwelling Square Feet**

57,214

**Acreage**

1.31

**Price**

\$2,207,000

**Property Website**

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



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## PROPERTY DESCRIPTION

### **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 restauranteering.**

**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 2025      7,577    50,440    139,545

**Total Daytime Population** 16,189 59,423 121,676

**Average HH Income**      \$79,543 \$136,543 \$144,162

**\*Demographic data derived from 2025 ESRI, 2025 HH data N/A**

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

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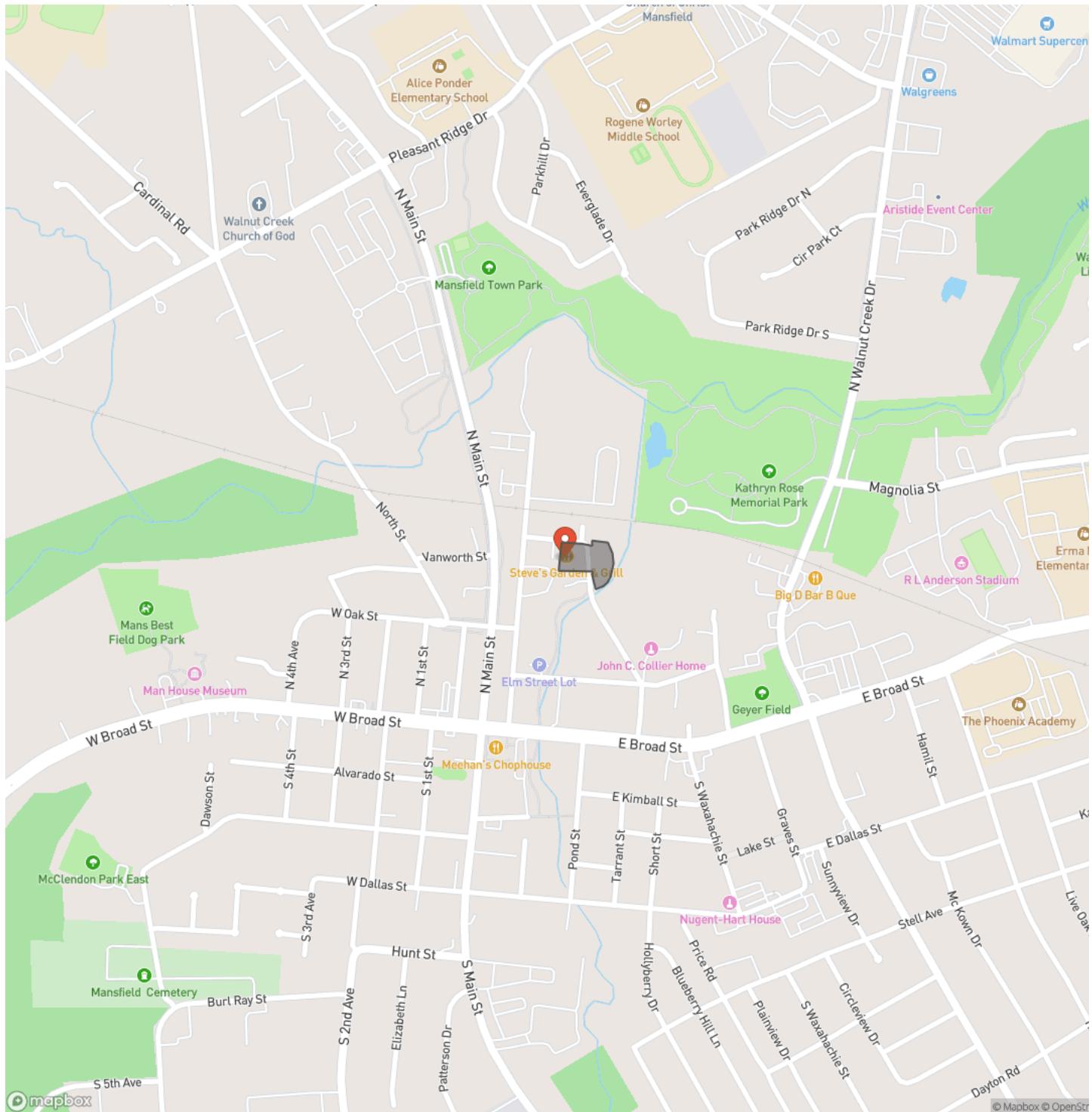
**Utility Providers:** Atmos Energy (Gas), Oncor Electric, ATT (Internet)

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

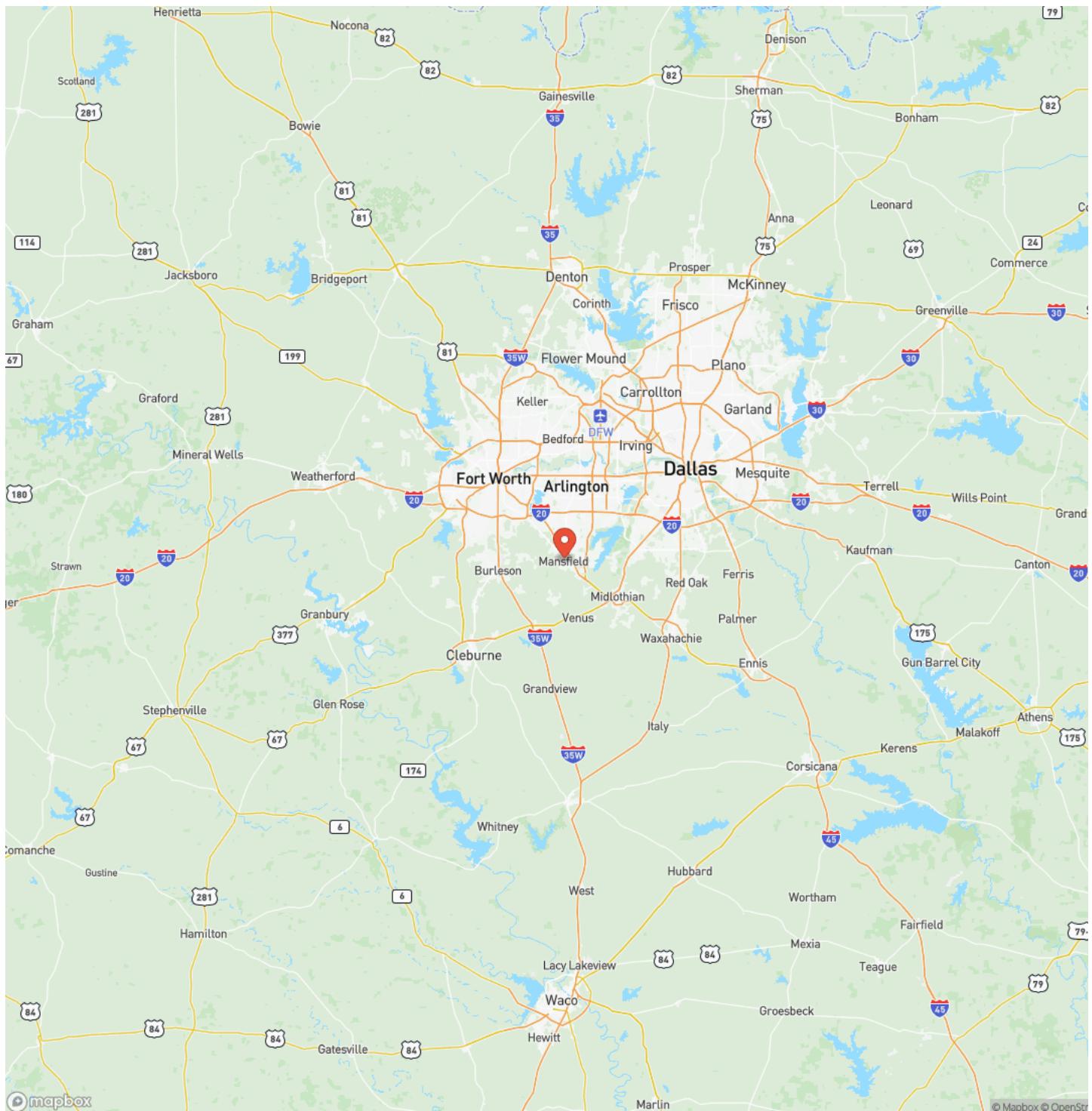
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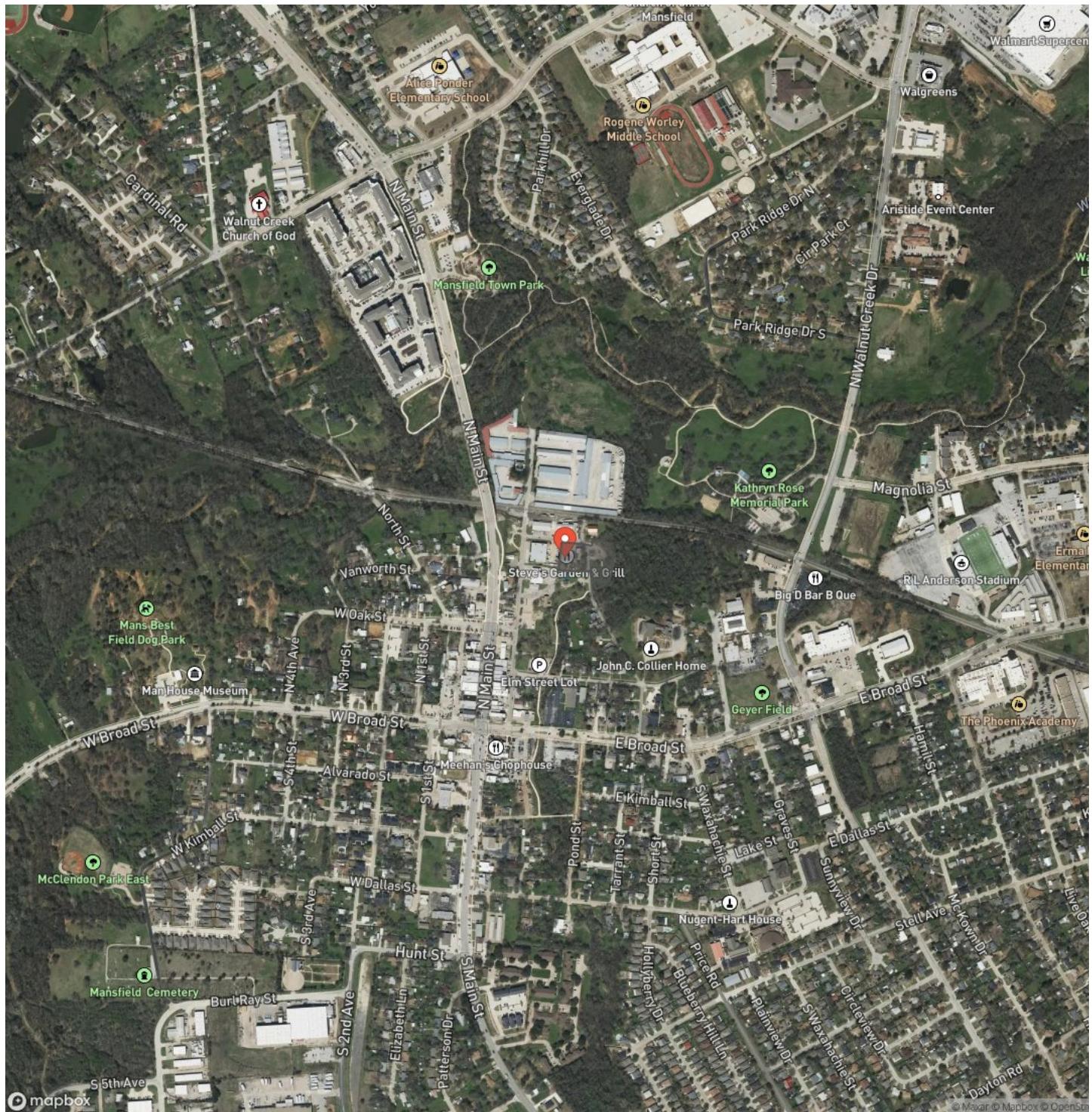
## Locator Map



## Locator Map



## Satellite Map



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## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Miller Cox

## Mobile

(817) 899-0372

## Email

miller@homelandprop.com

## Address

1600 Normal Park Dr

**City / State / Zip**

Huntsville, TX 77340

## NOTES



**MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

## NOTES



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**Legal Description Disclaimer:** Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

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