

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

\$1,800,000
0.62± Acres
Tarrant County



MORE INFO ONLINE:
www.homelandprop.com

Restaurant | 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

32.566784 / -97.140033

Taxes (Annually)

\$10,546

Dwelling Square Feet

27,181

Acreage

0.62

Price

\$1,800,000

Property Website

<https://homelandprop.com/property/restaurant-223-depot-st-mansfield-texas/tarrant/texas/94502/>



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PROPERTY DESCRIPTION

Incredible Commercial Opportunity in the Heart of Downtown Mansfield, Texas

Positioned just off Main Street, this property sits in a prime development location with a hard corner on both Sycamore and Depot Streets. The surrounding area experiences a daily traffic count of over 44,351 vehicles. The site includes a 3,000 square foot restaurant building with an outdoor entertainment area, a storage building, and a parking lot. The property across the street is also available for purchase or lease for additional parking, subject to an acceptable offer.

Area utilities include city water, telephone services, electricity, and natural gas. The property is zoned for commercial use which allows for restaurants, breweries, retail, entertainment, and many other business types. Three phase electricity is available.

The site offers level to sloping terrain with existing parking and outdoor seating. The restaurant space features a state of the art kitchen designed for efficient food service operations.

This is a rare opportunity to own a piece of Historic Downtown Mansfield, an area with roots dating back to the early 1800s. For more information or to explore this property further, 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

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

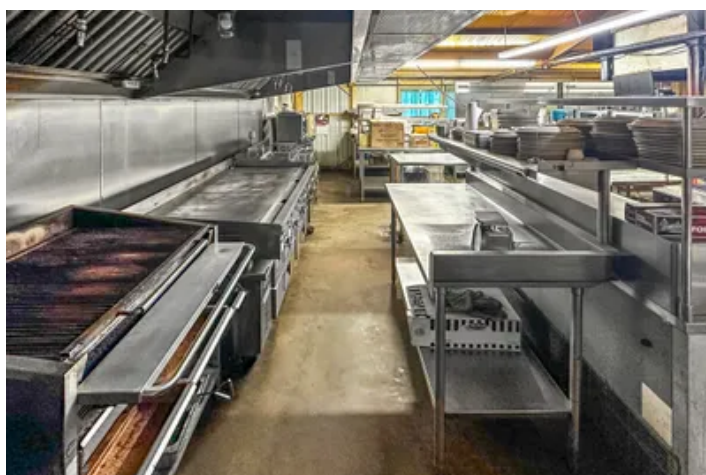
Improvements: Stage, Commercial Building, Patio



MORE INFO ONLINE:

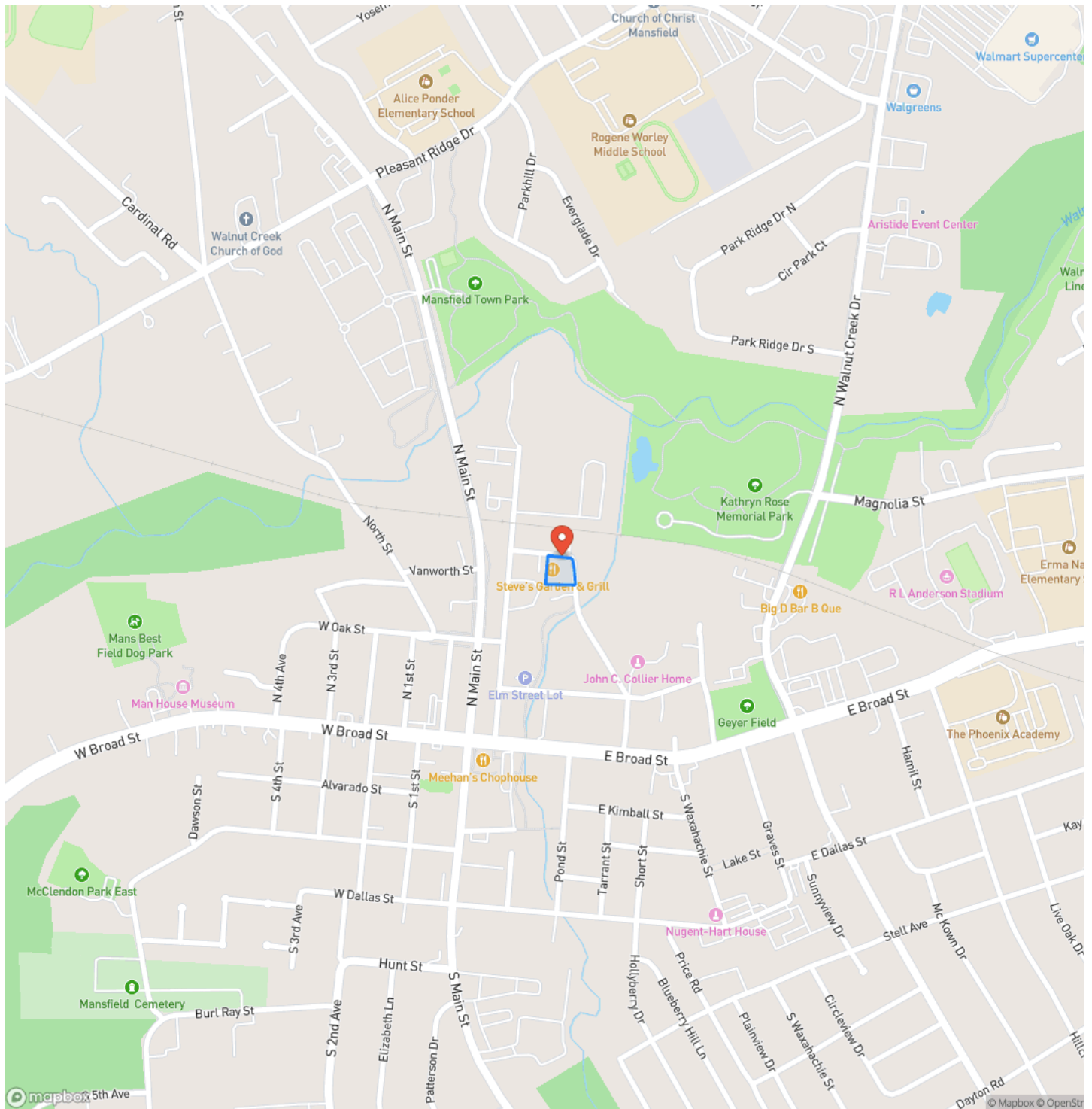
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Locator Map

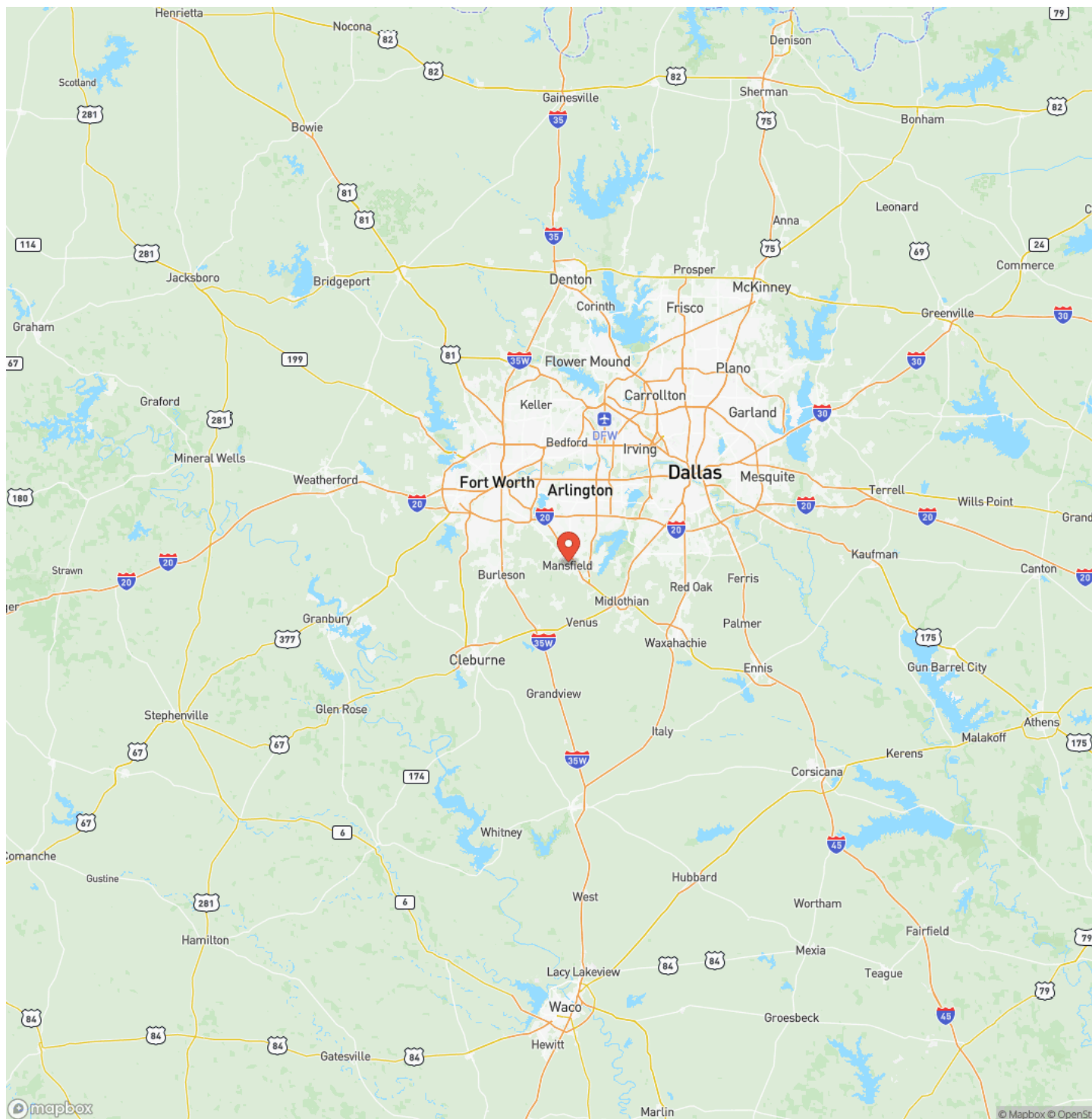


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Mansfield, TX / Tarrant County

Locator Map

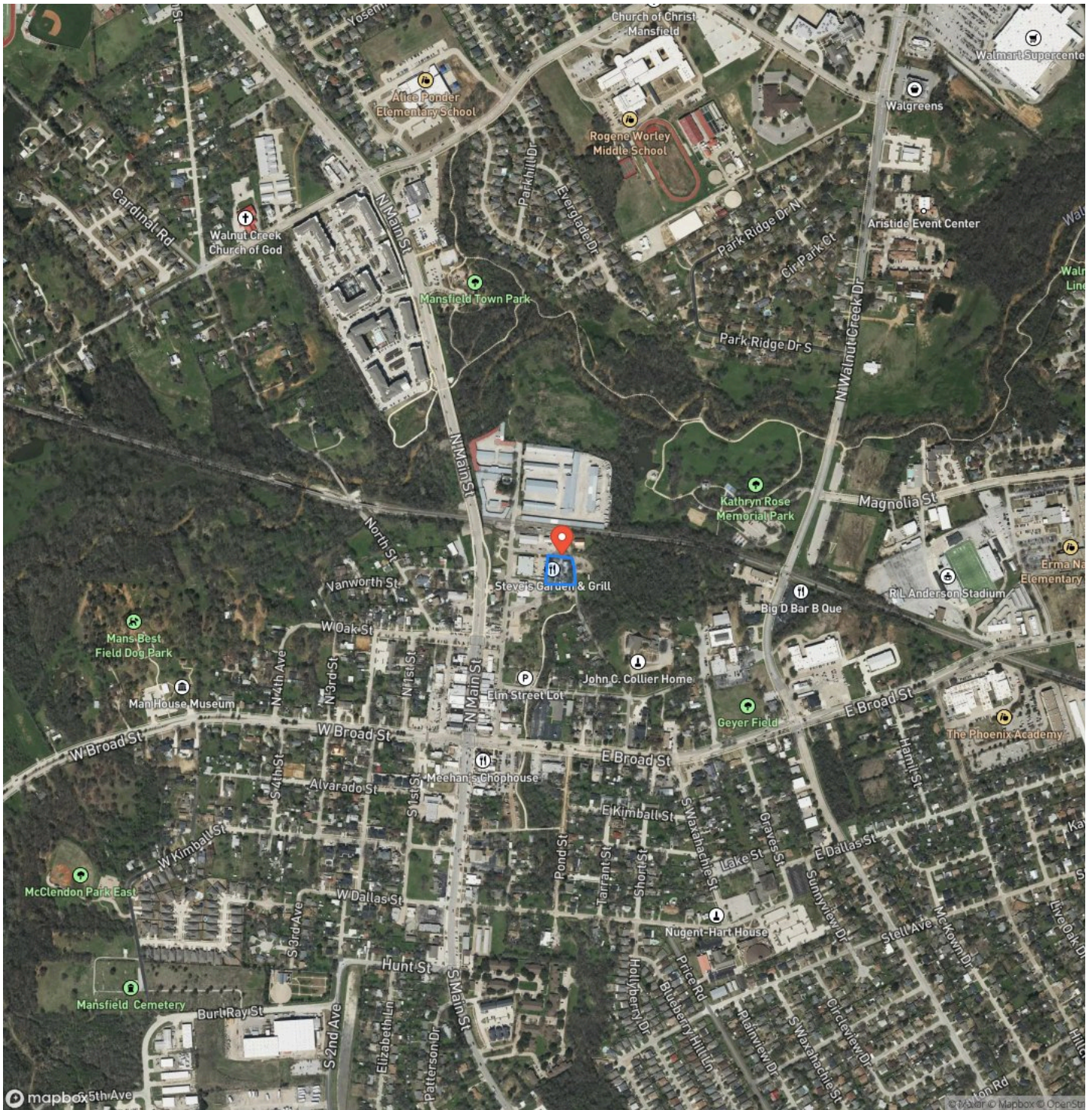


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Satellite Map



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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



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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Easement Disclaimer: Visible and apparent and/or marked in field.



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