

# Village at South Pointe

Hwy 287 & Lone Star Rd | Mansfield, TX

## SOUTH POINTE

2,000 Lots  
4,000 Units  
Mansfield ISD Schools  
Delivered September 2020

\$450,000 - \$1,300,000  
Home Prices



95 Beds  
200,000 SF Hospital  
80,000 SF Medical Office  
24/7 Emergency Room



PAD SITES AVAILABLE

## Village at South Pointe

±54 Acre Development  
Excellent visibility to Hwy 287 and  
Lone Star Road  
Commercial PD Zoning

Tyler Isbell 214.560.3145 | tyler.isbell@srsre.com

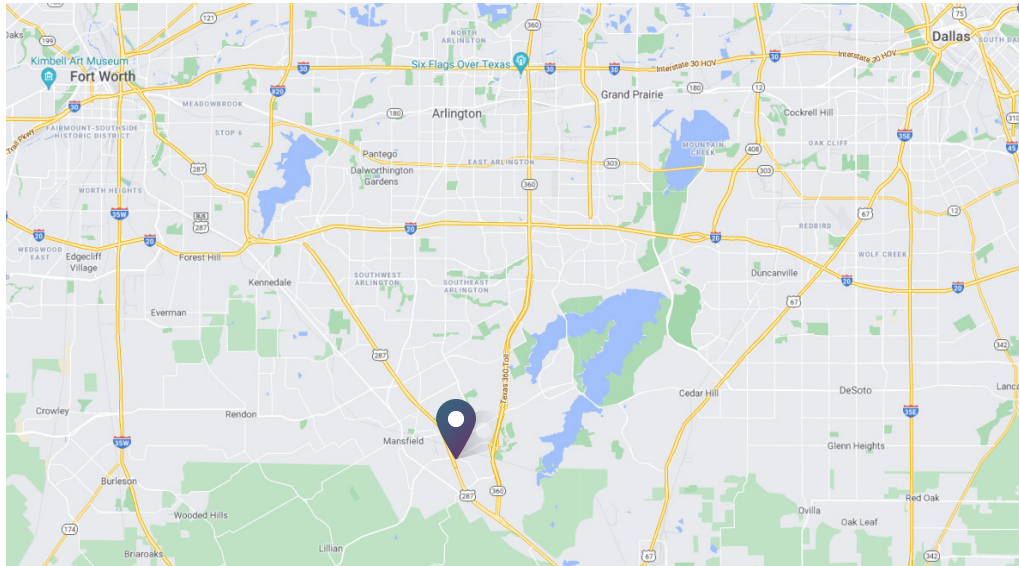
Jack Dawson 214.560.3269 | jack.dawson@srsre.com



SRS

# Village at South Pointe

Hwy 287 & Lone Star Rd | Mansfield, TX



## ABOUT VILLAGE AT THE POINTE

Located at the entrance of the new 870-acre, South Pointe housing development, The Pointe is well positioned along Hwy 287 & Lone Star Rd to serve thousands of units of high-income housing. The South Pointe subdivision is the largest luxury, master-planned community in south DFW. It features sprawling greenscapes, miles of wide sidewalks, two lakes, nine parks, and a resort-style amenity center and pool.

## ABOUT MANSFIELD

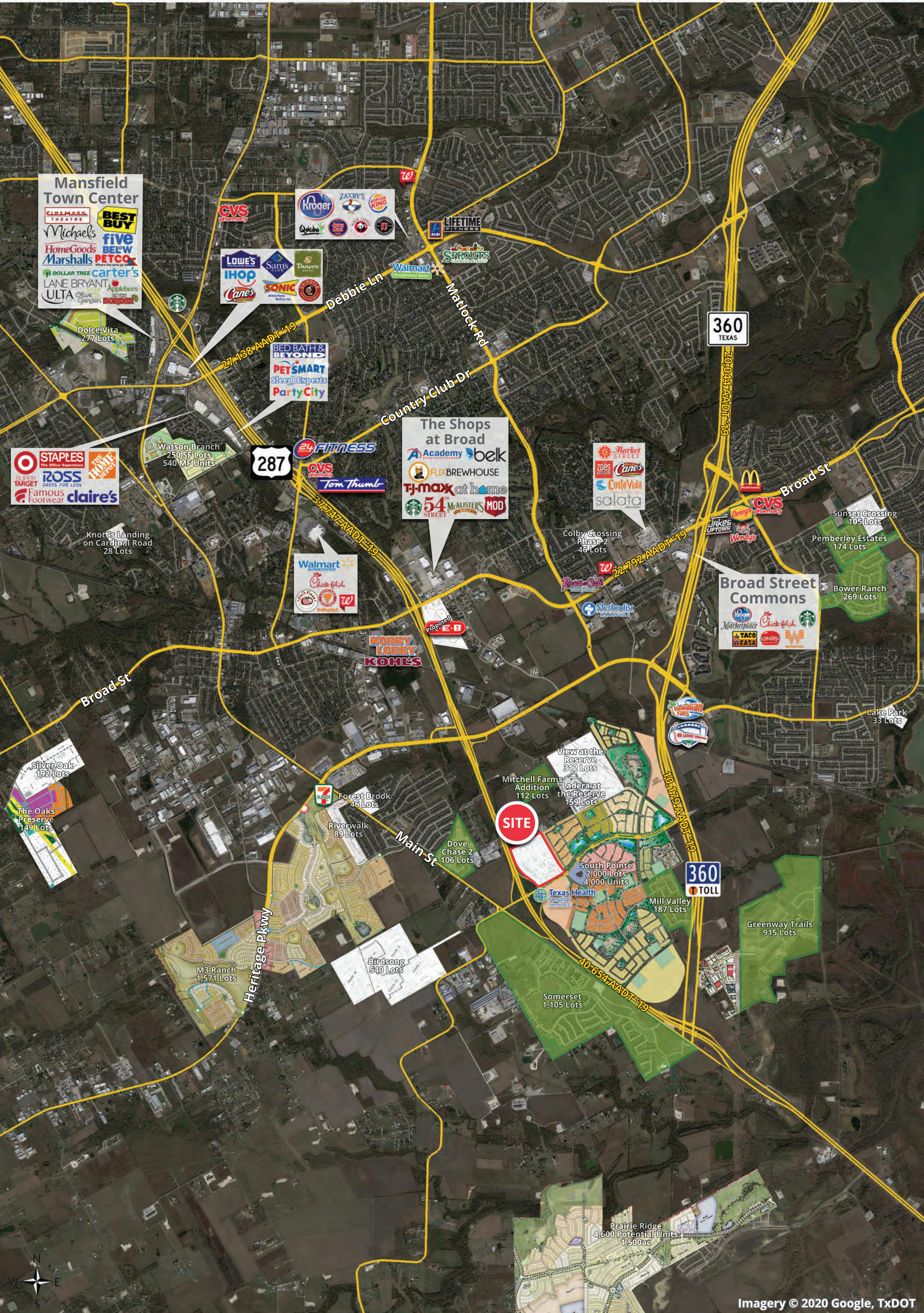
Mansfield, Texas is a suburban city in Tarrant County, located 30 miles outside of Dallas and 20 miles outside of Fort Worth. A fast-developing town with a population of 75,665, a 34.23% increase since 2010, Mansfield has developed into a popular place to live and start new business.

Mansfield has one of the best qualities of life in the Metroplex, with over 900 acres of parks, close proximity to Joe Pool Lake, and developing retail, residential and business offices.



## DEMOGRAPHICS

EST.2020	1 MILE	3 MILE	5 MILE
Population	2,737	28,320	90,882
Avg. Household Income	\$103,033	\$116,691	\$117,004
Daytime Population	2,431	31,865	86,916



# Village at South Pointe | East to West

Hwy 287 & Lonestar Rd | Mansfield, TX



95 Beds  
200,000 SF Hospital  
80,000 SF Medical Office  
24/7 Emergency Room

**VILLAGE AT SOUTH POINTE**  
±54 Acre Development  
Excellent visibility to Hwy  
287 and Lonestar Road  
Commercial PD Zoning



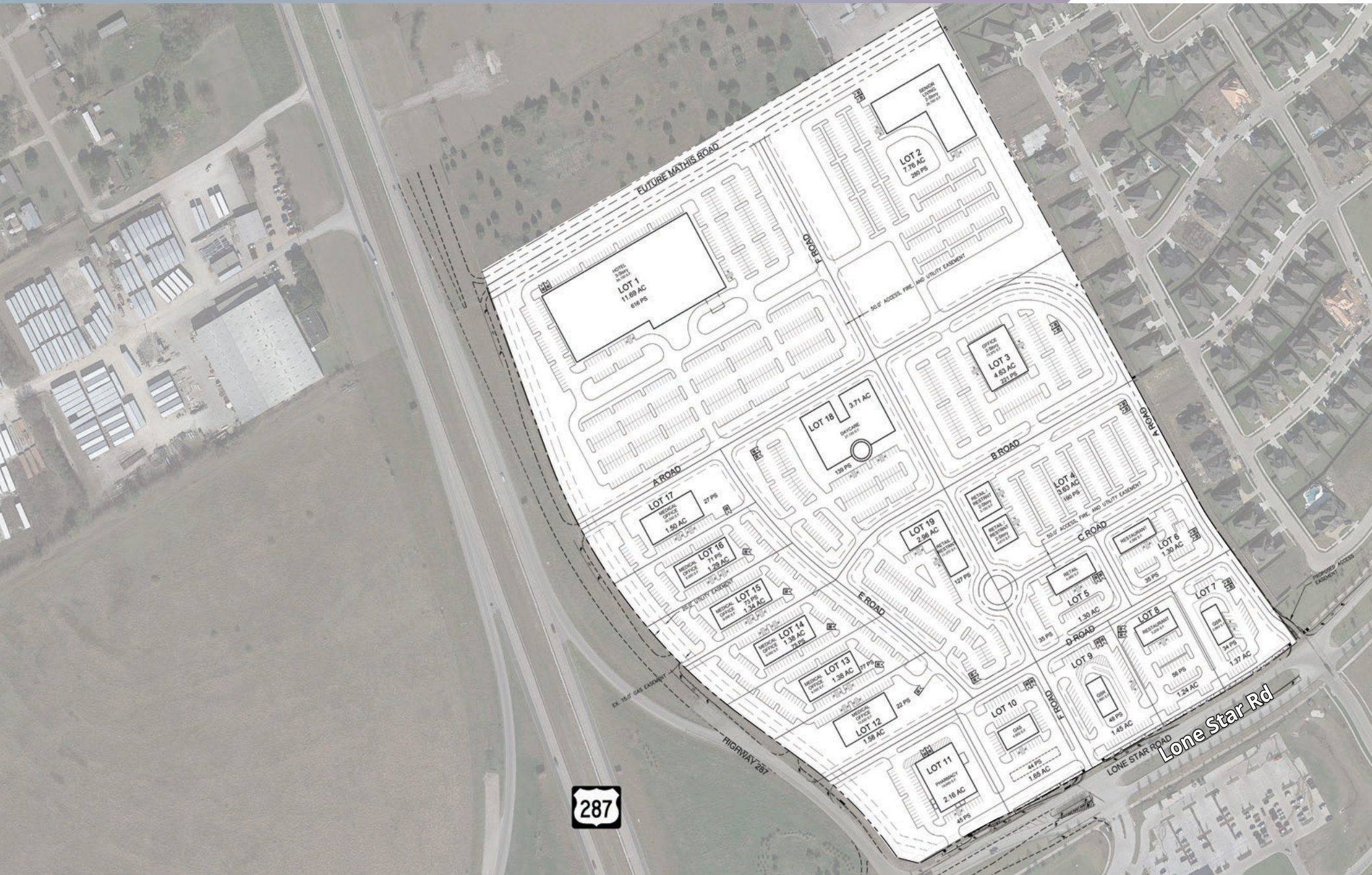
## SOUTH POINTE

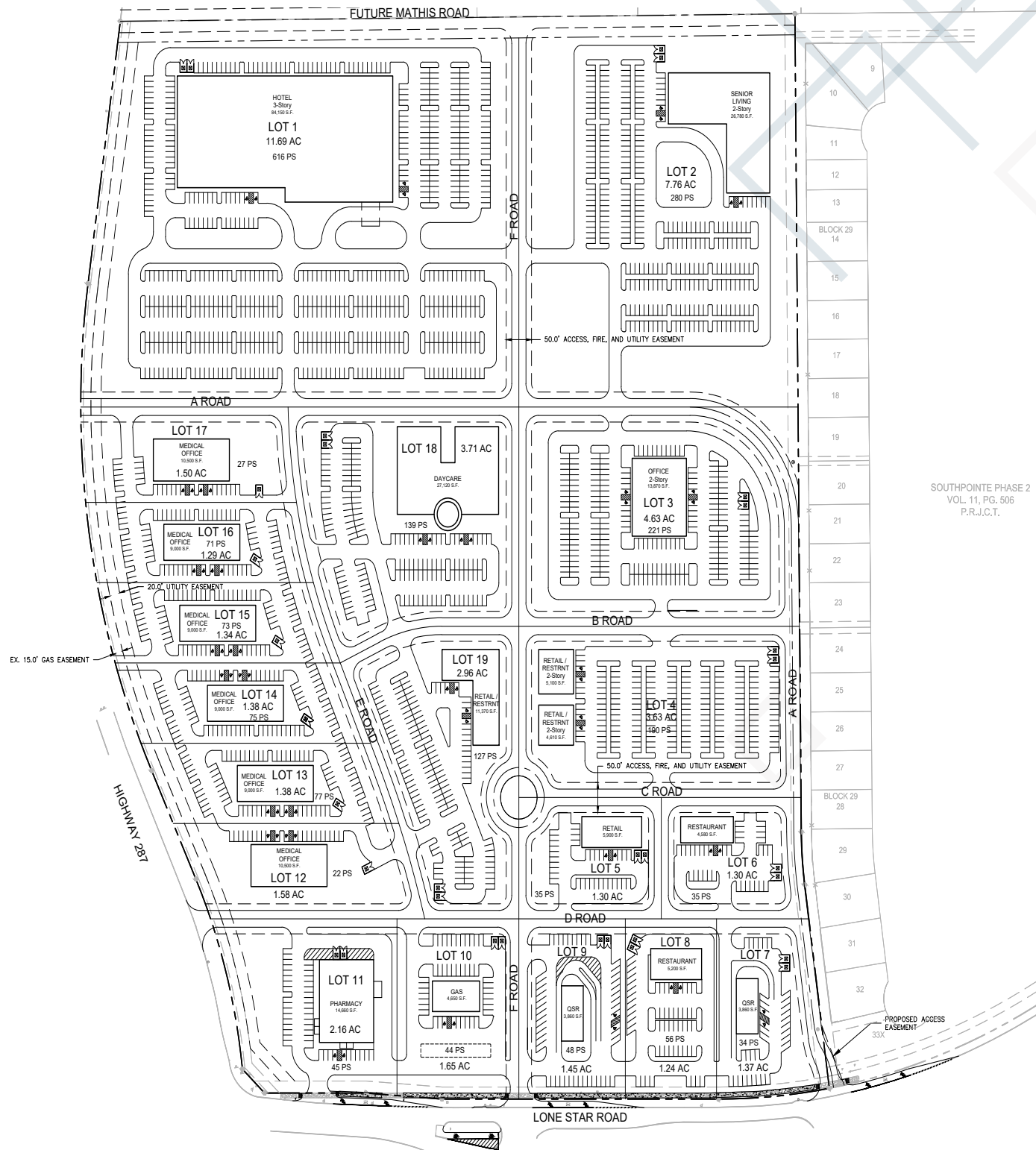
2,000 Lots  
4,000 Units  
\$450,000 - \$1,300,000  
Mansfield ISD Schools  
Delivered September 2020



# Village at South Pointe | Aerial

Hwy 287 & Lonestar Rd | Mansfield, TX





SOUTHPOINTE PHASE 2  
VOL. 11, PG. 506  
P.R.I.C.T.

# Village at South Pointe | Demographics

Hwy 287 & Lonestar Rd | Mansfield, TX



## DEMOGRAPHICS

ESRI  
EST.2020

**Population**

**1 MILE**

**2,737**

**3 MILE**

**28,320**

**5 MILE**

**90,882**

**Average HH Income**

**\$103,033**

**\$116,691**

**\$117,004**

**Daytime Population**

**2,431**

**31,865**

**86,916**

## TRAFFIC COUNTS

TX DOT

EST.2019

**Hwy 287**

**40,654 AADT**

**Lonestar Rd**

**7,459 AADT**

# Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



**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.

SRS Real Estate Partners, LLC	600324	mark.reeder@srsre.com	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Designated Broker of Firm	License No.	Email	Phone
Mark B. Reeder	318755	mark.reeder@srsre.com	214.560.3251
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
John Tyler Isbell	537583	tyler.isbell@srsre.com	214.560.3145
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials

Tenant Initials

Seller Initials

Landlord Initials

Date