

RETAIL FOR SALE & LEASE

U.S. 287 - MANSFIELD HIGHWAY RETAIL MIXED USE

4001 & 4005 MANSFIELD HIGHWAY, FORT WORTH, TX 76119



FOR SALE

KW COMMERCIAL | FORT WORTH



Each Office Independently Owned and Operated

PRESENTED BY:

LINK KARLEN

C: (817) 996-6200

link@kwcommercial.com

736507, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

4001 MANSFIELD HIGHWAY

LINK KARLEN

C: (817) 996-6200

link@kwcommercial.com

736507, Texas

Executive Summary	3
Property Summary	4
Property Photos	5
Zoning overlay	7
Fort Worth zoning	8
Disclaimer	11

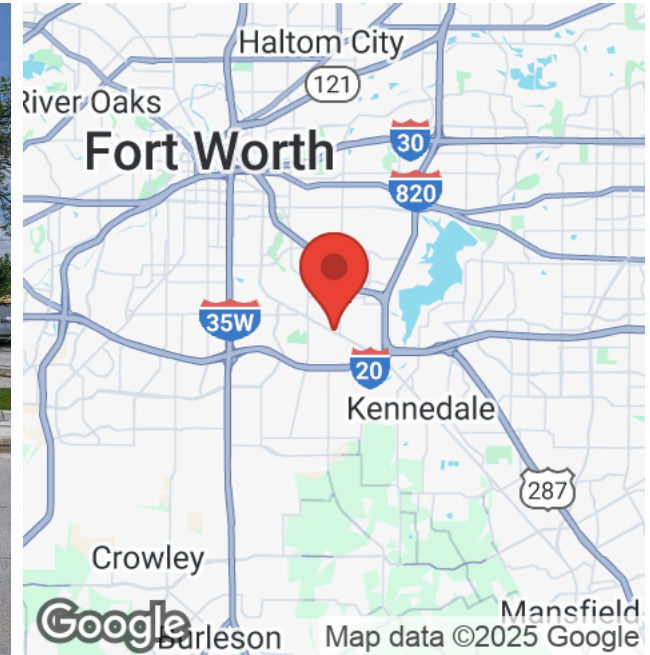
KW COMMERCIAL | FORT WORTH



Each Office Independently Owned and Operated

EXECUTIVE SUMMARY

4001 & 4005 MANSFIELD HIGHWAY



OFFERING SUMMARY

PRICE:	\$0
BUILDING SF:	3,610
PRICE / SF:	
OCCUPANCY:	Vacant
NOI:	
CAP RATE:	
AVAILABLE SF:	3,610
LOT SIZE:	1.0 Acres
SIGNAGE:	
FRONTAGE:	
YEAR BUILT:	1950
RENOVATED:	2010
PARKING:	
PARKING RATIO:	

PROPERTY OVERVIEW

4001 Mansfield Highway currently has a 1,752 square foot building on it, with shop and storage options on property. 4005 Mansfield has several residential housing units with tenants in place.

1+ acre of street frontage on Highway 287 - Mansfield highway with direct access. 1.6 miles from 820, this package supports your business growth. 4001 & 4005 Mansfield Highway are offered together.

LOCATION HIGHLIGHTS

- Regional strength: Dallas–Fort Worth (including Ft. Worth) saw job growth of ~1.1% year-over-year (May 2025), with ~46,800 net new jobs
- Business-friendly climate: Fort Worth benefits from cost-of-business ~12% below U.S. average, low real estate costs, pro-development policies, and ample land
- Regional draw: DFW has been called the top real-estate investment region in the U.S. (~11% employment growth since early 2020)
- Key takeaway: Southeast Fort Worth offers affordability, robust infrastructure plans, and is poised to benefit from the metro area's economic momentum. It's becoming an increasingly attractive location for residents and businesses alike.

PROPERTY SUMMARY

4001 & 4005 MANSFIELD HIGHWAY



Property Summary

Building SF:	3,610
Lease Rate:	
Lot Size:	1.013 Acres
Parking Ratio:	
Parking:	
Price:	\$975000
Year Built:	1950
Zoning:	C1 - General Commercial

Property Overview

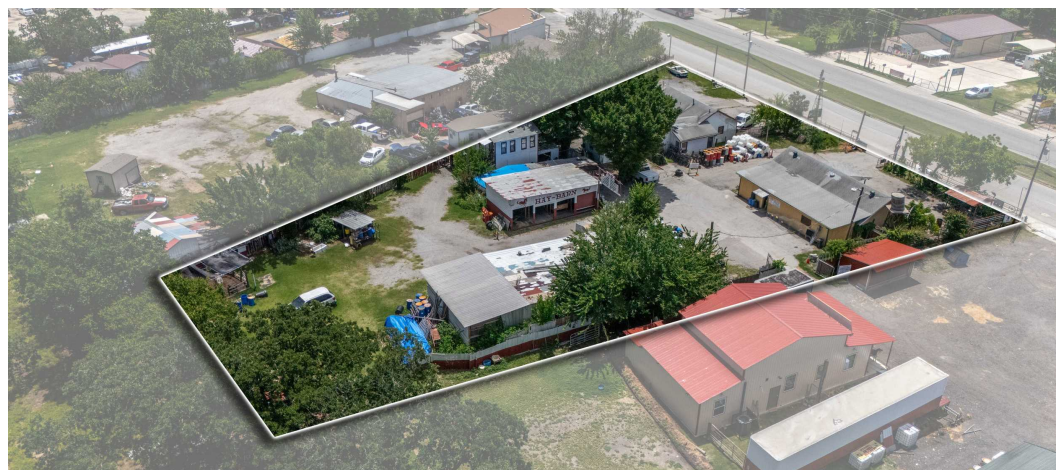
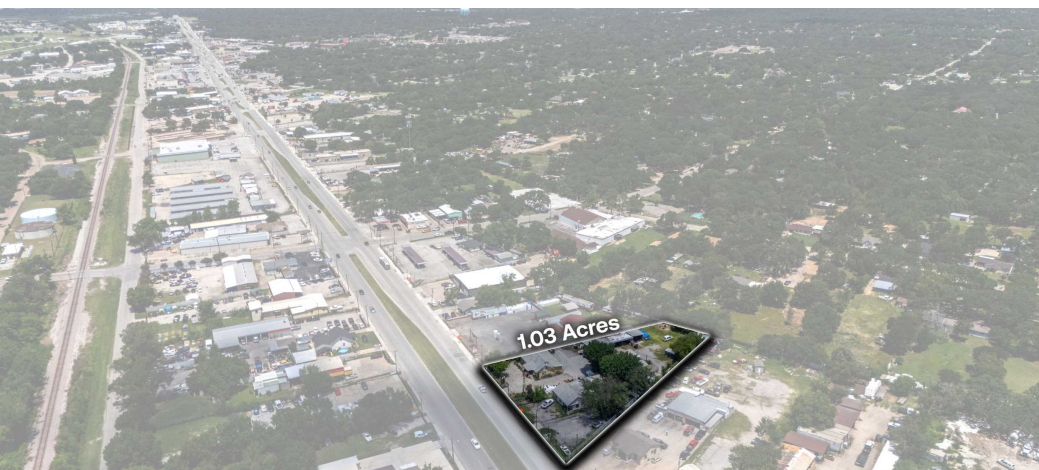
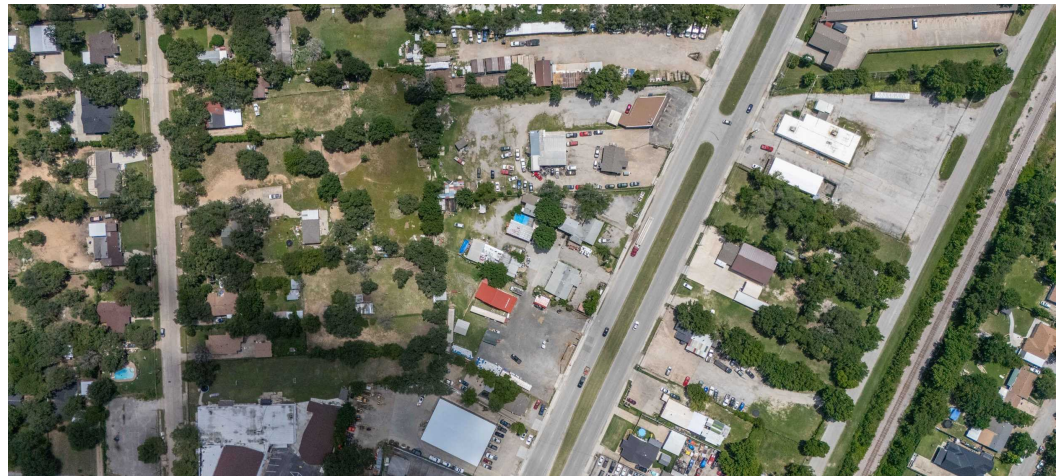
4001 Mansfield Highway currently has a 1,752 square foot building on it, with shop and storage options on property. 4005 Mansfield has several residential housing units with tenants in place.

Location Overview

Fort Worth is a growing business region. Dallas–Fort Worth (including Ft. Worth) saw job growth of ~1.1% year-over-year (May 2025), with ~46,800 net new jobs. Business-friendly climate: Fort Worth benefits from cost-of-business ~12% below U.S. average, low real estate costs, pro-development policies, and ample land

PROPERTY PHOTOS

4001 MANSFIELD HIGHWAY



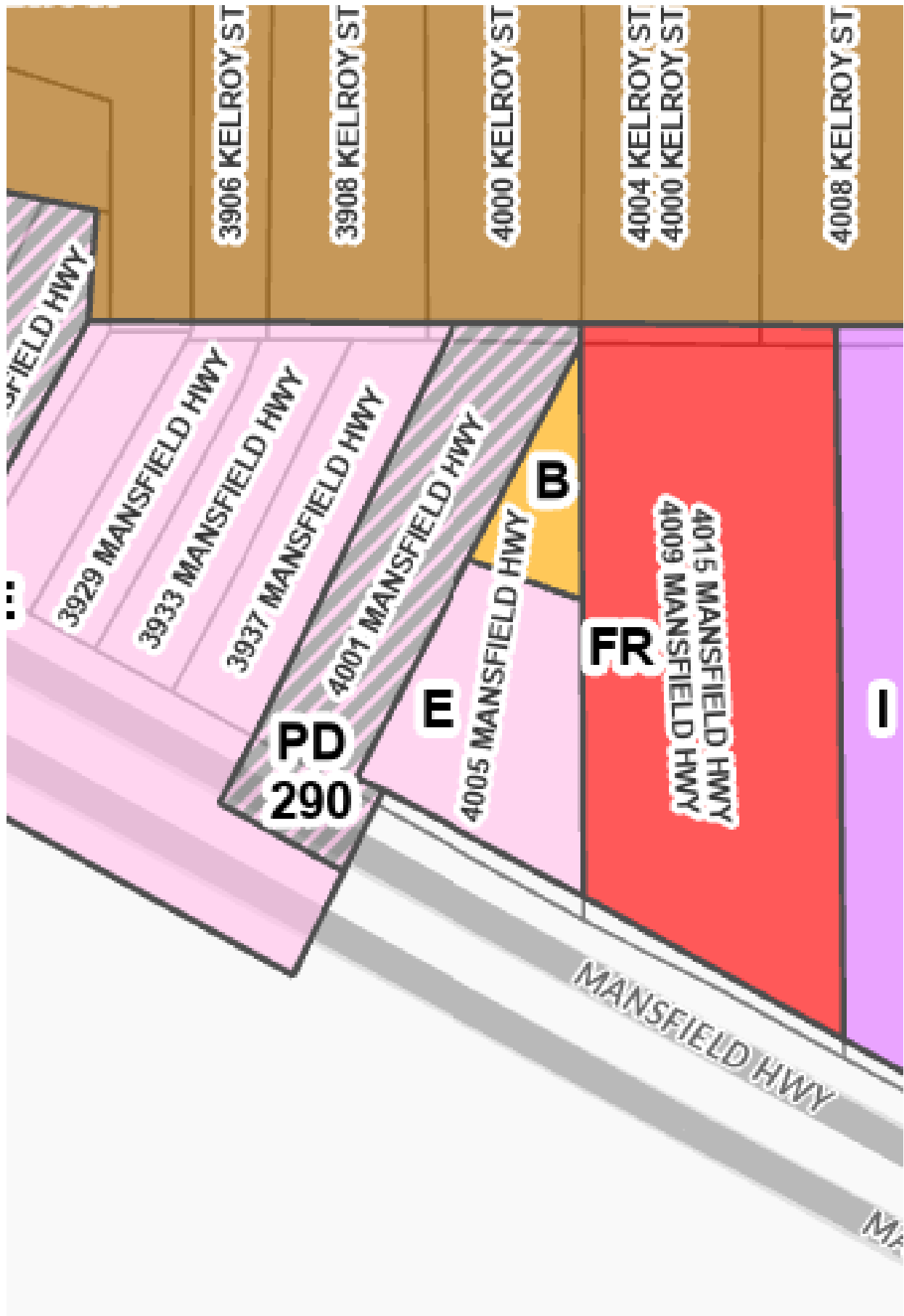
PROPERTY PHOTOS

4001 MANSFIELD HIGHWAY



ZONING OVERLAY

4001 MANSFIELD HIGHWAY





Development Services Department Summary of Zoning Districts of the City of Fort Worth

Residential

“A-2.5A” One-Family	One-family detached dwellings (min. lot size 2 ½ acres)
A-43” One-Family	One-family detached dwellings (min. lot size 1 acre)
“A-21” One-Family	One-family detached dwellings (min. lot size ½ acre)
“A-10” One-Family	One-family detached dwellings (min. lot size 10,000 sq. ft.)
“A-7.5” One-Family	One-family detached dwellings (min. lot size 7,500 sq. ft.)
“A-5” One-Family	One-family detached dwellings (min. lot size 5,000 sq. ft.)
“AR” One-Family Restricted	One-family detached zero-lot line dwellings (min. lot size 3,500 sq. ft.)
“B” Two-Family	One-family and two-family detached and attached (min. lot size 5,000 sq. ft. for two <u>attached</u> dwellings on a single lot; and 7,500 sq. ft. min. lot size for two <u>detached</u> on a single lot)
“R1” Zero Lot Line / Cluster	One-family detached min. 3,000 sq. ft. lot; one-family zero lot line min. 2,500 sq. ft. lot; two-family attached zero lot line min. 2,500 sq. ft. lot
“R2” Townhouse/Cluster	One-family attached townhouse / rowhouse dwellings, w/ min. 15% open space, and max. of 24 dwelling units / ac. on average, maximum building façade length 250 ft.

Multifamily

“CR” Low Density	Multifamily dwelling units at a maximum density of 16 dwelling units / acre with design standards
“C” Medium Density	Multifamily dwelling units at a maximum density of 24 dwelling units / acre with design standards
“D” High Density	Multifamily dwelling units at a maximum density of 32 dwelling units / acre with design standards
“UR” Urban Residential	Higher density, residential only, form-based development for mixed-use growth centers and urban villages, to provide multi-family land use in transitional areas between mixed use and one- and two-family. Height range 2-3 stories with available height bonus to 4 stories.

Commercial

Low Intensity

“ER” Neighborhood Commercial Restricted	Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses and health care. <u>Alcohol sales prohibited.</u> Maximum 35 ft. height.
“E” Neighborhood Commercial	All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

Moderate Intensity

“FR” General Commercial Restricted	All uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. <u>Alcohol sales prohibited.</u> Maximum 45 ft. height.
“F” General Commercial	All uses permitted in “FR”, plus amusement e.g. nightclubs, bars, skating rinks, etc. <u>Alcohol sales and on-premises consumption permitted</u> in “F” thru “K” districts. Maximum 45 ft. height.

High Intensity

“G” Intensive Commercial All uses permitted in “F” with maximum 12-story/120 ft. height.

“100 Central Business District” All uses permitted in “G”, plus multifamily residential, printing/publishing. No height restrictions and permissive area regulations. Restricted to designated Central Business District. DUDD overlay.

Industrial

“I” Light Industrial All uses permitted in “G”, plus food processing, animal hospitals and outdoor kennels, trans. terminals, temp. batch plant, warehousing, outside sales/storage, printing and light manuf. Max. 55 ft. height.

“J” Medium Industrial All uses permitted in “I”, plus breweries, cement products, power plants, grain elevators, poultry slaughtering, and light manufacturing. Max. 120 ft. height.

“K” Heavy Industrial All uses permitted in “J”, plus heavy industrial uses incl. metal fabrication, asphalt mixing plants, machine shops, soap manufacturing, stock yards, permanent batch plants, welding shops, etc. Max. 120 ft. height.

Overlay Districts

“DD” Demolition Delay Special overlay districts to provide for protection and preservation of places and areas of historic and cultural importance and significance. Subject to review by Historic and Cultural Landmarks Commission.
“HC” Historic and Cultural
“HSE” Highly Sig. Endang.

“DUDD” Downtown Design overlay districts to provide for additional review and/or requirements as appropriate in the context of the site. Subject to review by Urban Design Commission or Downtown Design Review Board. (Panther Island) Peripheral I-35W/N/Central/S
“TUP” Trinity Uptown

“CUZ” Compatible Use Zone Airport overlay districts to provide additional regulations to ensure compatibility with airport flight operations.
“AO” Airport Overlay

“TCU Residential” Residential overlay district to limit the number of unrelated persons living in a one-family district as a family in a single housekeeping unit.

“CUP” Conditional Use Permit Special overlay districts adding specific residential, commercial, and industrial uses requiring site plan approval prior to development. Provides for time limits and renewal considerations.

Special Purpose Districts

“AG” Agricultural Farms, ranches or nurseries for the growing of plants and raising of livestock. Also permitted are public service facilities such as churches, schools, libraries, etc.

“CF” Community Facilities Public facilities including churches, govt. offices, health services, public safety, colleges and schools, community and group homes, and recreation facilities.

“MH” Manufactured Hsg. Manufactured Housing / Mobile Home Parks and Subdivisions, and their related uses. (dwelling purposes only)

“PD” Planned Developmt. Special district permitting specific residential, commercial, industrial and mixed uses, normally requiring site plan approval prior to development.

Mixed-Use/Form Based

“MU-1” Low Intensity Mixed-Use Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among neighborhood-serving commercial and institutional uses. MU-1 is encouraged in the central city. Maximum height 3-5 stories with available height bonus. Subject to review by Urban Design Commission.

“MU-2” High Intensity Mixed-Use Higher density, mixed-use, pedestrian-oriented development for designated mixed-use growth centers and urban villages, so as to concentrate a variety of housing types among commercial, institutional, and select light industrial uses. Maximum height 5-10 stories with available height bonus not to exceed 10 stories. Subject to review by Urban Design Commission.

“CB” Camp Bowie High density, mixed-use, pedestrian-oriented development for designated area along Camp Bowie Blvd. corridor south of I-30 to SW Loop 820. Subject to review by Urban Design Commission.

“NS” Near Southside High density, mixed-use, pedestrian-oriented development for designated area south of Downtown. Subject to review by Urban Design Commission. **Bars and Light Industrial uses prohibited in NS/T4R.**

“PI” Panther Island

High density, mixed-use, pedestrian-oriented development for designated area north of Downtown. Subject to review by Urban Design Commission.

FORT WORTH ZONING

“TI” Trinity Lakes

High density, mixed-use, pedestrian-oriented development for designated area at East 820 and Trinity Blvd. Subject to review by Urban Design Commission.

“BU” Berry University

High density, mixed-use and higher density residential, pedestrian-oriented development for designated area on Berry from University to Cleburne Rd. Subject to review by Urban Design Commission.

<https://www.fortworthtexas.gov/departments/development-services/zoning/ordinance>

DISCLAIMER

4001 MANSFIELD HIGHWAY

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | FORT WORTH



Each Office Independently Owned and Operated

PRESENTED BY:

LINK KARLEN

C: (817) 996-6200

link@kwcommercial.com

736507, Texas

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.