

Heritage Ranch Retail | Dining | Medical

740 S US 287
Mansfield, TX. 76063



ONEFIRM
COMMERCIAL GROUP



NOW LEASING





Heritage Ranch is a visionary ±6.5 acre mixed-use destination situated at the vibrant crossroads of Heritage Parkway and Highway 287 in Mansfield. Heritage Ranch blends premier office, hospitality, retail, and entertainment offerings to serve residents, businesses, and visitors alike. Strategically positioned to support future growth, and deliver significant economic impact while redefining the city's landscape with high quality, community focused spaces.



FLOOR PLAN



*Coffee/Breakfast *Nails *Hair Salon *Mortgage/Title *Restaurant *Med Spa *Ortho/Pediatrics *Dentist

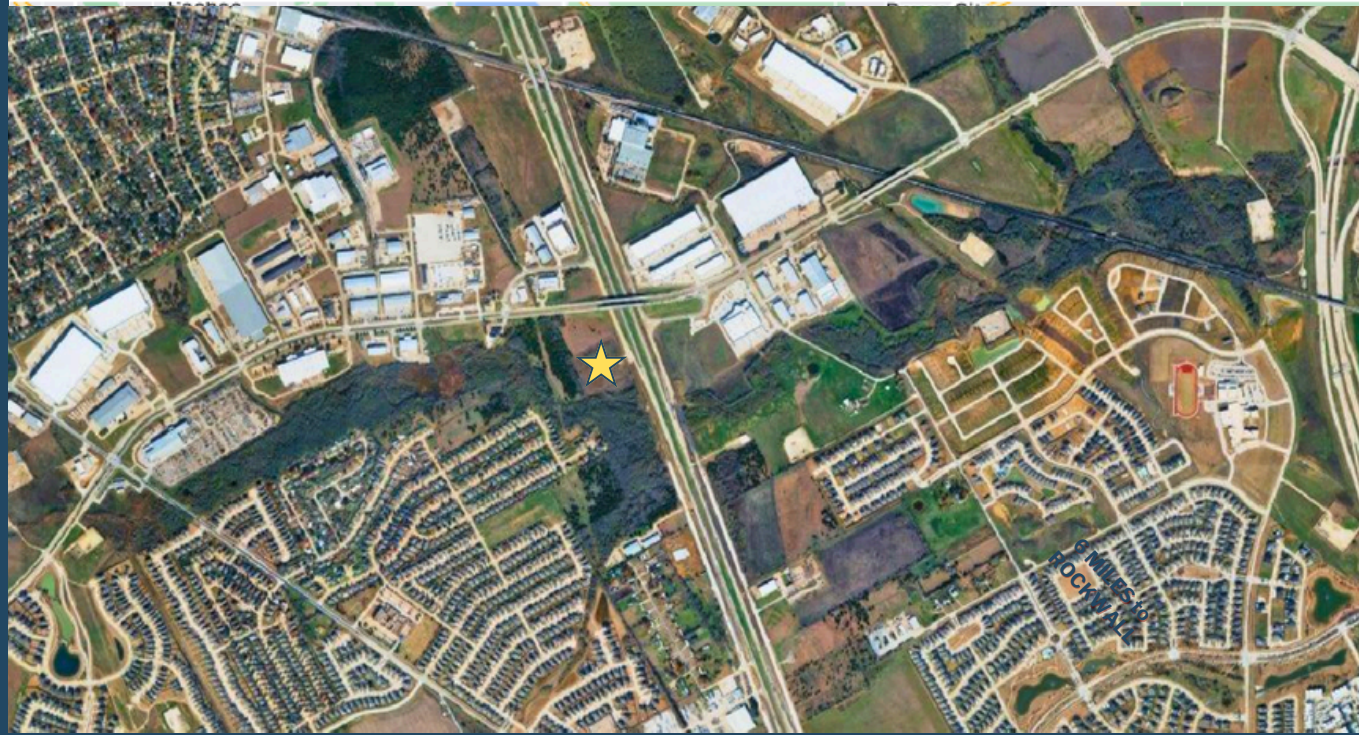
*Proposed Uses

Expected delivery February 2027, this ±18,000 SF Class A building at Heritage Ranch is designed to accommodate a diverse mix of retail, medical, dining, and service-oriented businesses. Offering flexible suite configurations and modern architecture, the project is positioned within one of Mansfield's fastest-growing corridors. Tenants will benefit from excellent visibility, convenient access, and a strong customer base driven by surrounding residential growth and ongoing commercial development. Heritage Ranch provides an exceptional opportunity for businesses seeking a premier location with long-term growth potential.



Location

Mansfield, TX is a thriving, business-friendly city strategically located in the heart of the Dallas–Fort Worth Metroplex. Known for its strong local economy, excellent schools, and high quality of life, Mansfield continues to experience steady residential and commercial growth. The city offers convenient access to major highways, a skilled and expanding workforce, and a supportive municipal environment that values thoughtful development and long term partnerships. W Mansfield provides an ideal setting for businesses seeking visibility, stability, and opportunity in a rapidly growing North Texas market.



TBD 740 US 287, Mansfield, TX.

Traffic Counts

US HWY 287 | 44,351 VPD ('24)
Heritage Pkwy | 23,190 VPD ('24)

Demographics 2023 - 3 Mile Radius

87+K
Population

\$110+K
Average HH Income

36
Median Age

*source: crexi.com, txdot.com





**Images shown are from a recently completed retail center by 1ONEFirm, Inc. in McLendon Chisholm, TX.*



BRIAN BERRY

469.583.5976

bberry@1onefirm.com

CONFIDENTIALITY AGREEMENT: The following information and presentation are confidential and proprietary to 1ONEFirm, Inc. and its affiliates. This material is intended solely for the recipient's use and may not be reproduced, redistributed, or disclosed in whole or in part without the prior written consent of 1ONEFirm, Inc.

Any statements or projections made in the presentation, including those related to the project, are based on current expectations and assumptions and involve inherent risks and uncertainties. Actual results may differ materially from those projected in this presentation due to various factors. 1ONEFirm, Inc. does not guarantee the accuracy or completeness of the information contained herein and disclaims any liability for errors or omissions. The following statements constitute "forward-thinking" statements and are subject to several significant risks and uncertainties. Such statements contained herein should not be relied upon as predictions of future events. Such forward-looking statements are subject to numerous risks and are necessarily dependent on assumptions, data, or methods that may be incorrect or imprecise and may not be realized. As a result of the foregoing, no assurances can be or are given as to the future results of operations or financial condition of the Partnership.

By accessing and reviewing this presentation, you acknowledge and agree to keep all information confidential and to use it solely to evaluate potential business opportunities with 1ONEFirm, Inc.



Information About Brokerage Services



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

ONEFIRM Commercial Group	9015084-BB	info@teamonefirm.com	469-757-4015
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew Qualls	513273-B	info@teamonefirm.com	469-757-4015
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Brian Berry	8048086-SA	bberry@1onefirm.com	469-583-5976
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date