

# Heritage Ranch Retail | Dining | Medical

740 S US 287  
Mansfield, TX. 76063



**ONEFIRM**  
COMMERCIAL GROUP



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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.





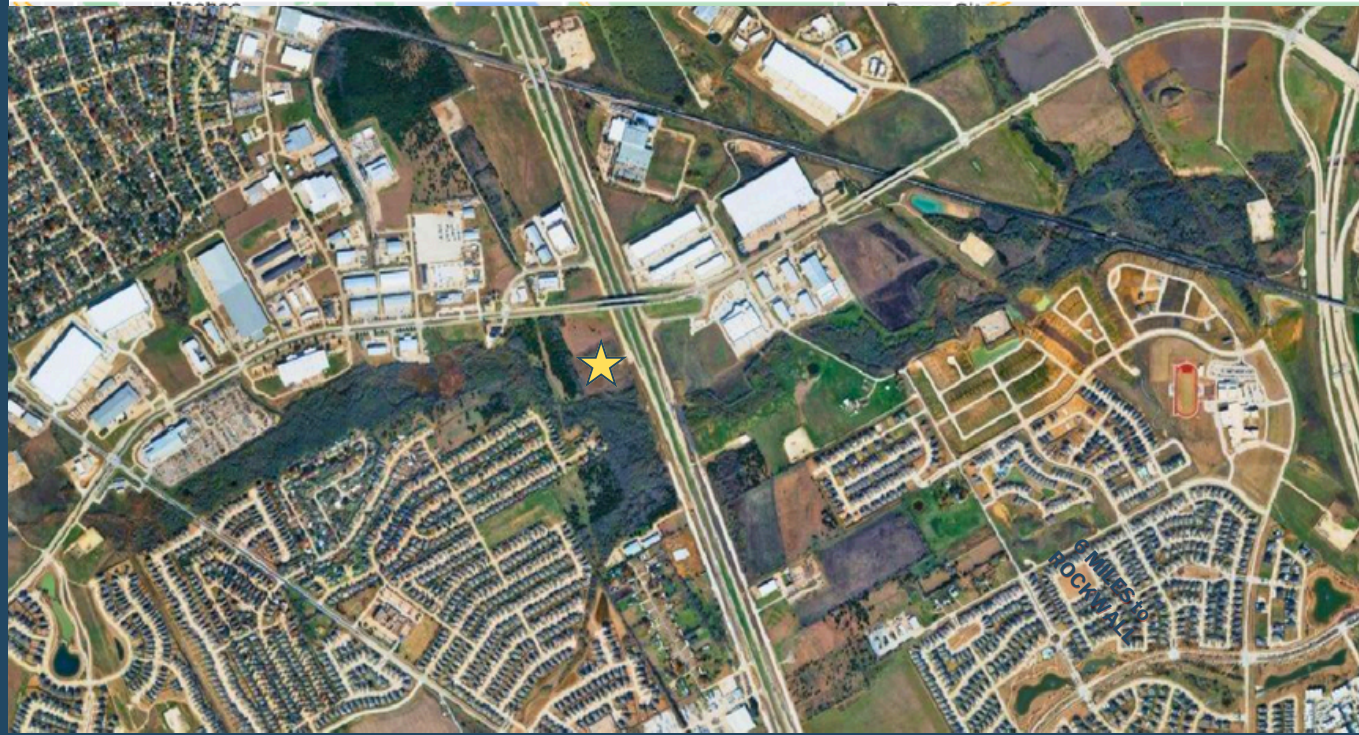


±18,000 SF Class A building at Heritage Ranch is designed to accommodate a dynamic mix of retail, medical, and dining users in one of Mansfield's most active and growing corridors. The project offers flexible suite sizes and modern architecture. Positioned within a thoughtfully planned development, the building benefits from strong visibility, convenient access, and proximity to surrounding residential and commercial growth. Heritage Ranch provides an ideal environment 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







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





## **BRIAN BERRY**

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## 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.*

2-10-2025



### 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. **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.

**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.

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Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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