

THE SQUARE AT MATLOCK

SEQ of E Debbie Ln & Matlock Rd



SEGOVIA
PARTNERS



Property Information

LOCATION:

SEQ of E. Debbie Ln & Matlock Rd,
Mansfield, Texas 76063

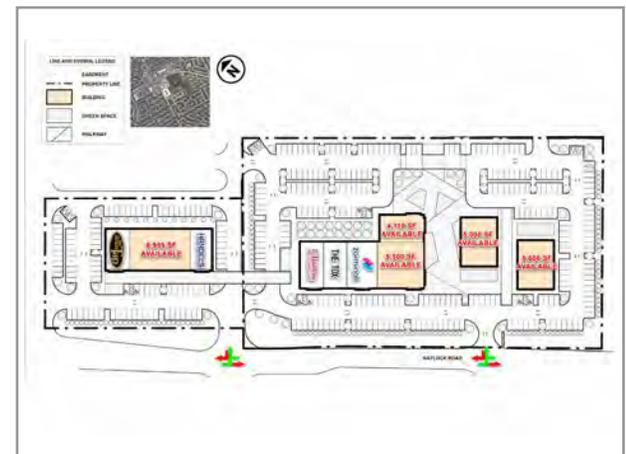
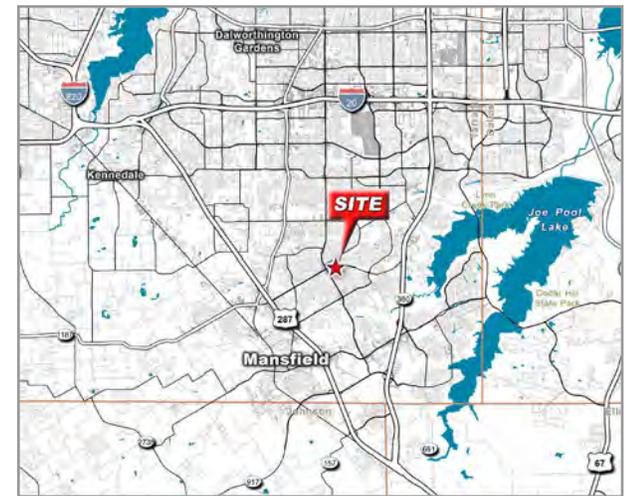
HIGHLIGHTS:

- Dining & Shopping: Looking to find strong mix of restaurants including chef-driven concepts, sport bars, breakfast options with large patios and rooftop dining options and quality retail and services.
- Vibrant Community: Boardwalk with gathering spaces connecting to the townhomes & nearby homes generating more foot traffic and walkability.
- Over 6 million visitors to the intersection with 4 grocery stores including adjacent to Sprouts and Lifetime Fitness. Strong incomes and 82,000 population growing to 120,000 in next 10 years.
- Variety of end caps and freestanding spaces. Please call for rates. NNN's are \$9.70/sf
- Delivery Q2 of 2026.
- [Elevations Video](#)

Traffic Counts

DEBBIE LN: 24,127 VPD

MATLOCK RD: 25,311

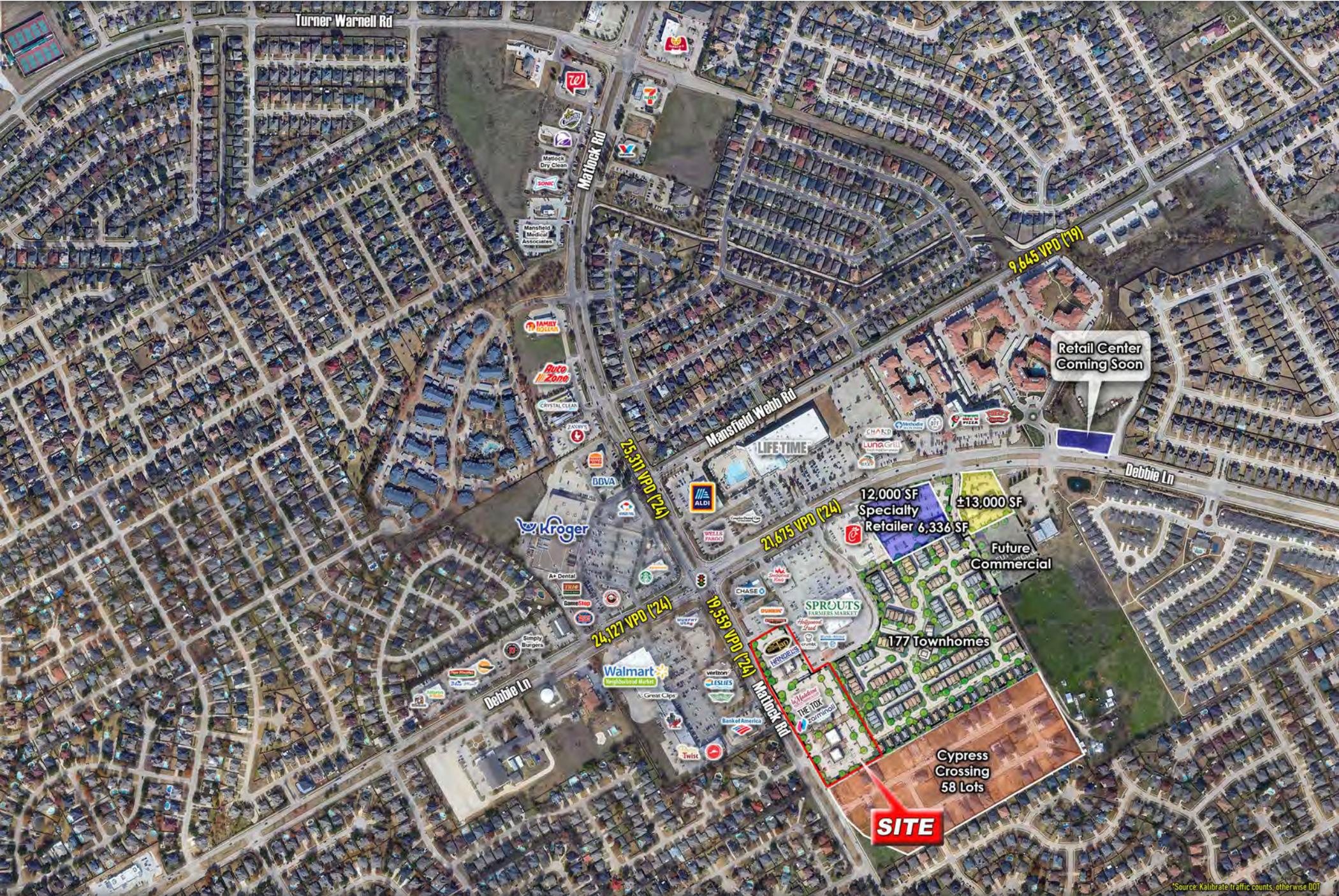


Demographics	1 MILE	3 MILE	5 MILE
POPULATION	20,793	105,375	231,069
HOUSEHOLDS	6,655	33,832	75,826
AVG HH INCOME	\$132,137	\$133,404	\$133,606
DAYTIME POPULATION	13,293	80,796	187,581

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

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*Source: Kalibrate traffic counts, otherwise DOT

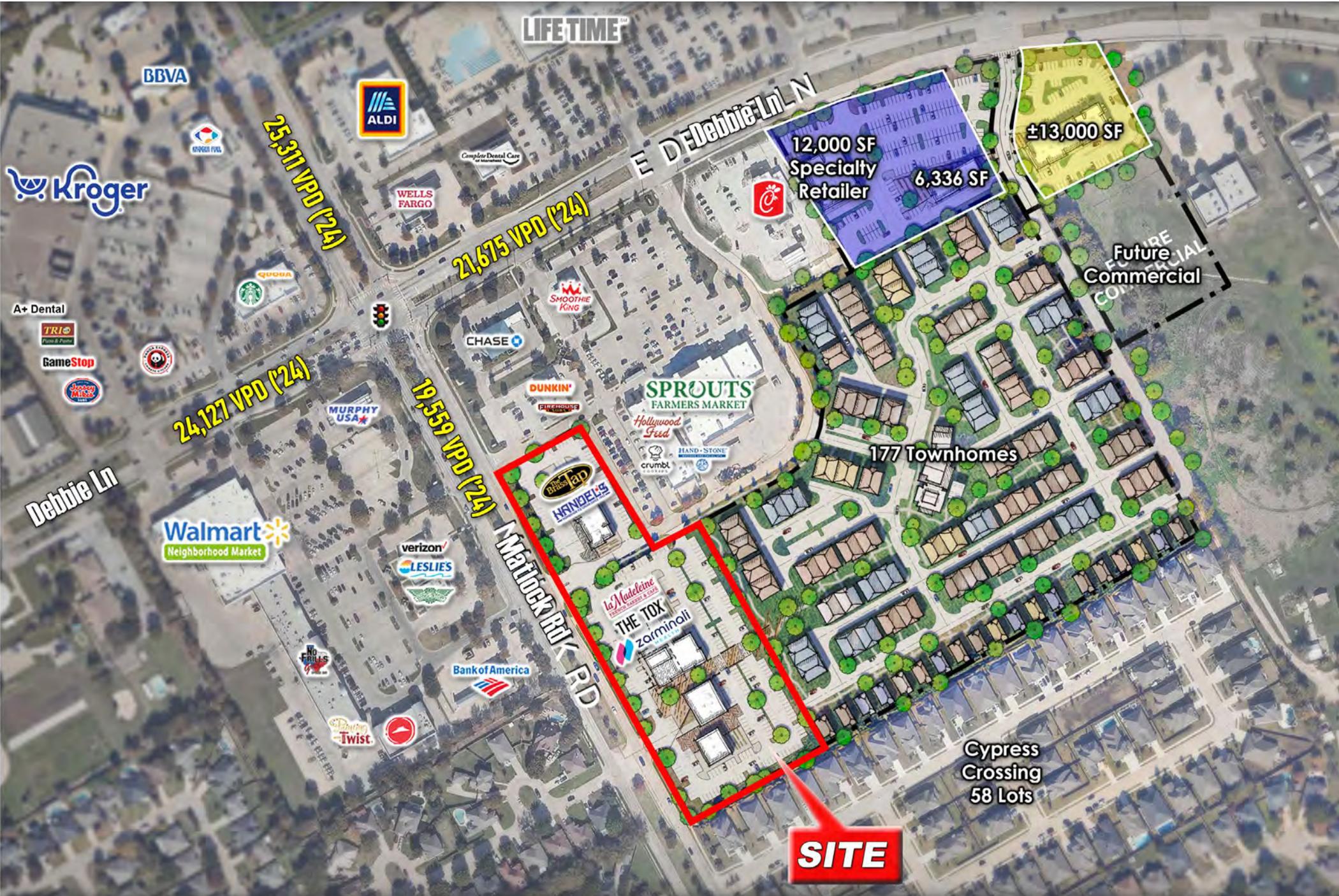
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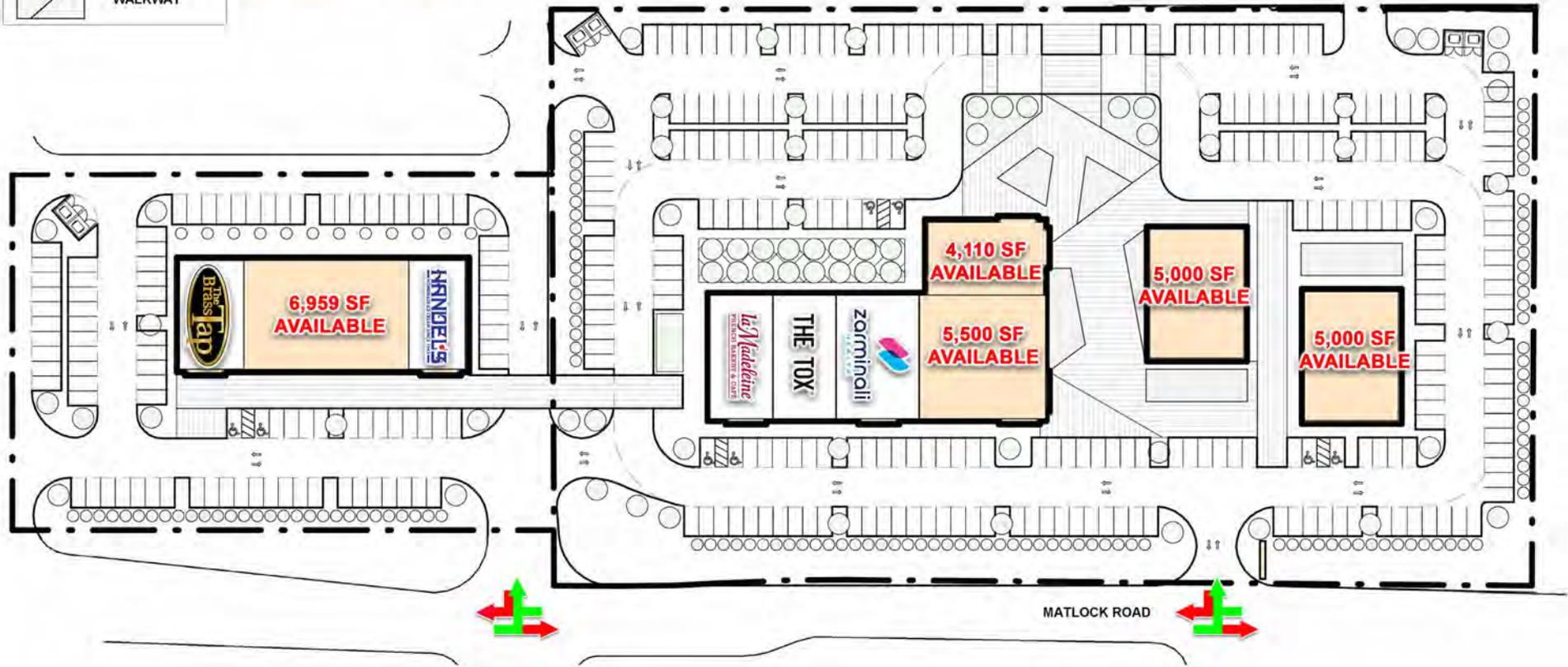
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LINE AND SYMBOL LEGEND

	EASEMENT
	PROPERTY LINE
	BUILDING
	GREEN SPACE
	WALKWAY



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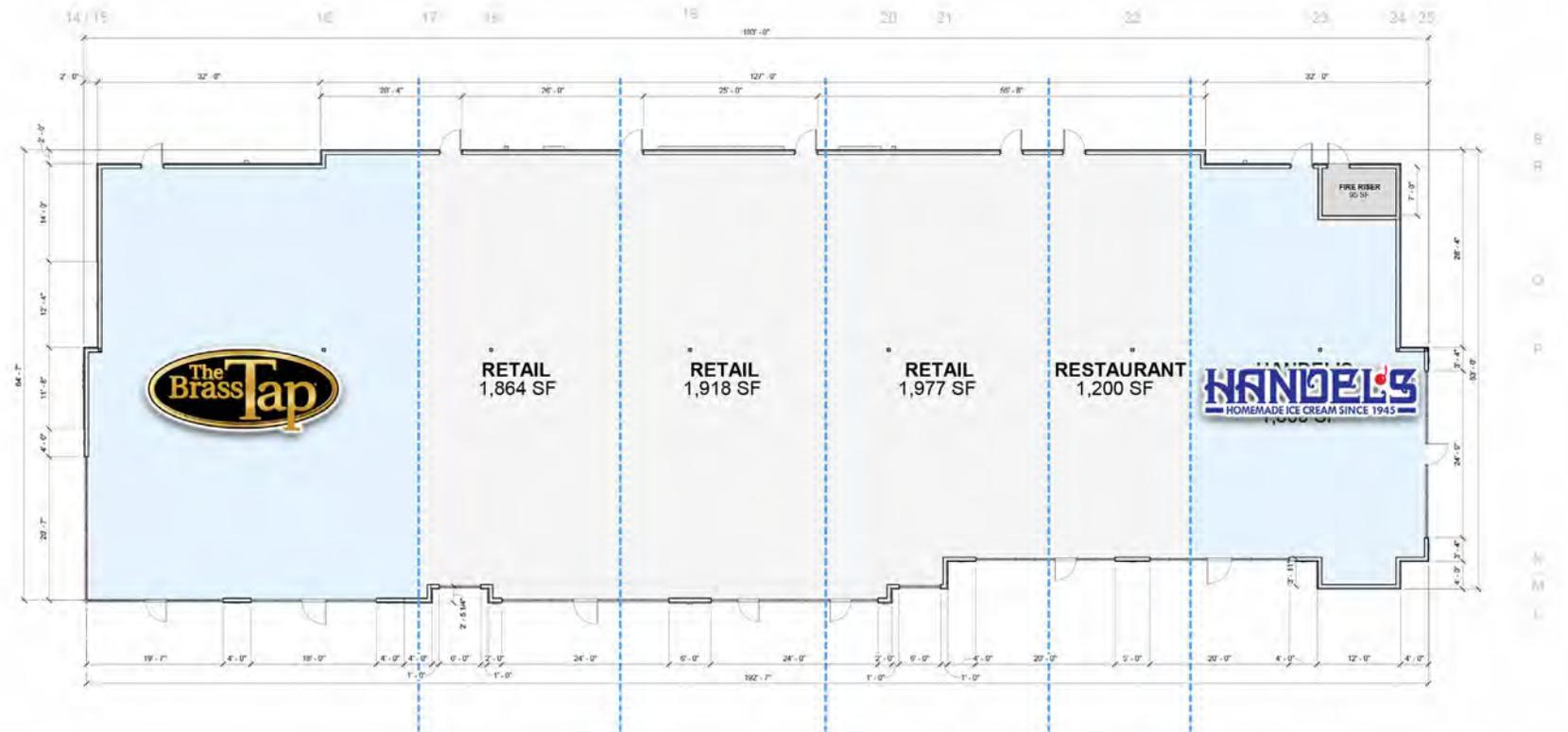
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1 BUILDING 03 - LOD
1/8" = 1'-0"

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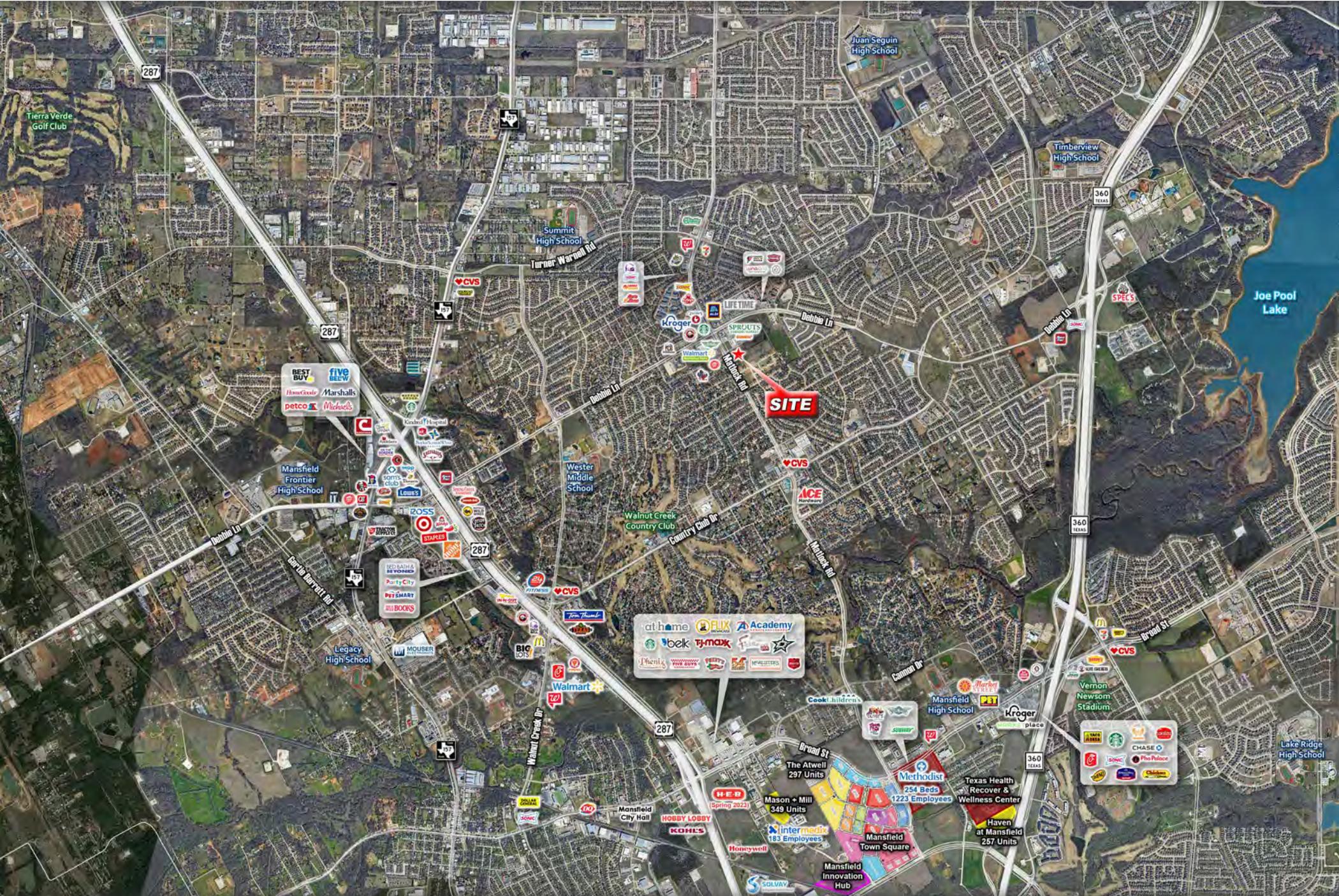
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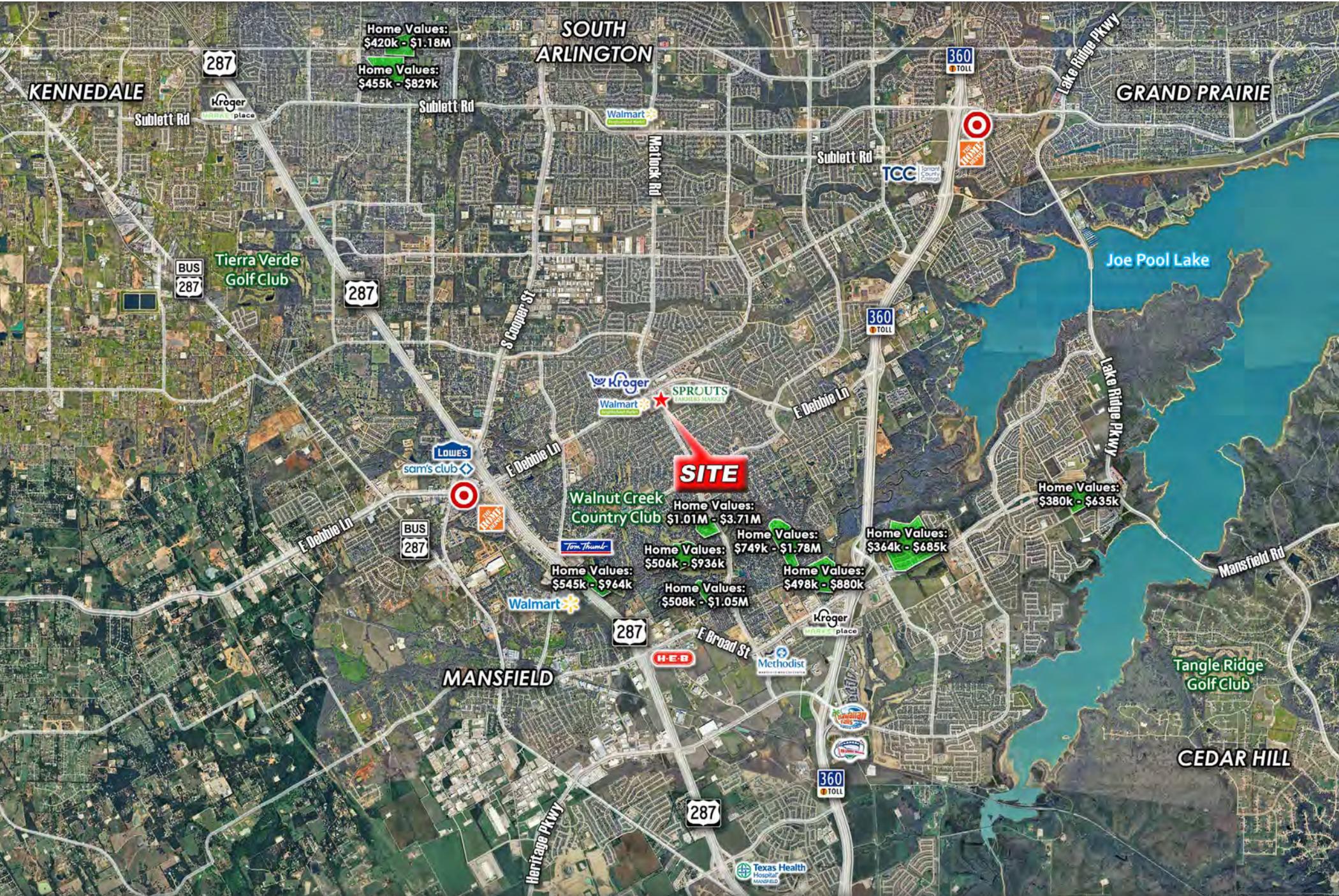
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Joe Poole Lake

360 TOLL

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Collins St

Country Club Dr

Retail Center Coming Soon

Debbie Ln

Matlock Rd

Future Commercial

Cypress Crossing 58 Lots

SITE

±13,000 SF

177 Townhomes

6,336 SF

12,000 SF Specialty Retailer

19,559 VPD (24)

25,217 VPD (22)

SPROUTS FARMERS MARKET

Hollywood Fred

crumby

zominali

THE TOX

McMackelaine

BRINDEL'S

Older's Tap

Bank of America

SMOOTHIE KING

DUNKIN'

LESLIES

verizon

Twist

NO FRILLS

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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.

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.

<u>Segovia Retail Group LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9004086</u> License No.	<u>jennifer@segoviapartners.com</u> Email	<u>214.224.4618</u> Phone
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<u>Bretley Roche</u> Sales Agent/Associate's Name	<u>677043</u> License No.	<u>bretley@segoviapartners.com</u> Email	<u>661.319.5000</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date