Blazing
HOSPITALITY

The Shops at Stillwater IV

NEQ BROAD ST & CANNON DR | MANSFIELD, TEXAS 76063

YOUR EVERYDAY, ELEVATED.
A Blazing Hospitality Development

LEASING
VANCOE

TAYLOR CLUFF
tcluff@vancoecre.com | 214.385.2820

BRANDON BASS
bbass@vancoecre.com | 214.385.2820

TURNER HOSCH
thosch@vancoecre.com | 214.385.2820

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof.
The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice.

The Shops at Stillwater IV

NEQ Broad St & Cannon Dr | Mansfield, Texas 76063

PROPERTY HIGHLIGHTS

Blazing HOSPITALITY

LOCATION

NEQ of Broad St & Cannon Dr, Mansfield, Texas 76063

AVAILABLE

- +/- 1.06 AC Pad Available

RATE

Call for Info & Price

TRAFFIC COUNTS (TXDOT)

24,239 VPD ('24)	8,079 VPD ('22)	88,246 VPD ('24)
Broad St	Matlock Rd	US-287

HIGHLIGHTS

- Located on Broad Street between Matlock Rd & Cannon Dr across from Canals at Mansfield
- Nearby retailers include HEB, Academy, At Home, Belk, Flix, TJ Maxx, Market Street, Kroger
- Close proximity to Methodist Hospital with 254 Beds & +/- 1,400 Employees
- Easy access to TX-360 & US-287

DEMOGRAPHICS (ESRI)

	1-Mile	3-Mile	5-Mile
2025 Population	5,418	81,658	164,595
2030 Population	6,842	92,619	181,448
Daytime Population	8,500	75,615	134,007
Average HH Income	$189,595	$145,733	$142,772

LEASING

VANCOE

TAYLOR CLUFF
tcluff@vancoecre.com
214.385.2820

BRANDON BASS
bbass@vancoecre.com
214.385.2820

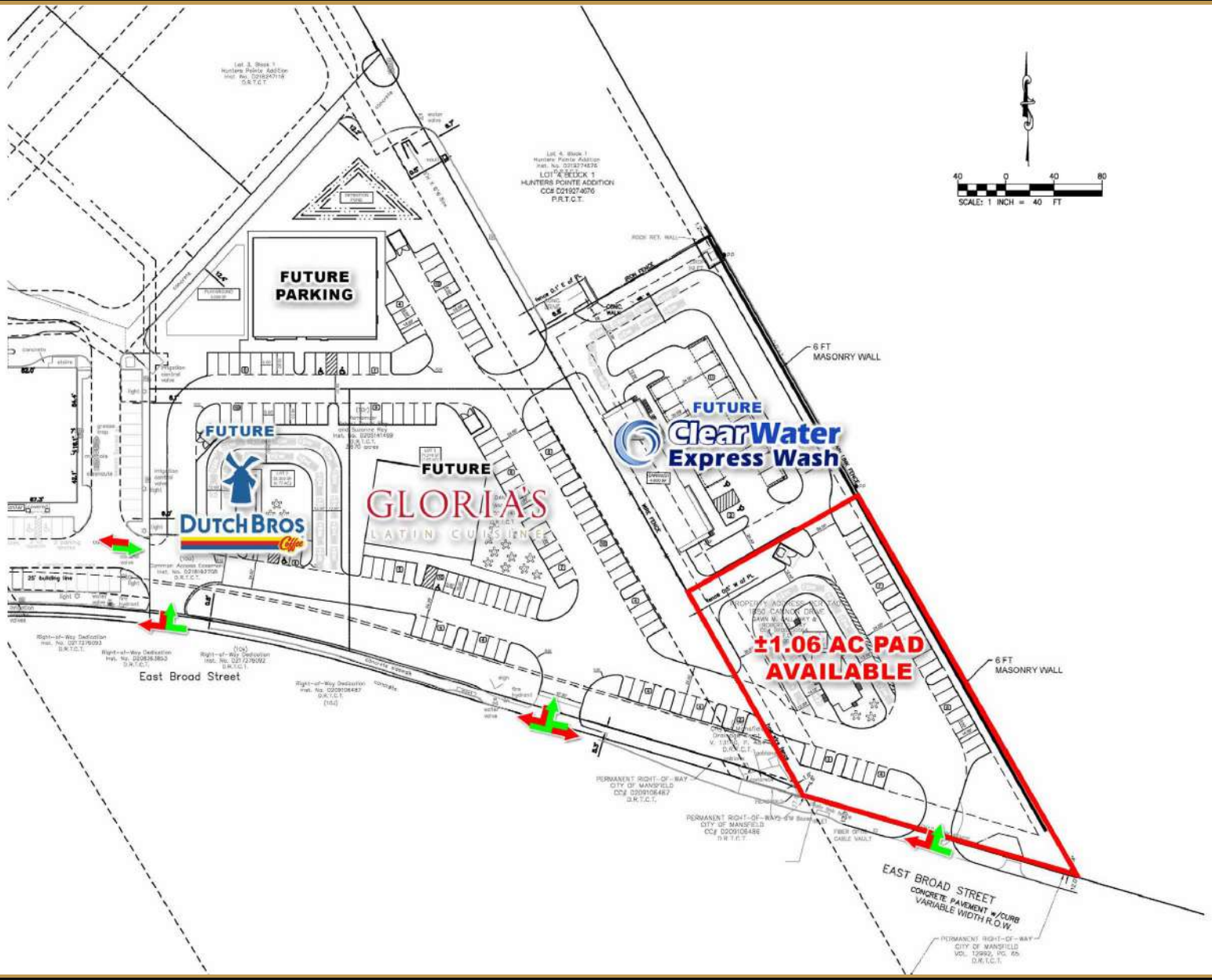
TURNER HOSCH
thosch@vancoecre.com
214.385.2820

The Shops at Stillwater IV

NEQ Broad St & Cannon Dr | Mansfield, Texas 76063

SITE PLAN

Blazing HOSPITALITY



LEASING

VANCOE

TAYLOR CLUFF
tcluff@vancoecre.com
214.385.2820

BRANDON BASS
bbass@vancoecre.com
214.385.2820

TURNER HOSCH
thosch@vancoecre.com
214.385.2820

The Shops at Stillwater IV

NEQ Broad St & Cannon Dr | Mansfield, Texas 76063

WIDE AERIAL

Blazing HOSPITALITY

LEASING

VANCOE

TAYLOR CLUFF
tcluff@vancoecre.com
214.385.2820

BRANDON BASS
bbass@vancoecre.com
214.385.2820

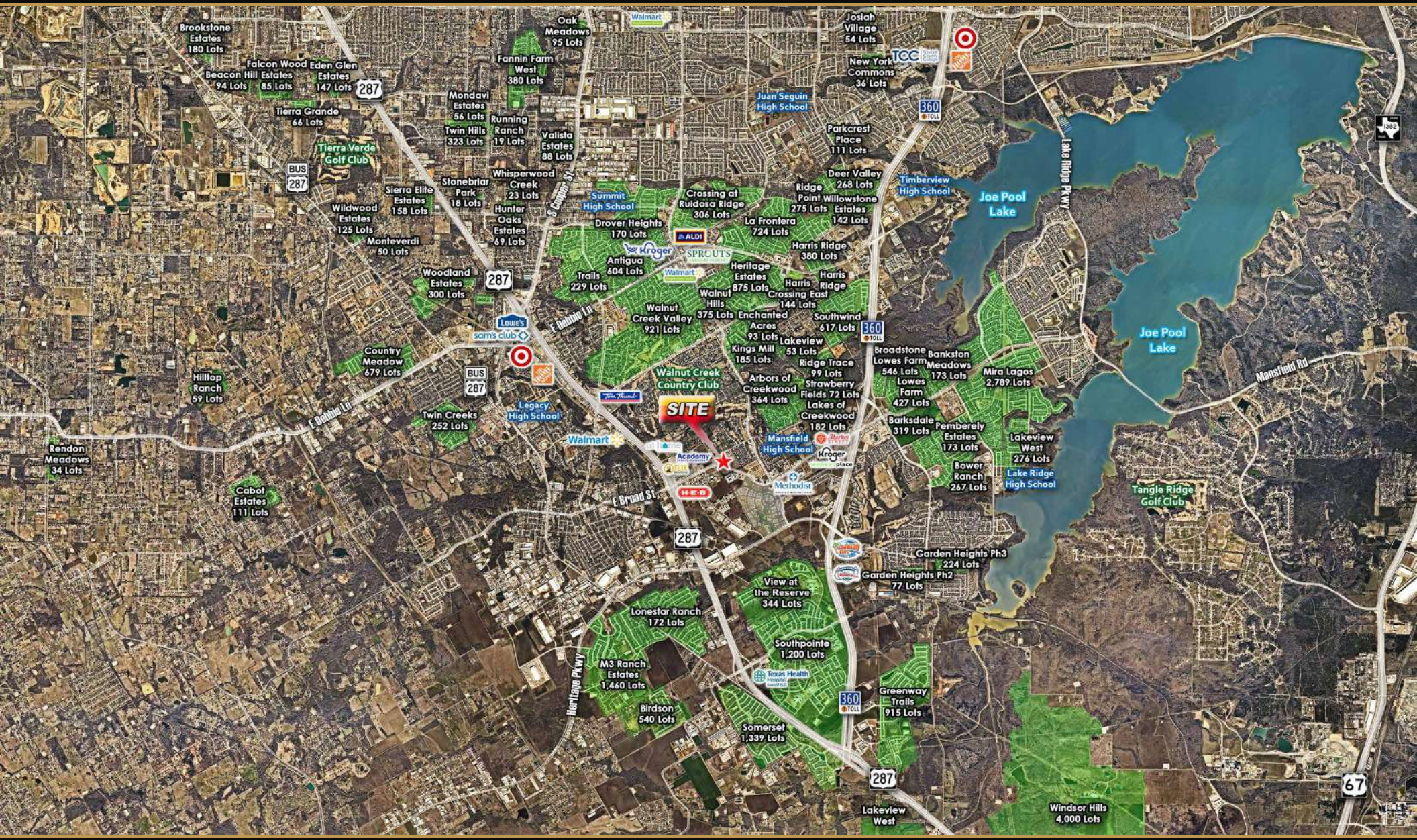
TURNER HOSCH
thosch@vancoecre.com
214.385.2820

The Shops at Stillwater IV

NEQ Broad St & Cannon Dr | Mansfield, Texas 76063

RESIDENTIAL AERIAL

Blazing HOSPITALITY



LEASING

VANCOE

TAYLOR CLUFF
tcluff@vancoecre.com
214.385.2820

BRANDON BASS
bbass@vancoecre.com
214.385.2820

TURNER HOSCH
thosch@vancoecre.com
214.385.2820

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.

11-3-25

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage acnvines, 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 partners 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 dunes 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 dunes 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 dunes 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 written 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 confidennal information or any other information that a party specifically instructs the broker in written 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 nonce 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 nonce below and retain a copy for your records.

Vancoe CRE, LLC	9016381-BB	info@vancoecre.com	214.385.2820
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Cal Ryan Fuqua	605847-B	ryan@vancoecre.com	214.385.2820
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate´s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov