

223 Depot St. | Mansfield, Texas
223 Depot Street
Mansfield, TX 76063

\$2,207,000
1.31± Acres
Tarrant County



MORE INFO ONLINE:
<https://homelandprop.com/>

223 Depot St. | Mansfield, Texas
Mansfield, TX / Tarrant County

SUMMARY

Address

223 Depot Street

City, State Zip

Mansfield, TX 76063

County

Tarrant County

Type

Commercial

Latitude / Longitude

32.5665124 / -97.1402593

Taxes (Annually)

\$10,895

Dwelling Square Feet

57,214

Acreage

1.31

Price

\$2,207,000

Property Website

<https://homelandprop.com/property/223-depot-st-mansfield-texas/tarrant/texas/74188/>



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PROPERTY DESCRIPTION

Incredible Commercial Opportunity in the Heart of Downtown Mansfield, Texas

Located just off Main Street, in a prime development location with a hard corner on both Sycamore and Depot streets. The local area sees a total of 35,338 vehicles daily. The subject property boasts 3,000 square foot of building space with an existing parking lot along with additional parking across Sycamore Street.

Area utilities include city water, telephone services, electricity, and natural gas. The property is zoned for commercial use allowing for restaurants, brewery, retail, entertainment and much more. 3 Phase Electricity available.

The property features level to sloping terrain with ample parking and outdoor seating, the property is set up with a state-of-the-art kitchen allowing for expedited restaurateering.

Seize this unique chance to own part of the Historic Downtown Mansfield. The local area dates back to the early 1800's. For more details and to explore this opportunity. Contact us today!

MARKET HIGHLIGHTS

Mansfield, Texas offers several benefits. The city's strategic location in the Dallas-Fort Worth metroplex ensures excellent accessibility. Mansfield's robust and diverse economy, coupled with pro-business policies, fosters a thriving commercial environment. The city's significant population growth and high quality of life increase demand for commercial services. A stable real estate market and continuous infrastructure investment enhance property value and business operations. Additionally, community support and development opportunities make Mansfield a highly attractive location for commercial property investment.

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Total Population 2025	7,577	50,440	139,545

Total Daytime Population	16,189	59,423	121,676
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Average HH Income	\$79,543	\$136,543	\$144,162
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*Demographic data derived from 2025 ESRI, 2025 HH data N/A

[Mansfield Texas Infrastructure and Zoning \(arcgis.com\)](#) [City of Mansfield, TX - Development Projects \(arcgis.com\)](#)

Utility Providers: Atmos Energy (Gas), Oncor Electric, ATT (Internet)

Improvements: Stage, Commercial Building, Patio



MORE INFO ONLINE:

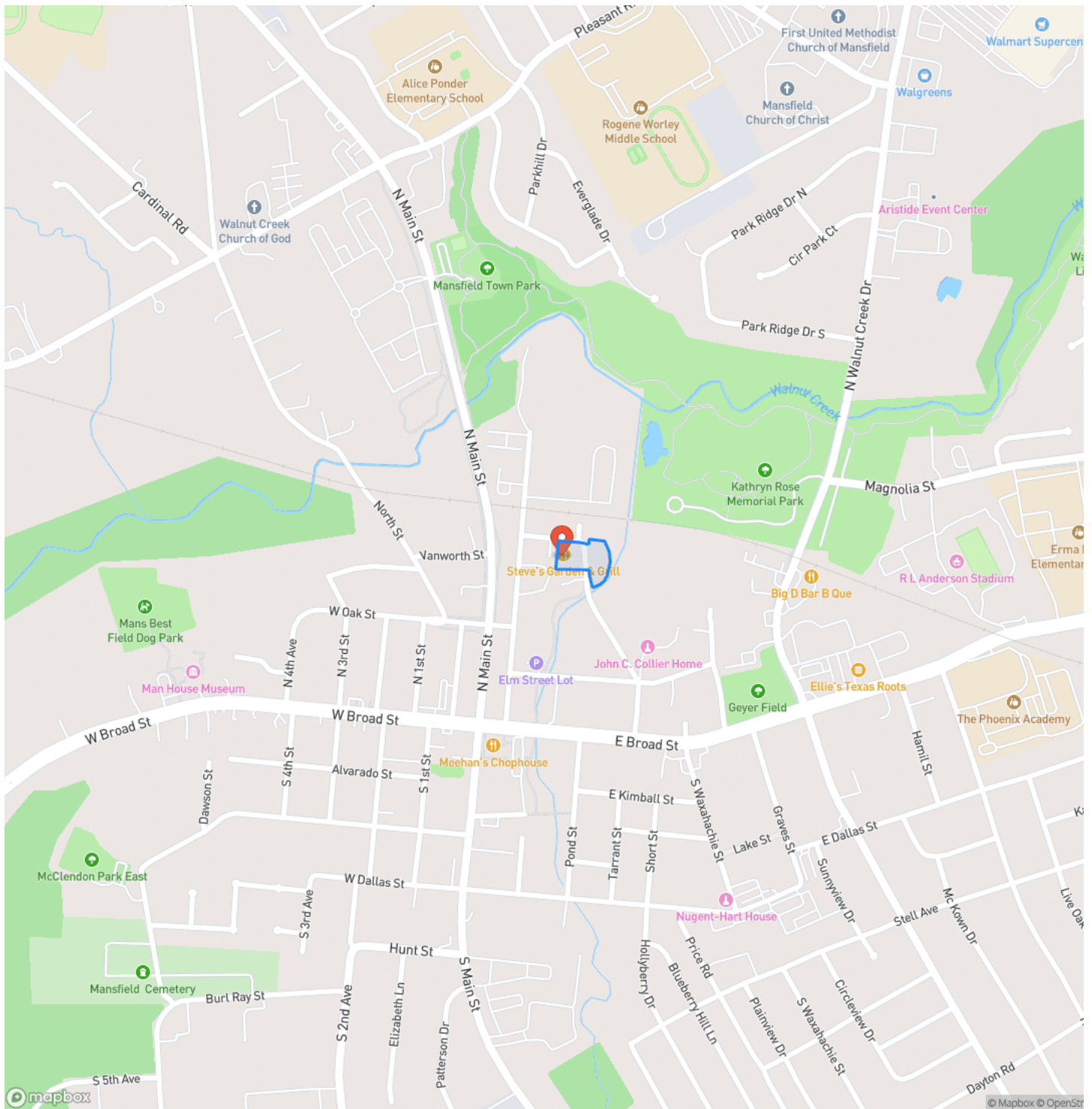
<https://homelandprop.com/>

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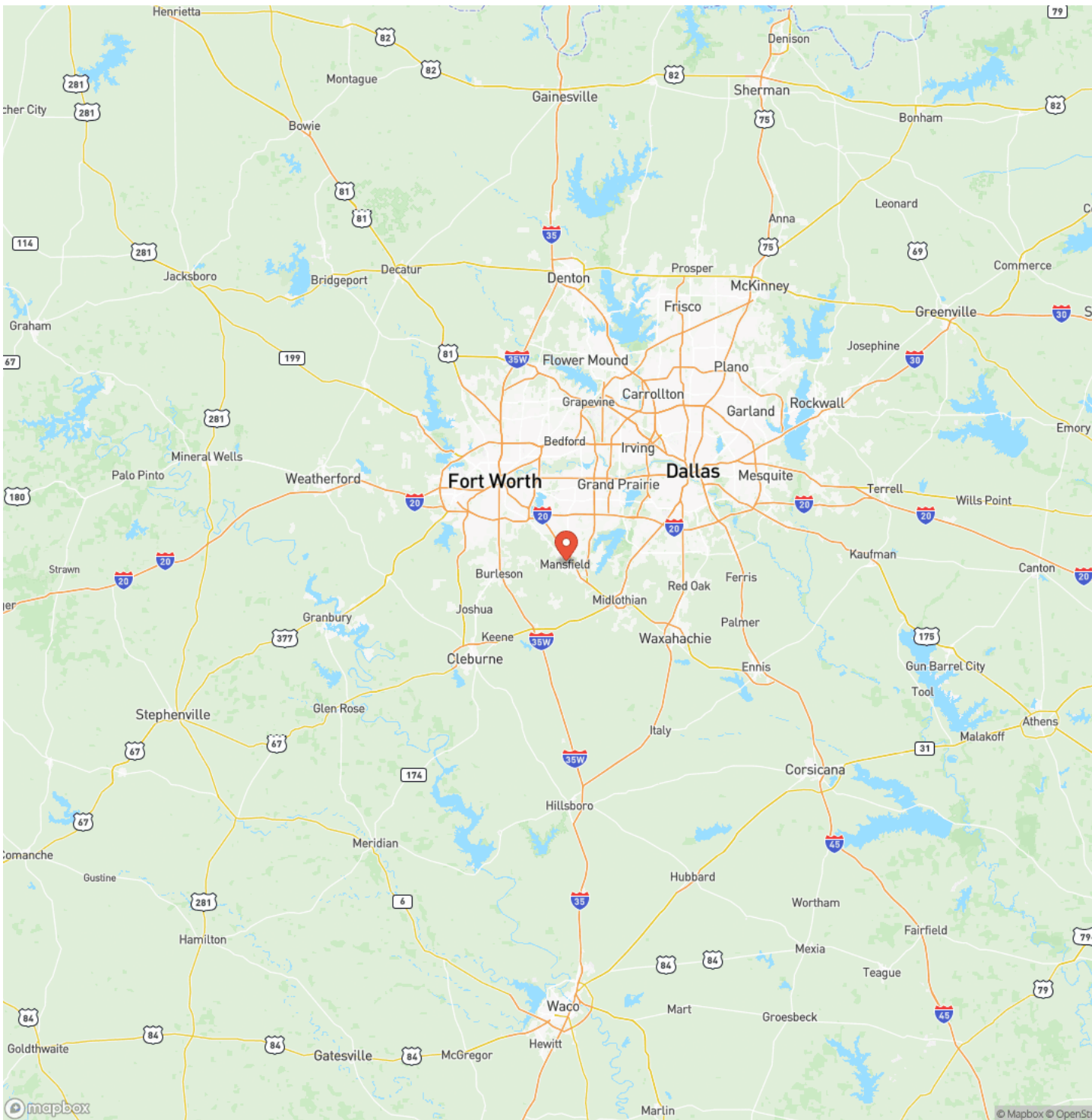
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Locator Map



Mansfield, TX / Tarrant County

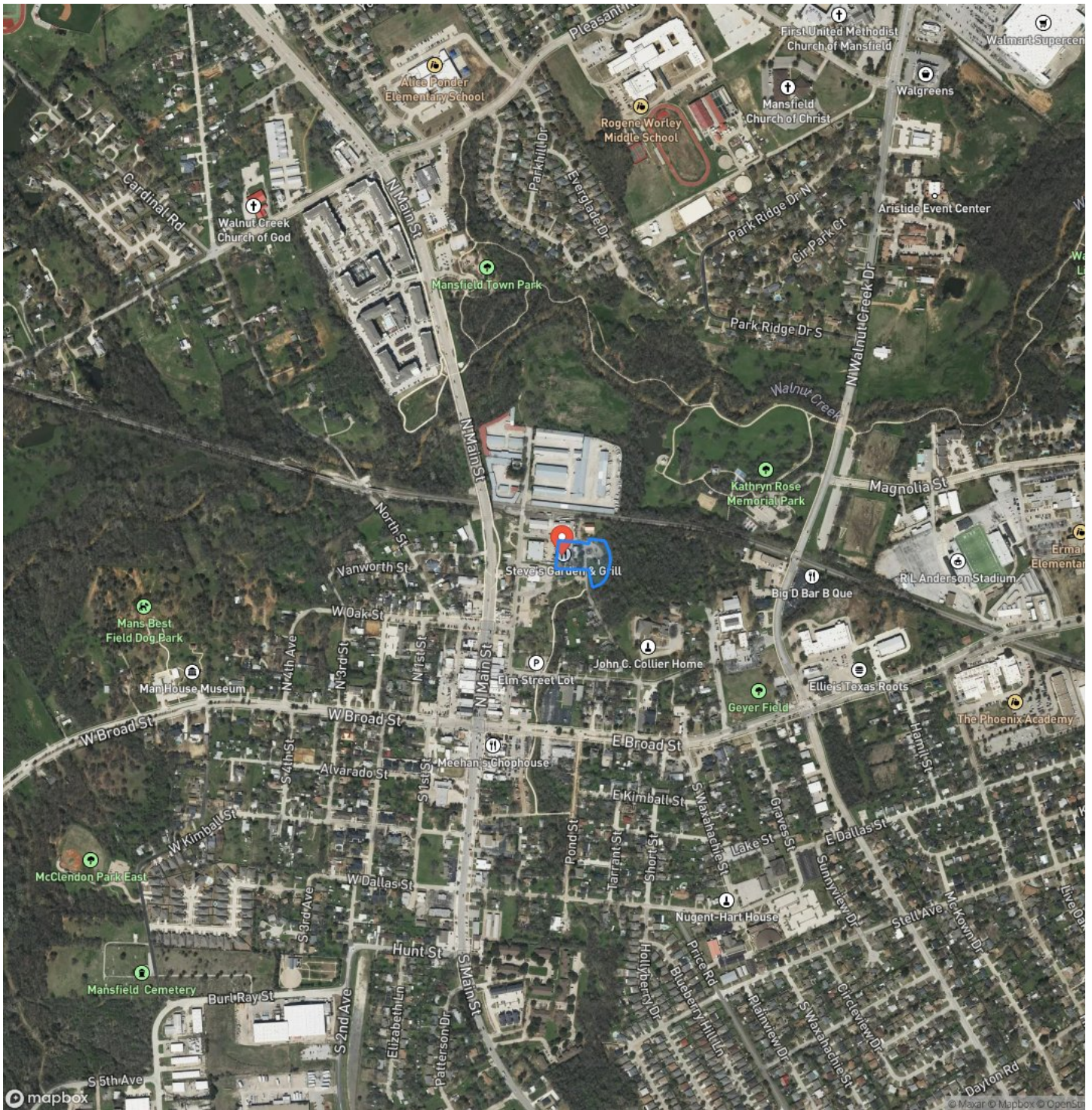
Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Miller Cox

Mobile

(817) 899-0372

Email

miller@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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<https://homelandprop.com/>

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Easement Disclaimer: Visible and apparent and/or marked in field.



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