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:

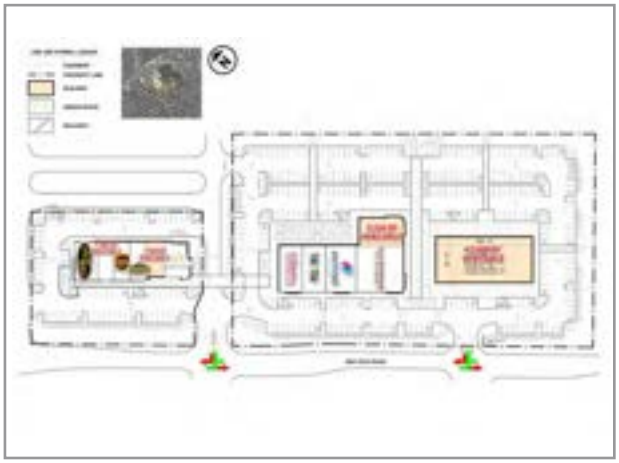
- Dining & Shopping: Looking to find strong mix of restaurants including chef-driven concepts, sport bars, breakfast options with large patios and rooftop dining options and quality retail and services.
- Vibrant Community: Boardwalk with gathering spaces connecting to the townhomes & nearby homes generating 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

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Bretley Roche
Bretley@segoviapartners.com
661.319.5000

Jim Jamerson
Jim@segoviapartners.com
214.437.0025

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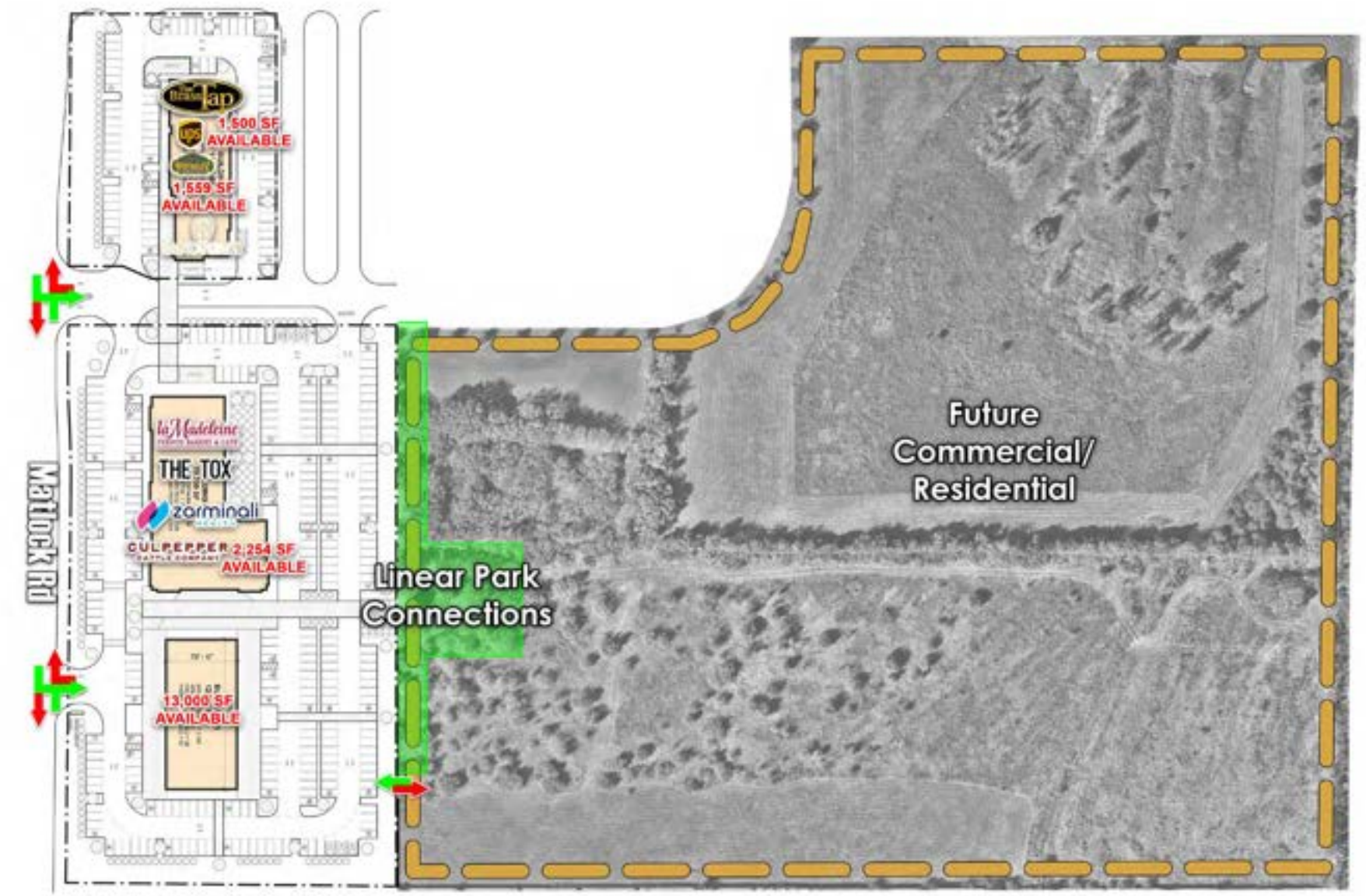
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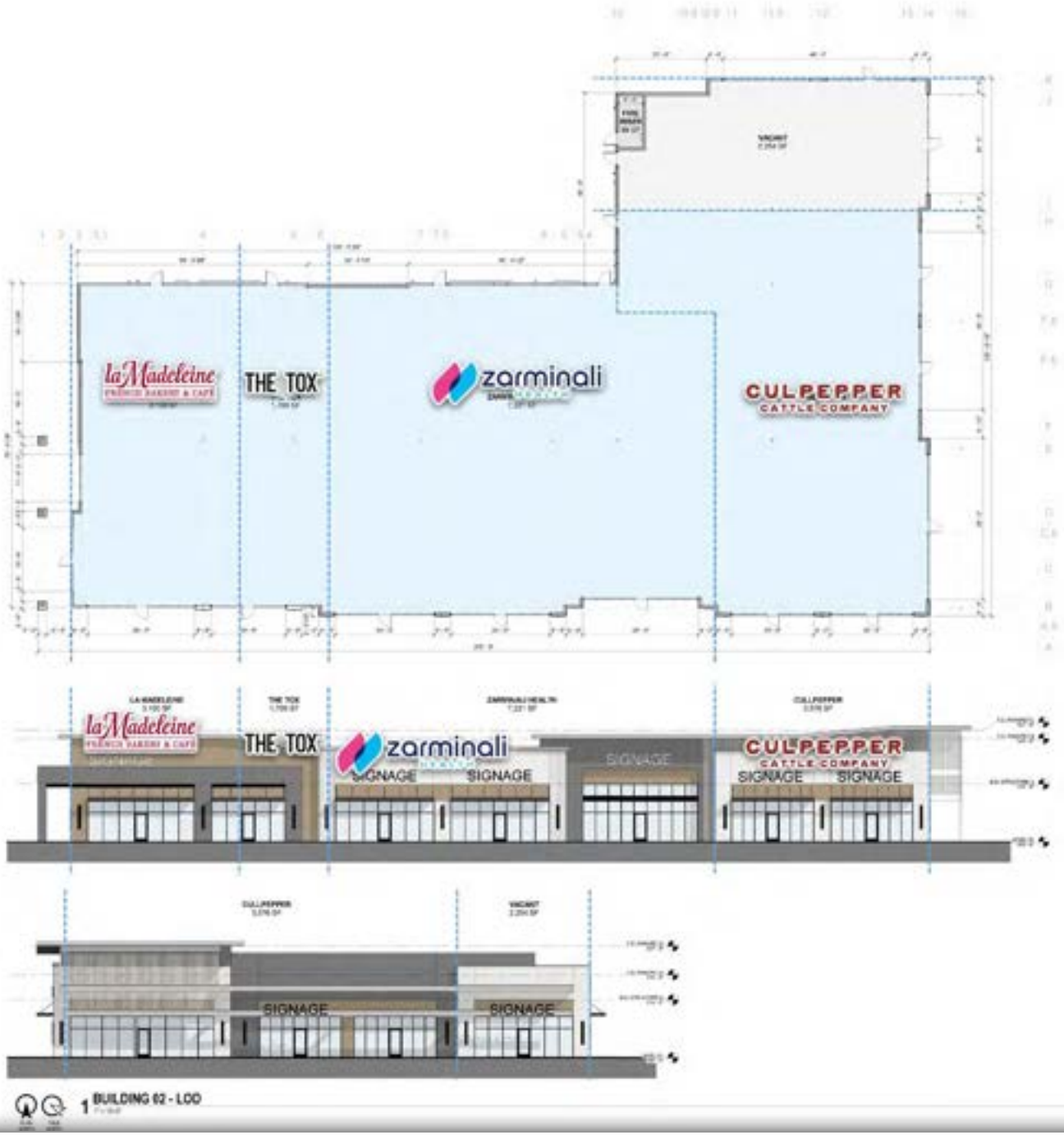
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Clear Height: 14'-15'

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Clear Height: 12'

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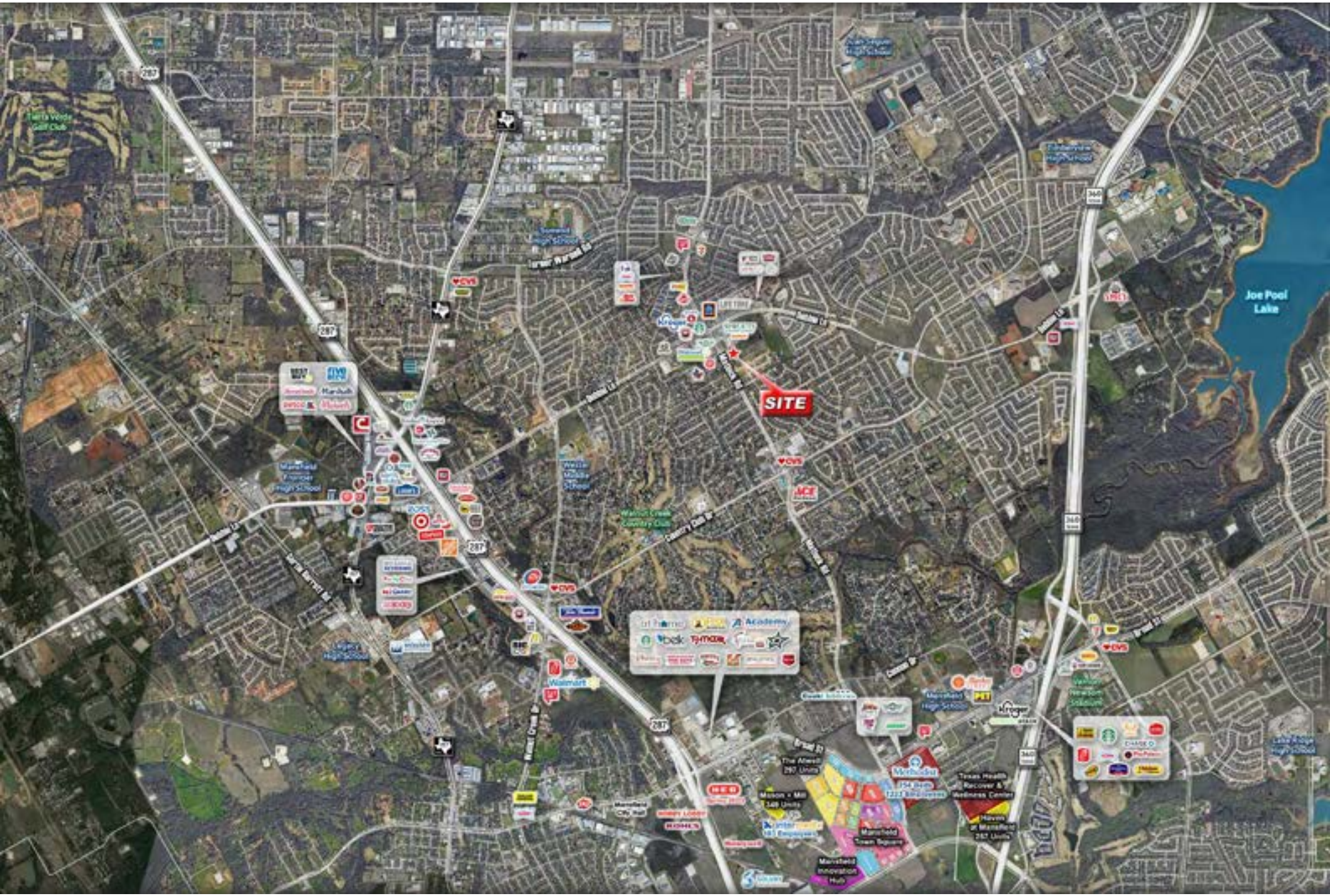
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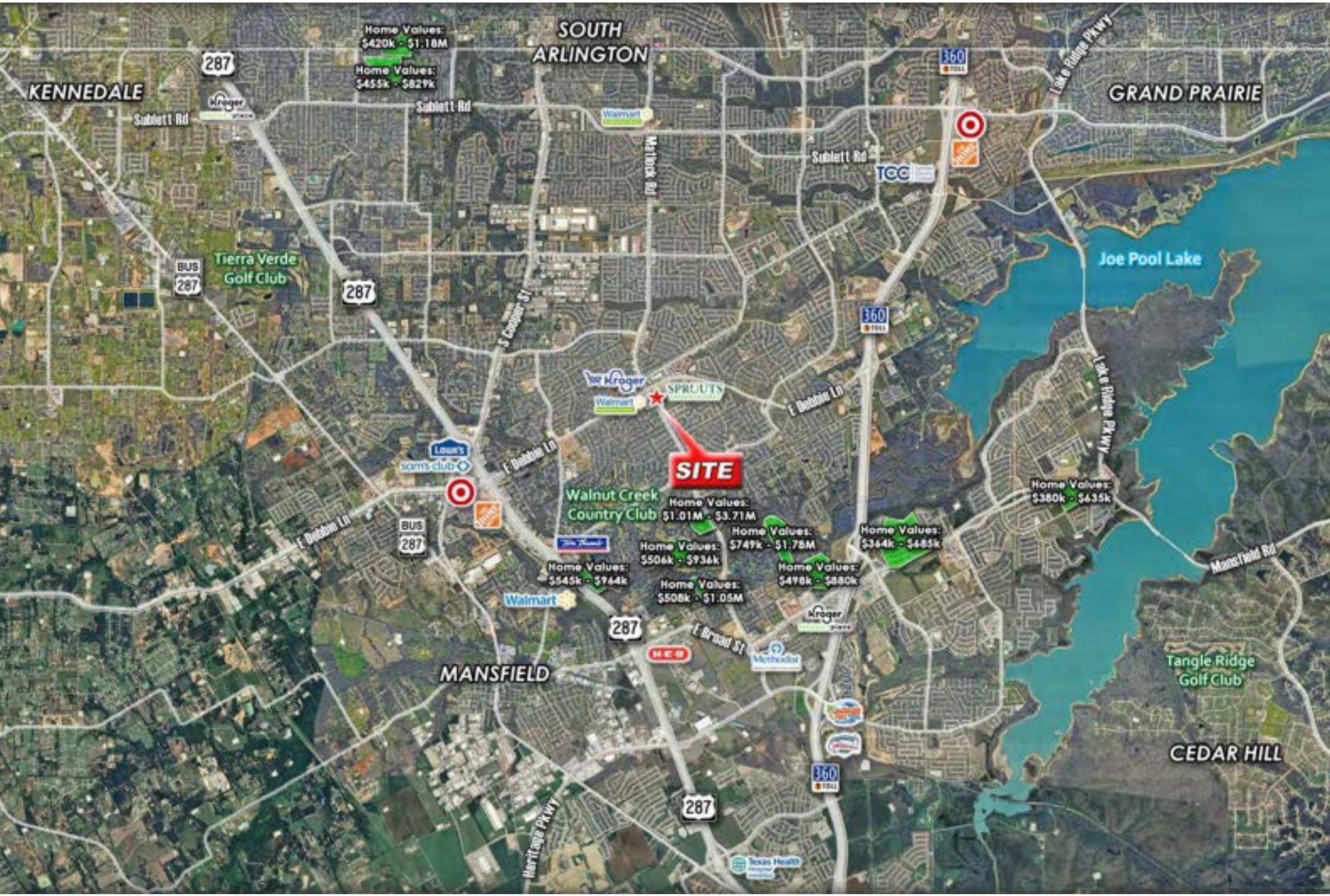
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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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:
  - 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.

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 Segovia Retail Group LLC can represent a prospective buyer, the broker 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.

Segovia Retail Group LLC 9004486 jennifer@segoviapartners.com 214.224.4618

Primary Assumed Business Name

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.

Jennifer Elizabeth Frank 369268 jennifer@segoviapartners.com 214.668.0605

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
James E Peterson	389746	jim@segoviapartners.com	469.480.8832
Name of Designated Broker of Licensed Business Entity, if applicable	**License No.**	**Email**	**Phone**
Bretley Mackie	677043	bretley@segoviapartners.com	661.319.5000
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