DEBBIE LANE RETAIL AVAILABLE

SEQ of Debbie Ln & Matlock Rd, Mansfield, TX

SEGOVIA PARTNERS



Property Information

LOCATION:

SEQ of Debbie Ln & Matlock Rd

Mansfield, Texas 76063

HIGHLIGHTS:

- 2,232 SF RESTAURANT USE space available, including LARGE 900 SF Outside Patio area directly in front of Trader Joe's
- Center located at intersection with Aldi, Kroger, Lifetime Fitness, Sprouts, & Walmart
- Surrounded by high incomes – averaging $125K avg HH Income
- Strategically located ±2 miles from two major north/ south thoroughfares – TX-360 & US Hwy 287
- Mansfield has one of the fastest growing populations in N. Texas
- Over 6 million visitors to the intersection
- 82,000 population growing to 120,000 in 10 years

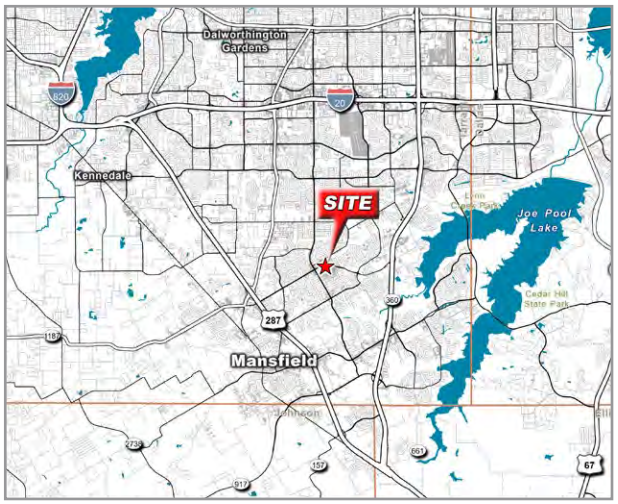
Demographics

	1 MILE	3 MILE	5 MILE
POPULATION	19,481	106,081	236,809
HOUSEHOLDS	6,230	33,981	76,856
AVG HH INCOME	$137,289	$134,719	$133,639
2029 POPULATION	19,705	111,724	248,294

Traffic Counts

DEBBIE LN: 24,127 VPD

MATLOCK RD: 25,311 VPD





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.

Bretley Roche
Bretley@segoviapartners.com
661.319.5000

Jim Jamerson
Jim@segoviapartners.com
214.437.0025

Debbie Lane Retail Available

SEQ of Debbie Ln & Matlock Rd, Mansfield, Texas

SEGOVIA PARTNERS



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.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

Debbie Lane Retail Available

SEQ of Debbie Ln & Matlock Rd, Mansfield, Texas

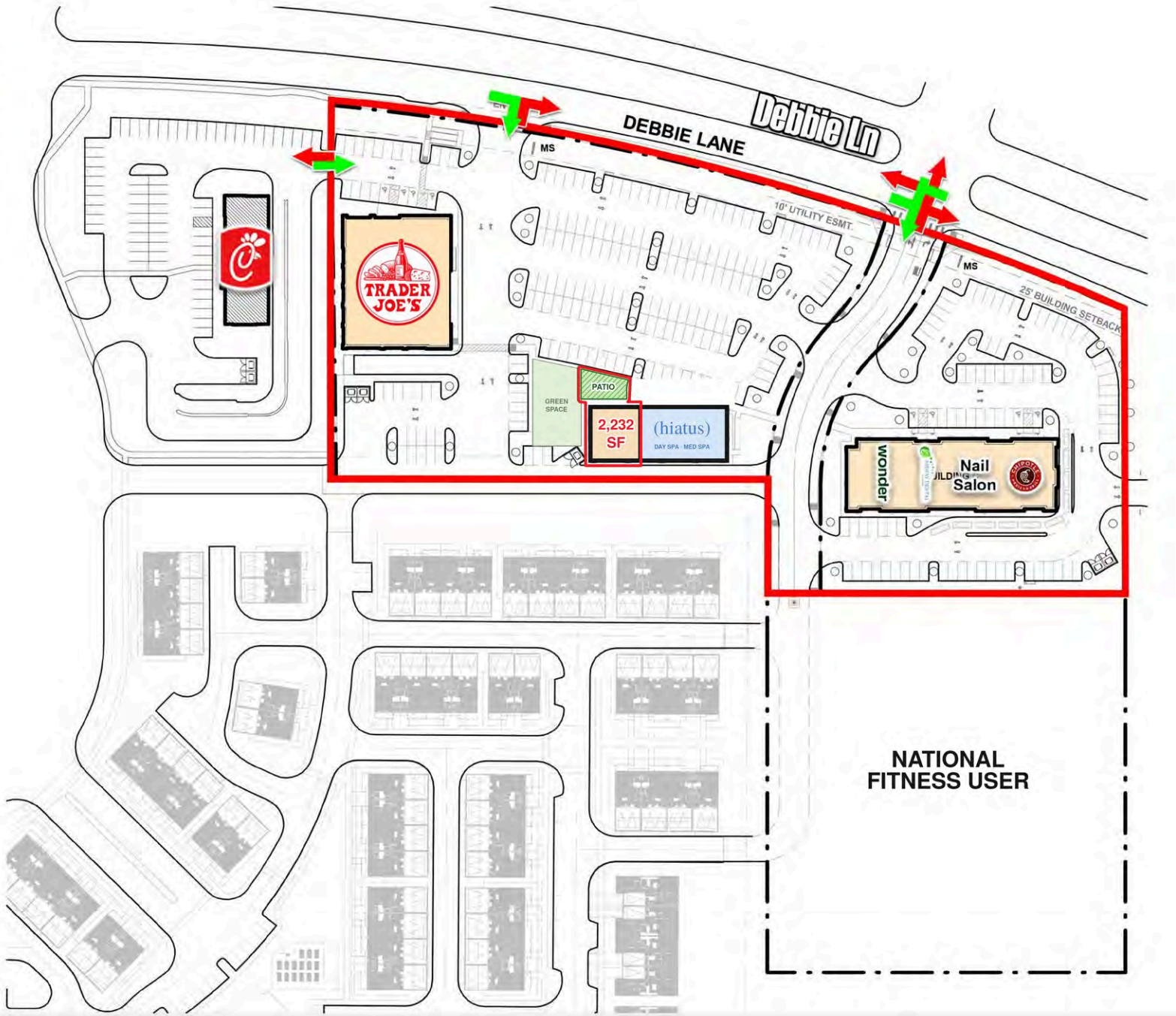
SEGOVIA PARTNERS



LINE AND SYMBOL LEGEND

- EASEMENT
- PROPERTY LINE
- BUILDING
- GREEN SPACE





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.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

Debbie Lane Retail Available

SEQ of Debbie Ln & Matlock Rd, Mansfield, Texas

SEGOVIA PARTNERS





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.

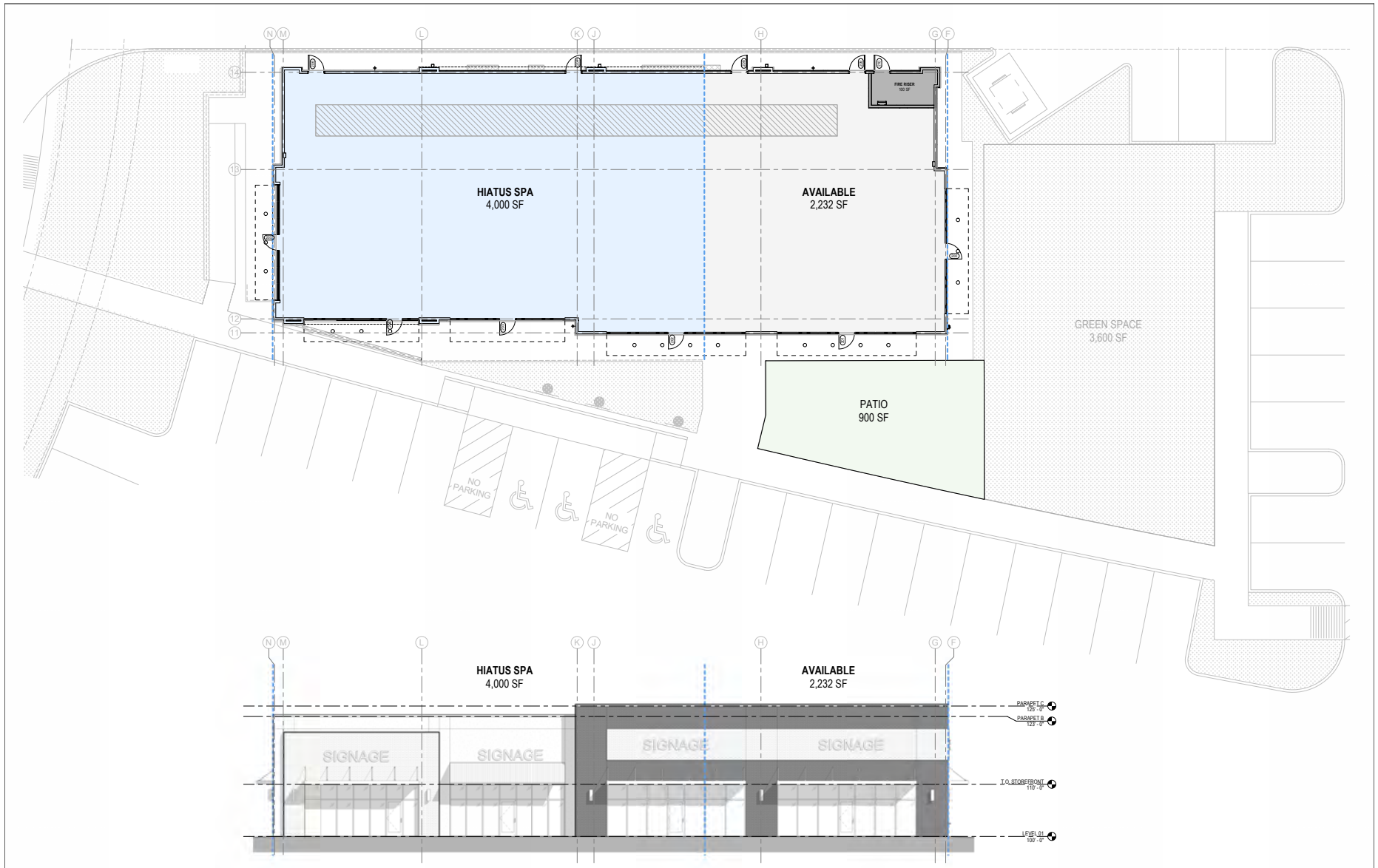
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

Debbie Lane Retail Available

SEQ of Debbie Ln & Matlock Rd, Mansfield, Texas

SEGOVIA PARTNERS



DEBBIE LANE SOUTHWEST | **BUILDING B LOD - 6,232 SF GLA** | modus architecture

DATE: 10.13.2026 LOD

THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. LOD IS NOT AN AS-BUILT DRAWING, DIMENSIONS SHOULD BE FIELD VERIFIED BY TENANT OR TENANT'S REPRESENTATIVE. ALL PLANS AND DRAWINGS ARE INTELLECTUAL PROPERTY OF MODUS ARCHITECTURE. OVERALL PLAN DIMENSIONS ARE ROUNDED TO THE NEAREST INCH. GROSS LEASABLE AREA DOES NOT INCLUDE RISER ROOM SQUARE FOOTAGE.

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.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

CONCEPTUAL VIEWS
TRADER JOE'S



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.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

CONCEPTUAL VIEWS

WEST - RETAIL



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.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

CONCEPTUAL VIEWS

EAST - RETAIL



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.

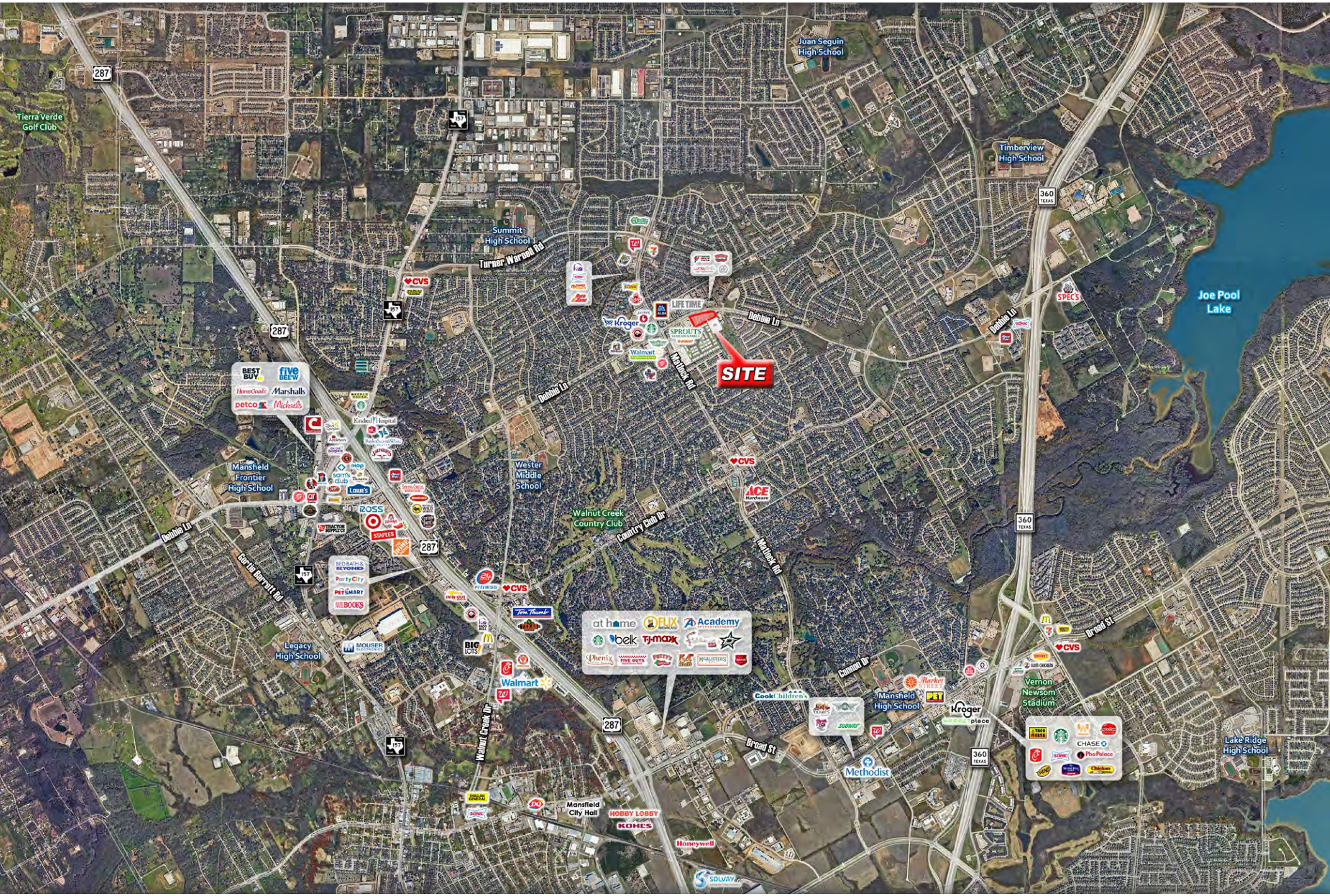
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

Debbie Lane Retail Available

SEQ of Debbie Ln & Matlock Rd, Mansfield, Texas

SEGOVIA PARTNERS



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.

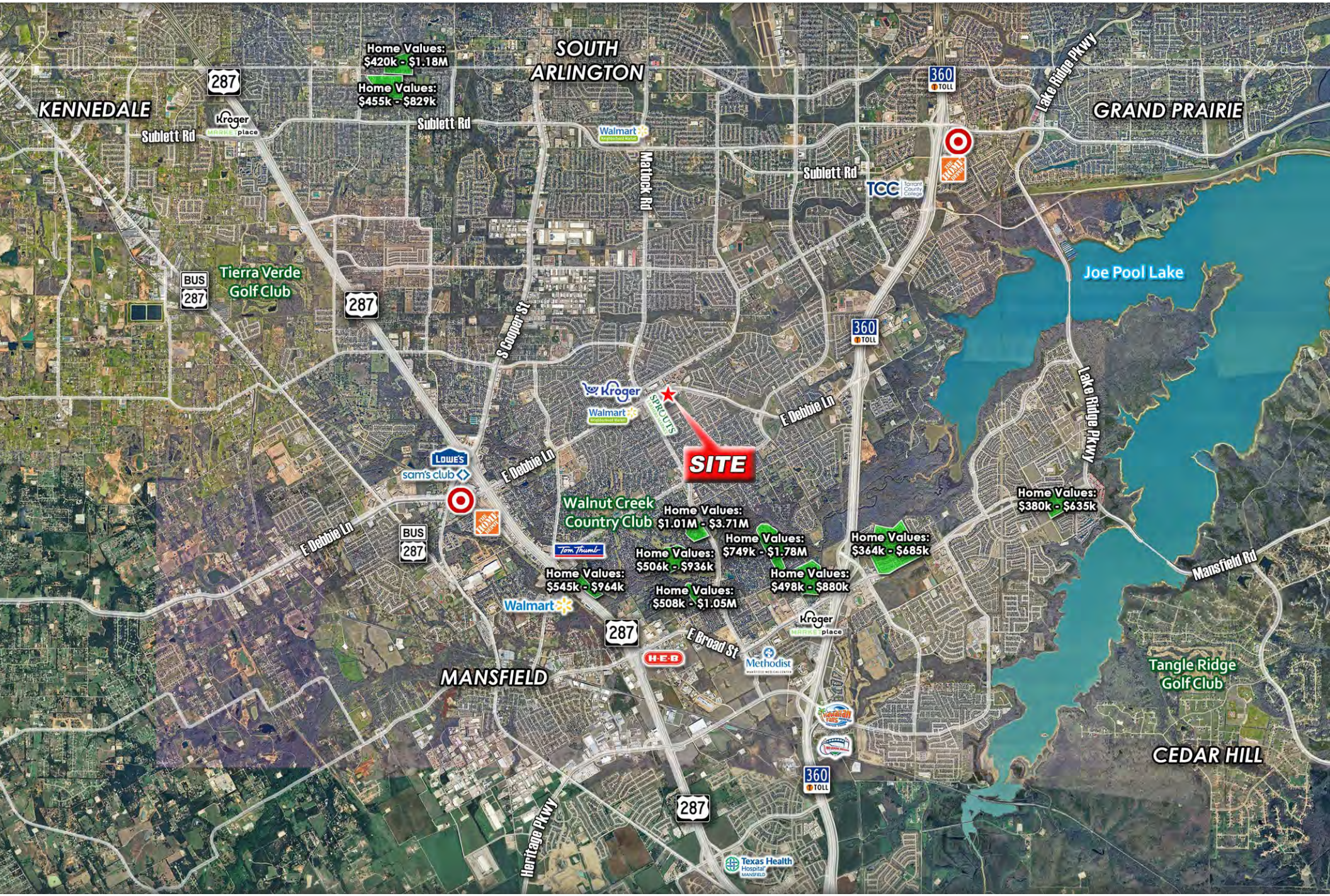
Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

Debbie Lane Retail Available

SEQ of Debbie Ln & Matlock Rd, Mansfield, Texas

SEGOVIA PARTNERS



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.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

Debbie Lane Retail Available

SEQ of Debbie Ln & Matlock Rd, Mansfield, Texas

SEGOVIA PARTNERS



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.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

Debbie Lane Retail Available

SEQ of Debbie Ln & Matlock Rd, Mansfield, Texas

SEGOVIA PARTNERS



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.

Bretley Roche
Bretley@segoviapartners.com • 661.319.5000

Jim Jamerson
Jim@segoviapartners.com • 214.437.0025

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.

Segovia Retail Group LLC	9004086	jennifer@segoviapartners.com	214.224.4618
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jennifer Elizabeth Frank	369268	jennifer@segoviapartners.com	214.668.0605
Designated Broker of Firm	License No.	Email	Phone
James F Jamerson	389746	jim@segoviapartners.com	214.437.0025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bretley Roche	677043	bretley@segoviapartners.com	661.319.5000
Sales Agent/Associate's Name	License No.	Email	Phone

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