



*Property Information Package*

***8.5 +/- Acres on Debbie Lane  
Mansfield, Texas***

Provided by:

***Noble Crest Capital, Inc.***

990 Hwy 287 North

Suite 106-234

Mansfield, TX 76063

**Ken Wimberly – (817) 269-2487**

The information contained herein was from sources believed to be reliable, however, Noble Crest Capital makes no Guarantees, warranties or representation as to the completeness or accuracy thereof. The presentation of the property is subject to errors, omissions, change of price prior to sale or lease, or withdrawal without notice.

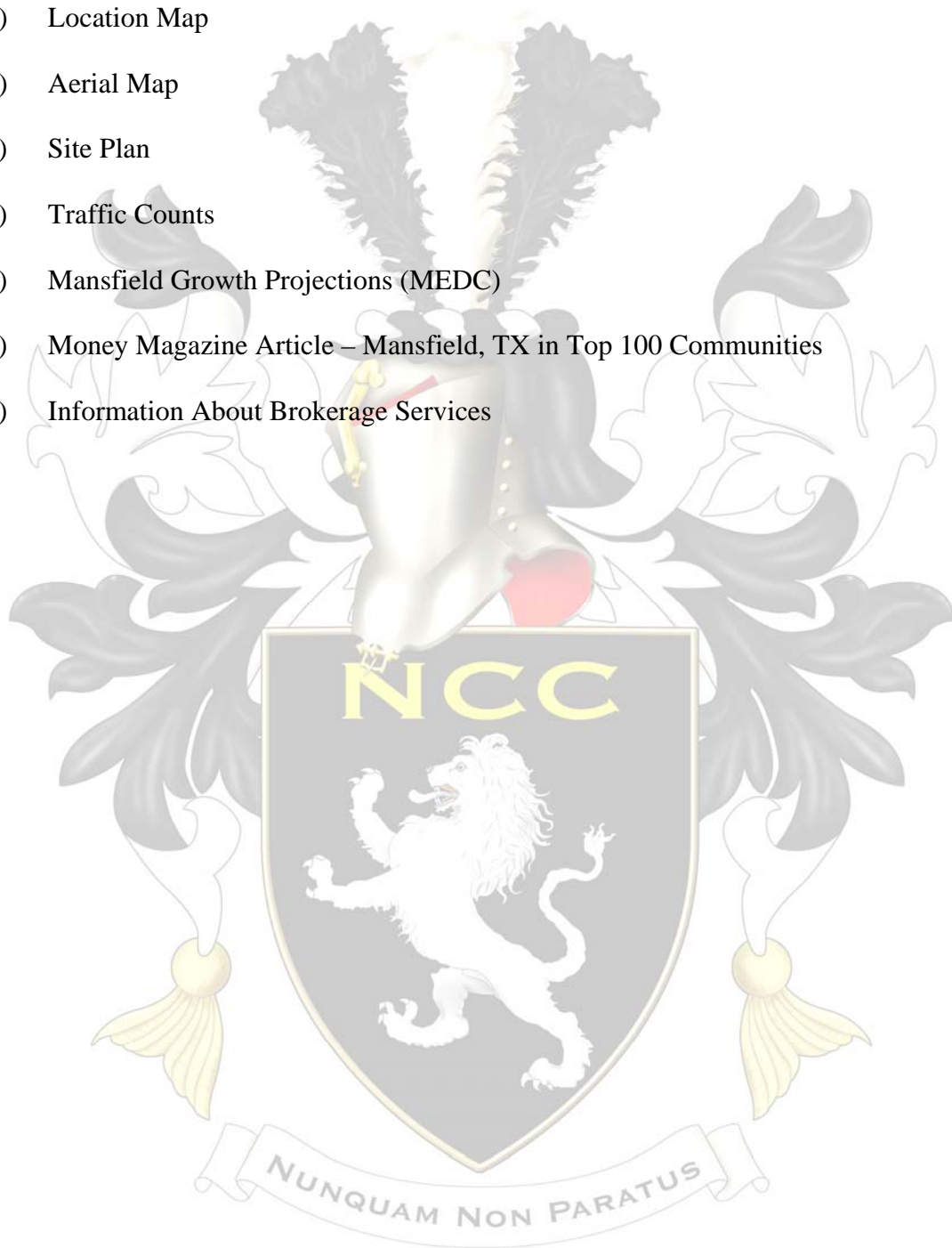
## Property Overview

- Location:** The project is located in the rapidly growing community of Mansfield, Texas. Situated just east of Matlock Road with road frontage on both Debbie Lane and Mansfield Webb Road.
- Access:** Primary access is from Debbie Lane; secondary access is available from Mansfield Webb Road.
- Zoning:** Pre-Development (PR)
- Easements:** See survey for details
- Improvements:** None
- Utilities:** City of Mansfield water line is on the south side of Debbie Lane; the sewer line will be extended through the frontage of this tract along Debbie Lane in order to provide service to Lifetime Fitness.
- Topography:** Gradual slope from west to east.
- Floodplain:** There appears to be no floodplain on the property (Buyer to verify).
- Mineral Rights:** Mineral rights were severed by a previous owner and are not available. A surface waiver has been executed for the acreage for sale.
- Ag Exemption:** No
- Offering Price:** \$7.50 per square foot

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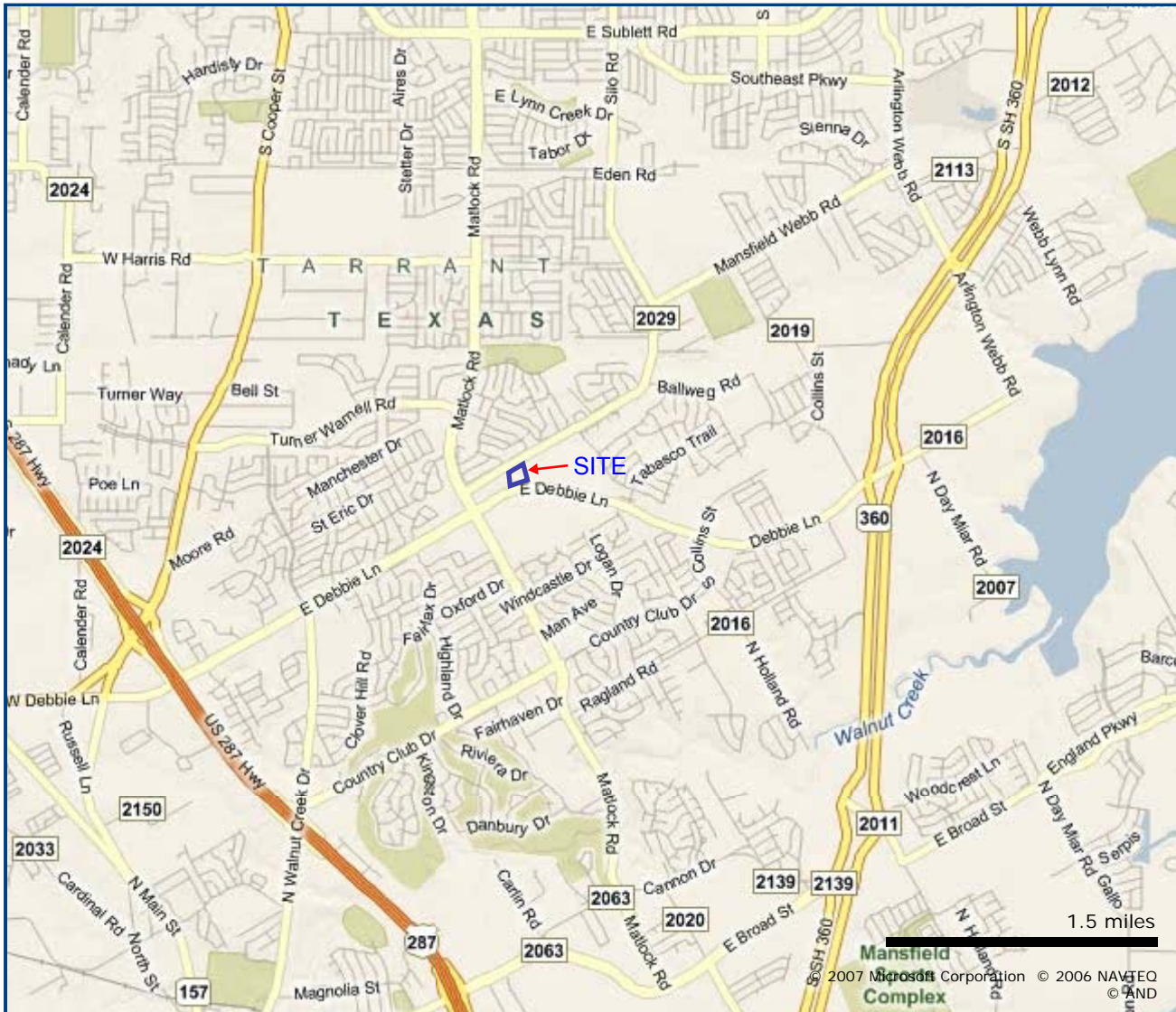
## *Exhibits*

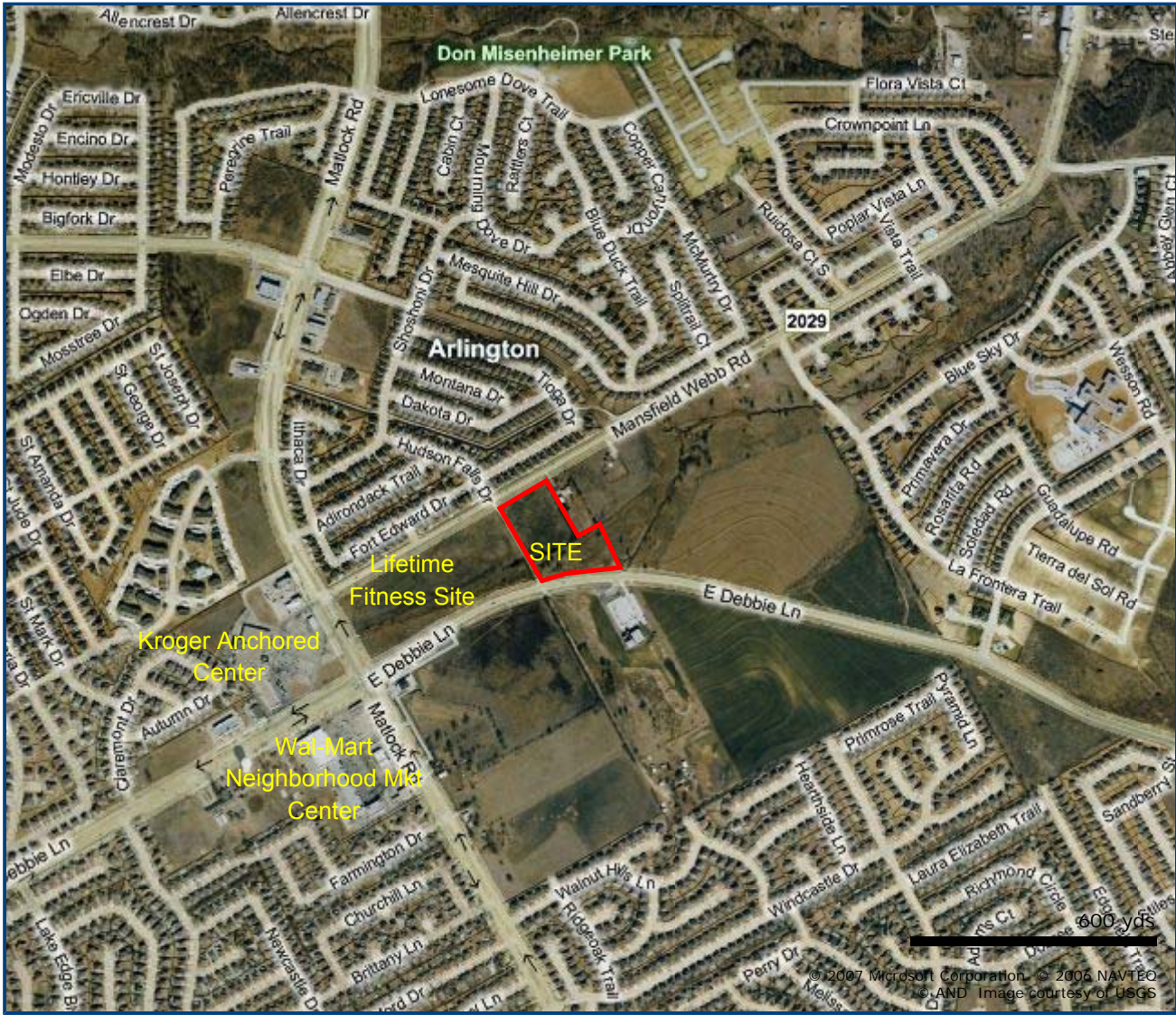
- 1) Location Map
- 2) Aerial Map
- 3) Site Plan
- 4) Traffic Counts
- 5) Mansfield Growth Projections (MEDC)
- 6) Money Magazine Article – Mansfield, TX in Top 100 Communities
- 7) Information About Brokerage Services



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# Mansfield 8.5 Acres - Debbie Lane





Don Misenheimer Park

Arlington

SITE

Lifetime  
Fitness Site

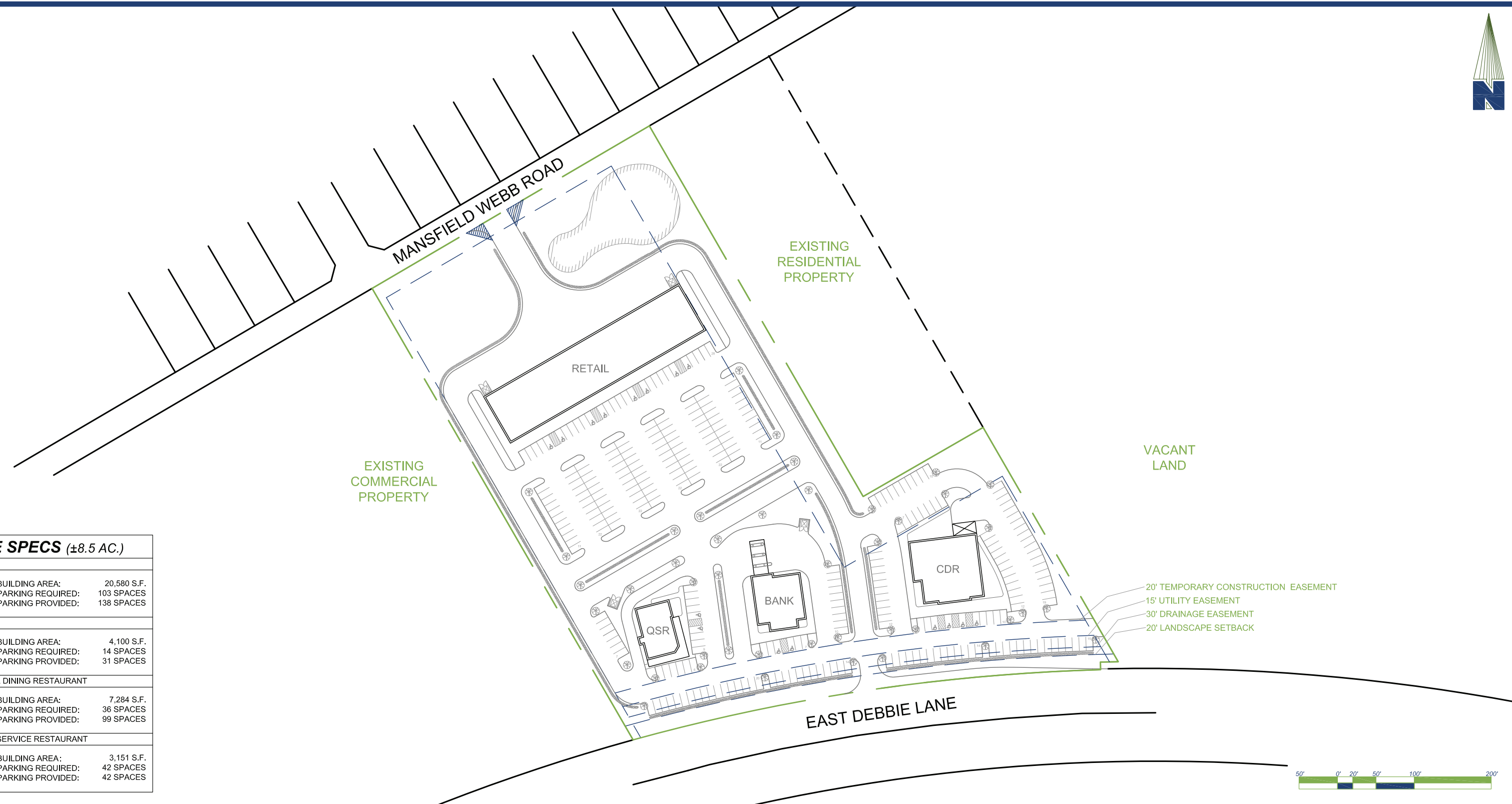
Kroger Anchored  
Center

Wal-Mart  
Neighborhood Market  
Center

2029

600 yds

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<b>SITE SPECS (±8.5 AC.)</b>	
<b>RETAIL</b>	
TOTAL BUILDING AREA:	20,580 S.F.
TOTAL PARKING REQUIRED:	103 SPACES
TOTAL PARKING PROVIDED:	138 SPACES
<b>BANK</b>	
TOTAL BUILDING AREA:	4,100 S.F.
TOTAL PARKING REQUIRED:	14 SPACES
TOTAL PARKING PROVIDED:	31 SPACES
<b>CASUAL DINING RESTAURANT</b>	
TOTAL BUILDING AREA:	7,284 S.F.
TOTAL PARKING REQUIRED:	36 SPACES
TOTAL PARKING PROVIDED:	99 SPACES
<b>QUICK SERVICE RESTAURANT</b>	
TOTAL BUILDING AREA:	3,151 S.F.
TOTAL PARKING REQUIRED:	42 SPACES
TOTAL PARKING PROVIDED:	42 SPACES



## **N<sup>3</sup> DEVELOPMENT, LTD.**

301 Commerce Street | Suite 3131 | Fort Worth, Texas 76102

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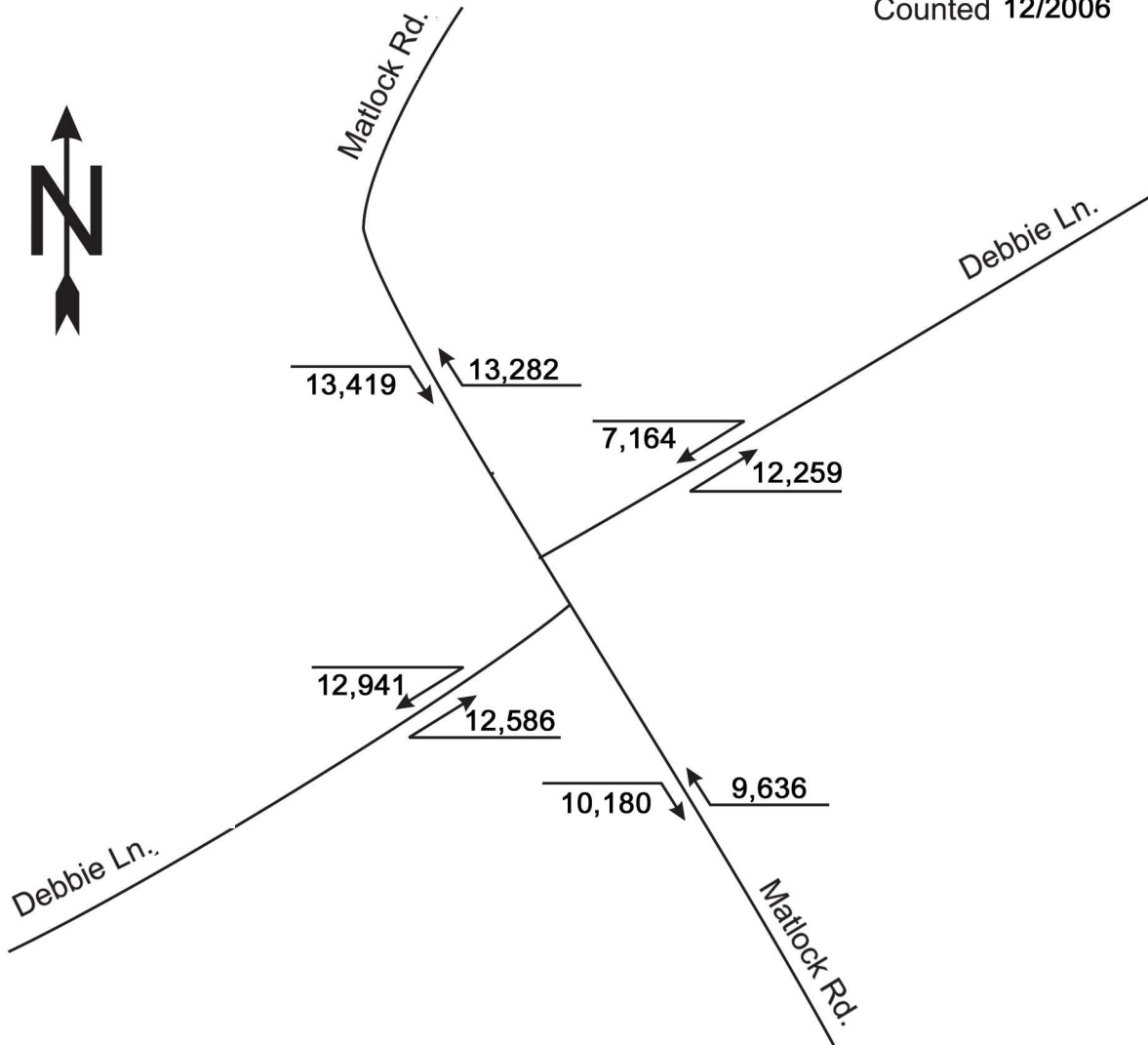
**Mixed Commercial**  
 East Debbie Lane and Mansfield Webb Road  
 Mansfield, Texas, 76063

7/13/07

# Traffic Counts

## Matlock Rd. & Debbie Ln.

Counted 12/2006



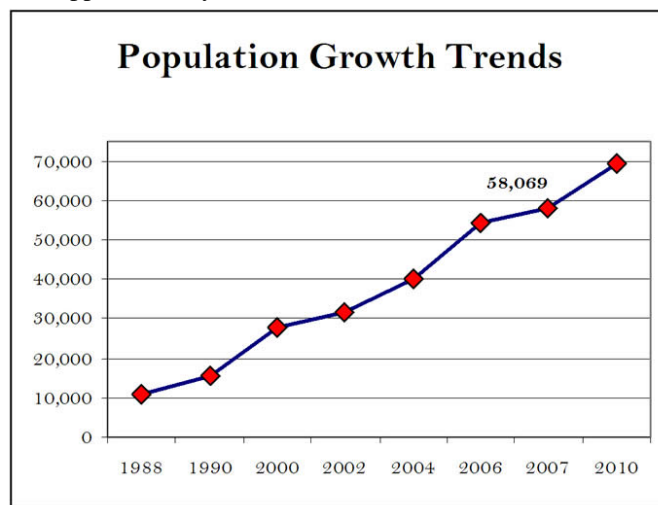
## Mansfield's Growth

The City of Mansfield is continuing a trend of dramatic growth due to the availability of quality education, a safe environment, and an abundance of affordable land. New residents find quality



housing developments featuring many conveniences within each community.

Demographic projections from the City of Mansfield has the 2007 population at 58,069 and forecasts the population of Mansfield to surpass 69,188 by 2010. An abundance of undeveloped land allows for growth and development to continue. Based on the current land use plan, Mansfield's ultimate population is estimated to be approximately 134,180.



Of Mansfield's 38.8 sq. miles, approximately 35% of the City's land remains to be developed which provides thousands of acres of opportunity for commercial, industrial and residential development to occur.

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## Money BEST PLACES TO LIVE 2007

- Top 100
- High incomes
- Hottest
- Big cities
- Pricey homes
- Most singles
- Cities
- Affordable homes
- Youngest
- States
- Job growth
- Skinniest
- FAQ
- Fast commutes
- Clean air

PREVIOUS NEXT



**WINNER**  
**Mansfield, TX**  
Top 100 rank: 83  
Population: 36,800

### Financial

	City stats	Best places avg.
Median family income (per year)	\$84,589	\$90,316
Family purchasing power (annual, cost-of-living adjusted)	\$95,044	\$82,867
Sales tax	8.30%	6.74%
State income tax rate (highest bracket)	n/a	6.38%
State income tax rate (lowest bracket)	n/a	2.74%
Auto insurance premiums (Average for the state)	\$1,950	\$2,121
Job growth % (2000-2006)	29.48%	13.41%

### Housing

	City stats	Best places average
Median home price	\$230,211	\$359,352
Average property taxes (2005)	\$3,538	\$3,585

[See homes for sale](#)  
[See million-dollar homes](#)

### Education

	City stats	Best places average
Colleges, universities and professional schools (within 30 miles)	17	29
Junior colleges and technical institutes (within 30 miles)	21	18
Test scores reading (% above/below state average)	8.0%	20.1%
Test scores math (% above/below average)	17.0%	24.8%
% students attending public/private schools (located within town limits)	100.0/n/a	91.2 / 12.1

### Quality of life

	City stats	Best places average
Air quality index* (% of days AQI ranked as good)	78.9%	77.3%
Personal crime incidents (per 1,000)	3	13
Property crime incidents (per 1,000)	30	206
Median commute time (in minutes)	25.0	23.1
% population with commute 45 mins. or longer	16.2%	15.6%
% population walk or bike to work	1.1%	2.7%

### Leisure and culture

City stats Best places average

### Mansfield, TX

See homes for sale, more



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Data: OnBoard, FORTUNE. Details  
Click map to enlarge  
**Show:** Homes for sale | Million-dollar homes | Top companies | Colleges | Hospitals | Museums | Wineries | Gardens | Ski resorts

#### See Mansfield in:



#### Top 100 towns

Middleton, Wis., is this year's winner. See if your hometown made the cut.  
[See them all](#)

#### Nearby places

See city stats  
[Rendon, TX](#)  
[Midlothian, TX](#)  
[Burleson, TX](#)  
[Cedar Hill, TX](#)  
[Arlington, TX](#)

#### iReports

**iReport** Think your town is a great place to live? Send your photos, video or audio files and show us why.

[More info](#)

#### What readers say...

- [Congrats to Rocky hill CT. We were moving to Rocky Hill from West Hartfo...](#)
- [Congrats to Rocky Hill, CT. We're living to Rocky Hill, CT over 4 ...](#)
- [Chelmsford is a great place to live. When we were looing fo an affordable...](#)

[Have your say](#)

#### Texas companies

### Find your best places

Criteria	Not important	Very important
Affordable housing	<input checked="" type="radio"/>	<input type="radio"/>
Plentiful leisure activities	<input checked="" type="radio"/>	<input type="radio"/>
Plentiful cultural options	<input checked="" type="radio"/>	<input type="radio"/>
Job growth	<input checked="" type="radio"/>	<input type="radio"/>
Sunny weather	<input checked="" type="radio"/>	<input type="radio"/>
Short commute time	<input checked="" type="radio"/>	<input type="radio"/>
Good health care access	<input checked="" type="radio"/>	<input type="radio"/>

(How this tool works)

SEARCH

### Find best places by

City:   State:

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- Two minutes
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### Top-earning towns

	Median household income
Hillsborough	\$263,456
Scarsdale	\$219,317
Los Altos Hills	\$199,370

[See the rest](#)

Movie theaters (within 15 miles)	26	30
Restaurants (within 15 miles)	2,340	2,899
Bars (within 15 miles)	207	287
Public golf courses (within 30 miles)	130	125
Libraries (within 15 miles)	53	71
Museums (accredited by AAM; within 30 miles)	7	11
Ski resorts (within 100 miles)	n/a	17
Arts funding (Dollars per person of state funds spent on arts)	0	1

### FORTUNE 500

Company	F500 rank
Exxon Mobil	2
ConocoPhillips	5
Valero Energy	16
<a href="#">See the rest</a>	

### FORTUNE: Best to work for

Company	Best Companies 2007 Rank
Container Store	4
Whole Foods Market	5
Methodist Hospital Sys.	9
<a href="#">See the rest</a>	

### Hottest

	Avg. high temp in July (°F)
Davis	113.22°F
Woodland	112.15°F
Dixon	112.13°F
<a href="#">See the rest</a>	

### Weather

	City stats	Best places average
Annual rainfall (inches)	33.36	39.64
% clear days in the area	37	28
High temp in July ° F	95.5°	85.4°
Low temp in Jan ° F	28.0°	20.9°

### Find homes in the area

**PRICE RANGE**  
 Any  to Any

**TYPE**  
 Any type

**BEDROOMS BATHS SQ. FT.**  
 Any  Any  Any

powered by  
**CITY AND STATE** (or ZIP code)  
 Mansfield, TX

### Priciest homes


	Median price
Montecito	\$3,157,233
Hillsborough	\$2,606,764
Paradise Valley	\$2,075,930
<a href="#">See the rest</a>	

### Health\*

	City stats	Best places average
Has health plan (% of residents)	77.0%	90.5%
Body mass index (avg. for residents)	27	27
Diabetes rates (% of residents diagnosed)	11.7%	9.3%
Hypertension rates (% of residents diagnosed)	32.0%	30.6%
Elder-care facilities**	77	107

### Most singles

	% single residents
State College	76.5%
Durham	74.5%
Amherst Center	73.7%
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 Feedback on the Best Places to Live list?  
[E-mail the editors](#)

### Youngest


	Median age
Storrs	20.65
Durham	21.19
Oxford	21.56
<a href="#">See the rest</a>	


### Meet the neighbors

	City stats	Best places average
Median age	32.3	36.8
Completed at least some college (% of residents)	67.5%	72.4%
Married	67.6%	60.8%
Divorced	6.6%	8.0%
Racial diversity index (100 is national average; higher numbers indicate greater diversity)	42.9	59.2
Amount spent on vacations (domestic and foreign, household avg. per year)	\$7,983	\$8,250

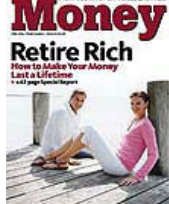
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\*County data  
 \*\*Elder-care services refer to skilled nursing and assisted living facilities. Data from Total Living Choices.

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\* : Time reflects local markets trading time. † - Intraday data delayed 15 minutes for Nasdaq, and 20 minutes for other exchanges. • [Disclaimer](#)

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



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TREC No. OP-K

(TAR-2501) 1/1/96

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Noble Crest Capital, Inc. 990 Hwy 287 North Mansfield, TX 76063

Phone: (817) 269 - 2487

Fax: (866) 858 - 8191

Kenneth Wimberly