

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 7322 RETTA MANSFIELD ROAD

MANSFIELD, TX 76063



\$899,900



1 acres

## DESCRIPTION

7.6± acres of prime development land in Mansfield, TX, one of the fastest-growing cities in the Dallas-Fort Worth Metroplex. This perfectly rectangular, mostly cleared tract offers exceptional potential for residential subdivision, custom estate lots, townhome development, or build-to-rent product, subject to buyer verification of zoning and entitlements. This was also listed as Residential under MLS number 21204071. The proper address is 7320 Retta Mansfield Rd Utilities are already brought in from the street, significantly reducing infrastructure costs and accelerating your development timeline. The rectangular configuration maximizes lot yield efficiency and simplifies site planning. The perimeter is lined with mature trees, offering a natural buffer and aesthetic amenity that adds instant value to any future project. Private driveway access is already in place. Located within highly sought Mansfield ISD, a top driver of residential demand in Tarrant County, and positioned for strong absorption given the area's sustained population growth and limited large-tract inventory. The West Broad Street widening project (Lillian to Retta, construction starting Spring 2026) will directly improve access and connectivity to this corridor, further supporting long-term land value. Existing structure conveys as-is, where-is with no value attributed. Buyer to independently verify subdivision potential, utility capacity, zoning, ETJ status, and all development feasibility. Seller makes no representations regarding entitlements or approvals. The owner wants to ensure that it is known that the body of water you see in the aerial photos is not a pond. It is only about 5 inches deep. The aerial photo makes it look like more than it is.

**PROPERTY TYPE:** Land - Improved Land

**MLS STATUS:** Active

**MLS:** 21204211

**YEAR BUILT:**

**COUNTY:** Tarrant

**TRACT OR SUBDIVIION:** NA

**LIST DATE:** 03/11/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 7.6

**LOT SIZE (SQFT):** 331,056

## INTERIOR FEATURES

**VIRTUAL TOUR:**

- [View virtual tour](#)

## EXTERIOR FEATURES

**LOT DESCRIPTION:**

- Acreage
- BackYard
- Cleared
- Lawn
- Level
- Pasture
- FewTrees
- CityLot

**FENCING:**

- ChainLink
- Fenced
- Full

## UTILITIES

**HEATING/COOLING:**

- Central
- Electric

**UTILITIES:**

- CableAvailable
- ElectricityAvailable
- ElectricityConnected
- SewerAvailable
- WaterAvailable

# ADDITIONAL PROPERTY DETAILS

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**LISTED BY:** Lauren Kerschen 

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**BROKERED BY:** ARC Realty DFW