

Midpark Professional Office Park

For Sale or Lease

SWC US Hwy 287 & S. 14th St in Midlothian, Texas

Medical/Professional Office Space



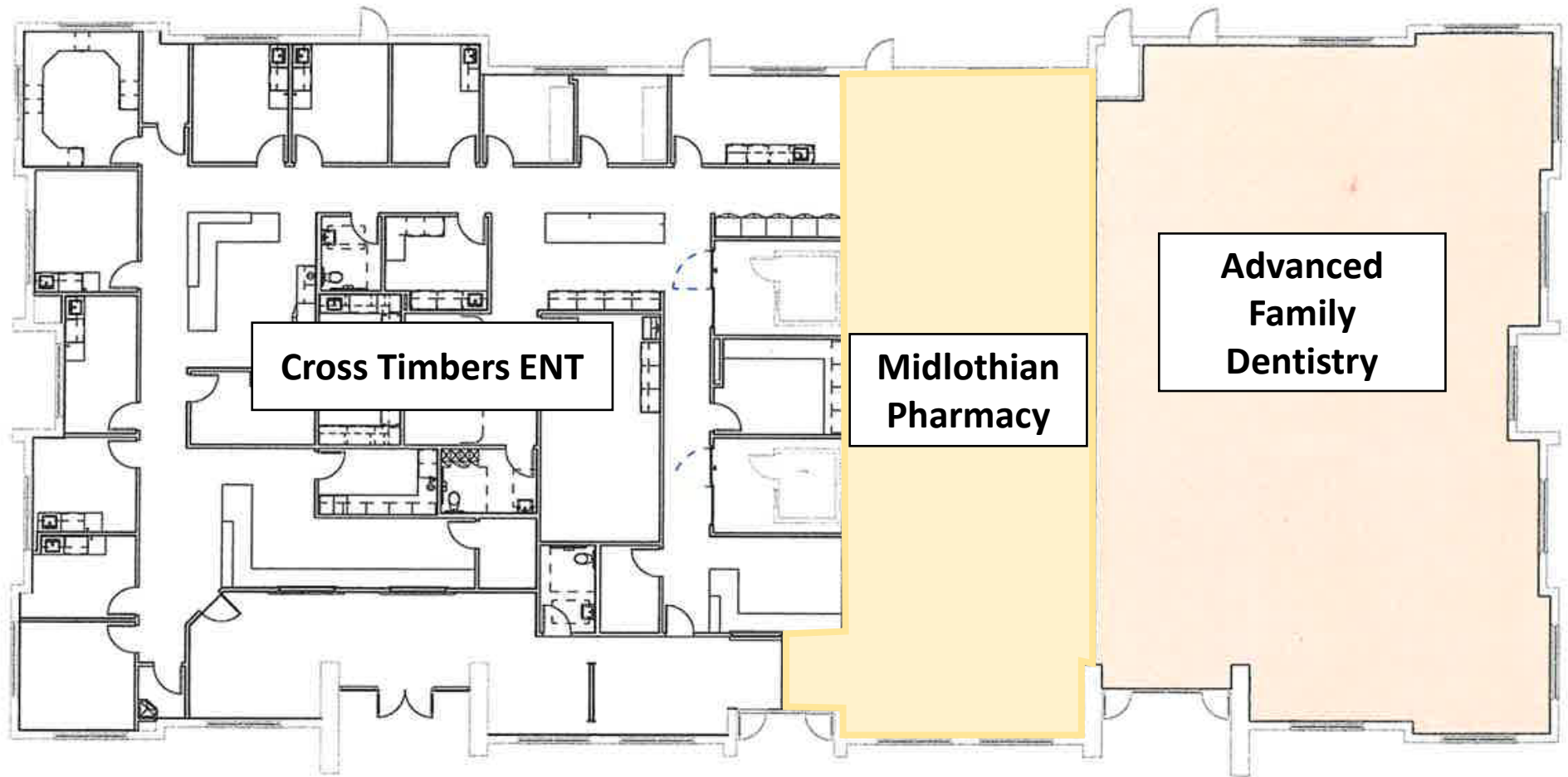
Kim Wiens 972-816-2008
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Phase II Delivery June 2025

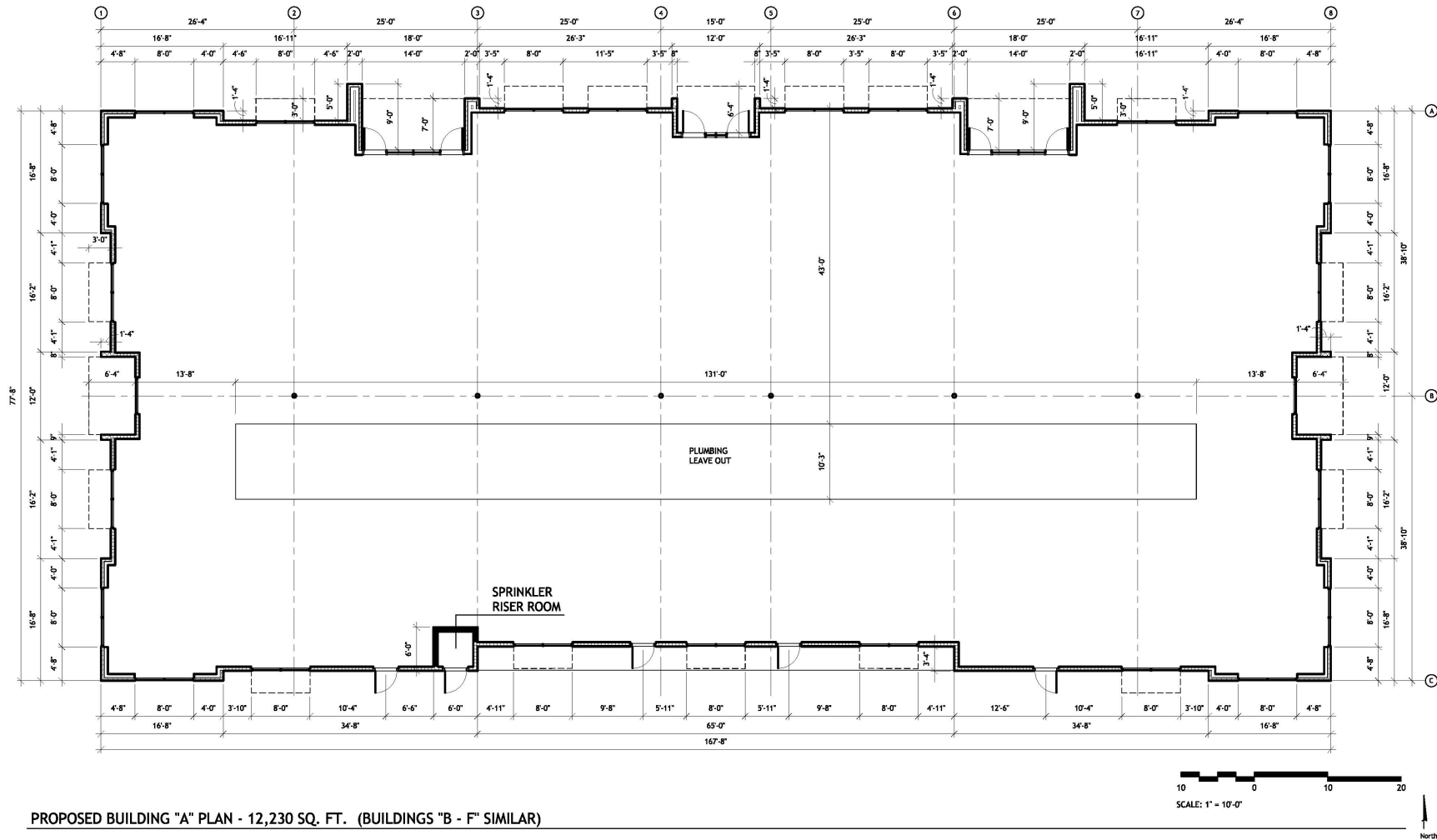
- 1,500 – 12,230 SF Available
- Direct Suite Entry
- Building Signage
- Private Bathrooms



Building A, Cross Timbers ENT, Midlothian Pharmacy and Advanced Family Dental



Building B Available 12,230 SF



MIDPARK
PROFESSIONAL OFFICE DEVELOPMENT
MIDLOTHIAN, TEXAS



Westside Preserves-- 980 New Homes, 97 Town Homes, & 312 MF Units

New Development 2,000 New Homes

Midlothian Population

40,315

MISD on pace for 6,300 new homes occupied by Fall 2027 and 13,000 new homes by Fall 2032

7,179,046 SF New Industrial Space Approved or Under Construction in Midlothian

Site

Lakeside Beach New Development coming 2025
8,500 New Homes
3,000 MF Units

TRACTOR SUPPLY CO
Walmart
Walmart Supercenter
CHASE
Starbucks
Campuzano Fine Mexican Food
Waffle House
Walgreens
Brookshire's
Methodist
Midlothian
42,528 VPD
Kroger Marketplace
Starbucks
ALE'S KITCHEN
DONUTS
Elite
Lela's
Community Park
Ashford Ln
DOLLAR GENERAL
General

McCoy's Building Supply
Texas Best Smokehouse
SONIC
SHELL
Mid-Way Regional
Fire
SWFA Outdoor
Summit Air Conditioning & Heating
Triple M Storage

Mockingbird Nature Park
Midlothian Heritage High School
Midlothian Community Park
Lakeside Beach
Lakeside Beach New Development coming 2025
8,500 New Homes
3,000 MF Units
Westside Preserves-- 980 New Homes, 97 Town Homes, & 312 MF Units
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Midlothian Population 40,315
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General
McCoy's Building Supply
Texas Best Smokehouse
SONIC
SHELL
Mid-Way Regional
Fire
SWFA Outdoor
Summit Air Conditioning & Heating
Triple M Storage



*Located in the
heart of
Midlothian's
Business Sector*



Delivered in Shell and/or Turnkey Condition
Call for Pricing

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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| Sales Agent/Associate's Name | License No. | Email | Phone |
| Buyer/Tenant/Seller/Landlord Initials | | Date | |