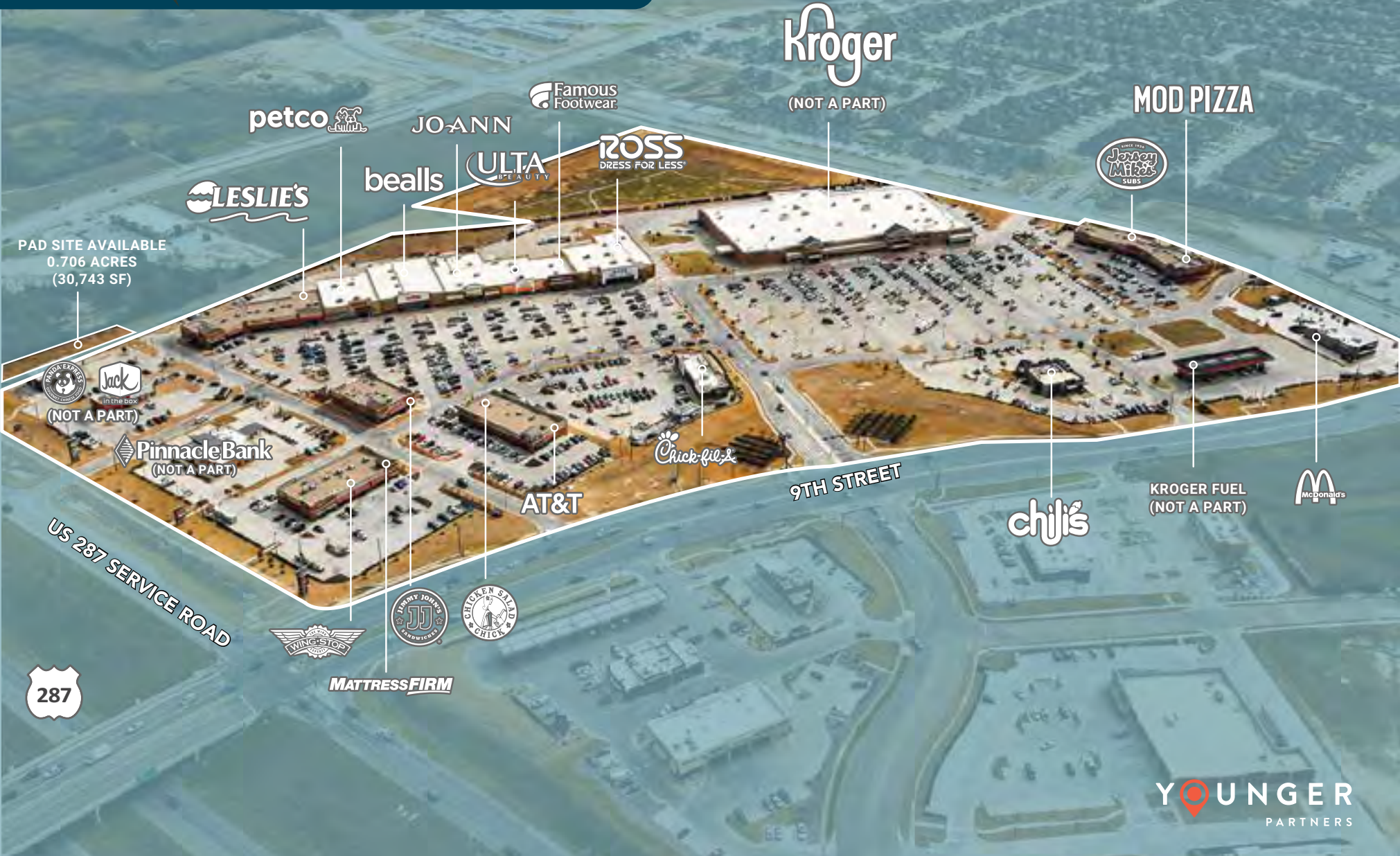


**FOR LEASE**

# midlothian towne crossing

200-2040 FM 633 | MIDLOTHIAN, TX 76065



# FOR LEASE

midlothian  
towne crossing

## Property Highlights

- **Optimal Visibility:** Midlothian Towne Crossing is strategically located at the corner of Highway 287 and FM 633, boasting traffic volumes of 41,000 and 19,000 vehicles per day.
- **Dynamic Tenant Mix:** Join the ranks of esteemed national brands and junior anchors like Ross, Bealls, JoAnn, Petco, Ulta Beauty, and Famous Footwear.
- **Community Prosperity:** Capitalize on Midlothian's thriving community, anchored by the successful Kroger Marketplace, and strategically situated just 30 minutes from Downtown Dallas and DFW Airport.
- **Growth Corridor Advantage:** Positioned in the heart of Midlothian's rapid economic and population growth, including a flourishing industrial corridor with a 1 million SF logistics park and the prestigious \$600 million Google Data Center.
- **Residential Appeal:** Midlothian Towne Crossing sits within a 5-mile radius with plans for over 9,500 single-family units, making it the go-to destination for businesses in a high-demand area.

ROSS  
DRESS FOR LESS®

ULTA  
BEAUTY

JOANN

bealls

petco

## Area Demographics

POPULATION

46,716

POP. GROWTH  
SINCE 2010

6.8%

HOUSEHOLD

15,871

AVG. HH INCOME

\$120,185

CONSUMER  
SPENDING

\$637M

Note and Source: Demographics information is based on a 5-mile radius via CoStar.



# Midlothian Towne Crossing Site Plan



| UNIT | TENANT                 | SF     |
|------|------------------------|--------|
| A102 | Midlothian Family Med. | 2,000  |
| A106 | Available              | 1,085  |
| A112 | The Joint              | 1,191  |
| A122 | SOI Brow               | 1,100  |
| A132 | Supercuts              | 1,200  |
| A142 | Grand Nail Salon       | 3,000  |
| A152 | Jersey Mike's          | 1,452  |
| A160 | Edward Jones           | 1,582  |
| A162 | Sweet Frog             | 1,438  |
| A172 | MOD Pizza              | 2,800  |
| JA2  | Ross                   | 22,000 |
| JA3  | Famous Footwear        | 6,500  |
| JA4  | Ulta                   | 10,005 |
| JA5  | JoAnn's                | 15,000 |
| JA6  | Bealls                 | 20,000 |
| JA7  | Petco                  | 12,500 |
| JA8  | Leslie's Pool          | 3,000  |
| B100 | Bellucci's             | 2,488  |
| B110 | K Martial Arts         | 2,517  |

| UNIT | TENANT                 | SF    |
|------|------------------------|-------|
| B130 | Resort Nail & Spa      | 4,200 |
| B150 | Tune Up Manly Salon    | 2,040 |
| B160 | US Physical Therapy    | 3,206 |
| C310 | Chicken Salad Chick    | 3,128 |
| C320 | America's Best Optical | 3,192 |
| C330 | Great Clips            | 1,200 |
| C340 | AT&T                   | 2,507 |
| D210 | Jimmy Johns            | 1,540 |

| UNIT | TENANT                 | SF    |
|------|------------------------|-------|
| D215 | Eggsquisite            | 2,495 |
| D230 | Adoriana Sushi & Grill | 3,000 |
| E420 | Pacific Dental         | 4,000 |
| E450 | Mattress Firm          | 4,000 |
| Pad3 | McDonald's             | GL    |
| Pad5 | Chili's                | GL    |
| Pad6 | Chick-Fil-A            | GL    |

|          |                       |        |
|----------|-----------------------|--------|
| Pad Site | Available 0.706 Acres | 30,743 |
|----------|-----------------------|--------|

- AVAILABLE
- LEASED
- NOT A PART





GERDAU MIDLOTHIAN STEEL MILL  
1,000 EMPLOYEES

RIDGEPOINT COMMUNITY  
52 ACRES, \$400-\$650K

MIDLOTHIAN COMMUNITY PARK

DIETERICH MIDDLE SCHOOL - 750 STUDENTS

LARUE ELEMENTARY - 700 STUDENTS

JEAN COLEMAN ELEM. - 750 STUDENTS

HAWKINS RUN / LAWSON FARMS  
POP - 1,100 AHHI - \$142,529

VILLAS ON THE SQUARE  
91 RESIDENTIAL LOTS

NAVARRO COLLEGE - 1,000 STUDENTS

COURTYARD<sup>®</sup>  
BY MARRIOTT  
102 KEYS

287

41,000+ VPD

21,700 VPD

midlothian  
towns crossing



**YOUNGER**  
PARTNERS

For Information and Inquiries, Please Contact:

**KATHY PERMENTER**  
214.294.4404  
kathy.permenter@youngerpartners.com

**MASEN STAMP**  
214.294.4411  
masen.stamp@youngerpartners.com