



SHOPS ON 1387

NEC OF FM-1387 & S WALNUT GROVE RD
MIDLOTHIAN, TX 76065

Rancho Lago
1,000+ Lots

Bridgewater
Development
2,000+ Lots



FOR LEASE

AVAILABLE SPACE
1,200 - 3,500 SF

RATE
Call for pricing

MANI RAVEENDRAN
972.200.5610
maniraveendran@dallasandbeyond.com

EVA HINES
214.683.1834
eva@dallasandbeyond.com



LOCATION

NWC of FM-1387 & Walnut Grove Dr
Midlothian, TX 76005

SPACE FOR LEASE

- **Building B** - 14,800 Restaurant / Retail
- **Building C** - 11,200 Medical / Dental / General Professional

TRAFFIC COUNTS

FM-1387 | 13,007 VPD ('24)

S Walnut Grove Rd | 11,637 VPD ('24)

EXPECTED DELIVERY DATE

Fall 2027 - Spring 2028

AREA TRAFFIC GENERATORS



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RETAIL MARKET AT A GLANCE

4051 FM 1387, Midlothian, Texas, 76065

Ring: 5 mile radius

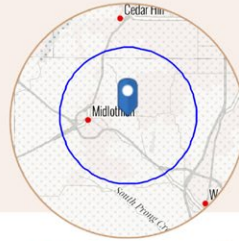
Property Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine retail opportunities in the area.

Property Retail Score



208

108% ↑ National Average



Total Population

52,053

National total is 339,887,819

Daytime Population

41,838

National total is 338,218,372

Median HH Income

\$119,515

32% ↑ than National average (\$81,624)

Retail SPI

122

18% ↑ than National average (100)

Projected 5-Year Population Growth

2.5%

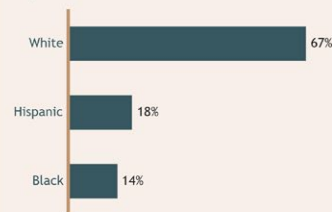
84% ↑ than National average (0.4%)

Median Age

38.2

4% ↓ than National average (39.6)

Top 3 Ethnicities



Top 3 Tapestry Segments [more info.](#)



[View comparison table](#)

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Advancing the Commercial Real Estate Profession

MED-TAIL MARKET AT A GLANCE

4051 FM 1387, Midlothian, Texas, 76065

Ring: 5 mile radius

The Med-Tail Retail Score is a site-level indicator aggregating influence of population, income, spending potential, growth, and age factors to determine medtail opportunities in the area.

Med-Tail Retail Score



119

19% ↑ National Average



Total Population

52,053

National total is 339,887,819

Daytime Population

41,838

National total is 338,218,372

Median HH Income

\$119,515

32% ↑ than National average (\$81,624)

Average Health Services Expenditures

\$6,703

20% ↑ than National Average (\$5,579)

Household Visiting Physicians (MPI)

102

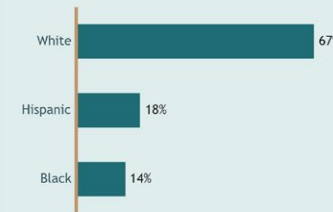
2% ↑ than National average (100)

Median Age

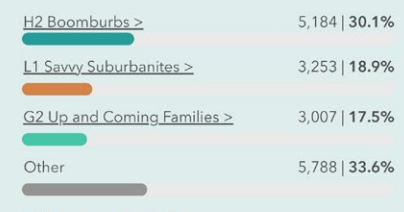
38.2

4% ↓ than National average (39.6)

Top 3 Ethnicities



Top 3 Tapestry Segments [more info.](#)



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TENANT CATEGORY

GENERAL PROFESSIONAL (BUILDING C)

TYPICAL TENANTS

- Medical/Dental /Urgent Care
- Boutique - Fitness, Yoga, Med Spas
- Service retail - Nail/Hair Salon
- Real estate / Mortgage offices
- Stretch Labs / Recovery studios
- Banks / credit unions

WHY IT WORKS

- Family-heavy demographics
- Morning + evening traffic
- Insurance-backed stable tenants
- Repeat visits = Consistency
- Population Growth supports demand

COMMUNITY RETAIL (BUILDING B)

TYPICAL TENANTS

- Restaurant - Fast casual / Casual Dining / Take Out
- Beverage-led (boba, coffee, donuts)
- Boutique retail (pet, local shops)
- Bakery / dessert concepts
- Chef-driven local concepts
- Organic / fresh market

WHY IT WORKS

- Strong cross-traffic
- High School Foot Traffic
- AM + PM demand
- Repeat Customer base
- Limited Competition
- Population growth supports retail

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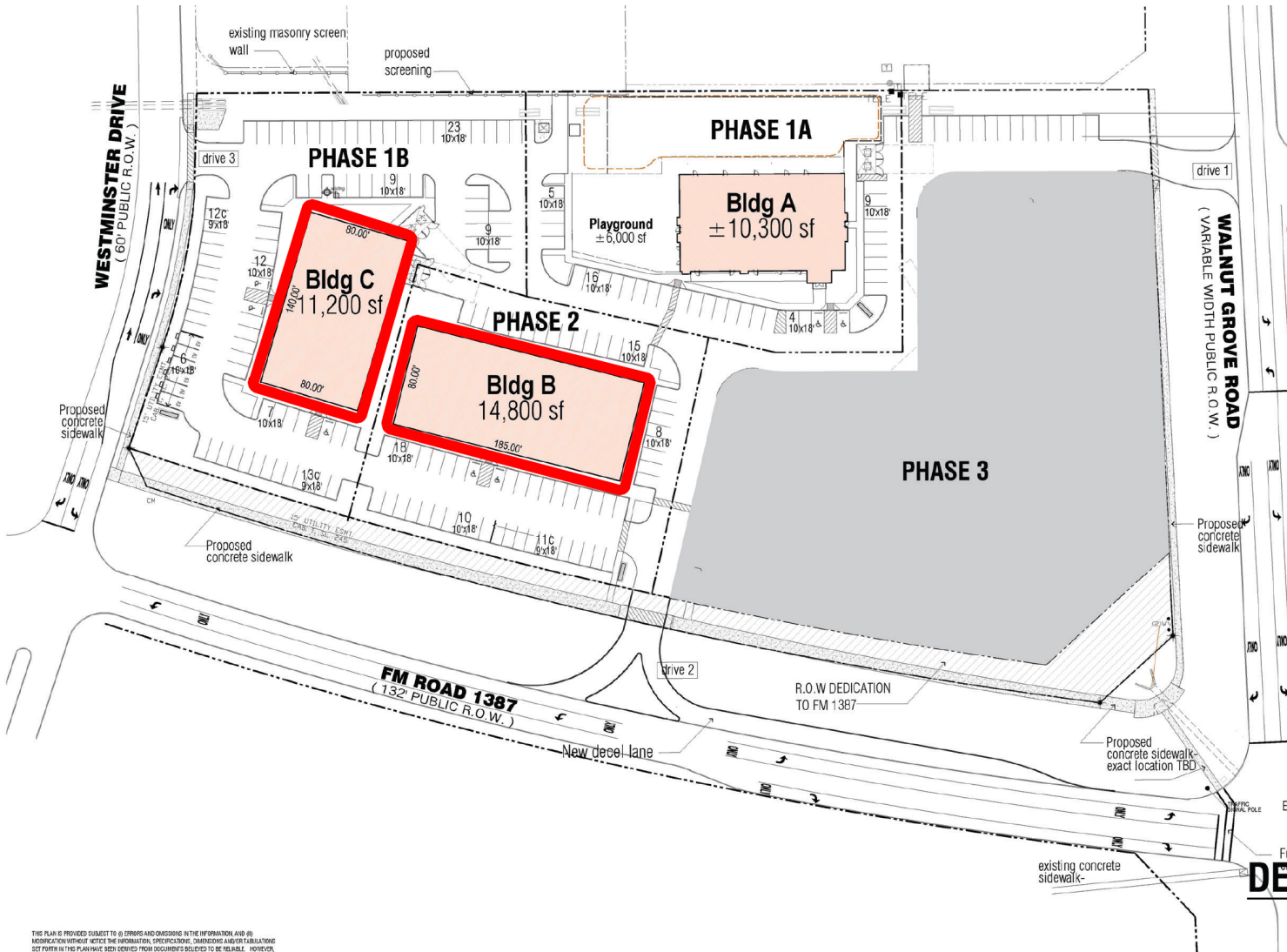
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DEVELOPMENT PLAN

PHASE 1A	
Proposed Use	Dance
Building Area	10,300 sf
Building Height	45' max 1 story
Coverage	18 %
F.A.R.	1 : 18
Parking Ratio	1 / 400 SF
Parking Required	26
Parking Provided	38
Compact Parking Provided	0
ADA Parking Provided	2
Land Area	1.31 ac / 57,006 sf
Previous Coverage	23,528 sf 41 %

PHASE 1B	
Proposed Use	General Professional
Building Area	11,200 sf
Building Height	45' max 1 story
Coverage	16 %
F.A.R.	1 : 16
Parking Ratio	1 : 175 SF
Parking Required	64 (54 w/ 15% reduction)
Parking Provided	91
Compact Parking Provided	25 (21%)
ADA Parking Provided	4
Land Area	1.58 ac / 69,000 ac
Previous Coverage	23,850 sf 20 %

PHASE 2	
Proposed Use	General Retail
Building Area	14,800 sf
Building Height	45' max 1 story
Coverage	26 %
F.A.R.	1 : 29
Parking Ratio	1 : 175 SF
Parking Required	85 (72 w/ 15% reduction)
Parking Provided	62
Compact Parking Provided	11 (17%)
ADA Parking Provided	2
Land Area	1.07 ac 50,185 ac
Previous Coverage	34,38 sf 8 %

TOTAL - PHASES 1 AND 2	
Proposed Use	as noted
Building Area	36,300 sf
Building Height	as noted
Coverage	20 %
F.A.R.	1 : 20
Parking Ratio	as noted
Parking Required	179 (156 w/ 15% reduction)
Parking Provided	188
Compact Parking Provided	45 (23%)
ADA Parking Provided	9
Land Area	4.04 ac 176,255 ac
Previous Coverage	43,104 sf 24.4 %

DEVELOPMENT PLAN

THIS PLAN IS PROVIDED SUBJECT TO (i) ERRORS AND OMISSIONS IN THE INFORMATION AND (ii) MODIFICATION WITHOUT NOTICE OF THE INFORMATION, SPECIFICATIONS, DIMENSIONS AND/OR REGULATIONS SET FORTH IN THE PLAN HAVING BEEN DERIVED FROM DOCUMENTS BELIEVED TO BE RELIABLE. HOWEVER, THE PLAN MAY BE INCOMPLETE AND/OR INACCURATE AND NO REPRESENTATION OR WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OR ADEQUACY THEREOF. SUCH INFORMATION IS MADE

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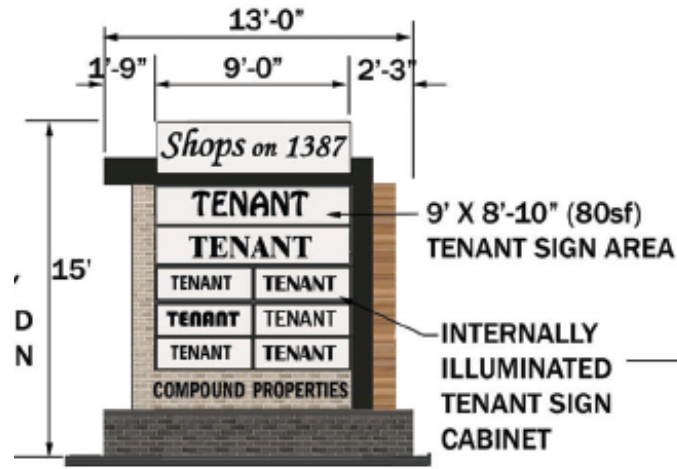
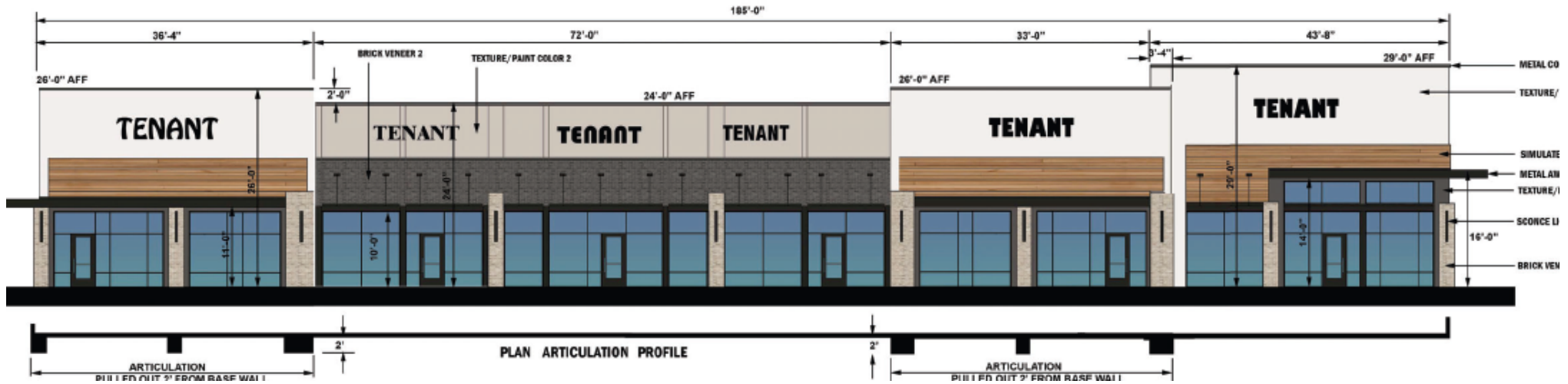
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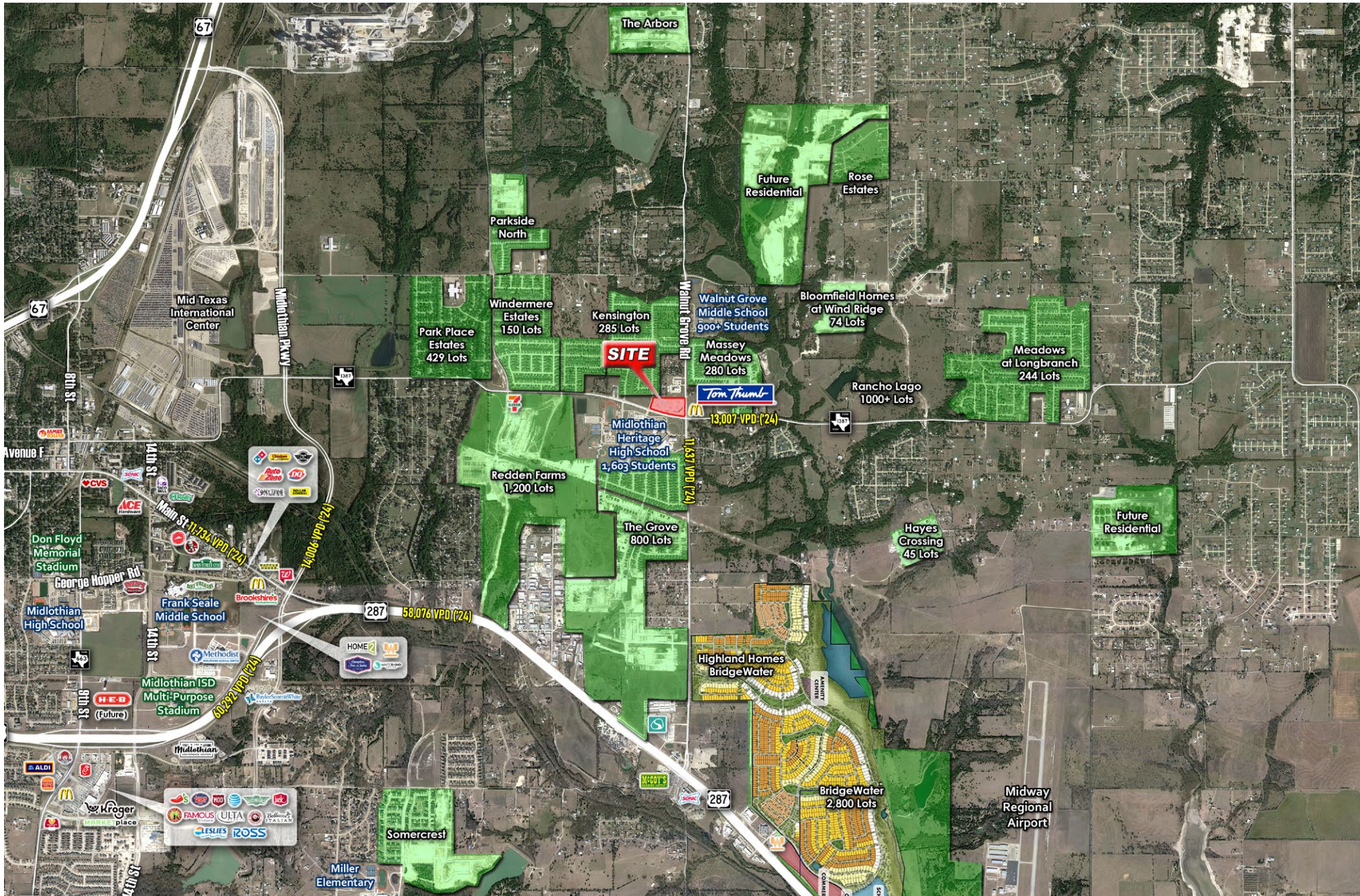
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Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eva Hines	0700357	eva@dallasandbeyond.com	214-683-1834
Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials			