

FOR SALE ±290.32 ACRES

Tero

Offering Memorandum

FM 157 and Forbes/FM 857 Corner

Venus, TX 76084



Property Description

Address	6980 FORBES, MIDLOTHIAN TX 76065
Land Size	± 290.32 Acres
Zoning	Outside City Limits, Current Use Ag
Utilities	SUD Water, Septic, Electric
Price	Call for Pricing

- Located in Ellis County and Johnson County
- Outside City Limits of Venus and Midlothian
- High Voltage ±345KV lines and natural gas
- Current Use Agricultural
- Marketable Future Use Industrial
- Sewer from City of Midlothian at Forbes and VV Jones Corner

Property Summary

Property consists of 2 parcels making up approximately ±290.32 acres currently used as agricultural land with applicable tax exemptions in place. Approximately 8 acres located in Johnson County with the remaining acreage in Ellis County. Approximately 2 miles from HWY 67, with the northern parcel on the corner of FM 157 and Forbes RD and the southern parcel on the intersection of FM 157 and FM 875. Located between the city limits of Venus and Midlothian. Inside the ETJ of Midlothian should the next owner/developer have interest in pursuing city accommodations. Texas Public Utility Commission shows two options for water providers: Mountain Peak SUD and City of Midlothian. Midlothian sewer and water found on the corner of VV Jones and Forbes RD, a straight shot from the northern parcel on Forbes RD. Oncor has a ±345KV line touching the southern parcel and an Atmos natural gas line running across both parcels with substations and plants close by. Located in and next to City of Midlothians Industrial Zoning.

Midlothian and broader Ellis County in North Texas represent a prime hotspot for hyper scale and colocation projects, driven by explosive AI/ML demand, proximity to Dallas-Fort Worth (DFW) fiber backbones, and ERCOT's competitive power market. DFW's data center market absorbed a record 575 MW in H1 2025 alone, with Texas poised to quadruple its inventory amid national power constraints.

3
S FM 157
FM 157



Natural Gas Lines

Transmission Lines

345KV +



224
PEER RIDGE
TRIDGE

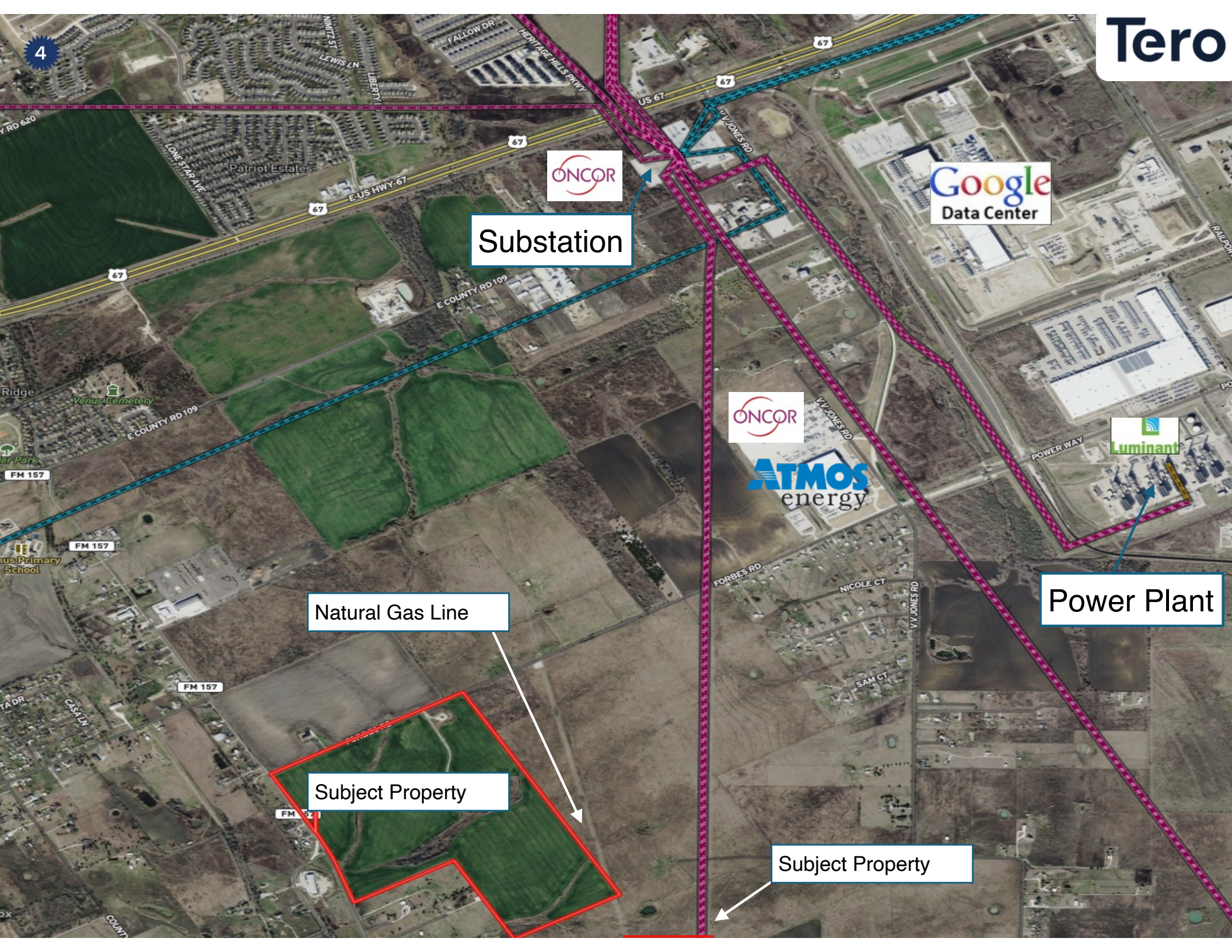
FM 157

FAIRMOUNT MARKET RD 157

FM 875

FM 157

FM 875



Substation



Power Plant

Natural Gas Line

Subject Property

Subject Property

5 Surrounding Infrastructure



FEMA FLOOD MAP

Minor to no impact from 100 year flood plain where Boggy Creek meets FM 157.

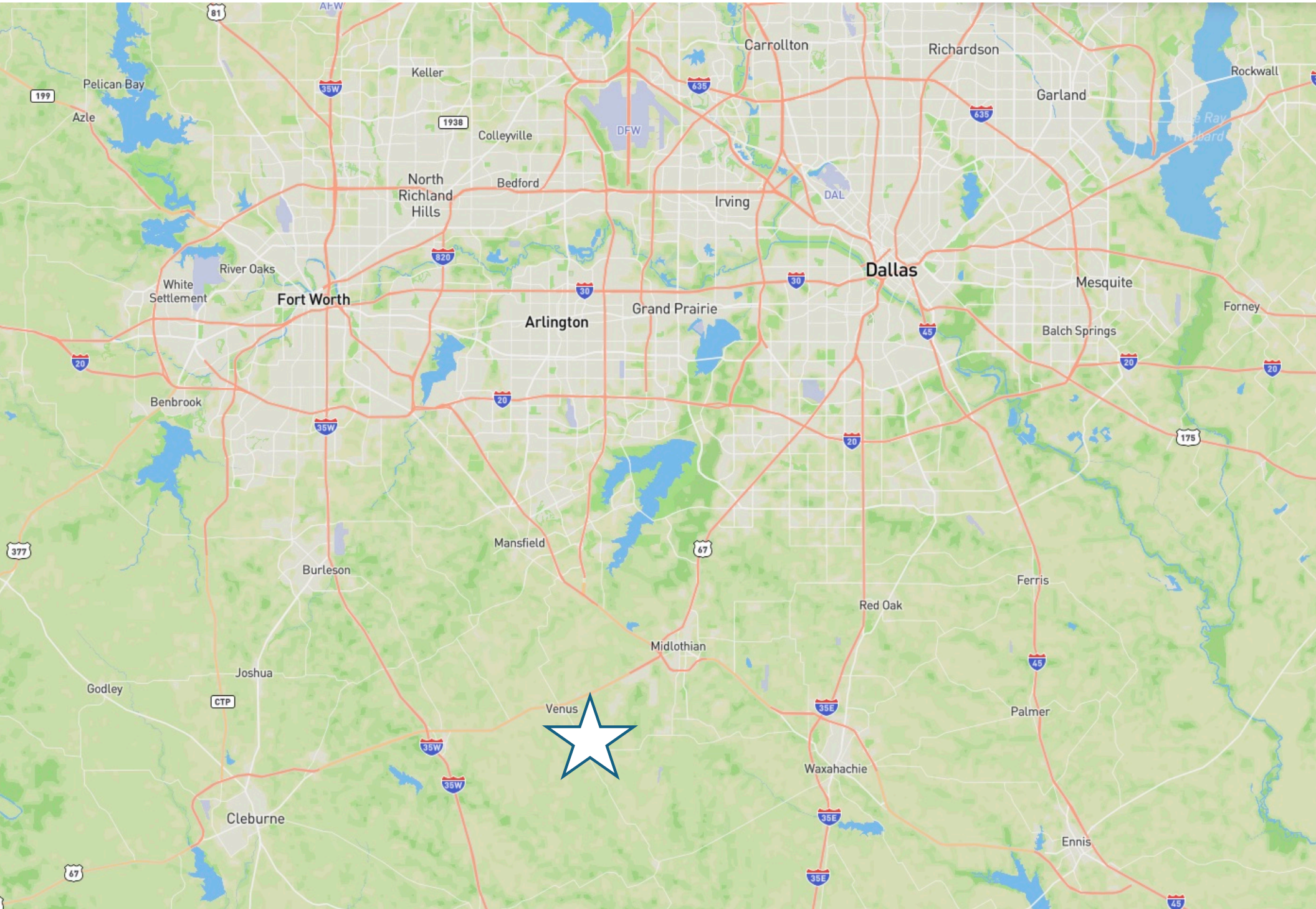


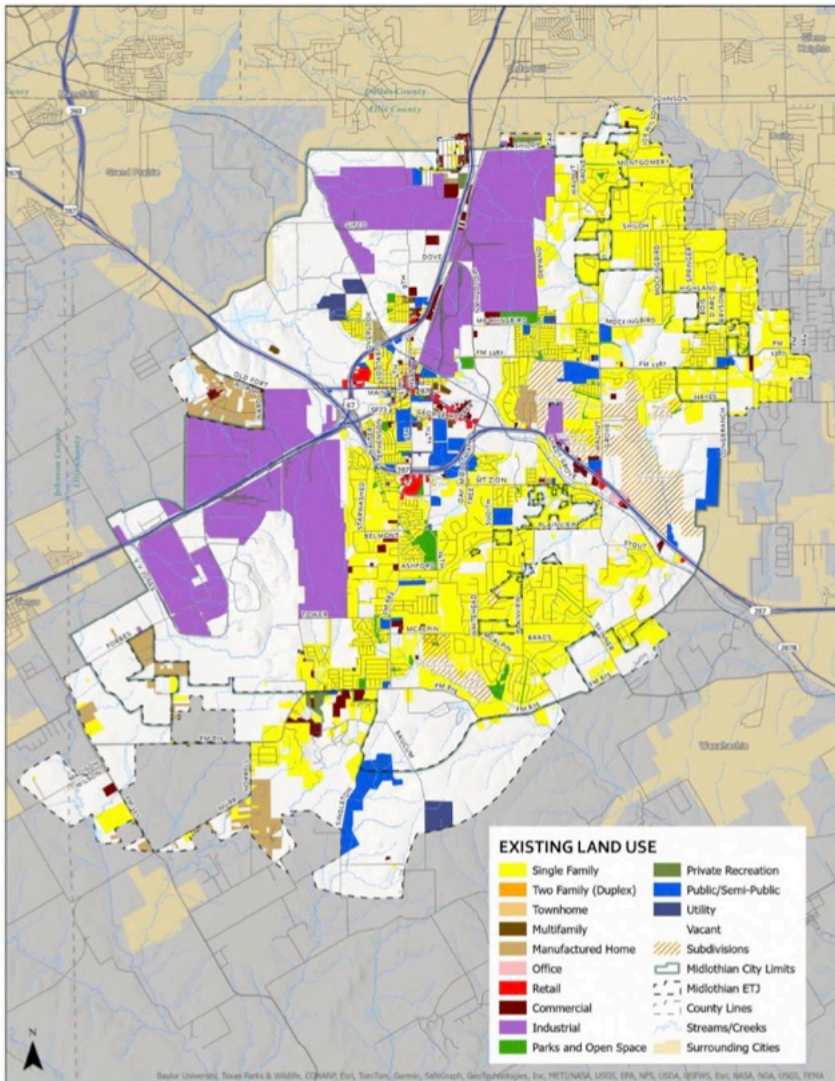
Forbes and FM 157



FM 875 and FM 157

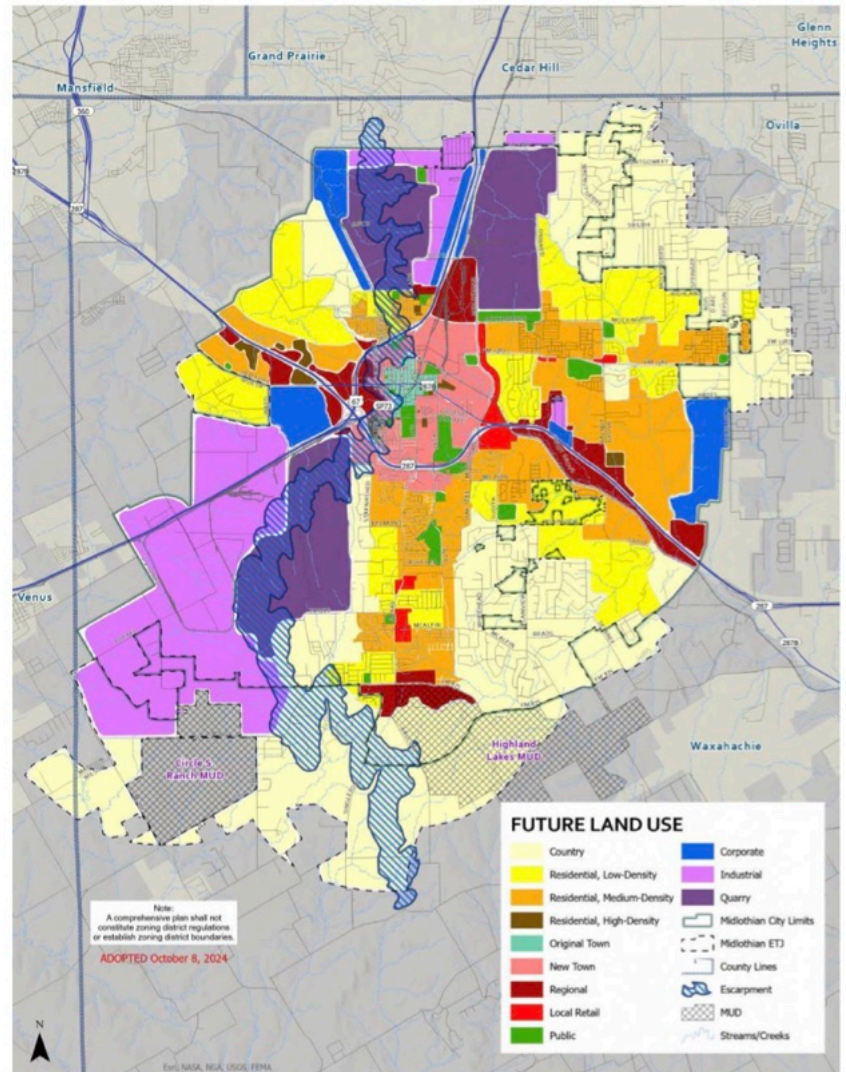






City of Midlothian Current Land Use Map

City of Midlothian Future Land Use Map



Market Overview

WELCOME TO MIDLOTHIAN, TX

Located in Ellis County, Midlothian is situated at the intersection of U.S. Highway 67 and 287, providing quick access to major cities in the DFW Metroplex, two major airports, a diverse workforce, and a wide variety of retail and entertainment options. Our community has seen rapid growth, nearly doubling in population since 2010. Midlothian remains a desired location for semi-rural living, business expansion, and workforce development.

**STRONG..
BRIGHT.
MIDLOTHIAN..
TEXAS.**



LABOR FORCE
1,350,000
30-MINUTE RADIUS

POPULATION
42,566

30 MILES
TO DALLAS & FORT WORTH

Market Overview

City of Midlothian Population and Growth Trends

Figure 8. Regional Population (2022)

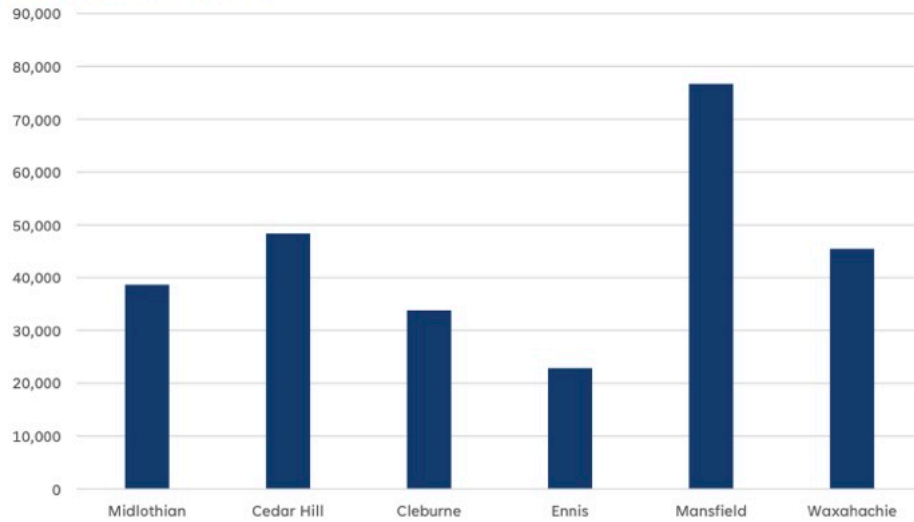


Table 1. City Limit Ultimate Capacity

Future Land Use Module with Residential Component	Vacant Acres*	ROW	Maximum DUA	Occ. Rate**	PPH**	Housing Units ((Vac. Acres - ROW) x DUA)	Households (Units x Occ. Rate)	Population (Households x PPH)
Country	2,863.1	10%	0.5	96.70%	3.06	1,288	1,246	3,812
Residential, Low-Density	2,891.2	10%	3	96.70%	3.06	7,806	7,549	23,099
Residential, Med.-Density	3,311.0	10%	4	96.70%	3.06	11,920	11,526	35,271
Residential, High-Density	168.7	30%	12	96.70%	2.74	1,417	1,370	3,755
Original Town	5.8	30%	12	96.70%	2.74	48	47	128
New Town	157.2	30%	12	96.70%	2.74	1,321	1,277	3,499
Future Population						23,800	23,015	69,564
Estimated 2023 Population in the City Limits								41,219
Ultimate Capacity								110,783

* Vacant acres adjusted to show the anticipated residential percentage for each category only, as indicated by its individual dashboard

**ACS (2021) 5-Year Estimates; PPH based on 3.06 owner-occupied and 2.74 renter-occupied

Future Land Use Capacity: 110,783			
Year	Population by Growth Rate (City Limit)		
	6%	8.44%	10%
2023	41,219	41,219	41,219
2024	42,772	43,403	43,807
2025	44,347	45,632	46,456
2026	45,943	47,896	49,153
2027	47,557	50,191	51,888
2028	49,185	52,508	54,646
2029	50,826	54,839	57,415
2030	52,476	57,177	60,181
2031	54,134	59,512	62,930
2032	55,794	61,836	65,648
2033	57,456	64,142	68,323
2034	59,115	66,421	70,941
2035	60,770	68,666	73,493
2036	62,416	70,869	75,967
2037	64,051	73,024	78,354
2038	65,672	75,125	80,648
2039	67,276	77,166	82,841
2040	68,862	79,142	84,931
2041	70,425	81,050	86,913
2042	71,965	82,886	88,786
2043	73,478	84,648	90,548
2044	74,962	86,333	92,202
2045	76,416	87,941	93,749
2046	77,839	89,472	95,190
2047	79,228	90,924	96,530
2048	80,582	92,300	97,772
2049	81,900	93,600	98,920
2050	83,181	94,825	99,980

Links

[City of Midlothian Economic Report 23-24](#)

[Ellis County Department of Development](#)

[Thoroughfare Map](#)

[City of Midlothian GIS Maps](#)

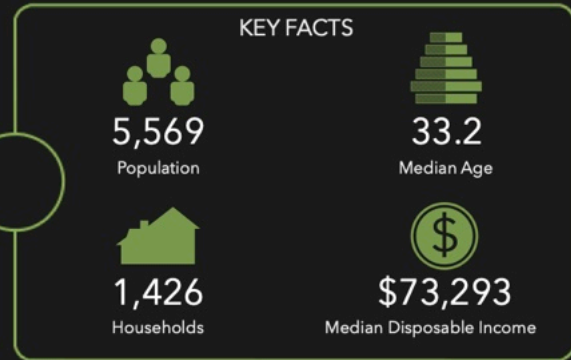
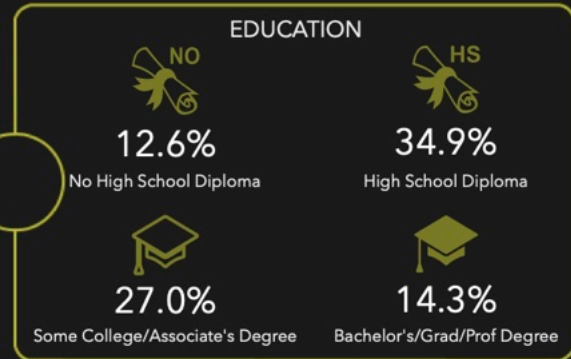
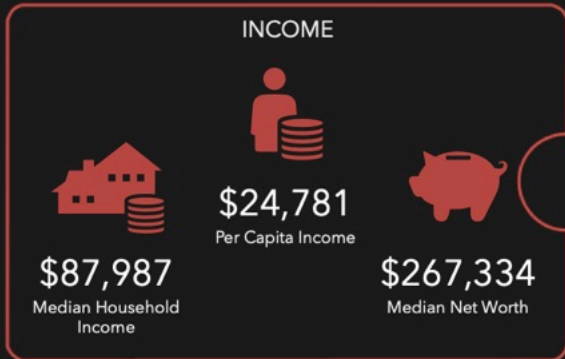
Market Overview

City of Venus

Employment Overview

Venus Town, TX

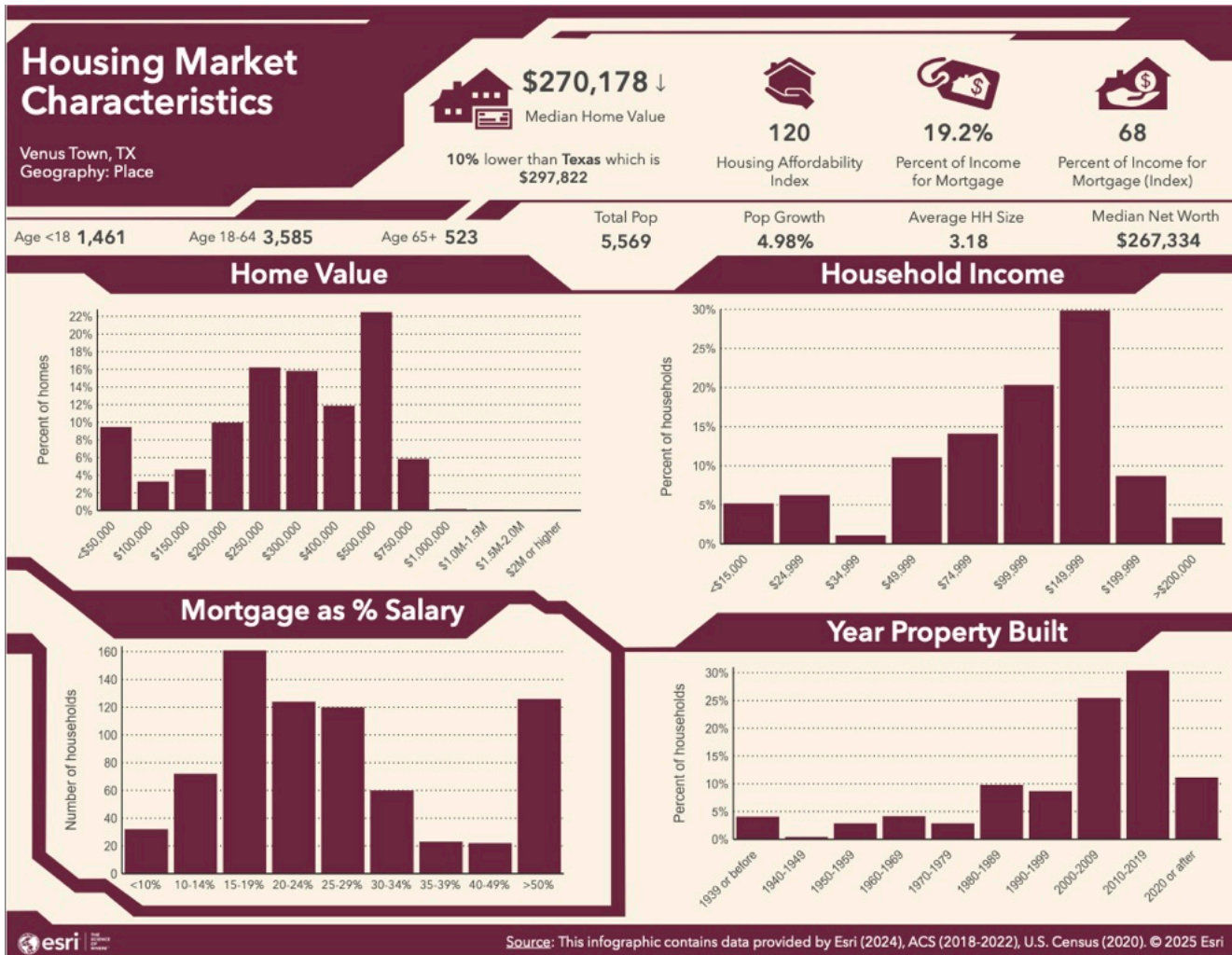
Geography: Place



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-MRI-Simmons (2024), ACS (2018-2022).

Market Overview

City of Venus



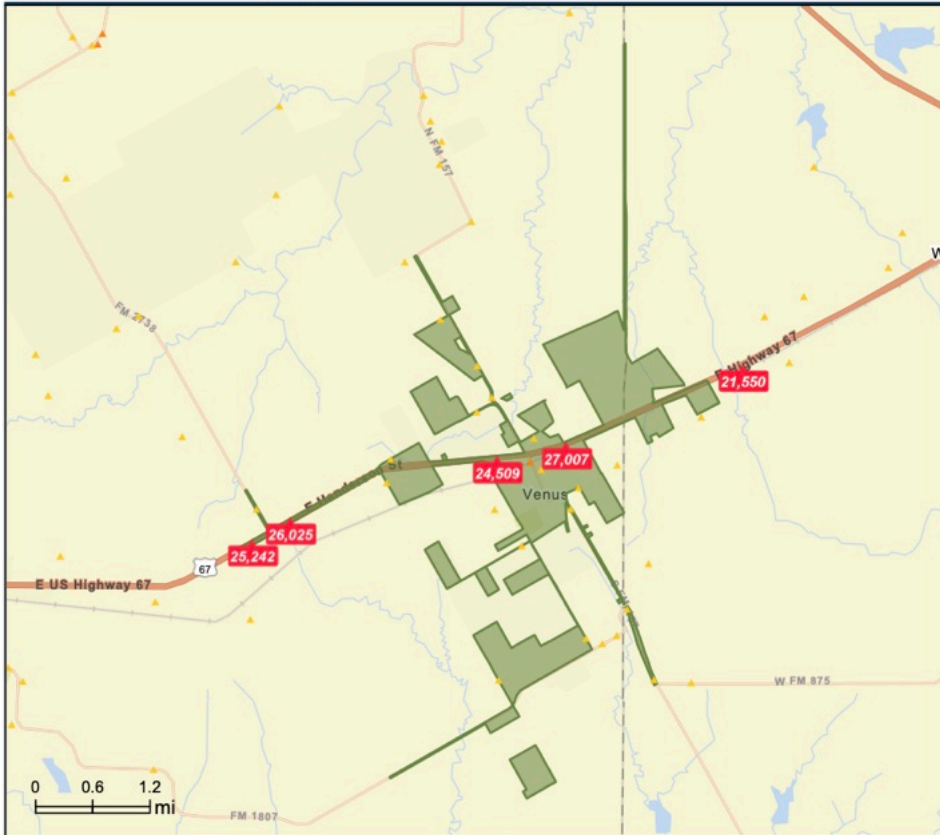
Market Overview



Traffic Count Map

Venus Town, TX 2
Venus Town, TX (4875236)
Geography: Place

Prepared by Esri



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

City of Venus

For Land and Commercial Real Estate Services

Let's Talk!

Tero
Real Estate

Dustin Jordan

Broker/Owner

Ph. (469)236-2131

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