

OFFERING MEMORANDUM

EDGEWOOD ESTATES

MIDLOTHIAN, TEXAS 76065
DALLAS FORT-WORTH MSA



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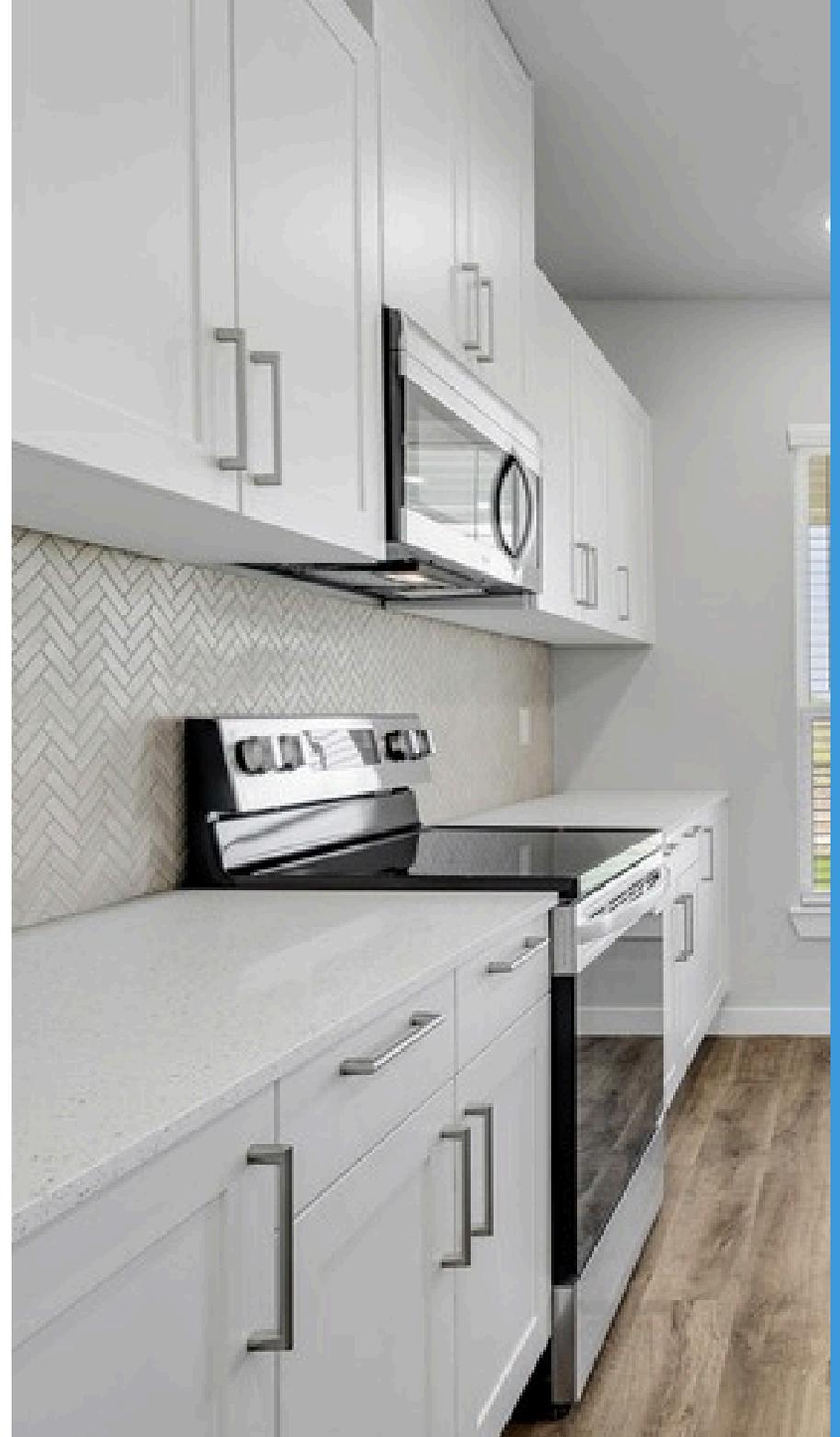


01

INVESTMENT OVERVIEW

THE OFFERING

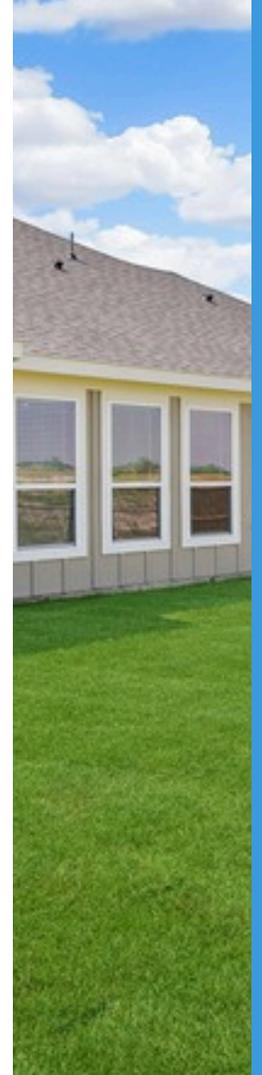
PROPERTY SUMMARY



THE OFFERING

Presenting a rare opportunity to acquire new construction, Class-A duplexes and triplexes on 1-acre lots with LOW property taxes in Midlothian (Waxahachie ISD) in the Dallas Fort-Worth Metro Area. Turnkey and cashflow positive in a market with high population and job growth prospects and strong Tenant demand.

PROPERTY ADDRESS	Midlothian, Texas 76065
SQUARE FEET	3306 (duplex), 5513 (triplex)
YEAR BUILT	2025-2026
CLASS	A
ASKING PRICE	\$699,000 - \$975,000
PRICE PER UNIT	\$325,000 - \$350,000
CAP RATE	5.58 - 6.40%





PROPERTY SUMMARY

Prime investment opportunity in the Dallas–Fort Worth Metroplex with positive cashflow on newly built Class-A duplexes and triplexes at Edgewood Estates in Midlothian, Texas. These luxury properties sit on one-acre lots with low 1.69% property taxes and are zoned to highly rated Waxahachie ISD schools. The duplex offers two single-story 1,650 SF units (4 bed/2 bath), while the triplex features three two-story 1,838 SF units (3 bed/2.5 bath). Both options offer two-car garages, covered patios and fenced yards in each unit. Located 30 minutes from Dallas and Fort Worth and minutes from Baylor Scott & White and Methodist Midlothian, the community benefits from strong tenant demand driven by top schools, major healthcare, and retail. With Ellis County's 41% growth since 2010, Google's \$600M data center expansion, and ongoing corporate relocations, the area continues to see exceptional population growth, job creation, and rent appreciation. Special 5.25% financing is available through the preferred lender for a limited time.

HIGHLIGHTS

- **Special Financing Incentive:** 4.25 -4.75% interest rate via preferred lender
- **Attractive Returns:** Cash-flow positive with IRRs between 14.93%–16.41%
- **Strong Demographics:** Ellis County population grew 41% (2010–2022) and projected to grow 200% by 2050
- **Prime Location:** 30 minutes to Downtown Dallas & Fort Worth; 8–10 minutes to Methodist Midlothian Health and Baylor Scott & White Waxahachie
- **Corporate & Economic Growth:** Google \$600M data center expansion and new medical investments fueling jobs
- **Tenant Demand Drivers:** Top-performing Waxahachie ISD schools, proximity to healthcare, retail, dining, and major employers
- **Quality Finishes:** Granite countertops, LVT flooring, tile backsplash, recessed lighting, walk-in showers, covered patios, and fenced yards
- **Professional Management:** Institutional-grade oversight available at a competitive 5% rate
- **Market Momentum:** DFW MSA has added over 1M people in less than a decade and continues to attract corporate relocations



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FINANCIAL OVERVIEW

RENT ROLL
PROFORMA

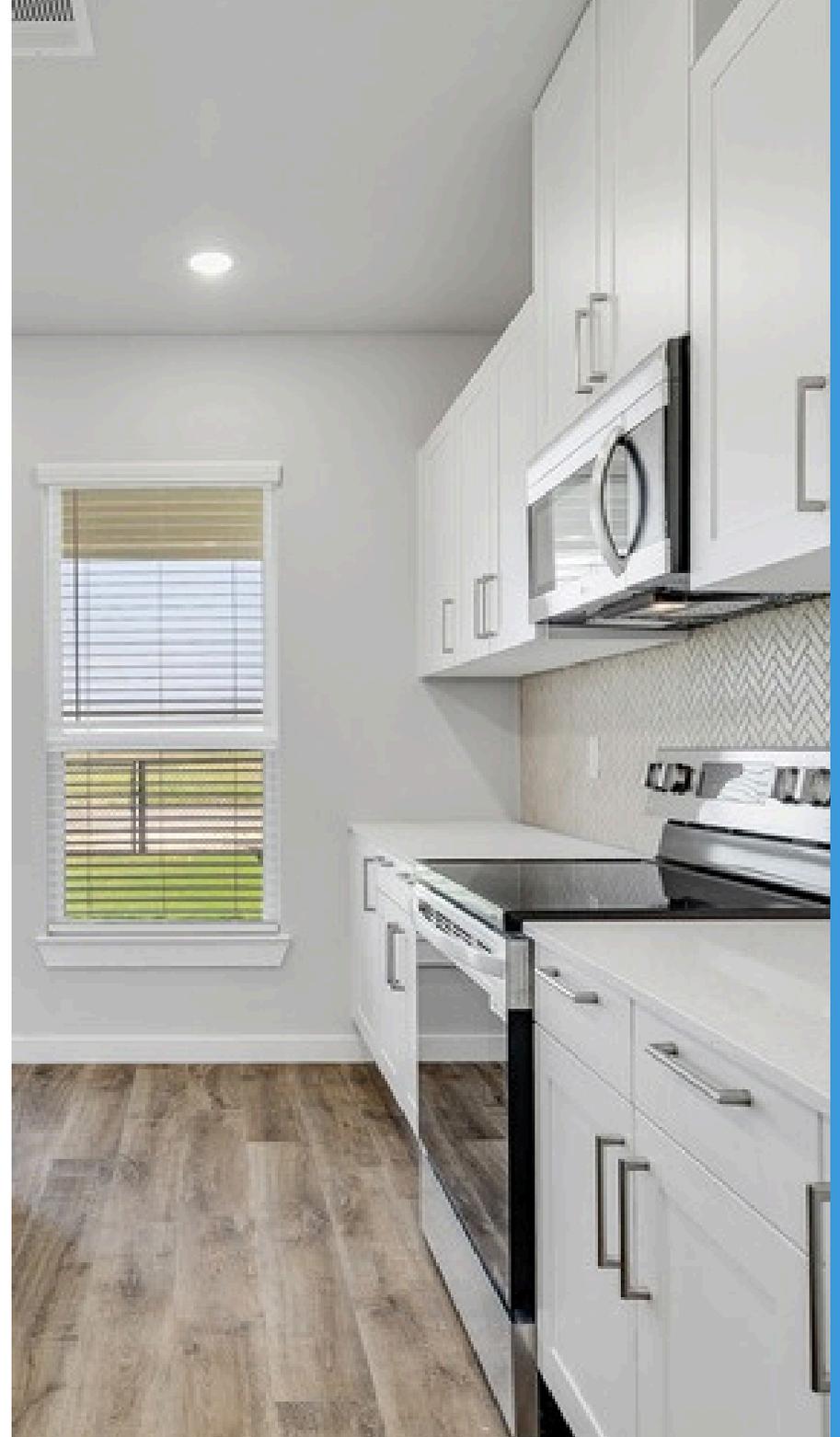


RENT ROLL

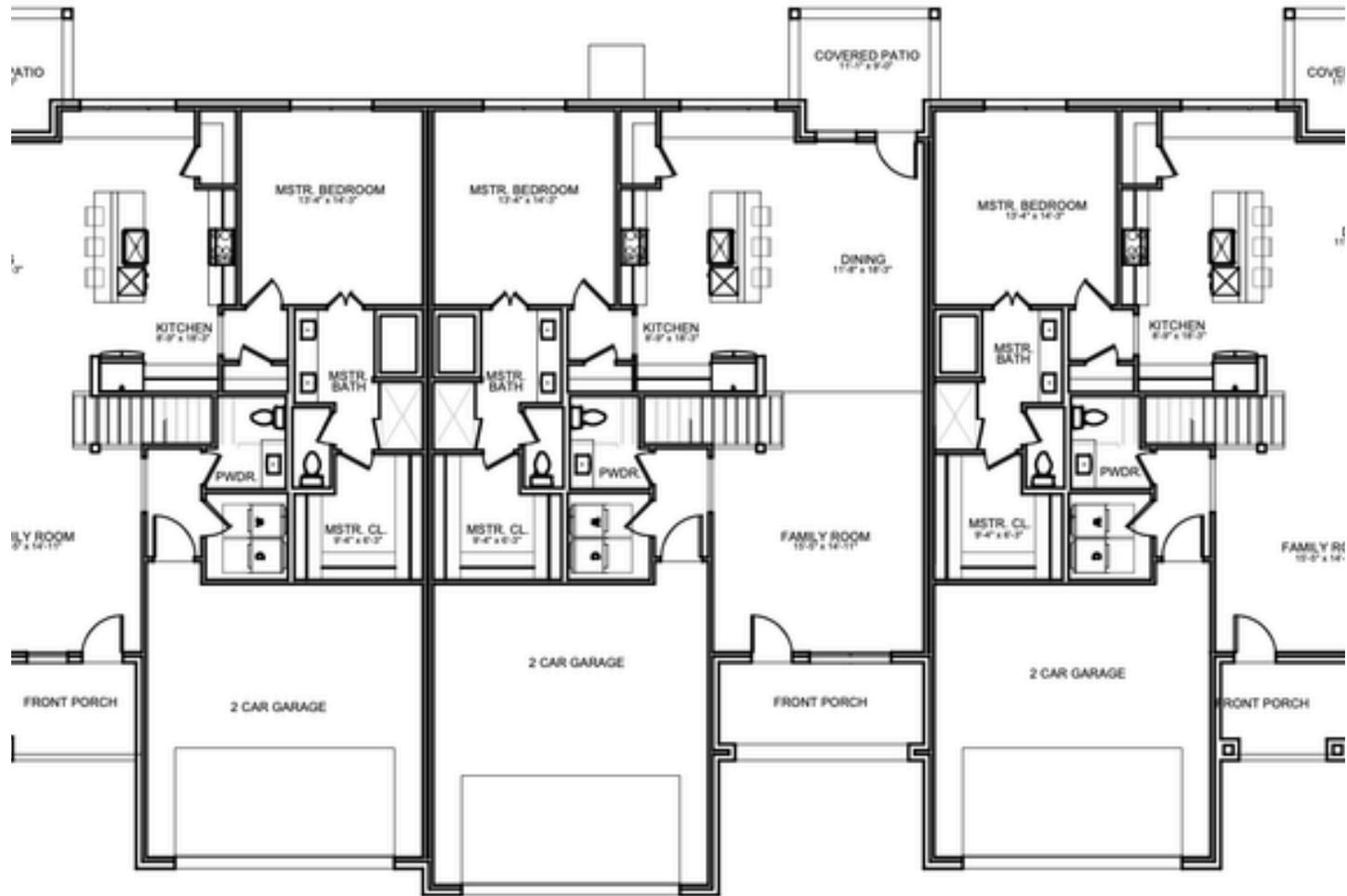
	TYPE	SQ. FT.	BEDS/BATHS	MONTHLY RENT (PROFORMA)	RENT/SF (PROFORMA)
Unit 1	Triplex	1838	3/2.5	2525	1.37
Unit 2	Triplex	1838	3/2.5	2525	1.37
Unit 3	Triplex	1838	3/2.5	2525	1.37
Unit 1	Duplex	1653	4/2	2450	1.49
Unit 2	Duplex	1653	4/2	2450	1.49

03

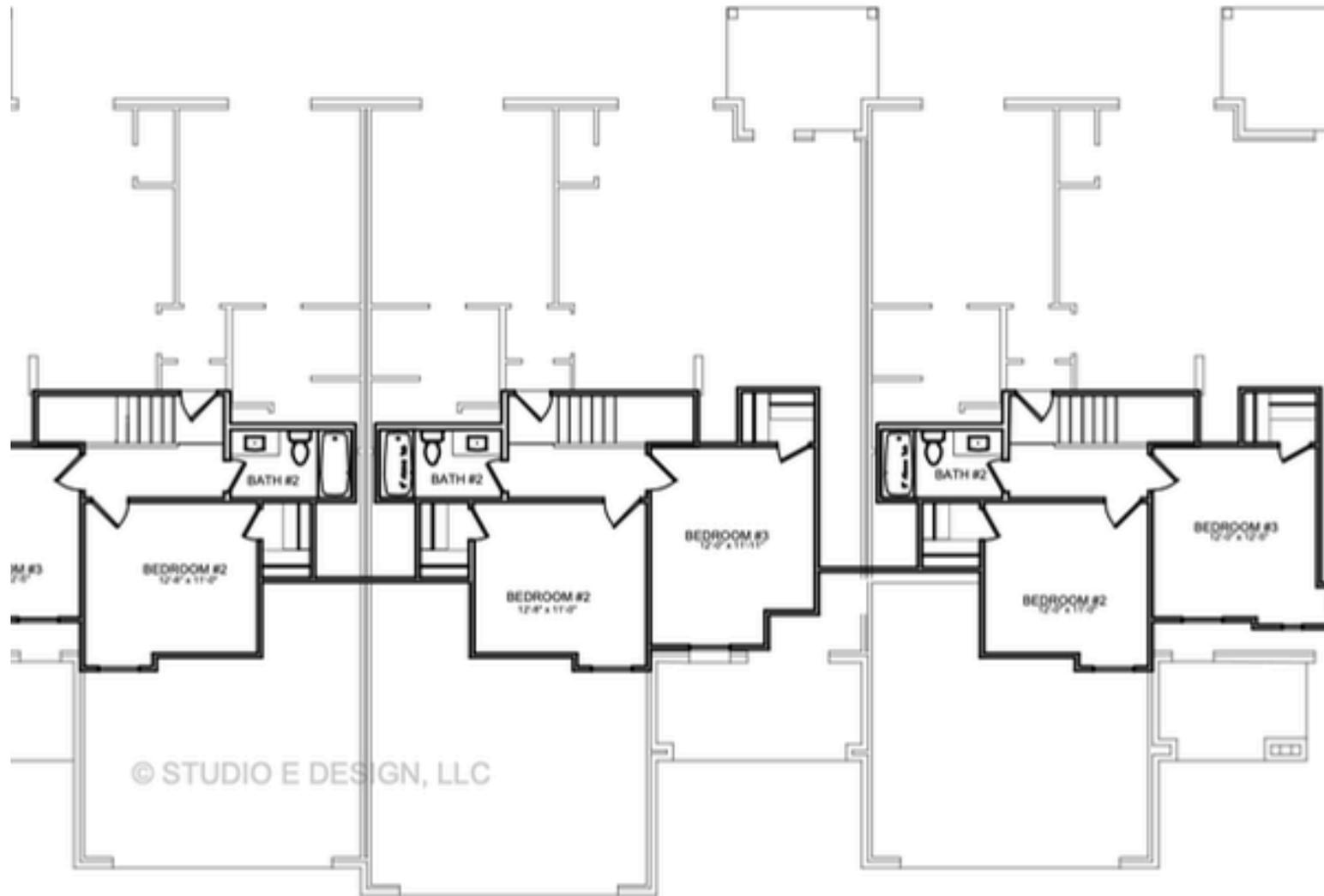
FLOOR PLANS



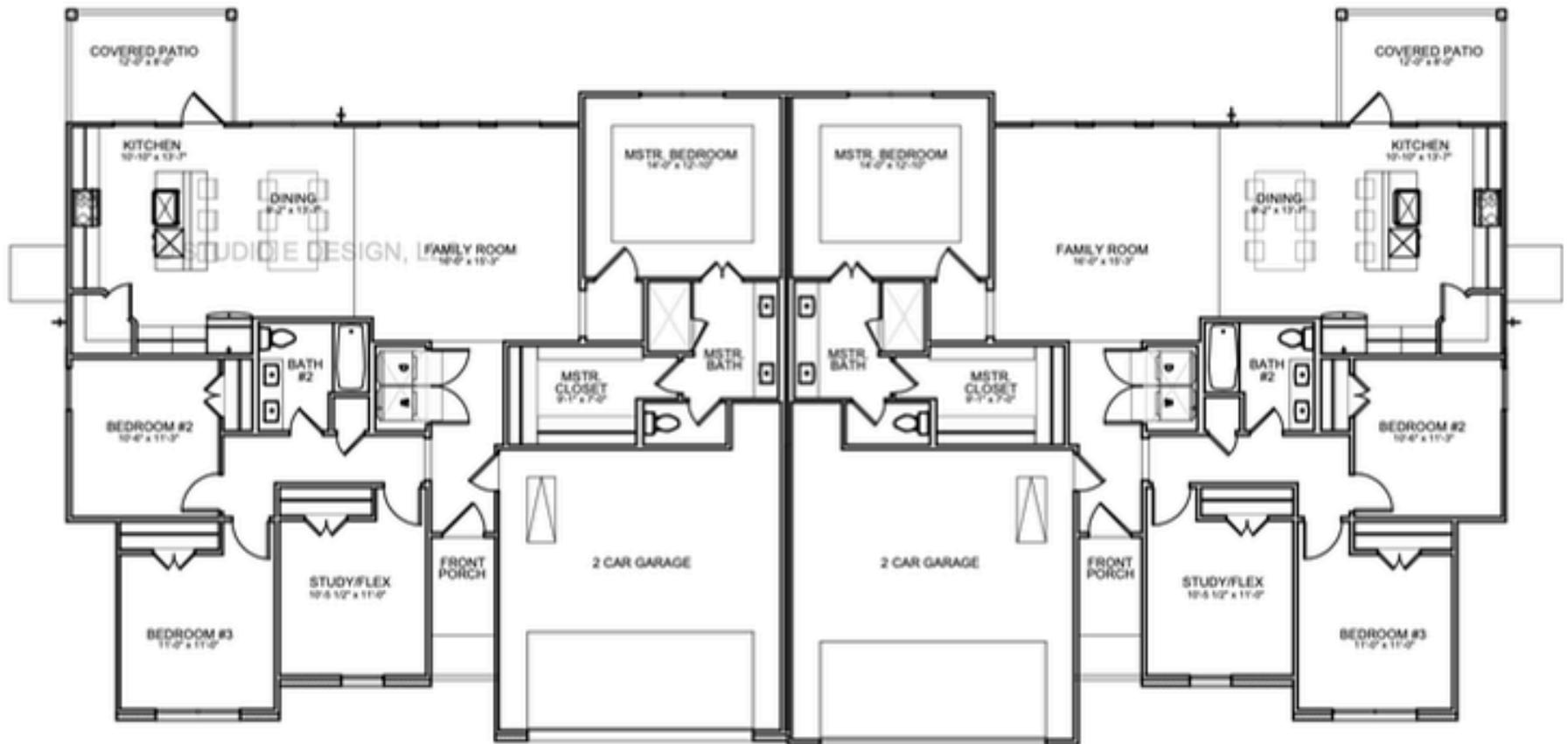
FLOOR PLAN: TRIPLEX FIRST FLOOR



FLOOR PLAN TRIPLEX SECOND FLOOR

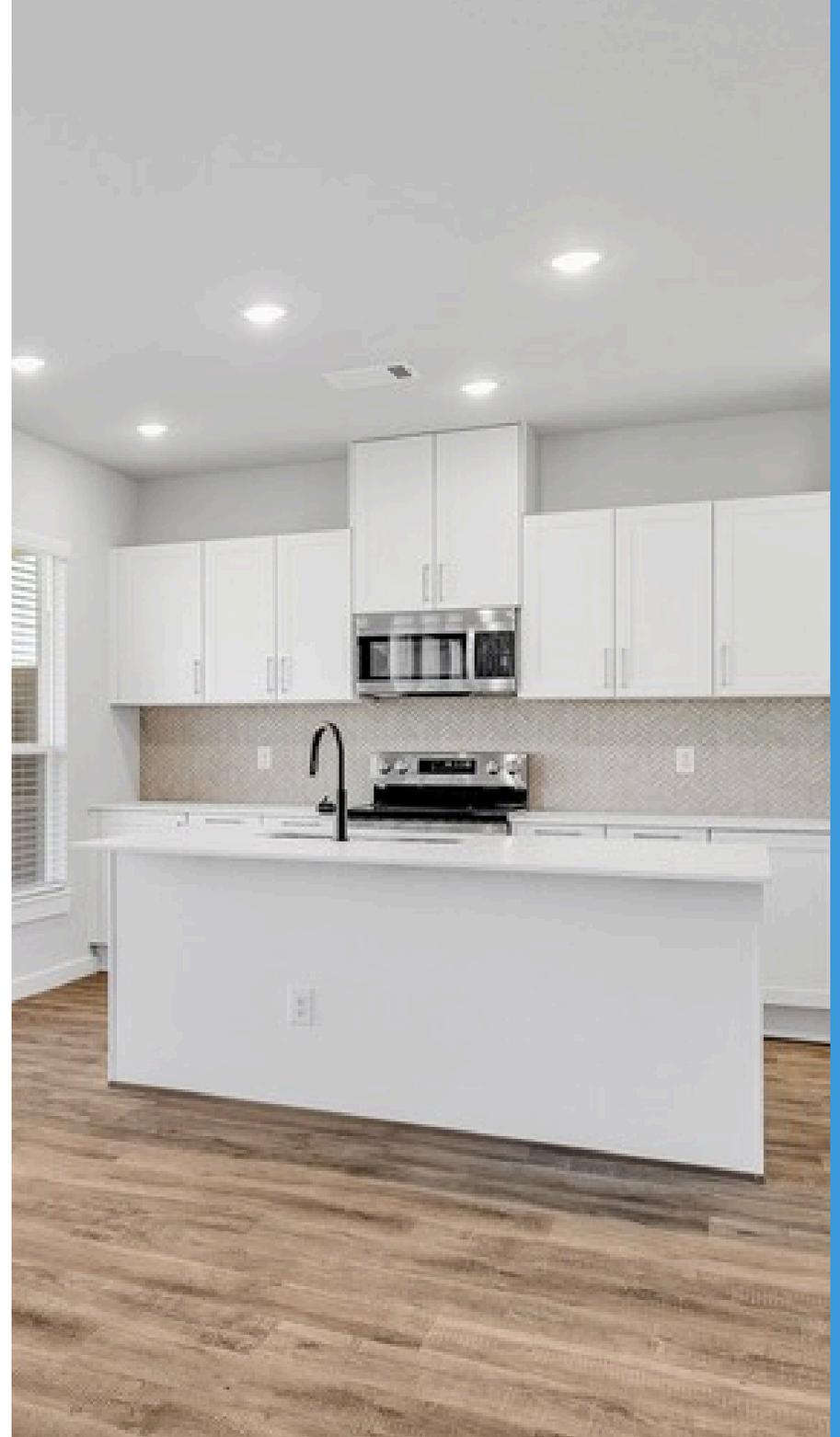


FLOOR PLAN DUPLEX



04

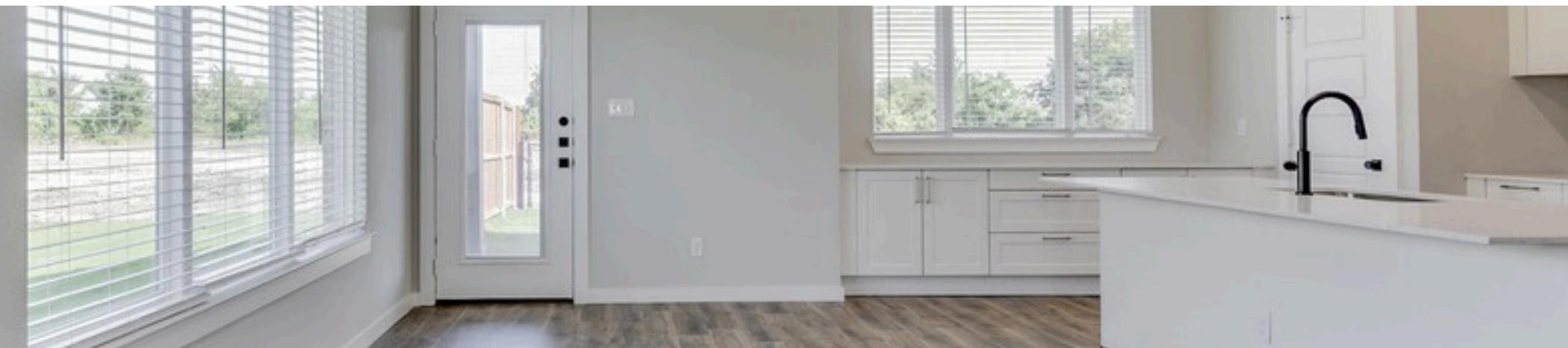
PROPERTY PHOTOS











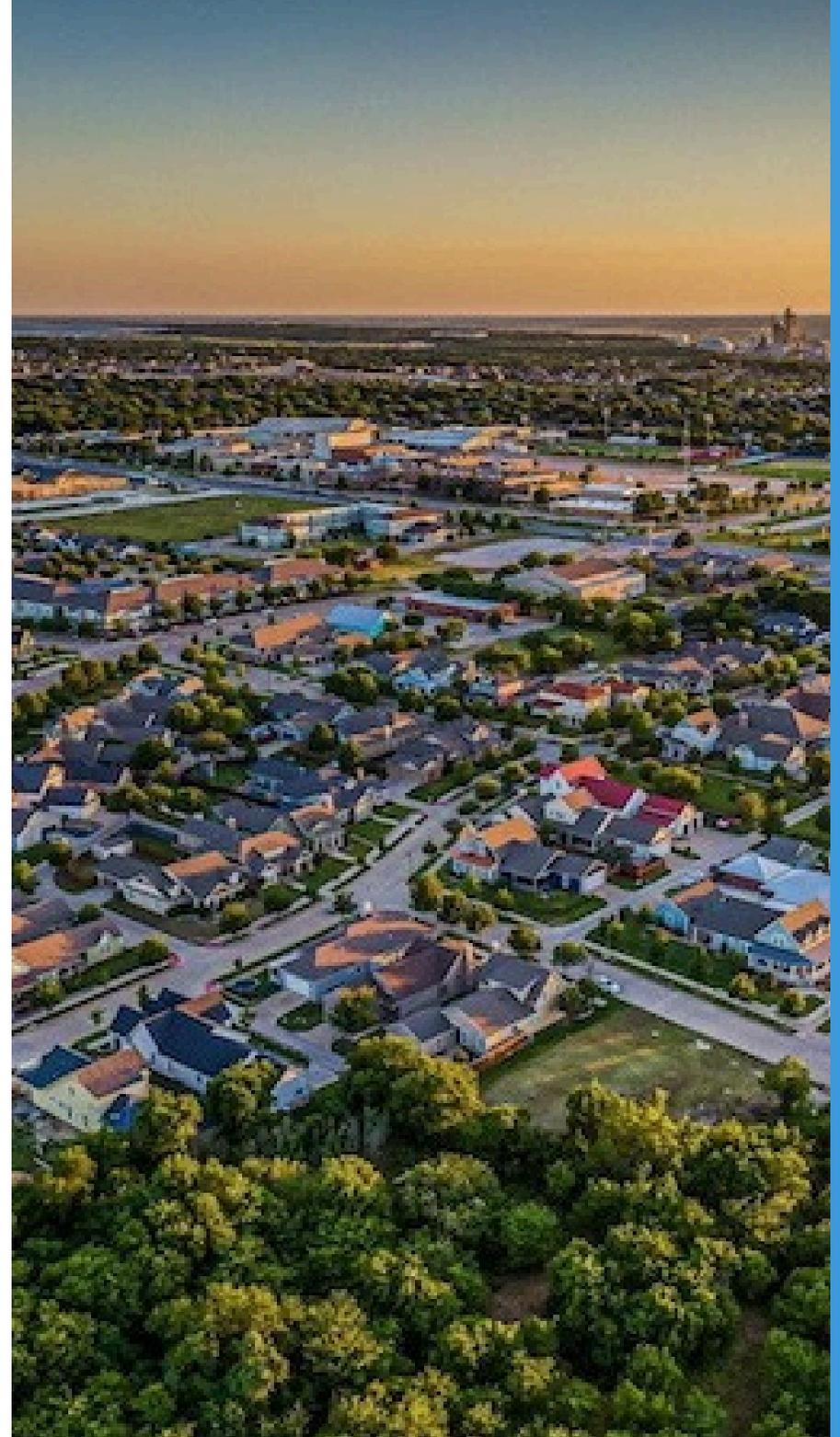
05

AREA OVERVIEW

AREA OVERVIEW

WHAT'S NEARBY

LOCATION HIGHLIGHTS IN THE NEWS



AREA OVERVIEW

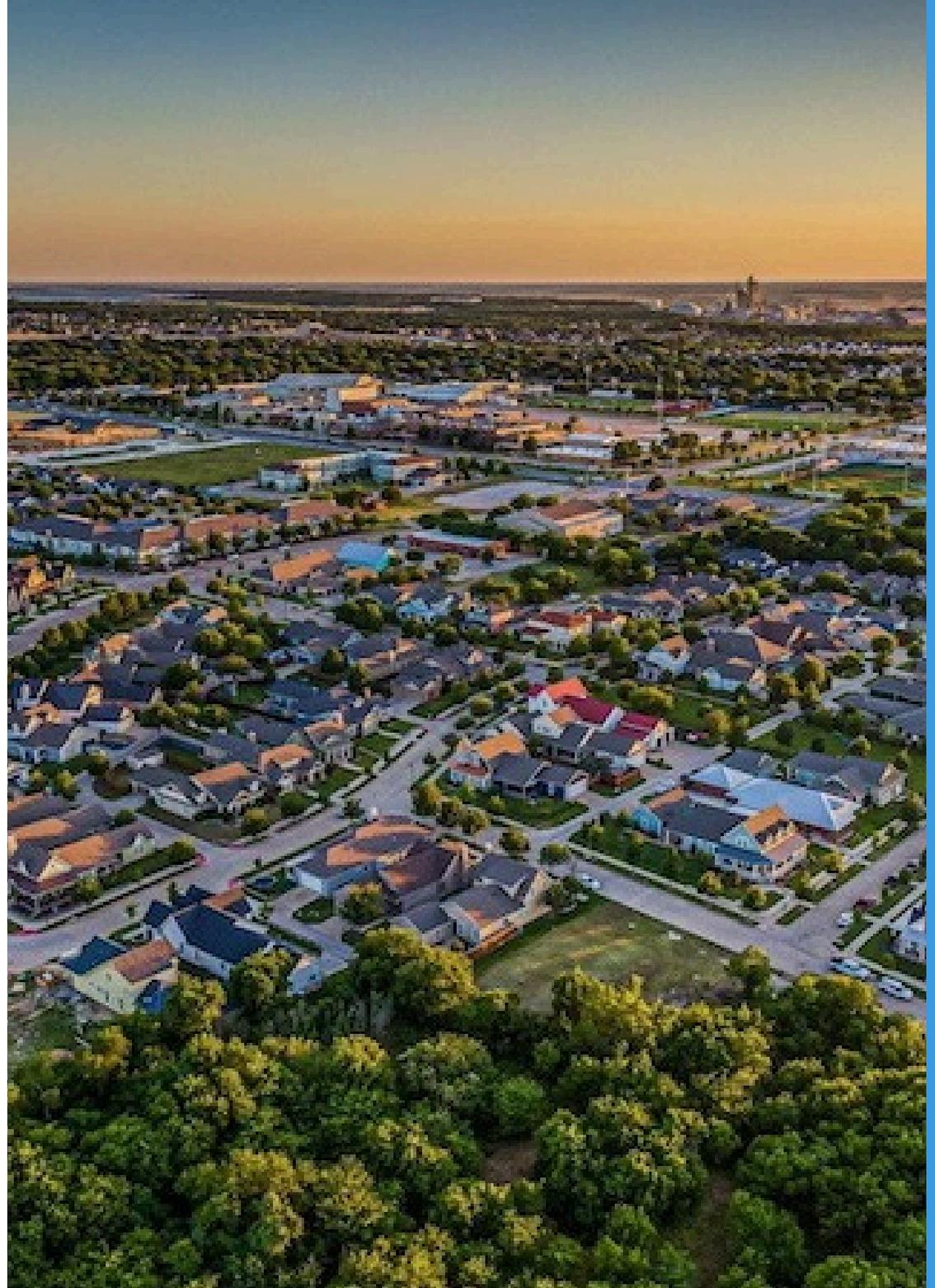
MIDLOTHIAN TEXAS

Midlothian, in Ellis County just 30 minutes south of both Downtown Dallas and Fort Worth, has become one of the fastest-growing suburban communities in the DFW Metroplex.

Ellis County's population grew 41% between 2010 and 2022—well above state and national averages—and is projected to increase another 200% by 2050. The county's strong demographics include a 2022 median household income of \$93,248 and a low 3.3% unemployment rate, underscoring both economic strength and affordability.

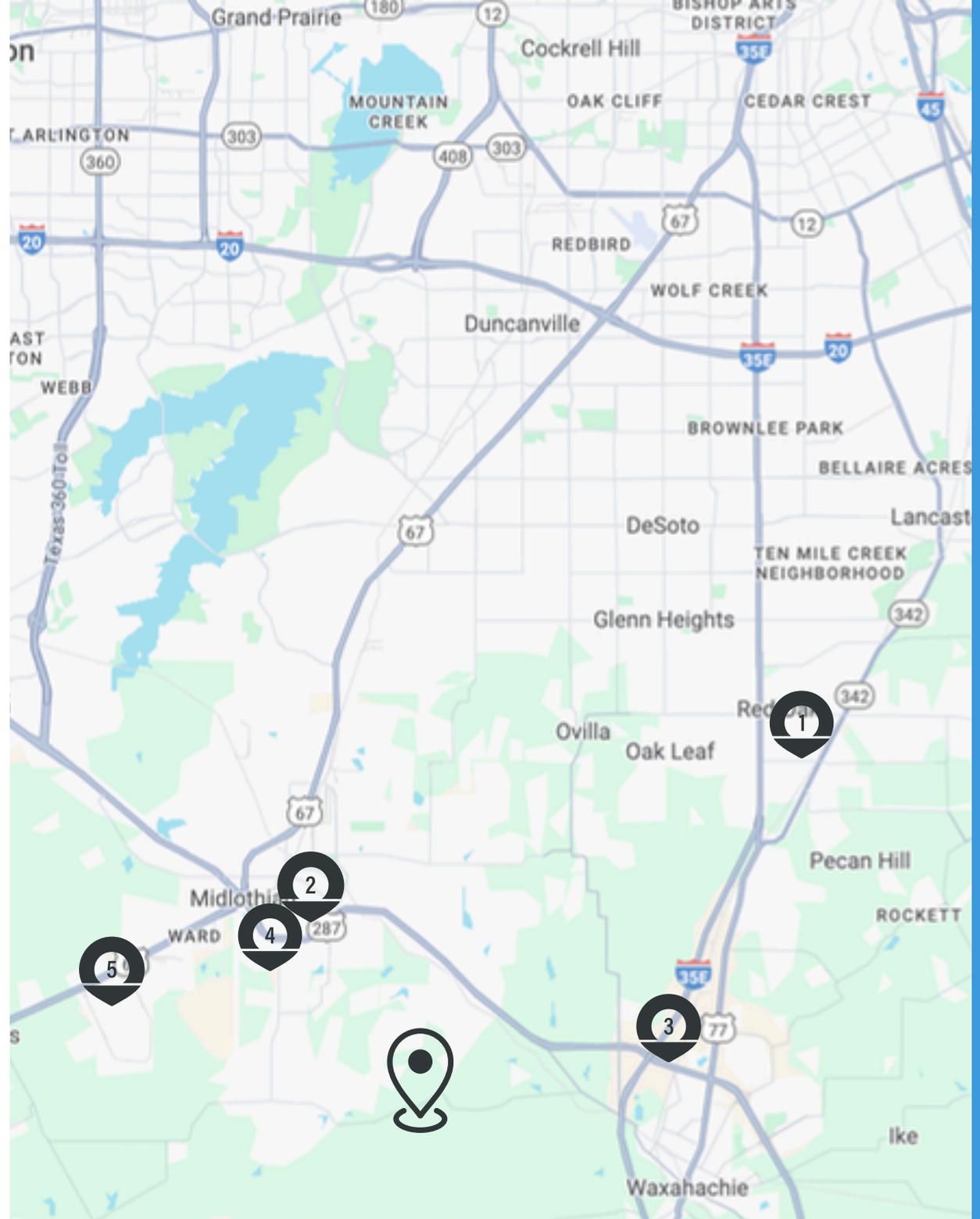
Growth is being fueled by major investments such as Google's \$600 million data center expansion, Methodist Midlothian Medical Center, Baylor Scott & White's new Heart & Vascular Hospital, and Fanatics' 600,000 SF fulfillment facility. These projects are attracting new residents, creating high-quality jobs, and supporting sustained tenant demand.

Midlothian offers excellent connectivity via U.S. Highway 287 and Highway 67, top-rated Waxahachie ISD schools, and a safe, family-friendly suburban environment. With the DFW Metro adding over one million people in the past decade and continuing to attract corporate relocations, Midlothian and Ellis County are positioned for strong rent growth, property value appreciation, and long-term investment stability.



WHAT'S NEARBY

- 1 Google 600M Data Center
- 2 Methodist Medical Center
- 3 Baylor Scott and White
- 4 Midlothian Retail
- 5 Midlothian Business Park



AREA OVERVIEW

LOCATION HIGHLIGHTS IN THE NEWS

- Ellis County Projected to Grow 200% by 2050
- Ellis County's population growth from 2010 to 2022 was 41.1% much higher than Texas (19%) and the U.S. (7.7%).
- Ellis County's Economy Grew at 3.2% in 2023
- In 2022, the median household income in Ellis County was \$93,248.
- As of November 2023, the unemployment rate in Ellis county was 3.3%, lower than Texas (4.1%) and the U.S. (3.7%).
- Google invests additional \$330M toward the construction of a second data center in Ellis Co., estimates total investment of \$600M
- Methodist Midlothian Health Medical Center Opened November 2020
- DFW Metro Area Adds 1 Million people in less than a decade
- Waxahachie Baylor Scott & White opens new Heart & Vascular Hospital in Oct. 2023
- Waxahachie welcomes 600,000 SF Fanatics fulfillment facility





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