

For Sale

**681 George Hopper Rd
Midlothian, TX 76065**



- **8,320 SF Building**
- **1.628 Acres**
- **40 Parking Spaces**



Kim Wiens 972-816-2008
wiens@flash.net
Kimberly Klor 817-948-6940



8,320 SF Building on 1.6 Acres

681 George Hopper Rd, Midlothian, TX 76065



Kim Wiens 972-816-2008

wiens@flash.net

Kimberly Klor 817-948-6940

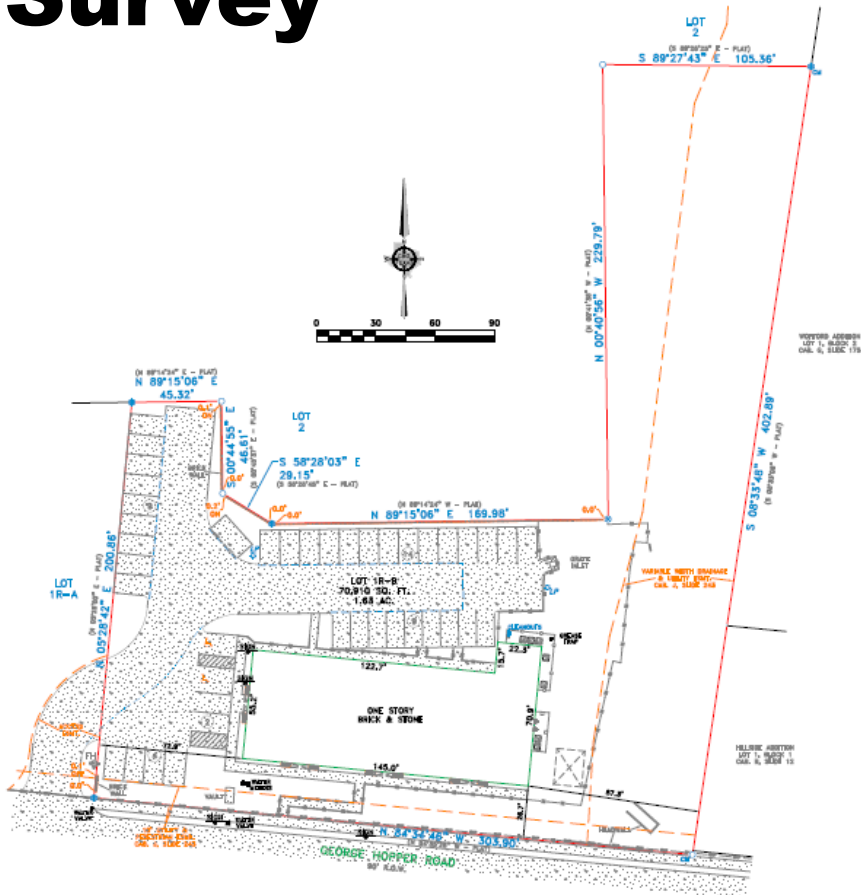




Survey

681 George Hopper Road

Being Lot 1R-B, Block 1 of Midlothian Assisted Living Addition, an addition to the City of Midlothian, Ellis County, Texas, according to the map thereof recorded in Cabinet J, Siles 736, Map Records of Ellis County, Texas.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Sendra Title Company that: (a) this plot of survey and the property description set forth herein were prepared from an actual on-the-ground survey of the real property located at 681 George Hopper Road described in Instrument No. 1924000, and shown hereon; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; (d) except as shown hereon there are no observable protrusions on to the Property or observable protrusions therefrom, there are no observable improvements on the Property, there are no observable discrepancies, conflicts, shortages in area or boundary line conflicts; (e) the size, location and type of improvements, if any, are shown hereon, and all are located within the boundaries of the Property and setback from the property lines the distances indicated; (f) the distance from the nearest intersection street or road to as shown; (g) the Property has appeared access to and from a public roadway; (h) recorded assessments listed hereon have been listed and plotted hereon; (i) the boundaries, dimensions and other details shown hereon are shown to the appropriate accuracy standards of the State of Texas; (j) the Property is not located in a 100 Year Flood Plain or in an identified "Flood Prone Area" as defined by the U. S. Department of Housing and Urban Development (Federal Emergency Rate Map Community Panel No. 48158C01550 pursuant to the Flood Disaster Protection Act of 1973 (10/19/2025)).

The surveyor expressly understands and agrees that affidavits mentioned above are intended to rely on this survey as having been performed to the appropriate standards of the current (2021 Edition) Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned.

EXECUTED this 29th day of May, 2025.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Registered Professional Land Surveyor

NOTE: This survey is made in conjunction with the information provided by the client, CAC Surveying Texas, LLC has not researched the land title records for the existence of easements, restrictive covenants or other encumbrances.

NOTE: BEARINGS SHOWN ARE BASED ON NAD 83 TEXAS NORTH CENTRAL ZONE

NOTE: easements and building lines are by recorded plat unless otherwise noted.

SENDRA
TITLE



ACCEPTED BY: _____ DATE: _____

REVISIONS		
DATE	BY	NOTES

LEGEND	
1/4" DIA. IRON PIN	IRON PIN
1/2" DIA. IRON PIN	IRON PIN
3/4" DIA. IRON PIN	IRON PIN
1" DIA. IRON PIN	IRON PIN
1 1/2" DIA. IRON PIN	IRON PIN
2" DIA. IRON PIN	IRON PIN
2 1/2" DIA. IRON PIN	IRON PIN
3" DIA. IRON PIN	IRON PIN
3 1/2" DIA. IRON PIN	IRON PIN
4" DIA. IRON PIN	IRON PIN
4 1/2" DIA. IRON PIN	IRON PIN
5" DIA. IRON PIN	IRON PIN
5 1/2" DIA. IRON PIN	IRON PIN
6" DIA. IRON PIN	IRON PIN
6 1/2" DIA. IRON PIN	IRON PIN
7" DIA. IRON PIN	IRON PIN
7 1/2" DIA. IRON PIN	IRON PIN
8" DIA. IRON PIN	IRON PIN
8 1/2" DIA. IRON PIN	IRON PIN
9" DIA. IRON PIN	IRON PIN
9 1/2" DIA. IRON PIN	IRON PIN
10" DIA. IRON PIN	IRON PIN
10 1/2" DIA. IRON PIN	IRON PIN
11" DIA. IRON PIN	IRON PIN
11 1/2" DIA. IRON PIN	IRON PIN
12" DIA. IRON PIN	IRON PIN
12 1/2" DIA. IRON PIN	IRON PIN
13" DIA. IRON PIN	IRON PIN
13 1/2" DIA. IRON PIN	IRON PIN
14" DIA. IRON PIN	IRON PIN
14 1/2" DIA. IRON PIN	IRON PIN
15" DIA. IRON PIN	IRON PIN
15 1/2" DIA. IRON PIN	IRON PIN
16" DIA. IRON PIN	IRON PIN
16 1/2" DIA. IRON PIN	IRON PIN
17" DIA. IRON PIN	IRON PIN
17 1/2" DIA. IRON PIN	IRON PIN
18" DIA. IRON PIN	IRON PIN
18 1/2" DIA. IRON PIN	IRON PIN
19" DIA. IRON PIN	IRON PIN
19 1/2" DIA. IRON PIN	IRON PIN
20" DIA. IRON PIN	IRON PIN
20 1/2" DIA. IRON PIN	IRON PIN
21" DIA. IRON PIN	IRON PIN
21 1/2" DIA. IRON PIN	IRON PIN
22" DIA. IRON PIN	IRON PIN
22 1/2" DIA. IRON PIN	IRON PIN
23" DIA. IRON PIN	IRON PIN
23 1/2" DIA. IRON PIN	IRON PIN
24" DIA. IRON PIN	IRON PIN
24 1/2" DIA. IRON PIN	IRON PIN
25" DIA. IRON PIN	IRON PIN
25 1/2" DIA. IRON PIN	IRON PIN
26" DIA. IRON PIN	IRON PIN
26 1/2" DIA. IRON PIN	IRON PIN
27" DIA. IRON PIN	IRON PIN
27 1/2" DIA. IRON PIN	IRON PIN
28" DIA. IRON PIN	IRON PIN
28 1/2" DIA. IRON PIN	IRON PIN
29" DIA. IRON PIN	IRON PIN
29 1/2" DIA. IRON PIN	IRON PIN
30" DIA. IRON PIN	IRON PIN
30 1/2" DIA. IRON PIN	IRON PIN
31" DIA. IRON PIN	IRON PIN
31 1/2" DIA. IRON PIN	IRON PIN
32" DIA. IRON PIN	IRON PIN
32 1/2" DIA. IRON PIN	IRON PIN
33" DIA. IRON PIN	IRON PIN
33 1/2" DIA. IRON PIN	IRON PIN
34" DIA. IRON PIN	IRON PIN
34 1/2" DIA. IRON PIN	IRON PIN
35" DIA. IRON PIN	IRON PIN
35 1/2" DIA. IRON PIN	IRON PIN
36" DIA. IRON PIN	IRON PIN
36 1/2" DIA. IRON PIN	IRON PIN
37" DIA. IRON PIN	IRON PIN
37 1/2" DIA. IRON PIN	IRON PIN
38" DIA. IRON PIN	IRON PIN
38 1/2" DIA. IRON PIN	IRON PIN
39" DIA. IRON PIN	IRON PIN
39 1/2" DIA. IRON PIN	IRON PIN
40" DIA. IRON PIN	IRON PIN
40 1/2" DIA. IRON PIN	IRON PIN
41" DIA. IRON PIN	IRON PIN
41 1/2" DIA. IRON PIN	IRON PIN
42" DIA. IRON PIN	IRON PIN
42 1/2" DIA. IRON PIN	IRON PIN
43" DIA. IRON PIN	IRON PIN
43 1/2" DIA. IRON PIN	IRON PIN
44" DIA. IRON PIN	IRON PIN
44 1/2" DIA. IRON PIN	IRON PIN
45" DIA. IRON PIN	IRON PIN
45 1/2" DIA. IRON PIN	IRON PIN
46" DIA. IRON PIN	IRON PIN
46 1/2" DIA. IRON PIN	IRON PIN
47" DIA. IRON PIN	IRON PIN
47 1/2" DIA. IRON PIN	IRON PIN
48" DIA. IRON PIN	IRON PIN
48 1/2" DIA. IRON PIN	IRON PIN
49" DIA. IRON PIN	IRON PIN
49 1/2" DIA. IRON PIN	IRON PIN
50" DIA. IRON PIN	IRON PIN
50 1/2" DIA. IRON PIN	IRON PIN
51" DIA. IRON PIN	IRON PIN
51 1/2" DIA. IRON PIN	IRON PIN
52" DIA. IRON PIN	IRON PIN
52 1/2" DIA. IRON PIN	IRON PIN
53" DIA. IRON PIN	IRON PIN
53 1/2" DIA. IRON PIN	IRON PIN
54" DIA. IRON PIN	IRON PIN
54 1/2" DIA. IRON PIN	IRON PIN
55" DIA. IRON PIN	IRON PIN
55 1/2" DIA. IRON PIN	IRON PIN
56" DIA. IRON PIN	IRON PIN
56 1/2" DIA. IRON PIN	IRON PIN
57" DIA. IRON PIN	IRON PIN
57 1/2" DIA. IRON PIN	IRON PIN
58" DIA. IRON PIN	IRON PIN
58 1/2" DIA. IRON PIN	IRON PIN
59" DIA. IRON PIN	IRON PIN
59 1/2" DIA. IRON PIN	IRON PIN
60" DIA. IRON PIN	IRON PIN
60 1/2" DIA. IRON PIN	IRON PIN
61" DIA. IRON PIN	IRON PIN
61 1/2" DIA. IRON PIN	IRON PIN
62" DIA. IRON PIN	IRON PIN
62 1/2" DIA. IRON PIN	IRON PIN
63" DIA. IRON PIN	IRON PIN
63 1/2" DIA. IRON PIN	IRON PIN
64" DIA. IRON PIN	IRON PIN
64 1/2" DIA. IRON PIN	IRON PIN
65" DIA. IRON PIN	IRON PIN
65 1/2" DIA. IRON PIN	IRON PIN
66" DIA. IRON PIN	IRON PIN
66 1/2" DIA. IRON PIN	IRON PIN
67" DIA. IRON PIN	IRON PIN
67 1/2" DIA. IRON PIN	IRON PIN
68" DIA. IRON PIN	IRON PIN
68 1/2" DIA. IRON PIN	IRON PIN
69" DIA. IRON PIN	IRON PIN
69 1/2" DIA. IRON PIN	IRON PIN
70" DIA. IRON PIN	IRON PIN
70 1/2" DIA. IRON PIN	IRON PIN
71" DIA. IRON PIN	IRON PIN
71 1/2" DIA. IRON PIN	IRON PIN
72" DIA. IRON PIN	IRON PIN
72 1/2" DIA. IRON PIN	IRON PIN
73" DIA. IRON PIN	IRON PIN
73 1/2" DIA. IRON PIN	IRON PIN
74" DIA. IRON PIN	IRON PIN
74 1/2" DIA. IRON PIN	IRON PIN
75" DIA. IRON PIN	IRON PIN
75 1/2" DIA. IRON PIN	IRON PIN
76" DIA. IRON PIN	IRON PIN
76 1/2" DIA. IRON PIN	IRON PIN
77" DIA. IRON PIN	IRON PIN
77 1/2" DIA. IRON PIN	IRON PIN
78" DIA. IRON PIN	IRON PIN
78 1/2" DIA. IRON PIN	IRON PIN
79" DIA. IRON PIN	IRON PIN
79 1/2" DIA. IRON PIN	IRON PIN
80" DIA. IRON PIN	IRON PIN
80 1/2" DIA. IRON PIN	IRON PIN
81" DIA. IRON PIN	IRON PIN
81 1/2" DIA. IRON PIN	IRON PIN
82" DIA. IRON PIN	IRON PIN
82 1/2" DIA. IRON PIN	IRON PIN
83" DIA. IRON PIN	IRON PIN
83 1/2" DIA. IRON PIN	IRON PIN
84" DIA. IRON PIN	IRON PIN
84 1/2" DIA. IRON PIN	IRON PIN
85" DIA. IRON PIN	IRON PIN
85 1/2" DIA. IRON PIN	IRON PIN
86" DIA. IRON PIN	IRON PIN
86 1/2" DIA. IRON PIN	IRON PIN
87" DIA. IRON PIN	IRON PIN
87 1/2" DIA. IRON PIN	IRON PIN
88" DIA. IRON PIN	IRON PIN
88 1/2" DIA. IRON PIN	IRON PIN
89" DIA. IRON PIN	IRON PIN
89 1/2" DIA. IRON PIN	IRON PIN
90" DIA. IRON PIN	IRON PIN
90 1/2" DIA. IRON PIN	IRON PIN
91" DIA. IRON PIN	IRON PIN
91 1/2" DIA. IRON PIN	IRON PIN
92" DIA. IRON PIN	IRON PIN
92 1/2" DIA. IRON PIN	IRON PIN
93" DIA. IRON PIN	IRON PIN
93 1/2" DIA. IRON PIN	IRON PIN
94" DIA. IRON PIN	IRON PIN
94 1/2" DIA. IRON PIN	IRON PIN
95" DIA. IRON PIN	IRON PIN
95 1/2" DIA. IRON PIN	IRON PIN
96" DIA. IRON PIN	IRON PIN
96 1/2" DIA. IRON PIN	IRON PIN
97" DIA. IRON PIN	IRON PIN
97 1/2" DIA. IRON PIN	IRON PIN
98" DIA. IRON PIN	IRON PIN
98 1/2" DIA. IRON PIN	IRON PIN
99" DIA. IRON PIN	IRON PIN
99 1/2" DIA. IRON PIN	IRON PIN
100" DIA. IRON PIN	IRON PIN

CBG
SURVEYING TEXAS LLC

1418 E. (H-30, S.W. 7
DALLAS, TX 75243
P 214.348.2415
F 214.348.2118
Fax No. 501.630.00
www.cbgsurvey.com

SCALE: DATE: JOB NO.: S.F. NO.: DRAWN:
1" = 30' 6/19/2025 5908125 N/A TO

CATEGORY 1A, CONDITION II

LOT 1R-B, BLOCK 1, MIDLOTHIAN ASSISTED LIVING ADDITION
CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS
681 GEORGE HOPPER ROAD



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.

Wiens Real Estate LLC	9004158	wiens@flash.net	972-816-2008
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kim A Wiens	483040	wiens@flash.net	972-816-2008
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kimberly A Klor	682576	kimberlyklor@gmail.com	817-948-6940
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date