

Confidential - Please do not disturb tenant




For sale or lease

1000 East Main St, Ste 205

Midlothian, TX 76065

26,500 SF on 2.04 acres available

 **JLL** SEE A BRIGHTER WAY

Fitness facility for sale or lease

Location:

- Located at 1000 East Main St, Midlothian, TX 76065
- 25 miles Southwest of Dallas
- Nearby retailers include Dollar General, Dairy Queen, Domino's Pizza, Steak 'n Shake, Auto Zone and Schlotzsky's

Pricing:

\$3,600,000

\$12/psf NNN



Area Demographics

Average home value

1-miles	3-miles	5-miles
\$323,782	\$341,123	\$356,353

2023 population

1-miles	3-miles	5-miles
3,460	26,304	46,222

2028 Estimated population growth

1-miles	3-miles	5-miles
6.80%	3.33%	6.47%

Average household income

1-miles	3-miles	5-miles
\$119,659	\$122,699	,\$131,269

Building and site specifications

- Building is 26,500 SF with 2,200 SF mezzanine
- Situated on 2.04 acres
- Parking: 100 spaces
- Zoning: Commercial
- Ceiling height:
 - Gym: 18'
 - Mezzanine: 9'8"
- Interior swimming pool
- Treatment rooms
- Massage area
- Jogging track
- Private offices
- Locker Rooms
- Open workout area



Access and visibility

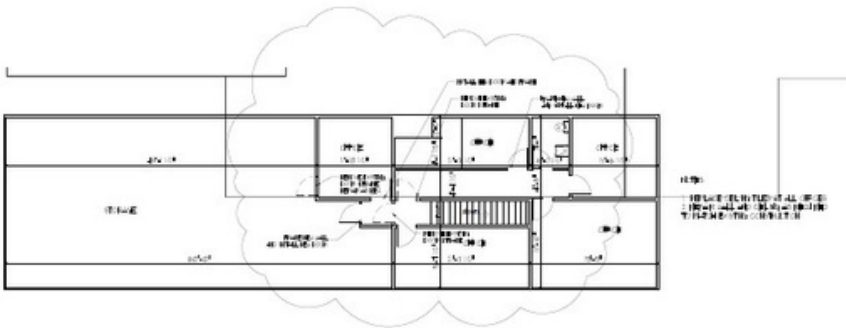
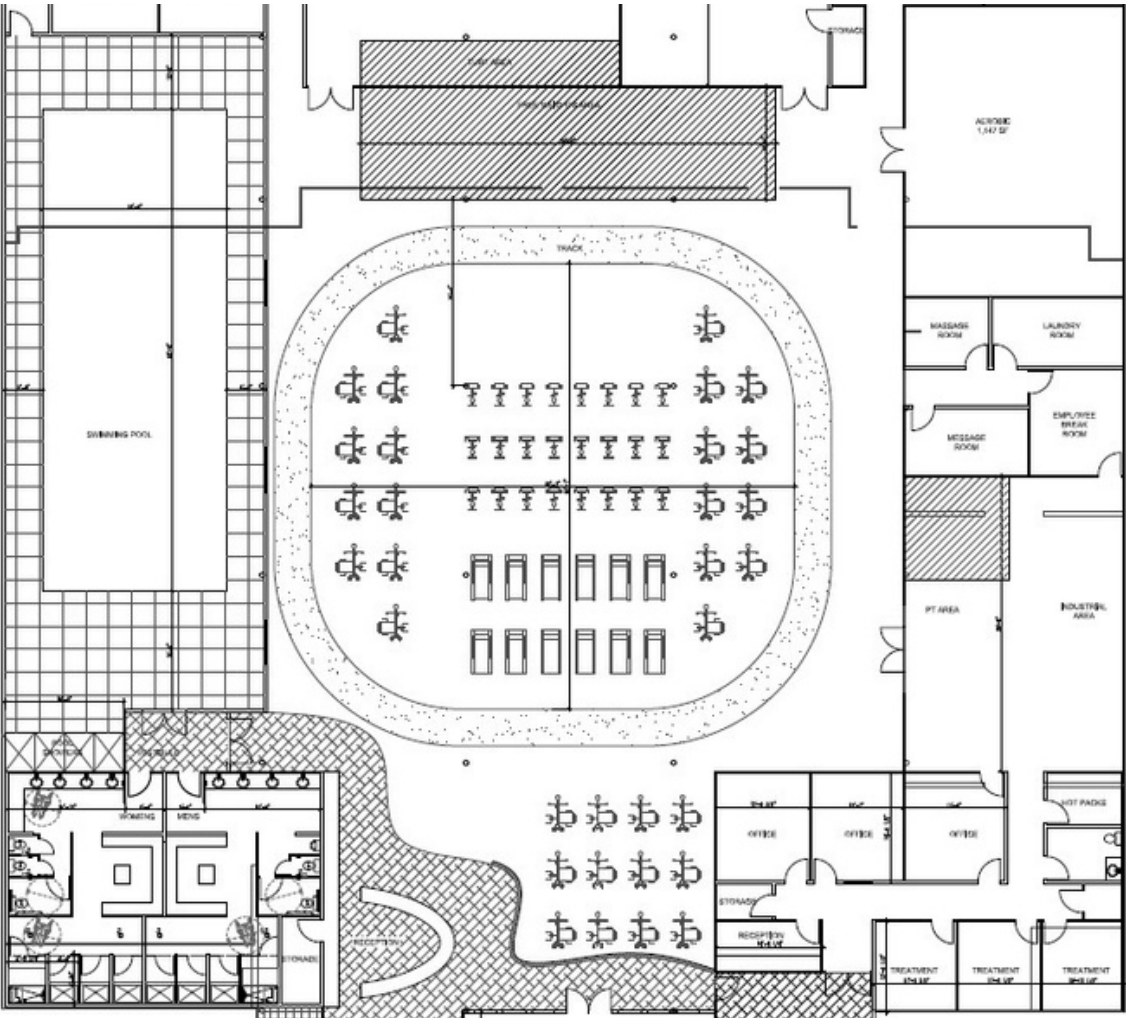
- Well-located on the main retail corridor of Midlothian
- Midlothian is experiencing growth due to:
 - +/- 2.4 million sf of new industrial space has been built.
 - offers the charm of small-town America

Potential Uses

- Potential user types include fitness center, health spa, sports training facility, medical / health rehabilitation center or conversion to retail store.



Floorplans



1 EXISTING MEZZANINE PLAN
1/8" = 1'-0"



Walmart
cricket
MURPHY USA
CHASE
SUBWAY
AMERICAS
PIZZA INN
AT&T
claire's

FAMILY DOLLAR
TEXACO

SCOOTERS
TEXACO
O'Reilly
TACO BELL
Little Caesars
SONIC

ALON
Exxon
CVS pharmacy

COLLISION CENTER
First Citizens Bank
PAPA JOHNS
GOLDEN CHICK

SUBWAY
metro by F-Mobile
ACE
Pizza Hut
FELTY'S
Santitas Fried Chicken
Santitas
Santitas

Walgreens
Mobil

Jack In the Box
McDonald's
Wendy's
DOLLAR GENERAL
Chicken Express
Shell
Schlotzsky's
Brookshire's
AutoZone
DQ

Exxon
HOTWORX

Simple Simons Pizza
tropical CAFE
McDonald's
CLUB PILATES
sweetFrog
Bank of America
Pinnacle Bank
Starbucks
Burger King
ROSS DRESS FOR LESS
SportClips
ALDI
DISCOUNT TIRE
ANYTIME FITNESS
MOD PIZZA
Great Clips
SUPERCUTS
ULTA
petco
Kroger
JOANN

Midlothian High School

Frank Seale Middle School

Midlothian Sports Complex

Methodist Medical Center

Midlothian ISD Multi-Purpose Stadium

Navarro College at Midlothian
COURTYARD

287

E US 287
Hwy-287
E US 287

N Midlothian Pkwy

Dak-Tree Ln

Google

Property Outline



Thank you

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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.



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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date