



SHADY GROVE PLAZA

3444 E HWY 287
MIDLOTHIAN, TX 76065

51 ± ACRES AVAILABLE

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Property Highlights

- Shovel ready prime development land directly off I-287 with great visibility and access.
- Ideal development for retail users, quick service restaurants, hotel use with the opportunity for mixed use in the rear
- Midlothian has also experienced exponential residential expansion. Huffines is constructing around 3,000 single family home sites, about 2,000 multifamily units to provide around 5,000 homes to Midlothian for 10,000 future residents
- Adjacent to Bridgewater, a 960 AC master planned community by Hanover Property Company
- Just north of Heirloom, another 3,300 AC master planned development and is one of DFW's largest proposed communities
- Utilities available
- Zoned: PD-159 for mixed use development

51±
Acres Available

VPD
+/- 36,000 (US 287)
+/- 36,000 (I-67)

8
Potential Lots

84,360 GSF
520 Parking Spaces

1. Retail

9,800 GSF
152 Parking Spaces

2. QSR (Potential)

22,500 GSF
73 Parking Spaces

3. OFFICE

221
Parking Spaces

4. HOTEL

966 TOTAL
Parking Provided

5. PARKING



Proximity

Midlothian

About

Nestled just below Dallas proper, Ellis County has boasted tremendous growth in recent years. Of the cities in the county, Midlothian stands out. Due to access to land and more affordable housing stock, Midlothian is expanding quickly with new medical facilities, schools, and an impressive mix of apartments and single-family homes under development. Midlothian has seen unprecedented growth in the last few years. In 2014, Midlothian established their second 5A high school, and since 2020 development has continued.

With direct access to **Hwy 287**, you can quickly be in Dallas or Ft Worth from the city center.

Projects to Highlight

		
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<p>In October 2020, Sunrider Manufacturing held a groundbreaking for their 1.1 million SF facility. The company employs over 200 people at the facility.</p>	<p>In June 2019, Google officially broke ground on its first-ever data center in Texas. According to Google, “Midlothian has the combination of energy infrastructure, developable land, and available workforce”.</p>	<p>Methodist Health System has built a \$175-million facility that is the centerpiece of a 67-acre campus that will include multiple medical buildings.</p>
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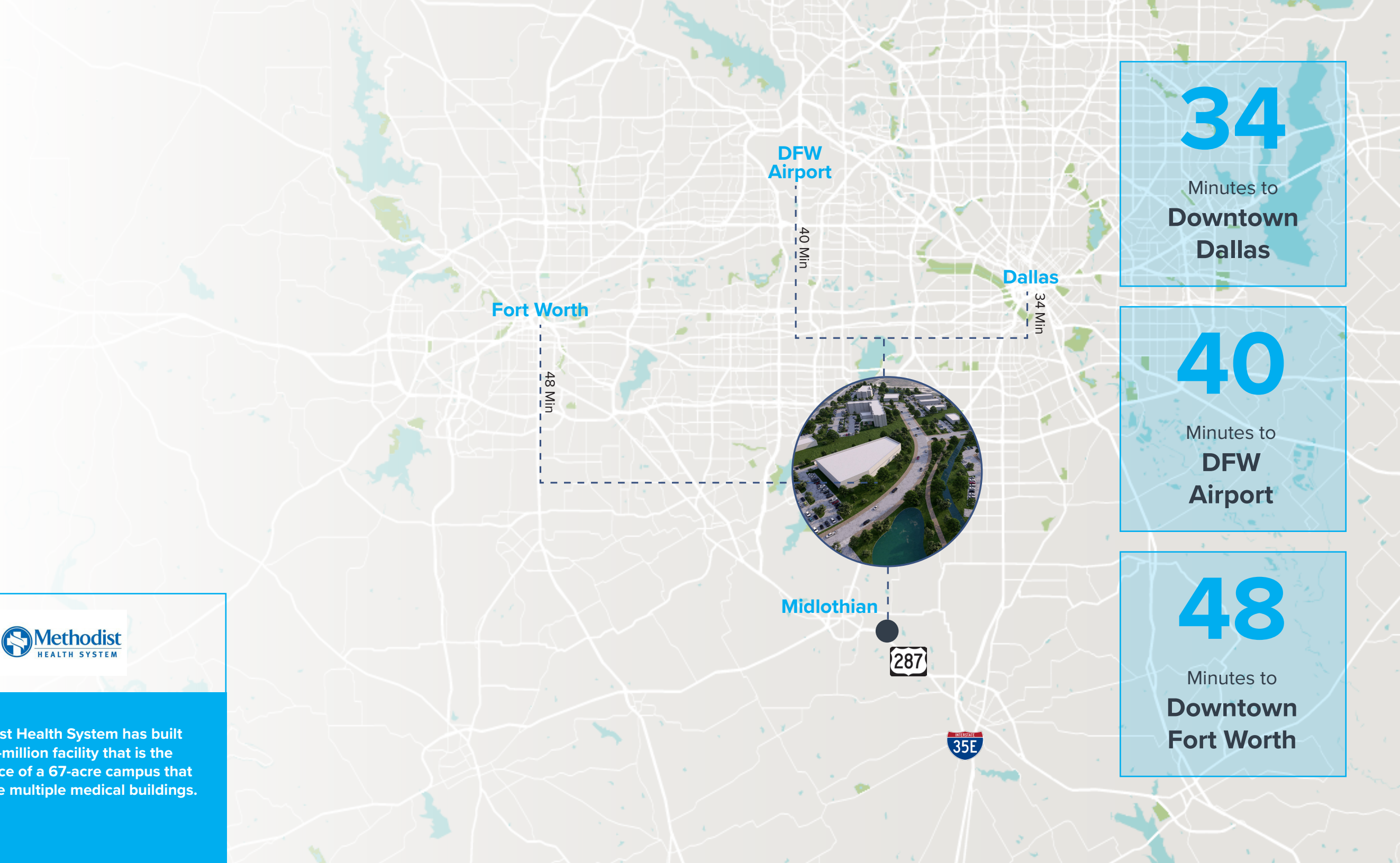


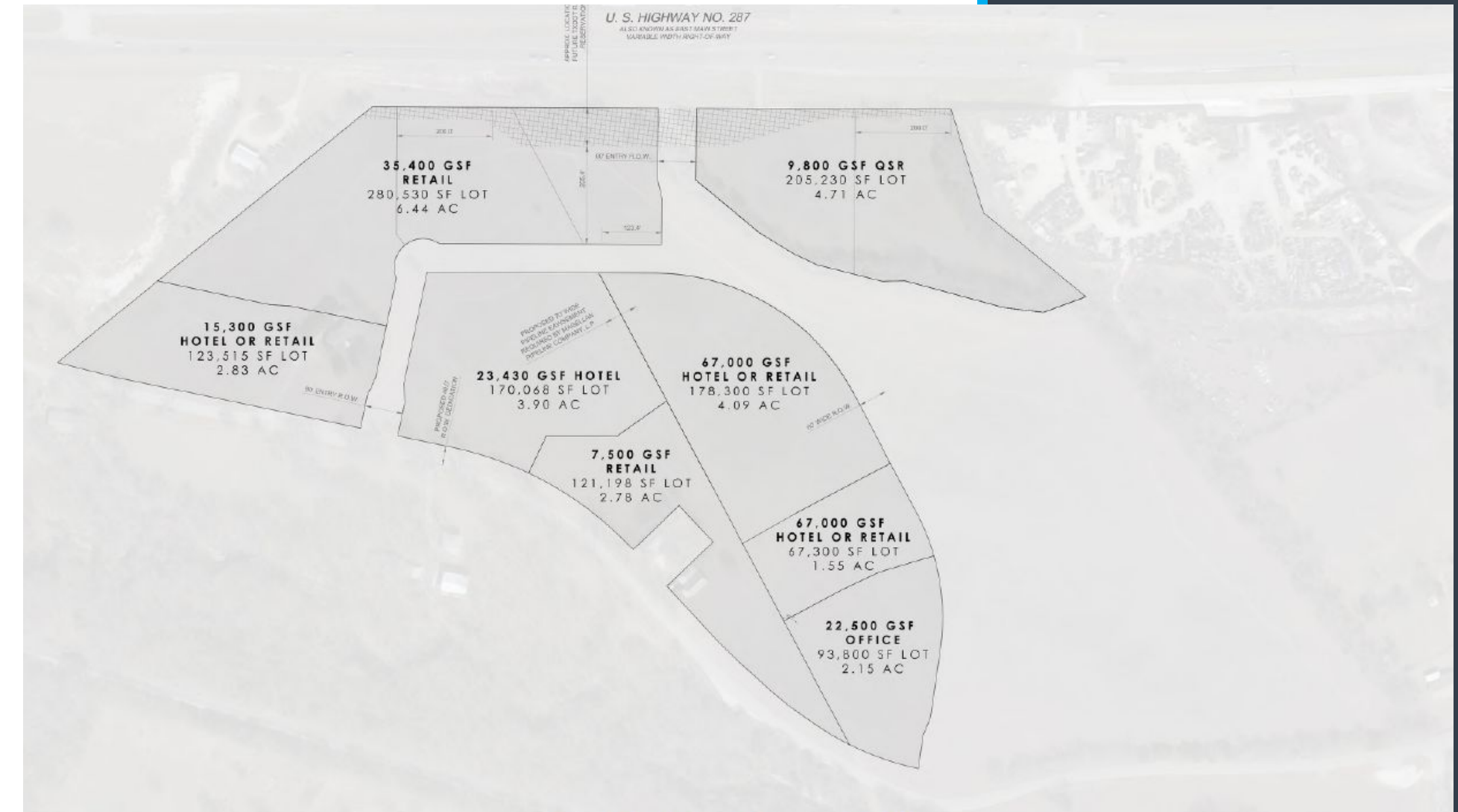
Exhibit B

Concept Plan



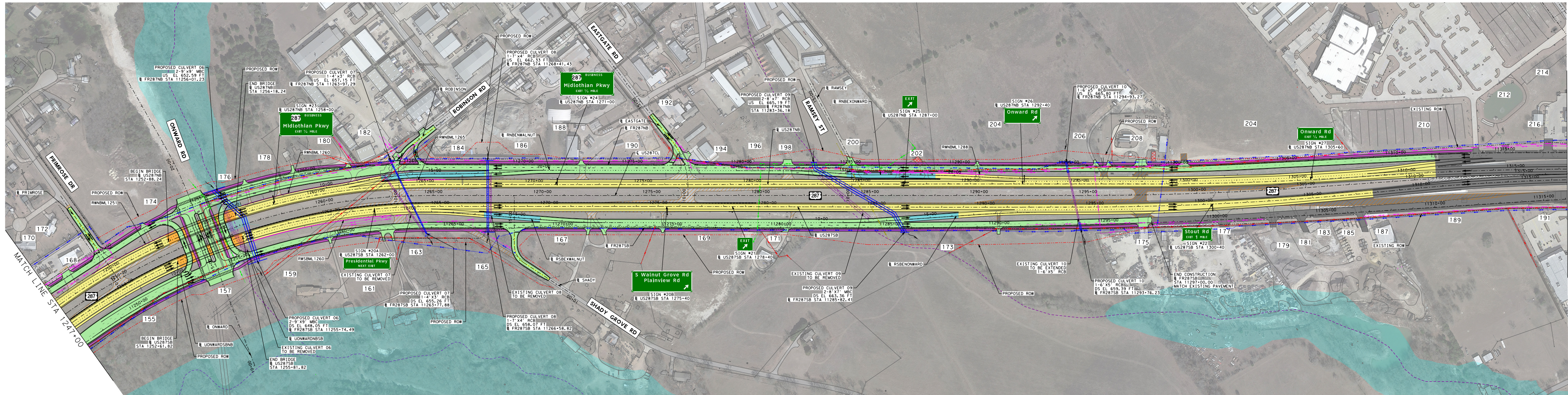
Exhibit B

Concept Plan



Future 287 Overpass and Access

Design Schematic



Demographics

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	12,755	62,952	235,437
Current Year Estimate	9,170	50,064	189,720
2020 Census	7,579	44,147	171,632
Growth Current Year-Five-Year	39.10%	25.74%	24.10%
Growth 2020-Current Year	20.99%	13.40%	10.54%

HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	4,140	21,224	79,333
Current Year Estimate	2,952	16,779	63,576
2020 Census	2,397	15,021	57,428
Growth Current Year-Five-Year	40.23%	26.49%	24.78%
Growth 2020-Current Year	23.14%	11.70%	10.71%

INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$146,538	\$136,836	\$121,736



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