

**FOR SALE**



**\$699,000**



**1605 N HIGHWAY 67, MIDLOTHIAN, TX**  
**COMMERCIAL PROPERTY**

**Lot: 79,541 SF | 1.826 Acres**



**JAMIE WICKLIFFE**

Associate Real Estate Broker/Appraiser  
0368339 TX

**Mobile** (214) 676-2896 **Office** (972) 723-8231

[jamiewickliffe@judgefite.com](mailto:jamiewickliffe@judgefite.com) | <http://jamiewickliffe-judgefite.sites.c21.homes>

**CENTURY 21 JUDGE FITE COMPANY** 121 N. 8th Street, Midlothian, TX 76065

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**CENTURY 21**

Judge Fite Company



# FOR SALE



Property is currently zoned SF-4 but is surrounded by commercial uses- zoning change will be required, but commercial potential. Property is located on U.S. N Highway 67 service road in Midlothian. 1.826 acres, with 264' of road frontage on Hwy. 67, 347' of road frontage on Henderson Street, and 302' of road frontage on Church Street. Home on site is occupied by a month to month tenant. Excellent visibility from U.S. N Highway 67. Great location to build your office or retail shop. Only 30 minutes South of Dallas and 30 minutes East of Fort Worth - easy commute and access to U.S. N Highway 67.



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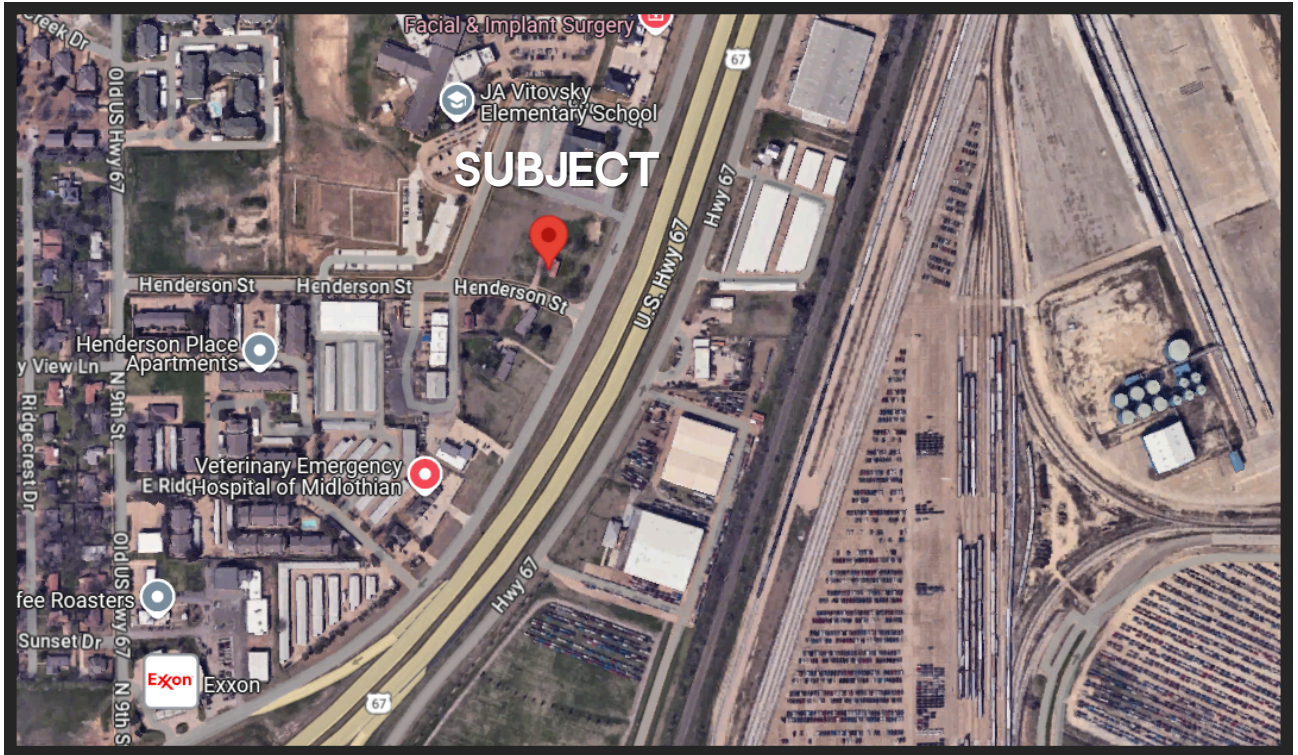
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# LOCATION



## DEMOGRAPHICS

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
% Project Growth	1.23%	4.5%	4.76%
Average Age	35.5	35.5	35.6
Median Income	\$89,251	\$111,456	\$118,052
2023 Population all of Midlothian 41,352			



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# DISTANCES



**I-35 15 miles**  
**67 N 0 miles**  
**Dallas 23 miles**

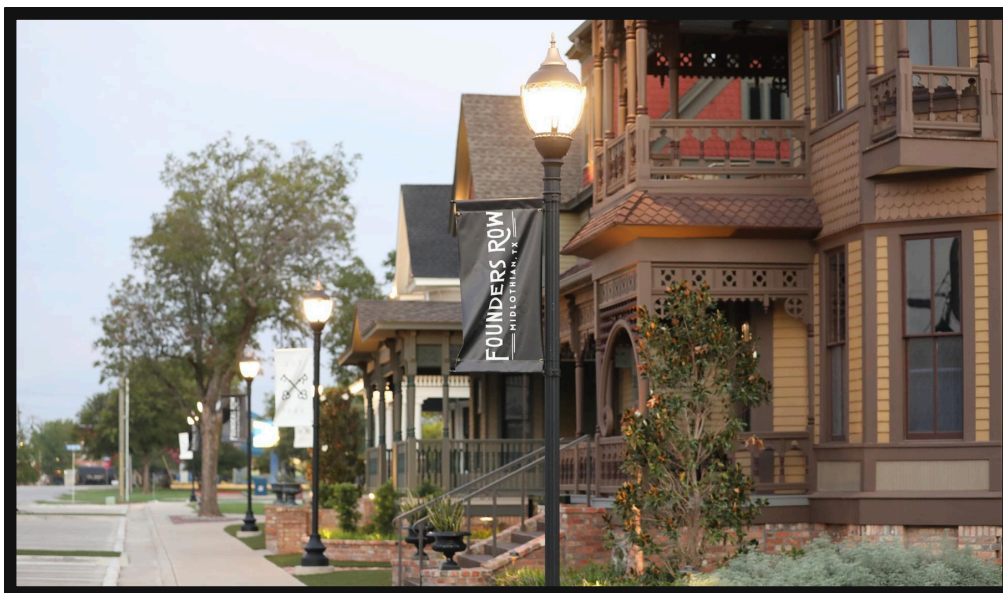
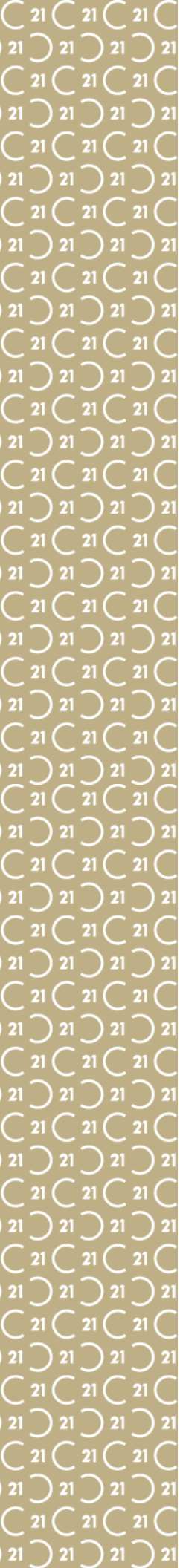
**Fort Worth 27 miles**  
**Arlington 19 miles**



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# FOUNDERS ROW

**314 E Avenue F, Midlothian, TX 76065**

**A unique development of historic buildings from 1888 that have been preserved and transformed into shops and restaurants. Founders Row is a place that captures Midlothian's historic history right off Main Street in Midlothian, Tx.**



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