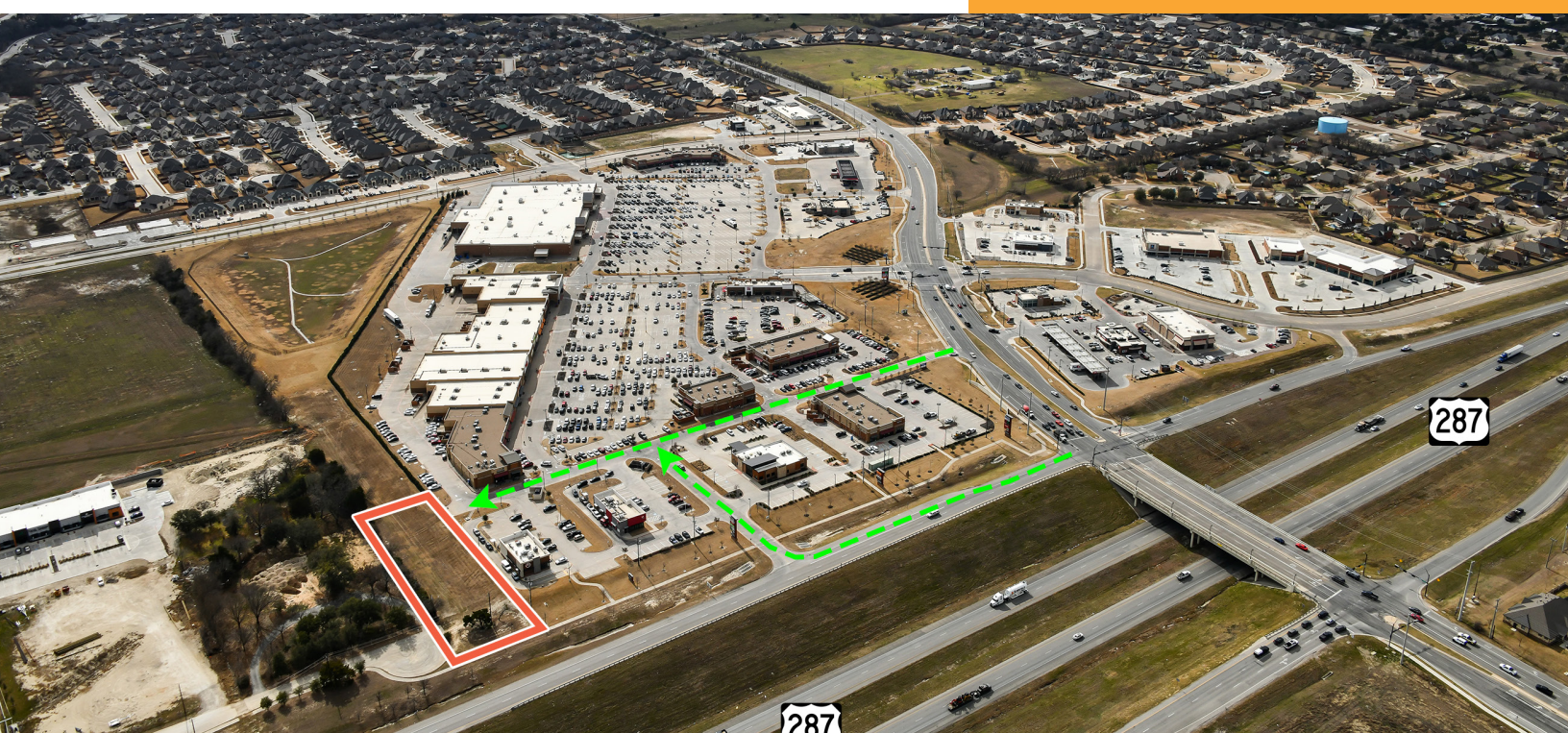


COMMERCIAL PAD SITE

US HWY 287 @ MIDLOTHIAN TOWNE CROSSING | MIDLOTHIAN, TX



FOR SALE / LEASE



COMMERCIAL PAD SITE ON US HWY 287 IN MIDLOTHIAN

This pad site is located in Midlothian Towne Crossing, the city's newest Kroger anchored shopping center. Join Panda Express (adjoining), Jack in the Box, Chick-Fil-A, McDonald's and Chili's in the area's most popular retail destination.

Built in 2017, the Property enjoys a prime location at the SEC of Highway 287 (traffic volume of 41,000 vehicles per day) and FM 633 (traffic volume of 19,000 vehicles per day). The Property is strategically positioned in the heart of one of North Texas' rapidly growing communities, notably, the center is anchored by a highly successful 123,000 SF Kroger Marketplace that ranks in the 90th percentile for Kroger locations in Texas, according to Placer AI.

Midlothian Towne Crossing has an impressive lineup of tenants, with national brands such as Ross, Burkes Outlet, JoAnn, Petco, Ulta Beauty, and Famous Footwear serving as junior anchors.

- Size: 0.706 AC (30,743 SF)
- Utilities are available to site
- Zoning: Commercial
- Call Broker for Pricing

EXCLUSIVELY OFFERED BY:

RENZO CELLA | 214.238.8004
RENZO.CELLA@YOUNGERPARTNERS.COM

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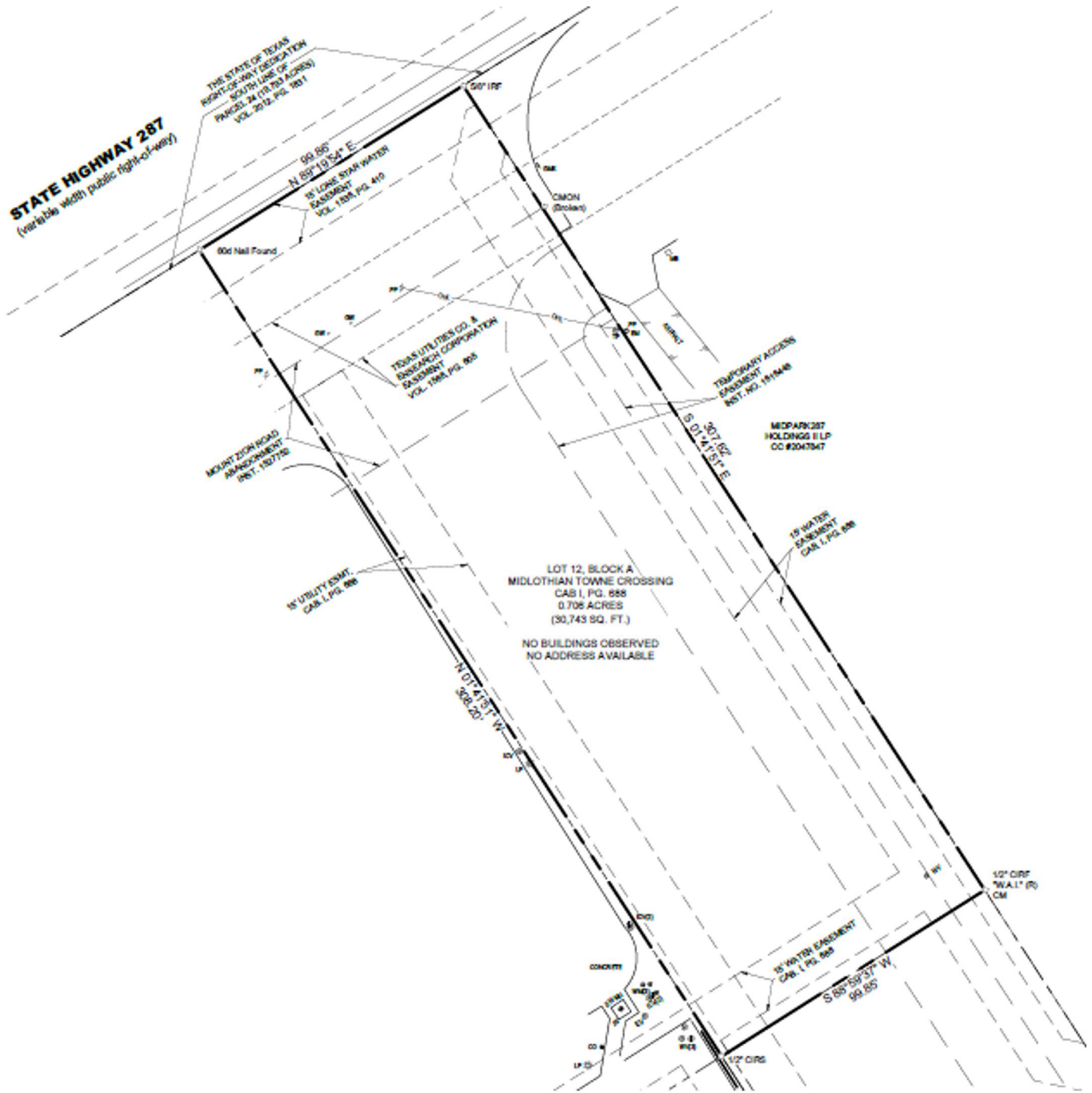
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PRIME LOCATION

Midlothian, Texas, located in Ellis County, is a vibrant and rapidly growing city that blends small-town charm with modern amenities. Situated just 25 miles southwest of downtown Dallas, Midlothian offers residents a desirable suburban lifestyle within close proximity to the bustling city.

With a population of ±46,000 people, Midlothian has experienced significant population growth in recent years, attracting individuals and families seeking a friendly community and an excellent quality of life. The city boasts a strong sense of community, with numerous events and activities that bring residents together.

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DEMOGRAPHICS

	1 MI	3 MI	5 MI
Estimated Population (2023)	5,994	26,244	40,269
Projected Population (2028)	7,716	33,392	51,437
Est. Average Household Income (2023)	\$125,603	\$141,137	\$141,907
Median Age	36.2	35.9	36.0
Total Households (2023)	2,110	8,822	13,165

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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.

Younger Partners Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
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