

GROCERY DEVELOPMENT SITE

24.43 Acres SEC FM 663 & McAlpin Rd. Midlothian



66,878 VPD

287

ALDI

QT QuikTrip

7-Eleven

Starbucks Coffee

ANYTIME FITNESS

Pinnacle Bank

MOD

Kroger Marketplace

McDonald's

Chick-fil-A

ROSS DRESS FOR LESS

COURTYARD Marriott

Midlothian College

Midlothian Parks & Recreation

105 Acre Community Park

ALE'S KITCHEN Breakfast-Brunch & Lunch

Pressley Pediatrics

Elite

DONUTS

Lola's BEAUTY BOUTIQUE

Mt. Peak Elementary School

Lighted 4-way Intersection

McAlpin Rd.

FM 663

24.43 Acre Site

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

The Pillars Christian Learning Center...

Southpointe New Development 50 new homes

FM 875

New Development now under construction

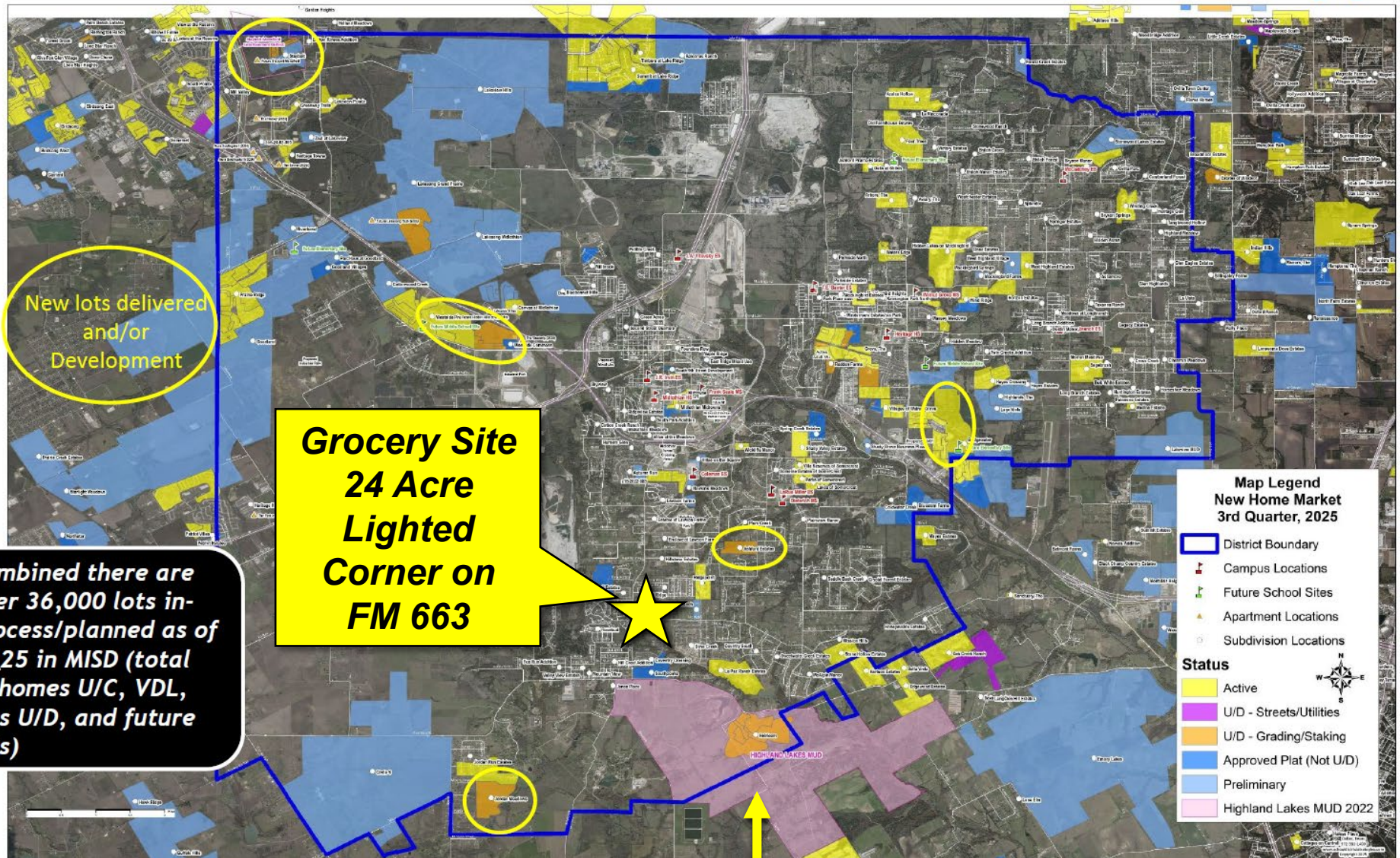
8,500 New Homes

3,000 MF Units

WIENS

W

REAL ESTATE LLC



New lots delivered and/or Development

Grocery Site
24 Acre
Lighted
Corner on
FM 663

➤ Combined there are over 36,000 lots in-process/planned as of 3Q25 in MISD (total of homes U/C, VDL, lots U/D, and future lots)

Over 20,000 Lots on the South side of FM 875 with development already taking place in the new **Heirloom Subdivision**

Bluebonnet Hills & LakeSong
6,000+ New Homes

BridgeWater
2,000 New Homes

Midlothian Population
45,006

MISD on pace for 31,000 New SF
Lots 3,960 MF Units 3rd Q2025

Over 8,000,000 SF New Industrial
Space

Midlothian

Construction in process

Ongoing Construction

Ongoing Construction

MonteClair
384 New Homes

Westside
Preserves
980 New
Homes 410
Multi Family

24 Acre
Lighted
Corner on
FM 663

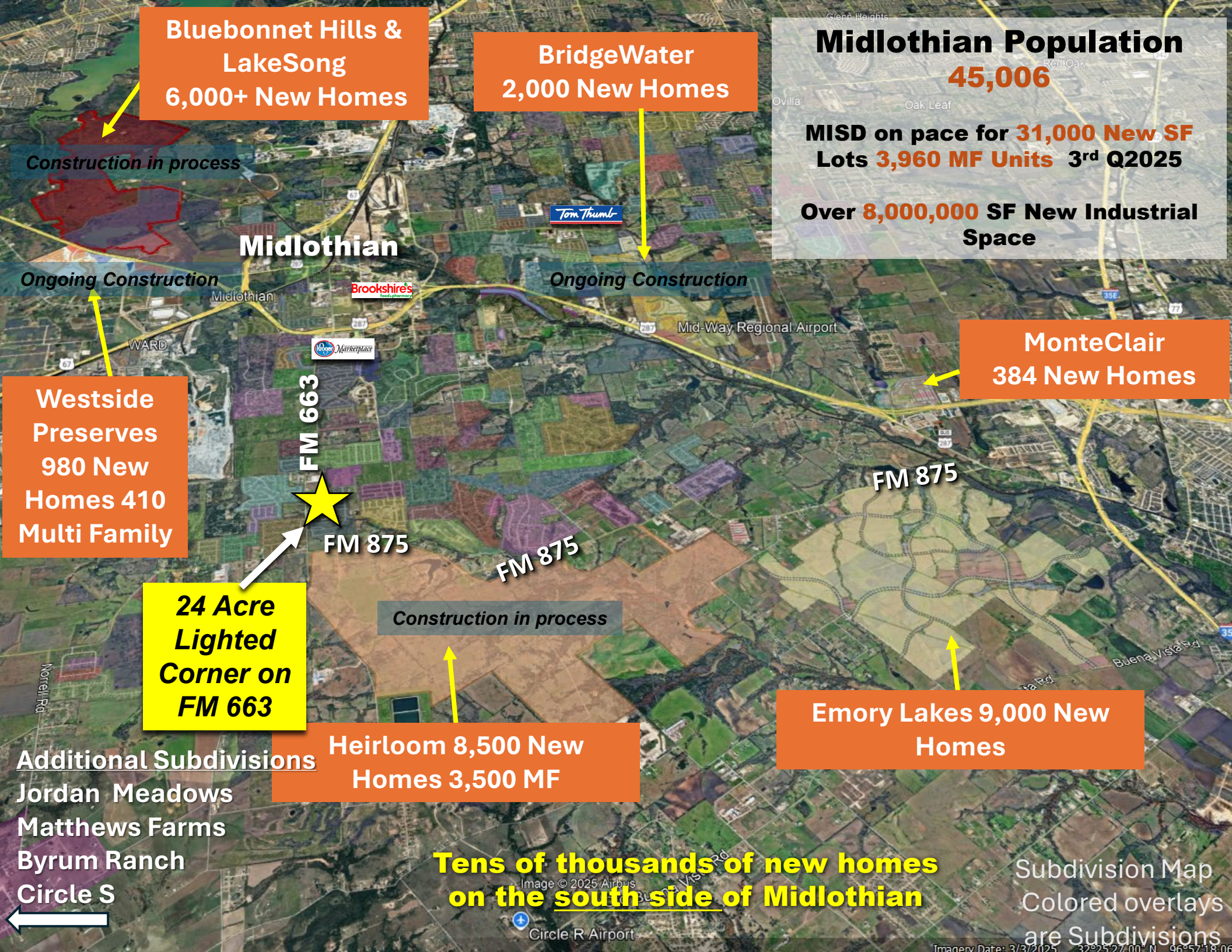
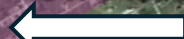
Heirloom 8,500 New
Homes 3,500 MF

Emory Lakes 9,000 New
Homes

Tens of thousands of new homes
on the south side of Midlothian

Subdivision Map
Colored overlays
are Subdivisions

Additional Subdivisions
Jordan Meadows
Matthews Farms
Byrum Ranch
Circle S



Mt. Peak Elementary School

My Garage Self Storage

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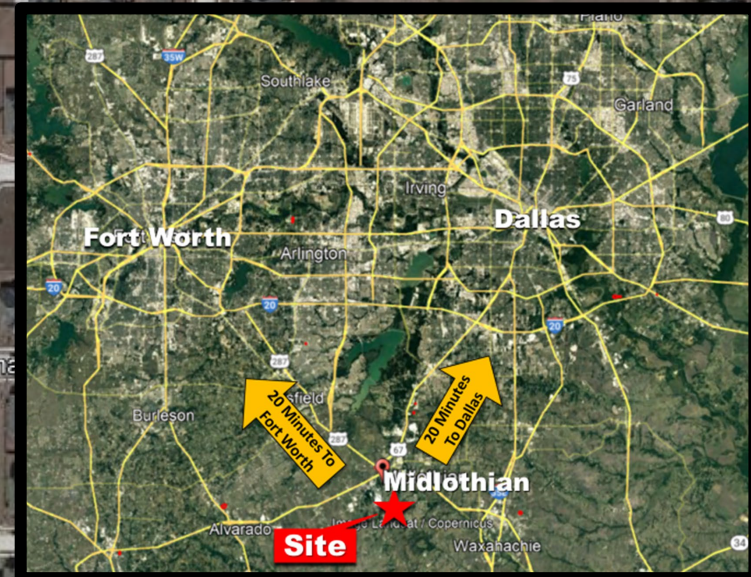
REAL ESTATE LLC

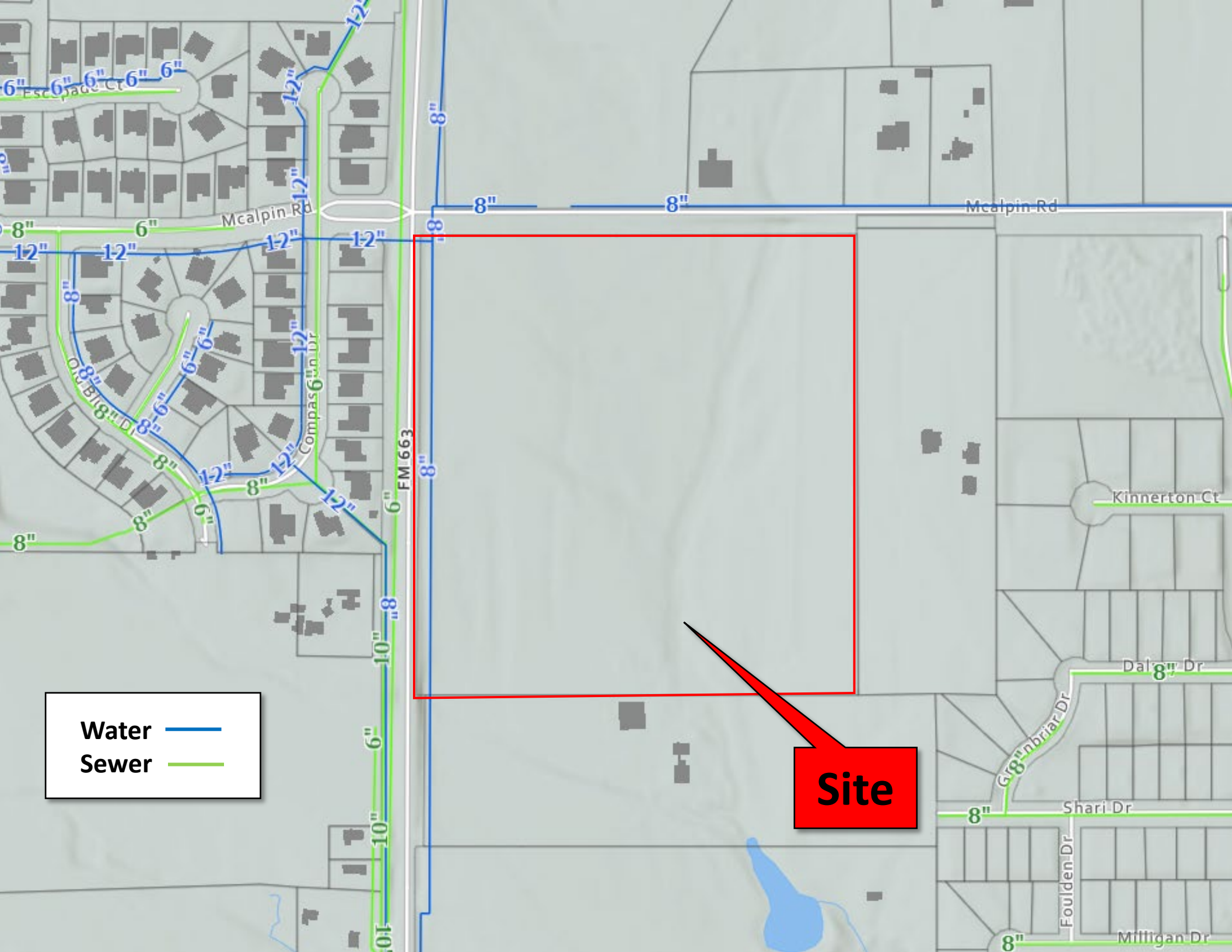
The only remaining large parcel with retail use and traffic signal on FM 663 (the main thoroughfare between Hwy 287 and FM 875)

McAlpin Rd

FM 663

**24.43
Acres**





Water ———
Sewer ———

Site



Westside
Preserves-- 980
New Homes, 97
Town Homes, &
312 MF Units

New
Development
2,000 New
Homes

**Midlothian
Population
45,006**

**MISD on pace for 31,000
New SF Lots 3,960 MF
Units 3rd Q2025**

**Over 8,000,000 SF New
Industrial Space**

**24.43
Acre
Site**

Heirloom
New Development
taking place now
8,500 New Homes
3,000 MF Units

★
Southpointe
50 New Homes

DOLLAR
GENERAL

875

E FM 875

Triple M Storage

875

ALF'S KITCHEN
Breakfast, Brunch & Lunch

DONUTS

Elite
Food & Drink

Lela's
BEAUTY ROUTINE

Community Park
Ashford Ln

Oak Tree Ln

663

287

66,878 VPD

287

ALDI

Qiktrip

Starbucks COFFEE

Marketplace

Walmart

Target

CVS

Walgreens

Brookshire's

Methodist

Waffle House

Walmart Supercenter

Arby's

Chase

Starbucks

Waffle House

Walmart

CVS

Walgreens

Brookshire's

Methodist

287

67

Walmart

Walmart Supercenter

Chase

Starbucks

Waffle House

Walmart

CVS

Walgreens

Brookshire's

Methodist

Waffle House

Walmart

Arby's

Chase

Starbucks

Waffle House

Walmart

CVS

Walgreens

Brookshire's

Methodist

Waffle House

Mockingbird Nature Park

Midlothian Heritage High School

Mid-Way Regional

Fire

SWFA Outdoor

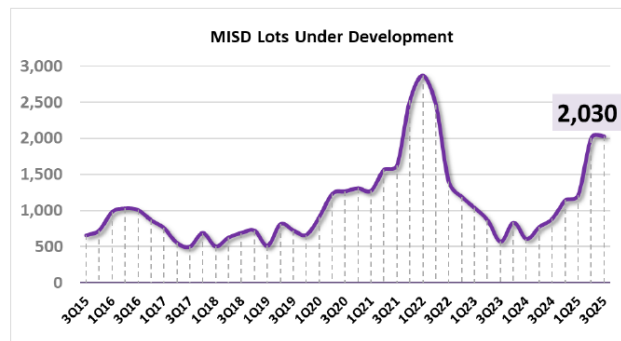
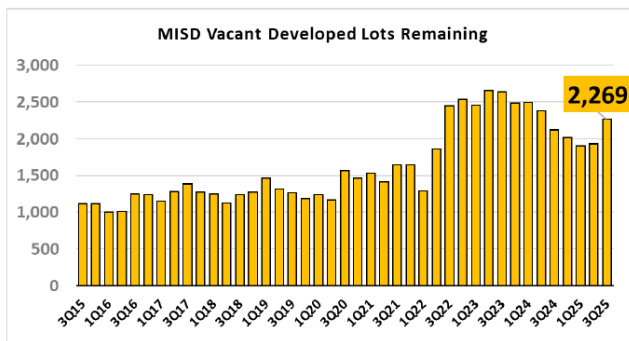
Summit Air Conditioning & Heating

air Ridge

Stone Lodge

Lange Farms

MIDLOTHIAN ISD RESIDENTIAL LOT INVENTORY 3Q25



Current Inventory:
747 total SF homes
in-process (not
occupied)

**Vacant Developed
Lots:**
2,269 vacant
developed lots were
left as of Sept. 2025

**Lots Under
Development:**
2,030 lots are
currently under
development
(includes the first 429 at
Lakesong, 575 at
Heirloom, and 185 at
Staybolt)

Future Lots:
Roughly 31,000
future SF lots are
planned in MISD as
of 3Q25

**In-Process/Planned
Apartments:**
About 1,460
apartments are in-
process planned as
of Sept. 2025 with an
additional 2,500
proposed

RREAF Communities, a division of Dallas-based RREAF Holdings, is developing the project 4 miles south of U.S. Highway 287 with about 8,500 single-family detached homes as well as 3,000 rental homes and apartments.

The company acquired the bulk of the property last May. The site is just south of the intersection of FM663 and FM875.



**Heirloom Subdivision is now
under construction.**



Heirloom

The only remaining large parcel with retail use and traffic signal on FM 663 (the main thoroughfare between Hwy 287 and FM 875)



FUTURE LAND USE

- Country (CTY)
- Residential, Low-Density (LDR)
- Residential, Medium-Density (MDR)
- Residential, High-Density (HDR)
- Original Town (OT)
- New Town (NT)
- Regional (REG)
- Local Retail (LR)
- Public (P)
- Corporate (CP)
- Industrial (I)
- Quarry (Q)
- MUD
- Escarpment
- Midlothian City Limits
- Midlothian ETJ

663/McAlpin Rd. New future land use plan Local Retail

Note:
A comprehensive plan shall not constitute zoning district regulations or establish zoning district boundaries.

DRAFT



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:
 - 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	kimberlyaklor@gmail.com	817-948-6940
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date