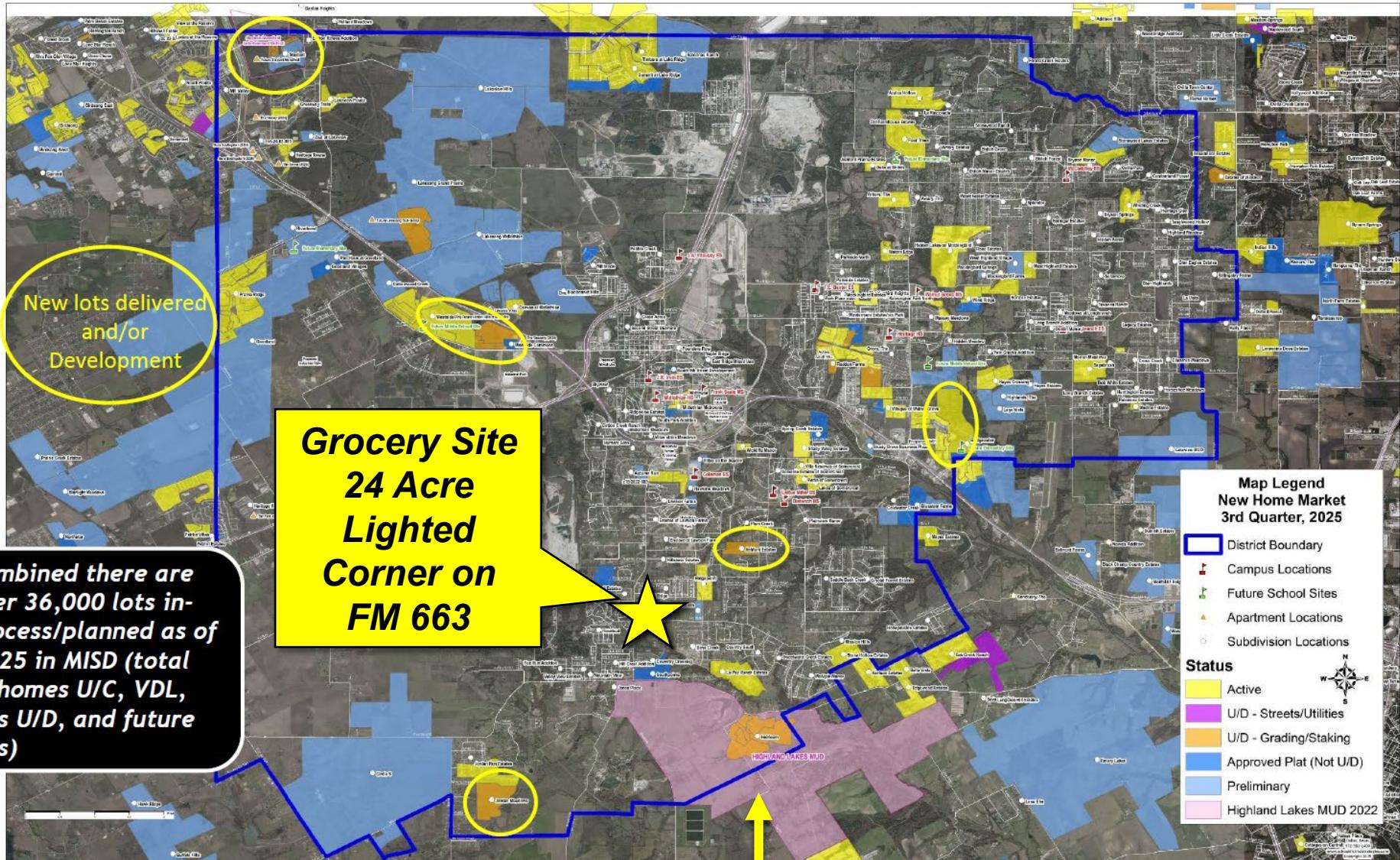


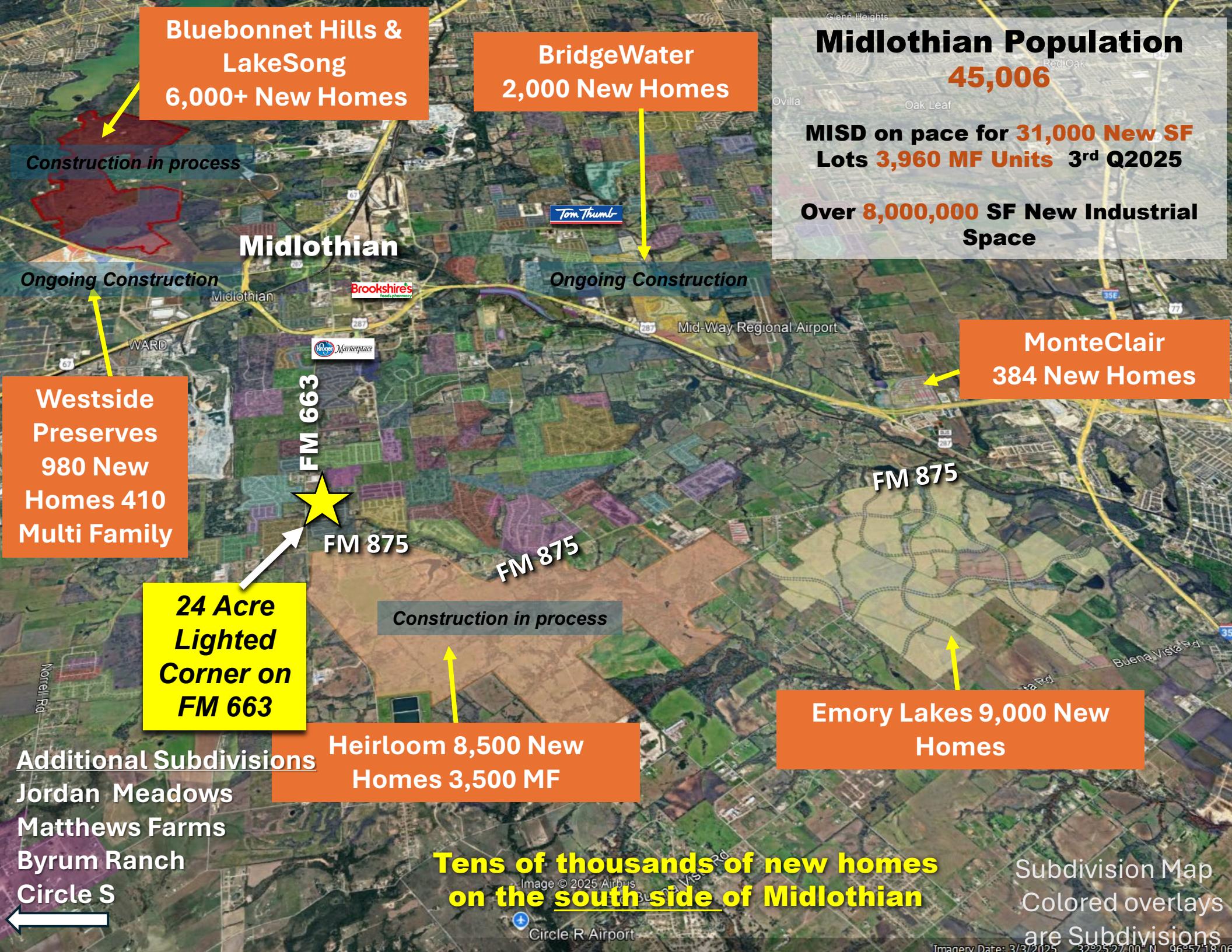
# GROCERY DEVELOPMENT SITE

## 24.43 Acres SEC FM 663 & McAlpin Rd. Midlothian





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



Mt. Peak Elementary School

My Garage Self Storage

Kim Wiens 972-816-2008

wiens@flash.net

Kimberly Klor 817-948-6940

WIENS

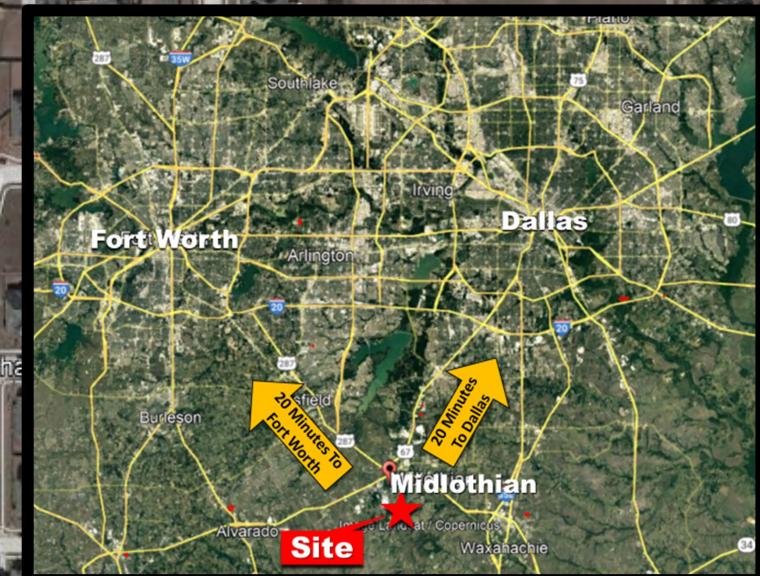


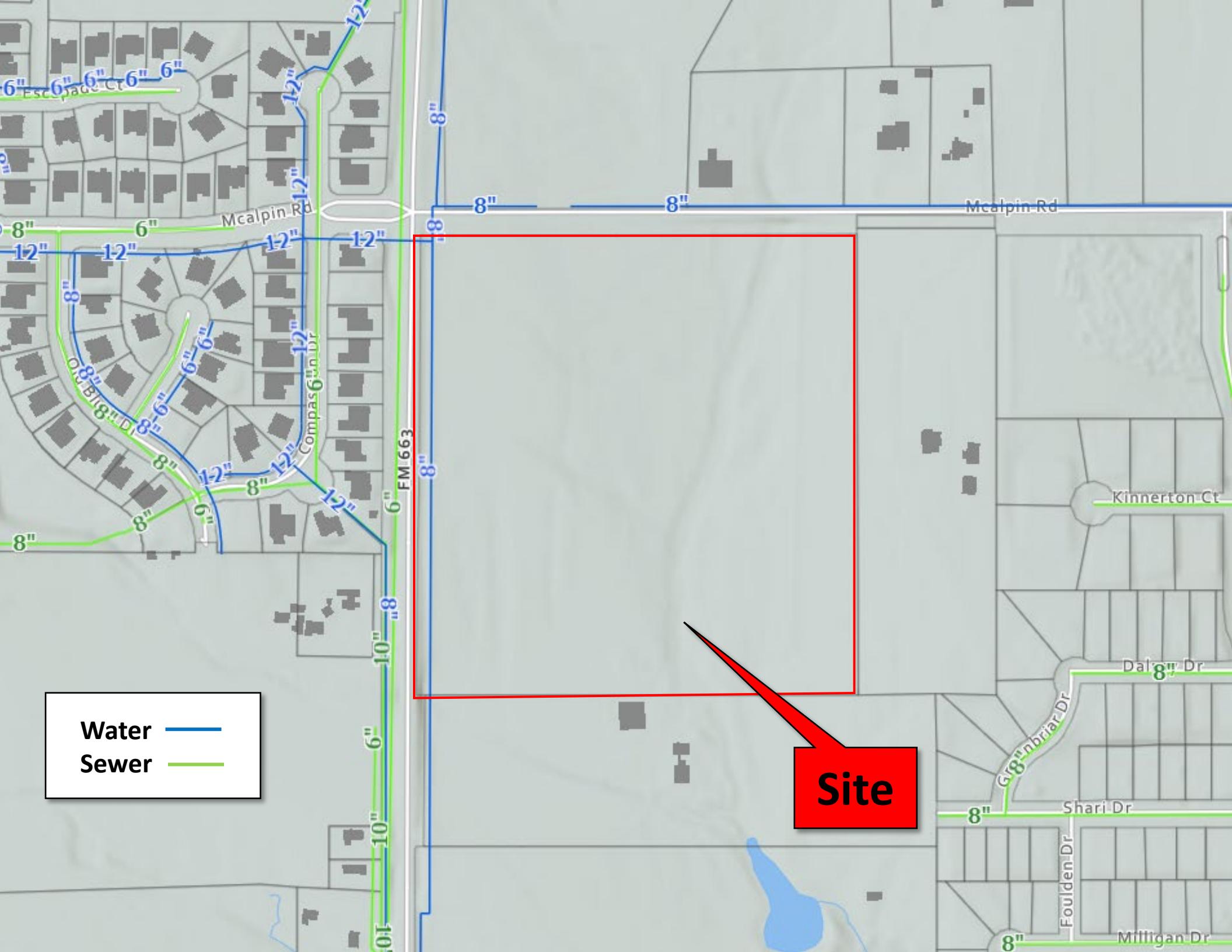
The only remaining large parcel with retail use and traffic signal on FM 663 (the main thoroughfare between Hwy 287 and FM 875)

McAlpin Rd

FM 663

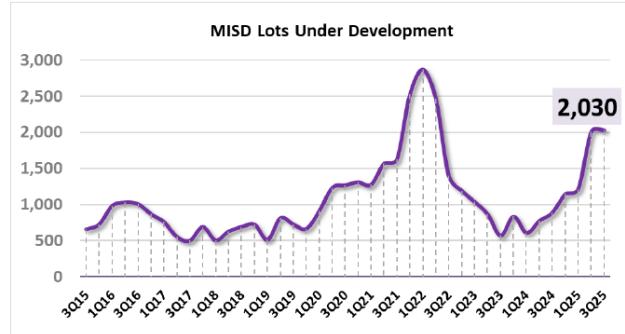
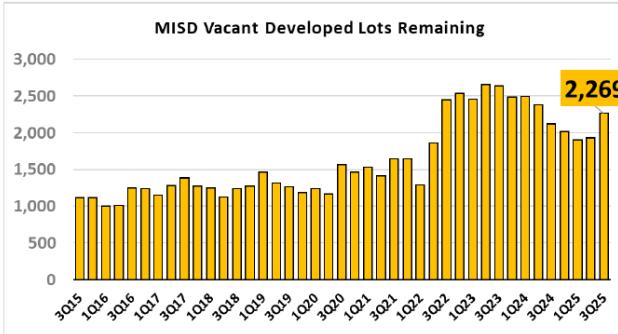
24.43  
Acres







# 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.**

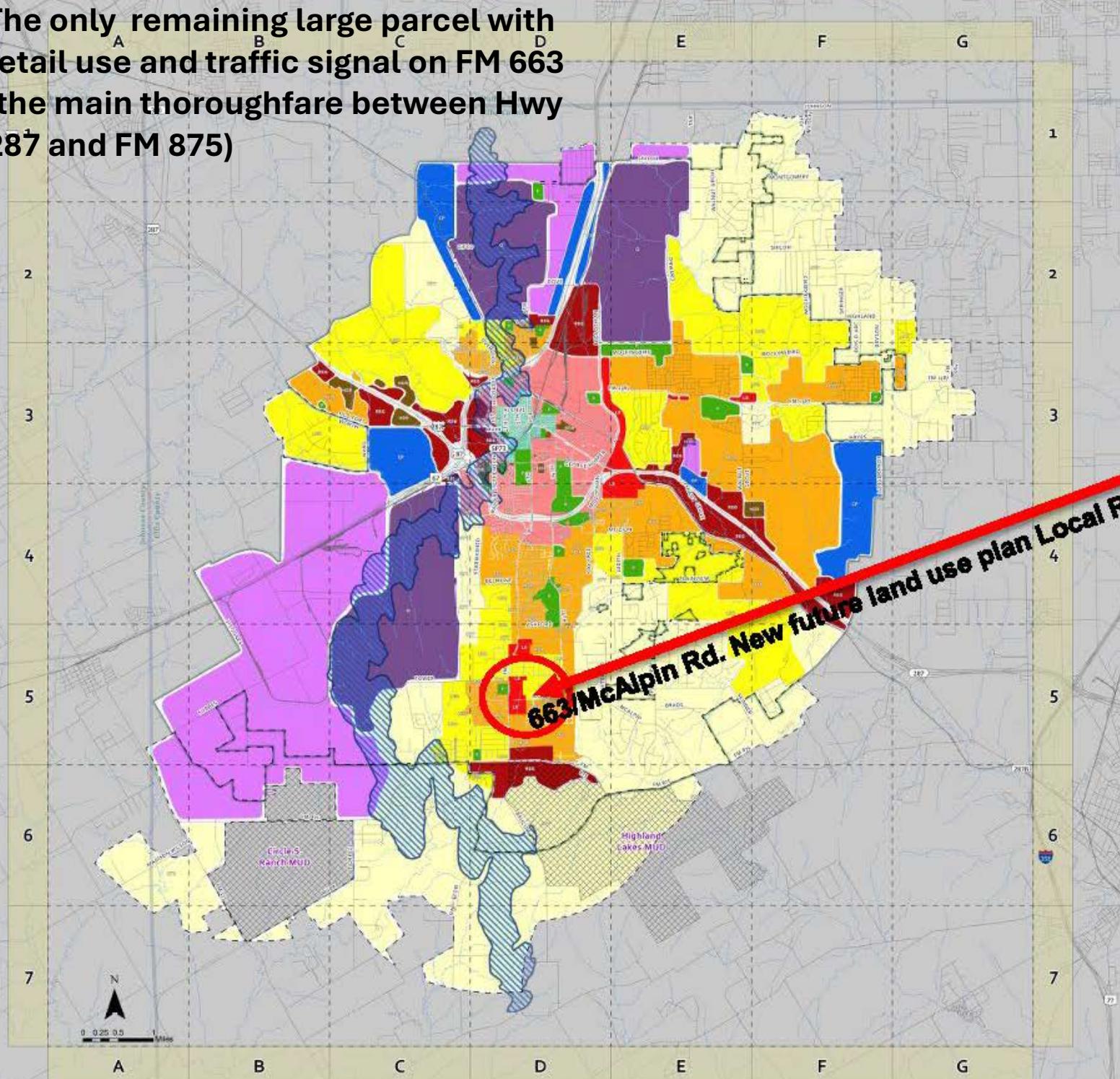


**Heirloom Subdivision is now  
under construction.**



**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

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 or subagent by the buyer or buyer'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.

Wiens Real Estate LLC	9004158	<a href="mailto:wiens@flash.net">wiens@flash.net</a>	972-816-2008
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kim A Wiens	483040	<a href="mailto:wiens@flash.net">wiens@flash.net</a>	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	<a href="mailto:kimberlyaklor@gmail.com">kimberlyaklor@gmail.com</a>	817-948-6940
Sales Agent/Associate's Name	License No.	Email	Date
Buyer/Tenant/Seller/Landlord Initials			