

PRIME DEVELOPMENT LAND FOR SALE

MIDLOTHIAN, TX



PROPERTY DESCRIPTION



LOCATION

NWC US-287 & US-67
Midlothian, TX 76065

SIZE

+/-295 AC Prime Development Land

TRAFFIC COUNTS

US-287: 46,110 VPD ('22)
US-67: 37,831 VPD ('22)

NEARBY TENANTS



PROPERTY HIGHLIGHTS

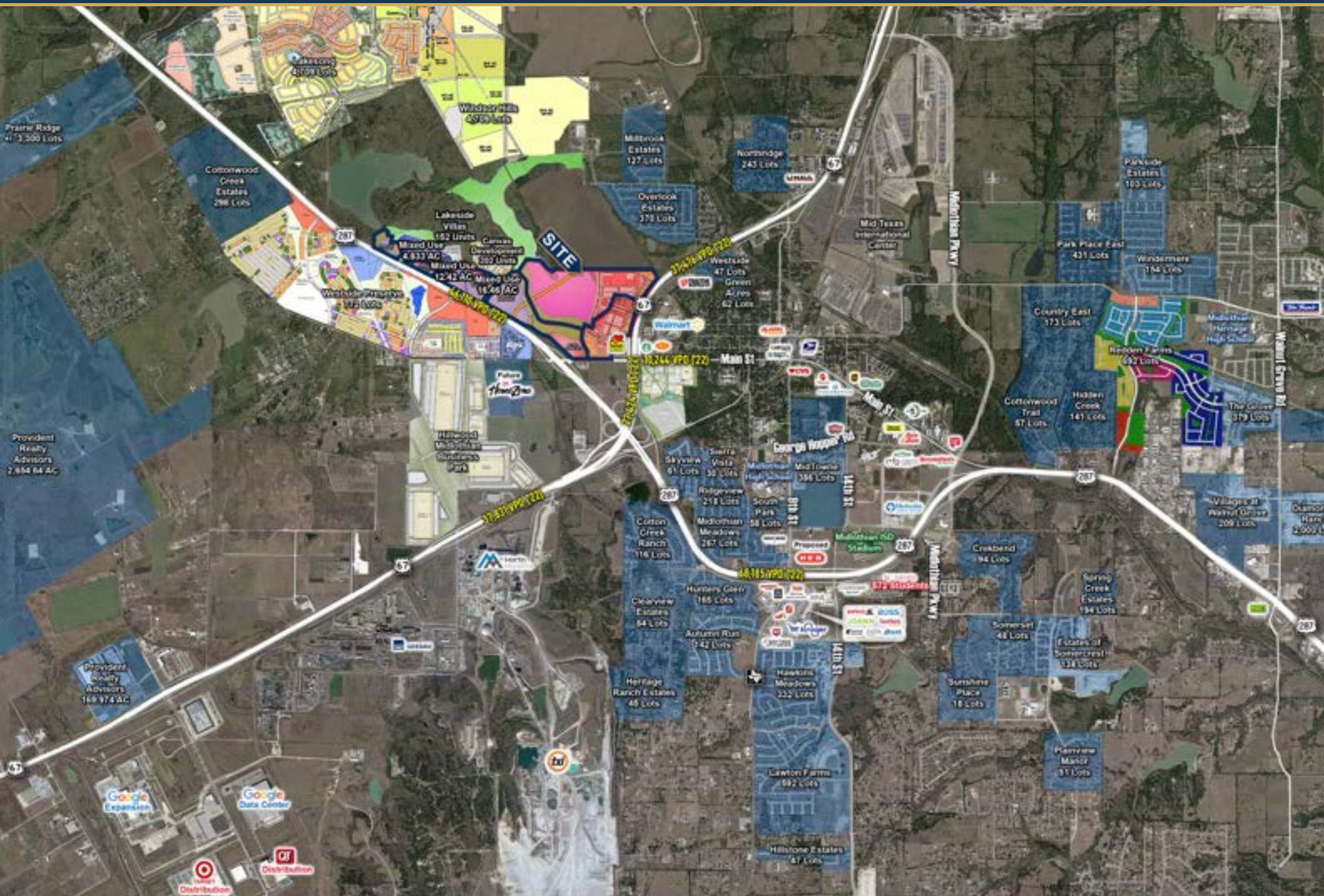
- Prime development land totaling 295 acres (227 net ac) 30 minutes south of downtown Dallas in the heart of Midlothian, TX
- Utilities available
- Midlothian has a population of over 40,000 citizens growing at a rate of 4.15% per year with average household incomes exceeding \$100,000
- Directly across US-67 from 200,000 square foot Walmart Supercenter
- City Council approved the Development Agreement for the next Huffines Signature Community (just North of Padera Lake), Lakesong - 2,010ac development with 5,000 homes for over 10,000 future residents
- The Lakeside Villas development is already making waves with its 152 units
- Padera Lake Blvd & Newton Branch Rd construction is complete with direct access to US-287
- The Canvas development is currently underway, adding 200 more units just northeast of Lakeside Villas on the Padera Rd Extension

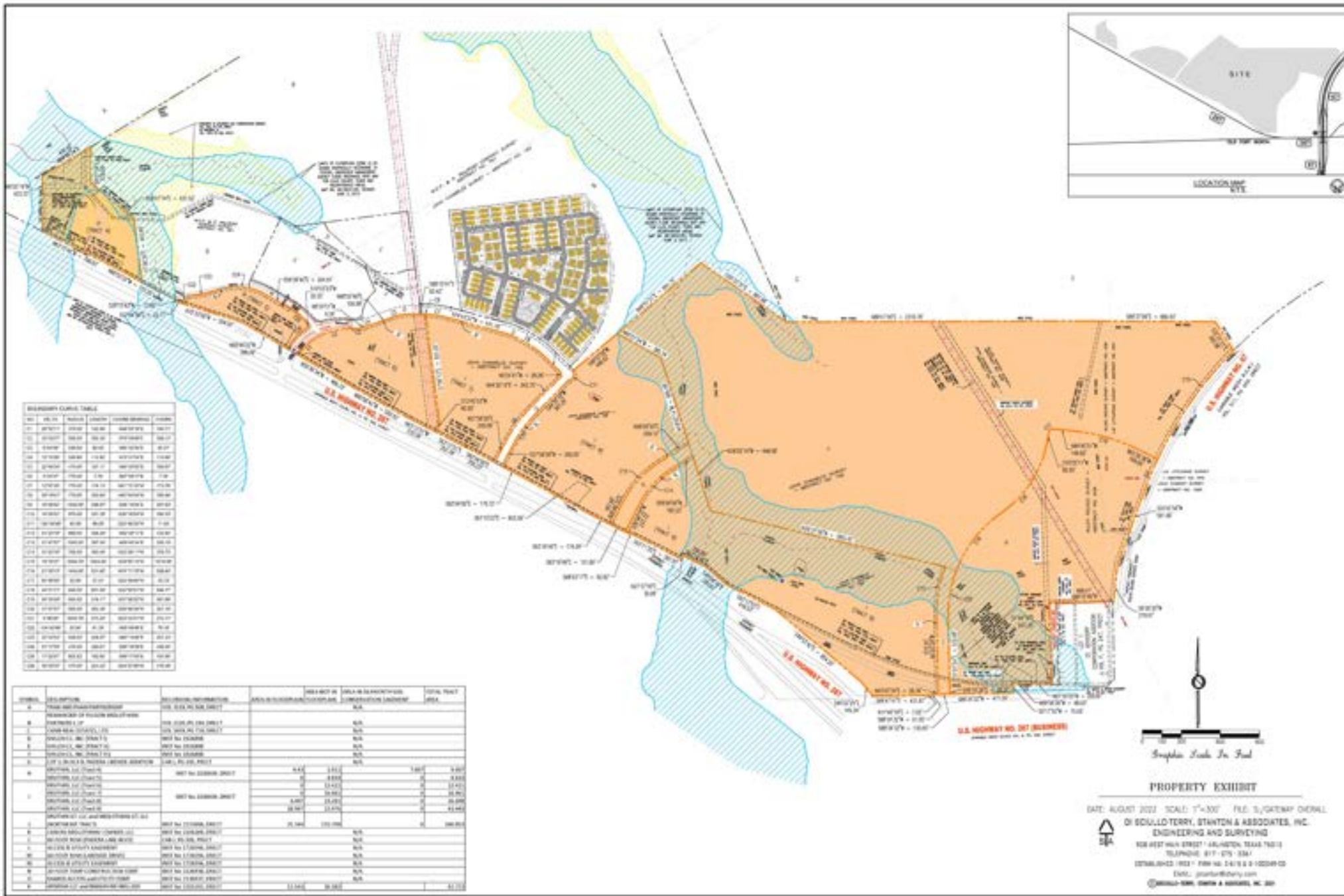
INDIVIDUAL PARCEL USES & SIZES

- Mixed-Use: 5.1AC / 4.9AC / 12.4AC / 16.6AC / 29.5AC
- Retail/Flex/Comm/Other: 18.6AC / 12.1AC / 16.6AC / 12AC / 116AC

2023 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POP.	1,168	15,994	39,052
2028 POP.	1,581	31,043	65,436
AVG HH INCOME	\$105,171	\$112,860	\$122,525





DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	532	9,072	20,579
2020 Total Population	677	13,501	31,977
2020 Group Quarters	0	41	105
2023 Total Population	1,168	15,994	39,052
2023 Group Quarters	0	44	106
2028 Total Population	1,581	31,043	65,436
2023-2028 Annual Rate	6.24%	14.18%	10.88%
2023 Total Daytime Population	1,330	14,655	31,370
Workers	820	7,041	12,658
Residents	510	7,614	18,712
Household Summary			
2010 Households	153	3,282	7,017
2010 Average Household Size	3.48	2.76	2.93
2020 Total Households	214	4,757	10,634
2020 Average Household Size	3.16	2.83	3.00
2023 Households	336	5,542	13,040
2023 Average Household Size	3.48	2.88	2.99
2028 Households	466	10,508	21,680
2028 Average Household Size	3.39	2.95	3.01
2023-2028 Annual Rate	6.76%	13.65%	10.70%
2010 Families	125	2,542	5,685
2010 Average Family Size	3.85	3.14	3.26
2023 Families	258	4,163	10,322
2023 Average Family Size	4.00	3.34	3.37
2028 Families	356	7,857	16,795
2028 Average Family Size	3.90	3.44	3.45
2023-2028 Annual Rate	6.65%	13.55%	10.23%
Housing Unit Summary			
2000 Housing Units	53	2,502	4,716
Owner Occupied Housing Units	73.6%	72.1%	76.8%
Renter Occupied Housing Units	26.4%	23.5%	19.0%
Vacant Housing Units	0.0%	4.4%	4.1%
2010 Housing Units	147	3,450	7,379
Owner Occupied Housing Units	78.2%	67.8%	74.9%
Renter Occupied Housing Units	25.2%	27.4%	20.2%
Vacant Housing Units	-4.1%	4.9%	4.9%
2020 Housing Units	217	4,979	11,042
Owner Occupied Housing Units	60.8%	65.5%	74.2%
Renter Occupied Housing Units	37.8%	30.1%	22.1%
Vacant Housing Units	9.7%	5.1%	3.9%
2023 Housing Units	352	5,751	13,456
Owner Occupied Housing Units	68.2%	69.9%	78.8%
Renter Occupied Housing Units	27.3%	26.5%	18.1%
Vacant Housing Units	4.5%	3.6%	3.1%
2028 Housing Units	473	10,973	22,685
Owner Occupied Housing Units	52.4%	77.2%	81.3%
Renter Occupied Housing Units	46.1%	18.6%	14.3%
Vacant Housing Units	1.5%	4.2%	4.4%





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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Information available at www.trec.texas.gov

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