

PAD SITES AVAILABLE FOR LEASE OR BTS



MIDLOTHIAN

Retail

RETAIL DEVELOPMENT UNDER CONSTRUCTION

SWQ W. MAIN ST. & US HWY 67 | MIDLOTHIAN, TEXAS

SWQ W. MAIN ST. & US HWY 67 | MIDLOTHIAN, TX

ABOUT THE PROPERTY

- Prime development land located just 30 minutes south of the DFW Metroplex in the heart of Midlothian, Texas
- High-traffic location with strong daytime population and consistent draw from surrounding master-planned communities
- Positioned along a thriving retail corridor with prominent frontage along both Highways 287 and 67, catty-corner from a Walmart Supercenter and across from a major Lowe's-anchored development
- Ideal site for destination retail, service-based concepts, or pad-site users seeking maximum exposure
- Located within a rapidly growing Ellis County suburb with easy access to key regional connectors linking Midlothian to Mansfield, Cedar Hill, Waxahachie, and Arlington
- Zoned PD-179 Community Retail (CR) District, which allows for a wide range of uses including retail, restaurant, medical, professional office, and financial services

Walmart 

2026
POPULATION

1 MILE:	3,466
3 MILE:	20,270
5 MILE:	46,525

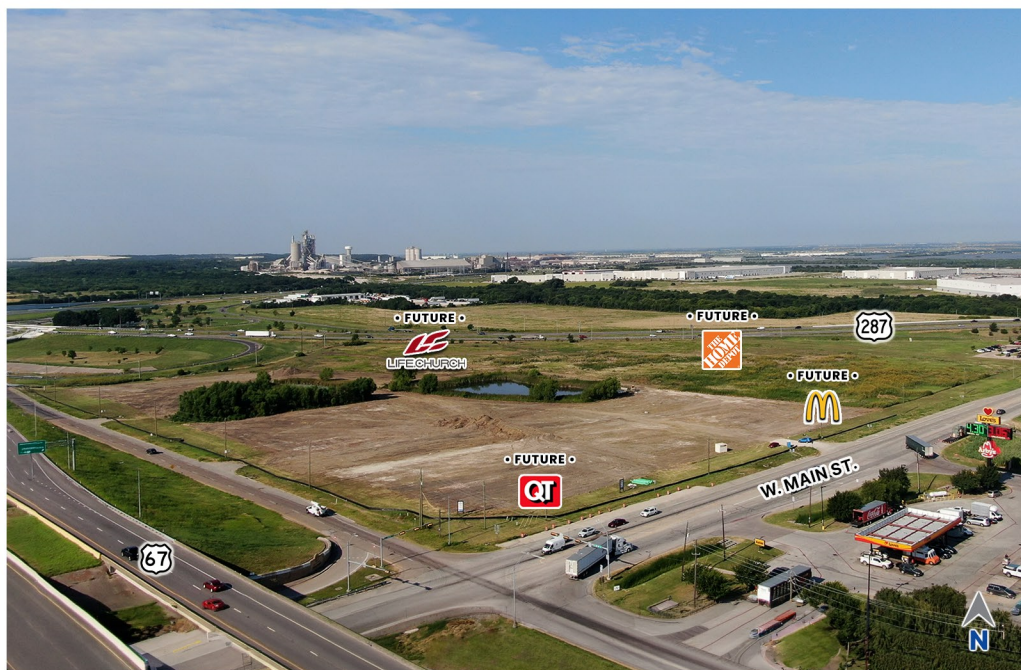
2026
HOUSEHOLDS

1 MILE:	1,222
3 MILE:	6,780
5 MILE:	15,216

2026
HH INCOME

1 MILE:	\$128,471
3 MILE:	\$134,804
5 MILE:	\$150,033

A map of the Dallas-Fort Worth metropolitan area. Major highways are shown in blue, including I-35W, I-30, I-20, I-820, I-635, I-75, I-45, and US-75. The map includes labels for numerous cities and towns such as Fort Worth, Dallas, Irving, Grand Prairie, Arlington, Hurst, Euless, Colleyville, Saginaw, Watauga, Lake Worth, Aledo, Cresson, Godley, Burleson, Mansfield, Lillian, Midlothian, Waxahachie, Ferris, Combine, Seagoville, Duncanville, Cedar Hill, Desoto, Lancaster, Red Oak, Mesquite, Sunnyvale, Garland, and Las Colinas. A blue star labeled "SITE" is located near the intersection of I-35W and I-20, south of Fort Worth. Various toll roads are marked with "DNT TOLL" and "CTP TOLL" logos. Highway shields for Texas routes 199, 35W, 183, 360, 183, 360, 174, 35W, 287, 360, 67, 35E, 342, 45, 175, 80, 12, 20, 30, 820, 377, and 635 are also present.



DALTON STOGNER • 214.365.4650
dstogner@crestviewcompanies.com

TIM THOMPSON • 214.365.4632
tthompson@crestviewcompanies.com

MIDLOTHIAN

SWQ W. MAIN ST. & US HWY 67 | MIDLOTHIAN, TX

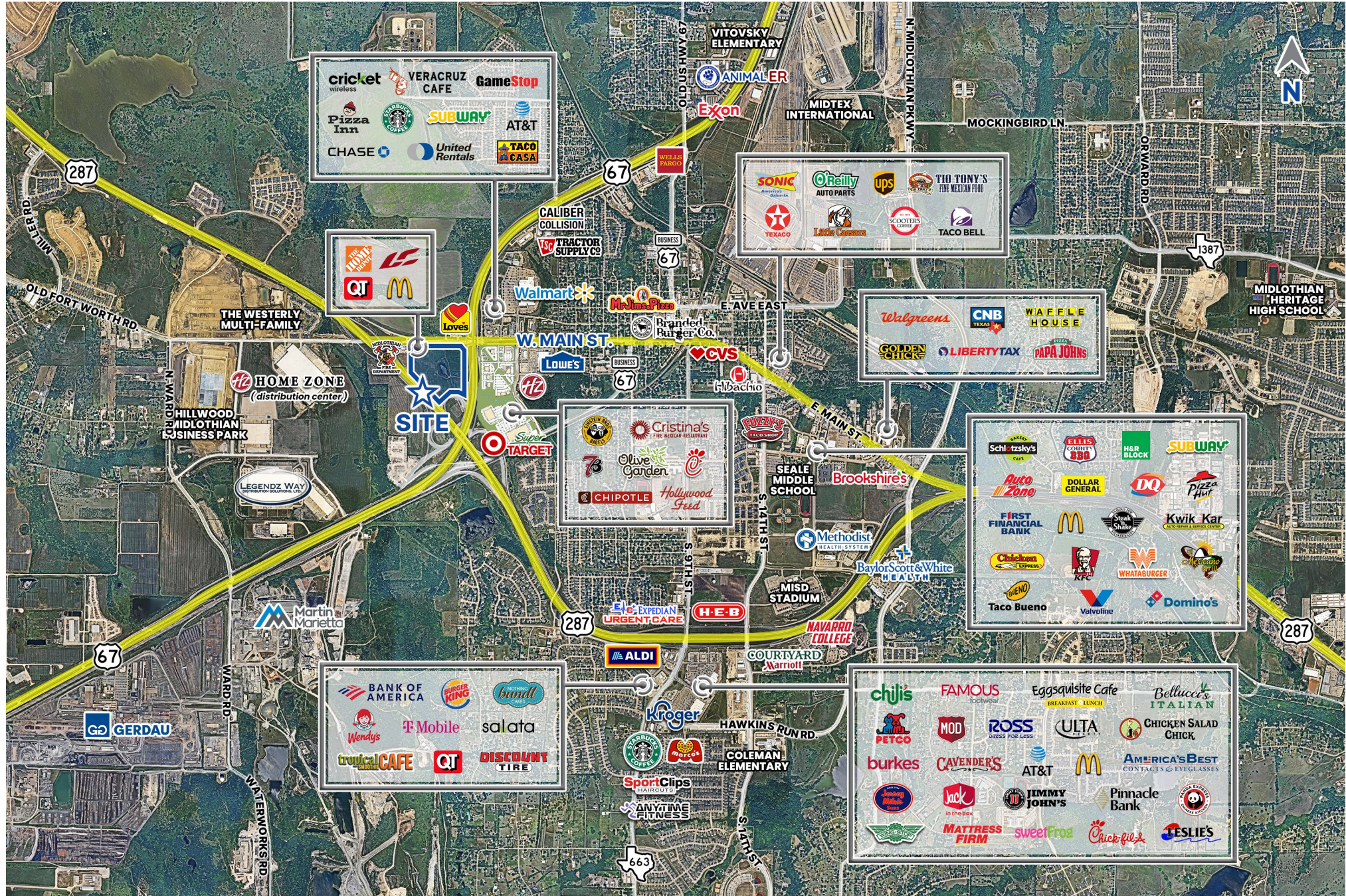
AERIALS



MIDLOTHIAN

SWQ W. MAIN ST. & US HWY 67 | MIDLOTHIAN, TX

AREA RETAILERS



MIDLOTHIAN

SWQ W. MAIN ST. & US HWY 67 | MIDLOTHIAN, TX

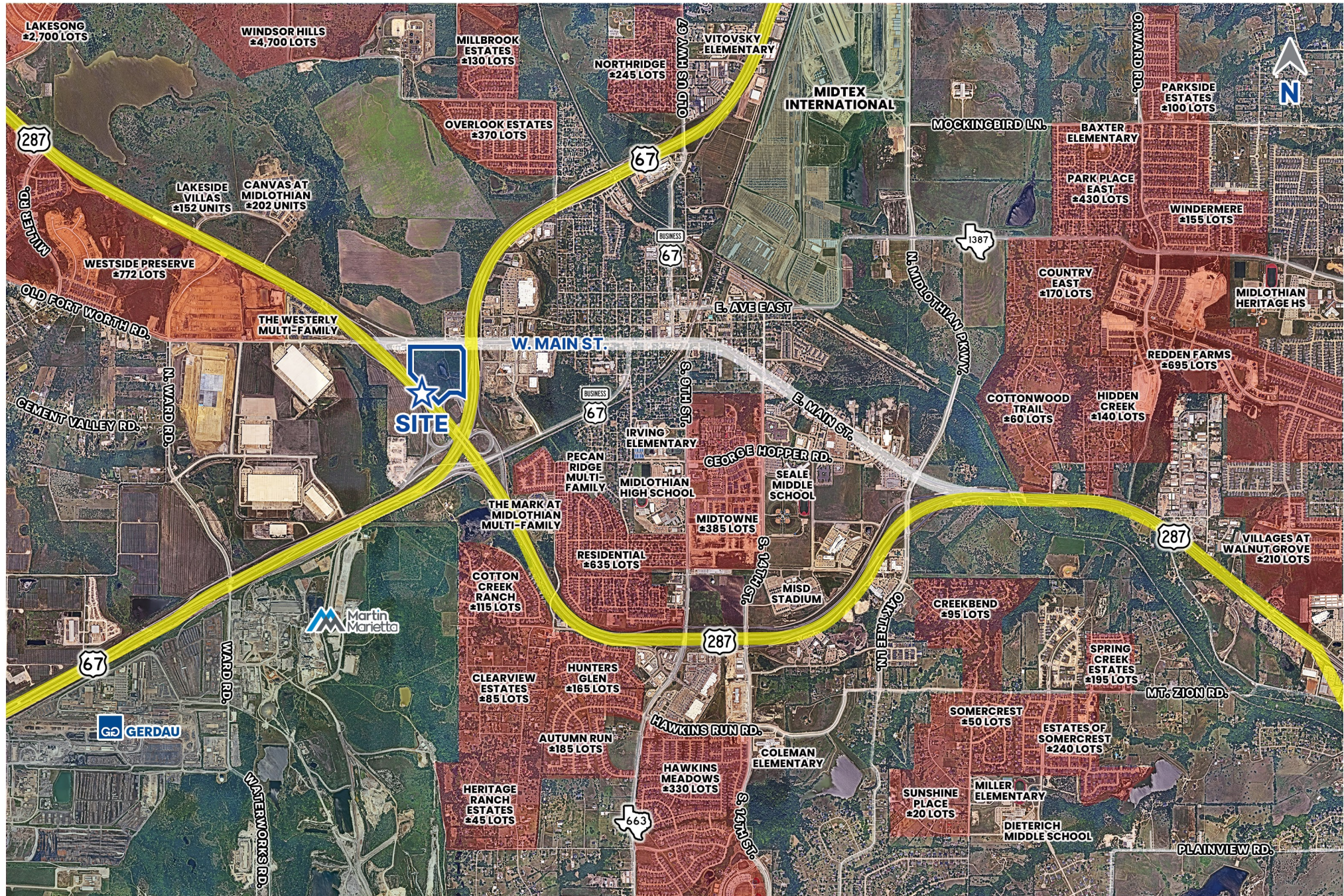
SITE PLAN



MIDLOTHIAN

SWQ W. MAIN ST. & US HWY 67 | MIDLOTHIAN, TX

HOUSING MAP





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.

11-2-2015



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.

CRESTVIEW REALTY, LLC

584311

info@crestviewcompanies.com

(214) 343-4477

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0