

# 1.33 ACRE RETAIL/OFFICE SITE

NEQ US HIGHWAY 287 & PRESIDENTIAL PKWY | MIDLOTHIAN, TX

# FOR SALE



## PROPERTY DETAILS

PROPERTY SIZE: 1.33+/- Acres

PRICE: Call Broker for Pricing

ZONING: Commercial

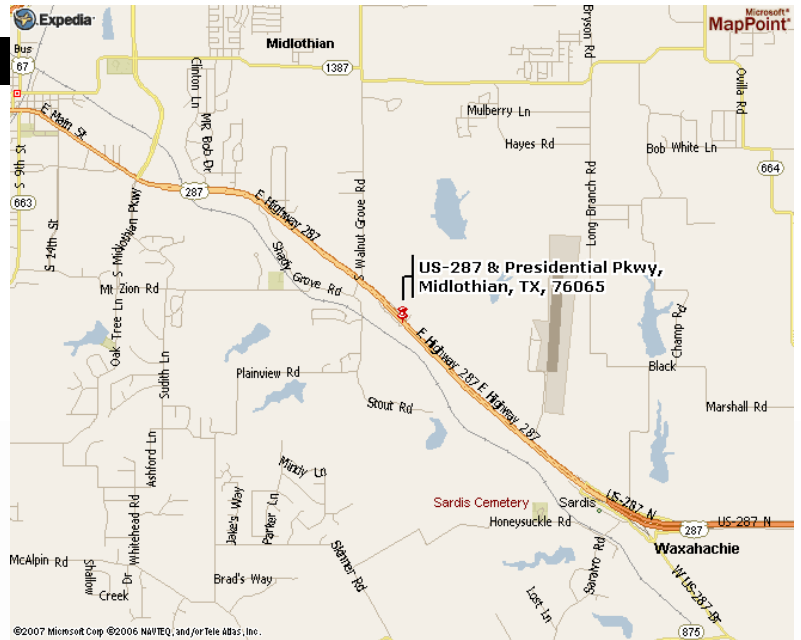
UTILITIES: All Utilities to Site

TRAFFIC COUNTS: US Highway 287 and Walnut Grove = 39,257 VPD\*

## DEMOGRAPHICS \*\*

	3 MILE	5 MILE	9MILE
2008 Population	8,218	24,127	102,025
2008 Avg. HHI	\$93,427	\$87,851	\$81,422
2008 Daytime Pop.	3,885	11,211	46,875
2008 Retail Goods***	\$90	\$253	\$989
2008 Median Age	35.4 yrs	35.5 yrs	34.4 yrs
2008-2013 Annual Growth Rate	4.73%	4.46%	3.89%

\*City of Midlothian  
 \*\*Source: STDBOnline.com  
 \*\*\* Annual Consumer Expenditure in \$,000,000s



## FOR DETAILED INFORMATION:

**RENZO CELLA**, Associate  
 Investments Division  
 972.386.1477 Direct  
[renzocella@henrysmiller.com](mailto:renzocella@henrysmiller.com)



AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

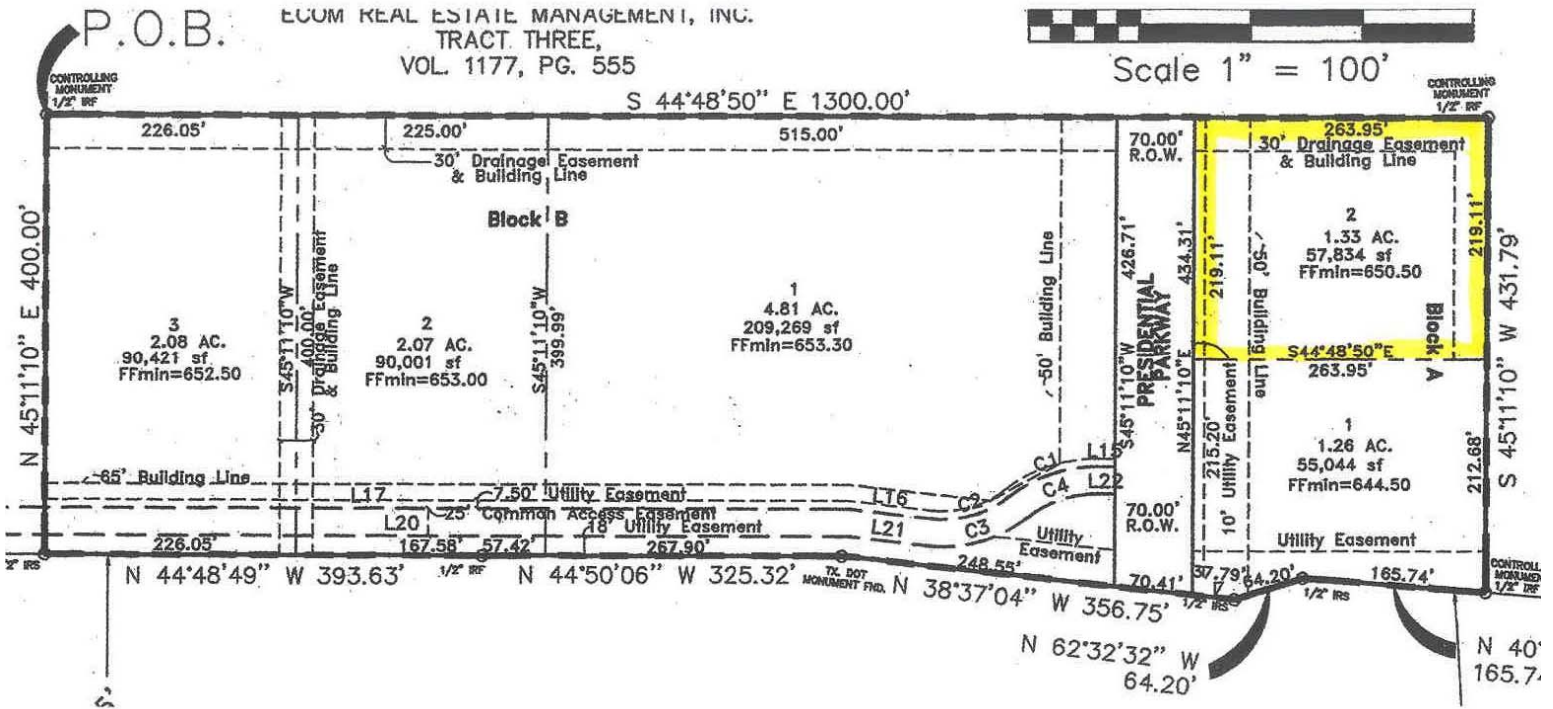
Providence Towers West | 5001 Spring Valley Rd. #1100 | 972.419.4000 | [www.henrysmiller.com](http://www.henrysmiller.com)

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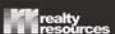
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**HENRY S. MILLER BROKERAGE, LLC**  
 Since 1914

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