

2.849 ACRES LAND IN MIDLOTHIAN

SOUTHWEST CORNER US HWY 287 & FM 663

FOR SALE



PROPERTY DETAILS

PROPERTY SIZE: 2.849 Acres
Will Divide

PRICE: *Call Broker for Pricing*

ZONING: Commercial

UTILITIES: All Utilities to Site

TRAFFIC COUNTS: US Hwy 287 = 29,359 VPD
FM 663 = 4,959 VPD

DEMOGRAPHICS

DEMOGRAPHICS*	3 MILE	5 MILE	9MILE
Population	2,391	14,511	23,475
Median HHI	\$63,777	\$71,980	\$75,265
Total # Employees	726	5,085	5,995
Avg. HH Retail Spent	\$24,495	\$27,559	\$29,333
Median Age	35.6 yrs	35.8yrs	35.3yrs
Drive Time Pop. 5, 10, 15 Minutes	2,496	12,994	33,175

*Source: U.S. Bureau of the Census, ESRI forecasts for 2008 & 2013.



FOR DETAILED INFORMATION:

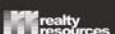
RENZO CELLA, Associate
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HENRY S. MILLER BROKERAGE, LLC
Since 1914

AUSTIN DALLAS FORT WORTH HOUSTON SAN ANTONIO

Providence Towers West | 5001 Spring Valley Rd. #1100 | 972.419.4000 | www.henrysmiller.com

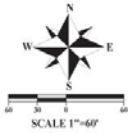


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FOR SALE



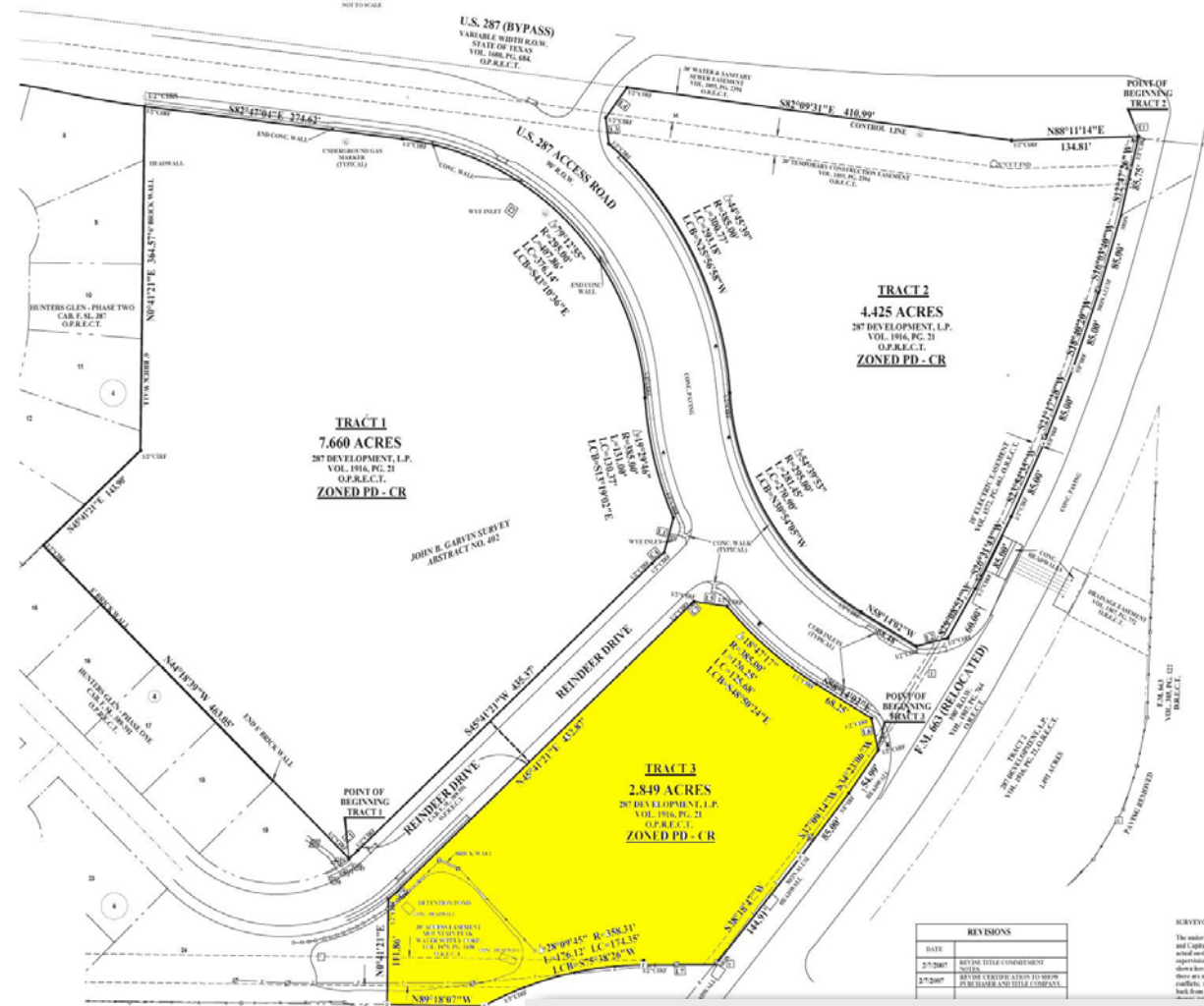
Id	Bearing	Distance
L1	S37°06'31"W	38.29'
L2	S7°07'34"W	34.84'
L3	N6°47'50"W	27.56'
L4	N20°10'01"E	20.80'
L5	S82°50'13"E	34.43'
L6	S17°07'28"E	24.47'
L7	S88°42'43"W	74.41'

Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	179°22'	122.50'	12.52'	12.52'	S89°37'01"W
C2	4°00'00"	175.00'	11.62'	11.61'	N88°07'32"E
C3	179°22'	120.00'	12.47'	12.47'	N88°51'02"E
C4	172°28'	180.00'	11.12'	11.12'	S88°22'43"W

LEGEND

- 1. BOUNDARY
- 2. EASEMENT
- 3. EASEMENT
- 4. EASEMENT
- 5. EASEMENT
- 6. EASEMENT
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT
- 11. EASEMENT
- 12. EASEMENT
- 13. EASEMENT
- 14. EASEMENT
- 15. EASEMENT
- 16. EASEMENT
- 17. EASEMENT
- 18. EASEMENT
- 19. EASEMENT
- 20. EASEMENT

SURVEY SHOWING 14.934 ACRES
 IN THREE TRACTS OF LAND
 SITUATED IN THE JOHN R.
 GARVIN SURVEY, ABSTRACT NO.
 402, LOCATED IN THE CITY OF
 MIDLOTHIAN, ELLIS COUNTY,
 TEXAS.



REVISIONS

DATE	REVISION
2/2/2007	REVISED TITLE COMMITMENT
2/2/2007	REVISED CREDIT ADVIS TO SHOW PERMITS AND TITLE COMPANY

SURVEYOR'S
 The undersigned and Capital Title are not making any representation or warranty as to the accuracy of the information herein. If there are any errors, they are on the part of the client and not the Surveyor.

Midlothian's growth is most noticeable in the development of the retail and restaurant sector. Claritas reports that shoppers and diners from Alvarado, Itasca, Grandview, Maypearl and Venus regularly visit Midlothian. With the completion of the US 287 Bypass, and with its proximity to Navarro College, Texas A&M Commerce and Baylor Medical Center, this recently developed corner is an ideal retail site with excellent visibility and access. The sale of beer and wine for off-premise consumption, and alcohol sales in restaurants was passed in 2009 creating new opportunities for the market.

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