

4.425 ACRES LAND IN MIDLOTHIAN

SOUTHWEST CORNER US HWY 287 & FM 663

FOR SALE



PROPERTY DETAILS

PROPERTY SIZE: 4.425 Acres
192,753 +/- SF

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
Investments Division
972.386.1477 Direct
renzocella@henrysmiller.com



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

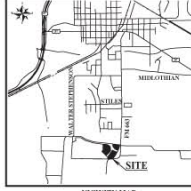
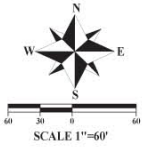


The information contained herein was obtained from sources believed reliable, however Henry S. Miller Brokerage, LLC make no guarantees, warranties or representations as to the completeness or accuracy thereof. The information submitted is subject to errors, omissions, changes of price or conditions, prior sale or lease, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigations.

4.425 ACRES LAND IN MIDLOTHIAN

SOUTHWEST CORNER US HWY 287 & FM 663

FOR SALE



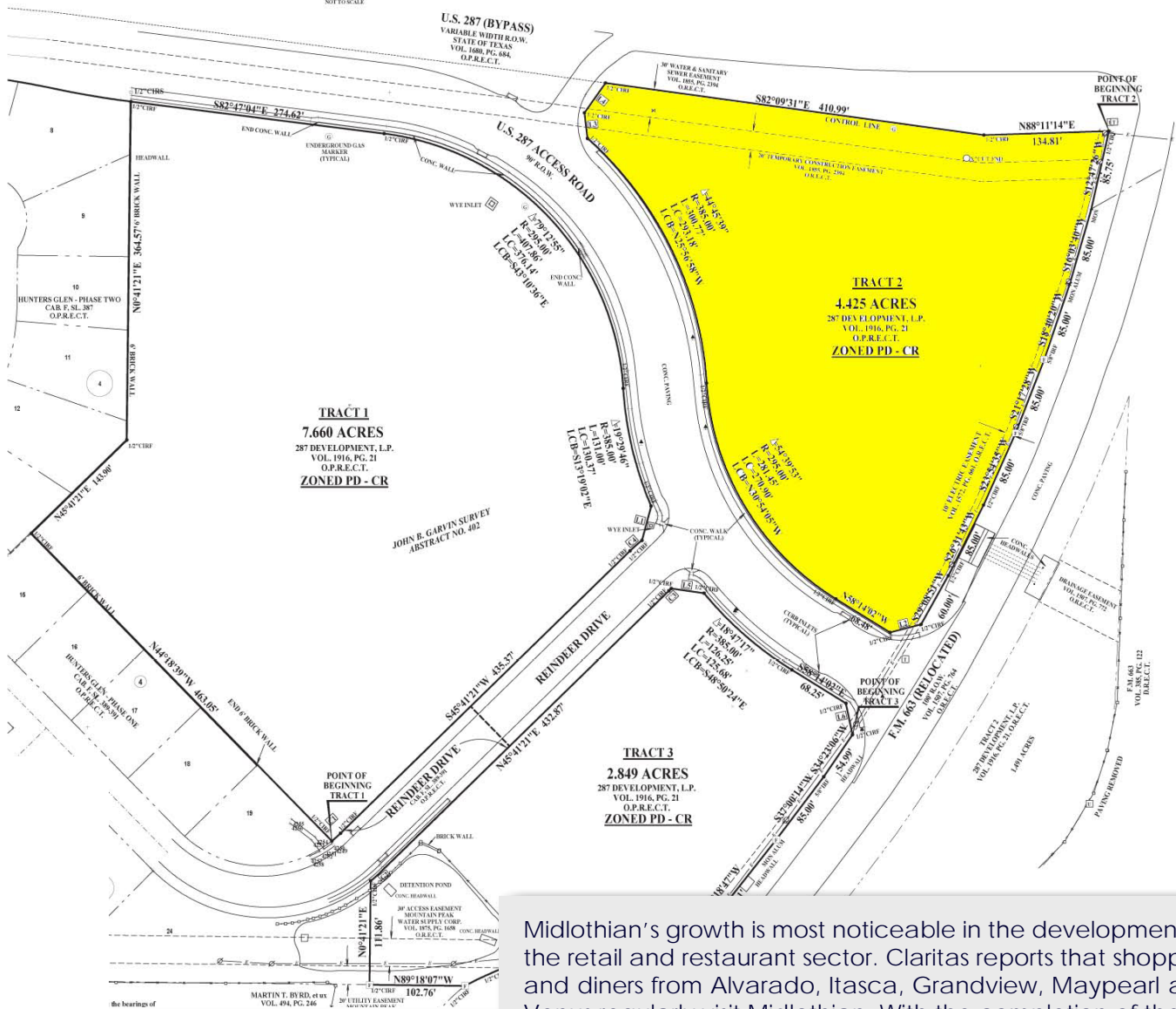
LINE TABLE		
Id	Bearing	Distance
L1	S75°46'01"W	38.29'
L2	S75°27'24"W	24.54'
L3	N6°49'55"W	25.58'
L4	N85°17'01"E	39.35'
L5	S87°00'17"E	35.63'
L6	S11°55'28"E	24.54'
L7	S89°43'15"W	26.10'

CURVE TABLE					
Id	Delta	Radius	Arc Length	Chord	Ch Bear
C1	57°51'24"	122.50'	12.83'	12.52'	S48°73'00"W
C2	4°55'02"	175.00'	15.02'	15.01'	N48°07'32"E
C3	1°39'22"	120.00'	3.47'	3.47'	N48°31'02"E
C4	2°27'50"	180.00'	7.17'	7.14'	S48°25'36"W

LEGEND

- BRN BOUND.
- CON CONC.
- CAPPED IR. SET
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- ELEC. MANHOLE
- MAN. SEW. MAN.
- CONC. DRIVE
- TEL. POLE
- PERM. CONDR.
- ROADWAY

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



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.

FOR DETAILED INFORMATION:

RENZO CELLA, Associate
Investments Division
972.386.1477 Direct
renzocella@henrysmiller.com



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



The information contained herein was obtained from sources believed reliable, however Henry S. Miller Brokerage, LLC make no guarantees, warranties or representations as to the completeness or accuracy thereof. The information submitted is subject to errors, omissions, changes of price or conditions, prior sale or lease, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigations.