

FOR SALE
7.911 ACRES
Midlothian, Texas

- LOCATION:** The subject property is located on the north side of U.S. Highway 287 Bypass, just west of Midlothian Parkway and is located between the two tracts (66 Acres and 4.7 Acres) that Methodist Hospital purchased to build a new 5 story Hospital and Medical Complex. The Hospital is scheduled to be completed and opened in 2020.
- ZONED:** Commercial
- FRONTAGE:** U.S. Highway 287 Bypass - 282.53 ft.
- UTILITIES:** All utilities are available.
- PRICE:** \$5,000,000.00
- COMMENTS:** This is a great high visibility highway location for retail / commercial / hotel / restaurant / office and medical uses located in the middle of Midlothian's future Medical District.

FOR MORE INFORMATION

Call

JOE RUST COMPANY
972-333-4143



By [Bill Hethcock](#)
– Staff Writer, Dallas Business Journal
Aug 16, 2018, 6:27am

Dallas-based Methodist Health System plans to build a 190,000-square-foot, full-service acute care hospital and a 45,000-square-foot medical office building in fast-growing Midlothian.

The fully licensed facility on 67 acres of land will be the first hospital in Midlothian and the 11th hospital in the Methodist Health system.

Construction is slated to start next summer and the hospital is set to open in 2020. Plans call for it to open with 44 beds and the capacity to expand to 80 beds.

The facility's site is west of U.S. 287 near the Midlothian ISD multi-purpose stadium. The site will allow for expansion of the medical center to meet the future needs of Midlothian and Northern Ellis County, the health system said in a news release.

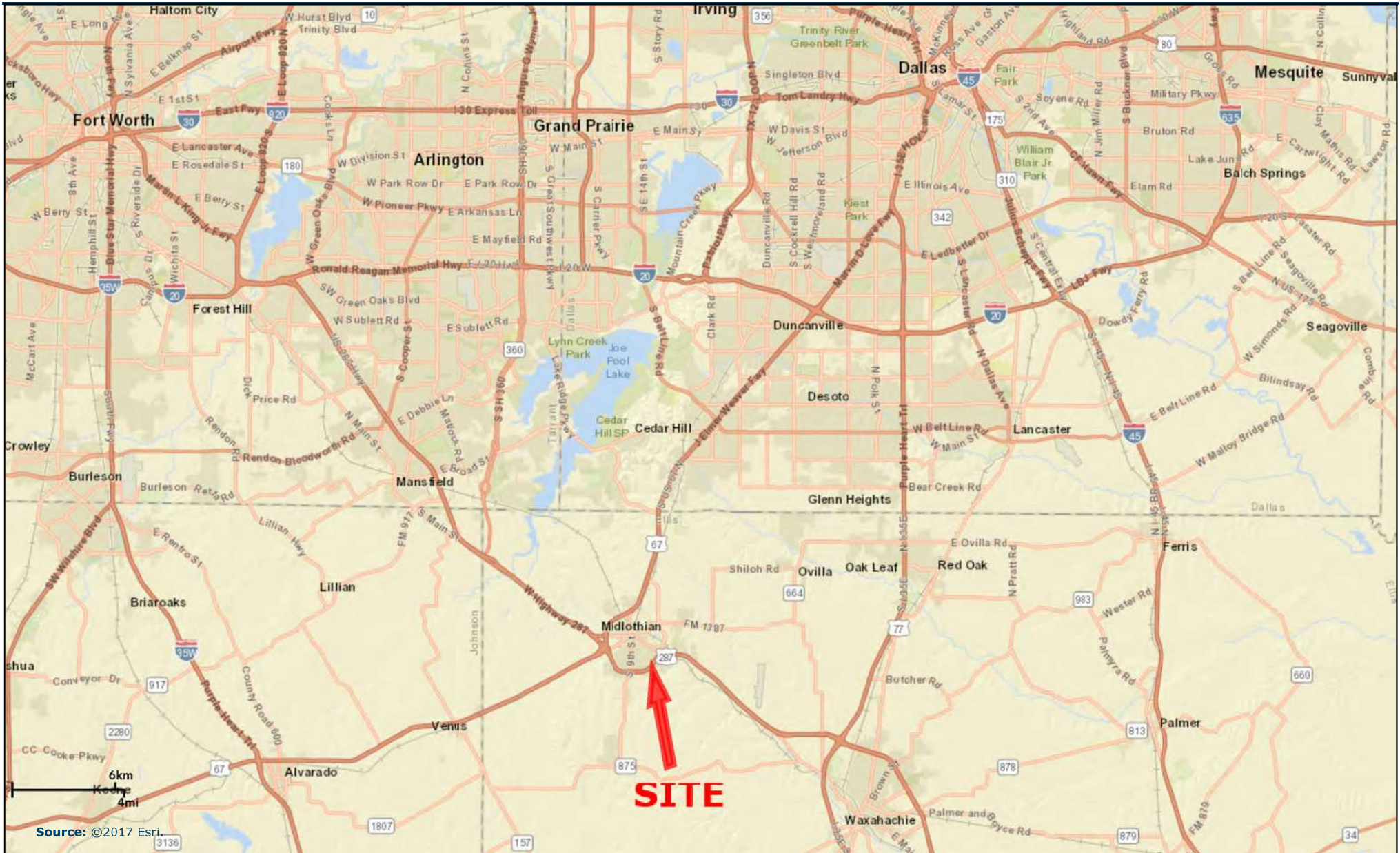
The hospital will have five-stories and the medical office building will have three stories. The medical center will employ about 300 health care professionals and support staff at the end of its first full year of operation.

Methodist has named Corgan as the project's architect and DPR Construction as the general contractor.

The Midlothian City Council approved plans for Methodist Midlothian Medical Center last week.

Midlothian is one of the most rapidly growing areas in the DFW region, and this is the second major announcement from the city in recent weeks. Alphabet's [Google purchased property](#) in the city of 25,000 residents located southwest of Dallas, and the search giant has plans to build a data center that could deliver a \$500 million investment.

Google's announcement came after the Dallas Business Journal [reported](#) last month that a massive data center was slated in Midlothian.







FUTURE SITE
METHODIST
HOSPITAL FACILITY
(65 ACRES)

WATER
DETENTION AREA
(EXISTING CULVERT)

287

WEAVER WAY

GEORGE HOPPER RD.

METHODIST DRIVE

FUTURE SITE
METHODIST
HEALTH SYSTEM
(4.7 ACRES)

Brookshire's

McDonald's

Waffle House

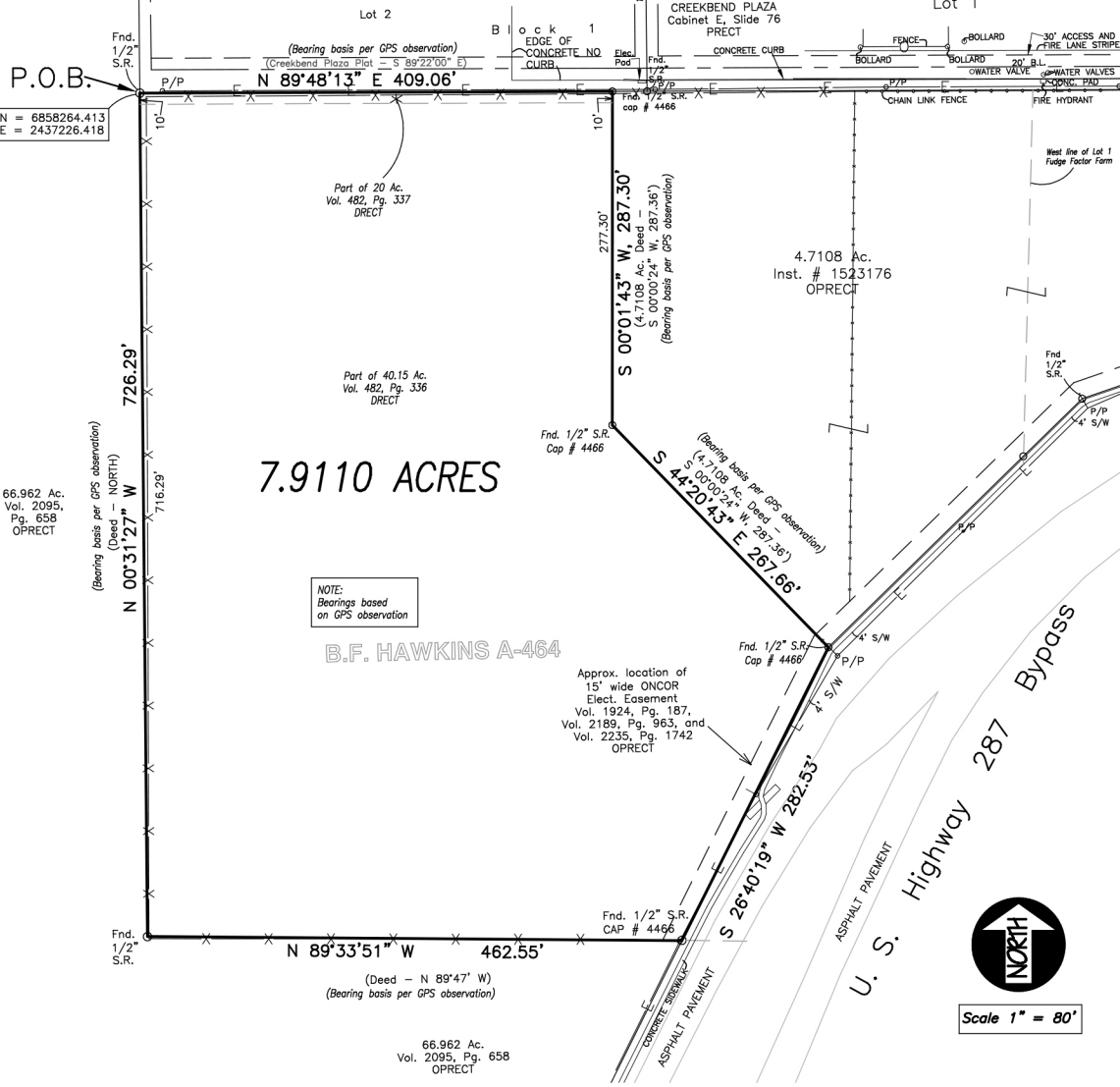
FIRST
FINANCIAL
BANK

Chick-fil-A

(7.9 ACRE SITE)

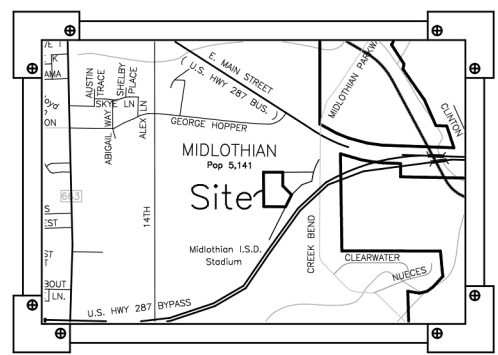
- LOT A = (72,815.00 SQ.FT.)
- LOT B = (47,492.00 SQ.FT.)
- LOT C = (50,644.00 SQ.FT.)
- LOT D = (57,863.00 SQ.FT.)
- LOT E = (108,579.00 SQ.FT.)

HIGH POINTE CROSSING
MIDLOTHIAN, TX



LEGEND	
-X-	Wire Fence
-W-	Wood Fence
-I-	Iron Fence
-CL-	Chain Link Fence
	Railroad Track
-C-	Cable TV
-GAS-	Gas Line
-P-	Petroleum Pipeline
-E-	Electric Line
-SS-	Sanitary Sewer Line
-W-	Water Line
-UT-	Underground Telephone
-T-	Telephone

LEGEND	
O	Property Corner Symbol
Fnd.	Found
S.R.	Steel Rod
S.P.	Steel Pipe
U.E.	Utility Easement
P/P	Utility Pole
R.O.W.	Right of Way
P.O.B.	Point of Beginning
C/L	Centerline
->	Drainage Flow
•	Spot Elevations
B.L.	Building Line
W/L	Water Line
W/M	Water Meter
M/H	Sewer Manhole
C/O	Cleanout
F/H	Fire Hydrant
W/V	Water Valve
D.U.E.	Drainage & Utility Esmt



LOCATION MAP SCALE : 1" = 2000'



Scale 1" = 80'

FIELD NOTES
7.9110 Acres

BEING all that certain lot, tract, or parcel of land situated in the City of Midlothian, Ellis County, and in the B.F. Hawkins Survey, Abstract No. 464, and being a part of a called 40.15 acres tract described by instrument recorded in Volume 482, Page 336 of the Deed Records, Ellis County, Texas (DRECT), and being a part of a called 20 acres tract described by instrument recorded in Volume 482, Page 337 DRECT, and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found for the northwest corner of this tract and being in the west line of the called 20 acres tract and which bears approximately N 00°31'27" W, 10.00 feet from the southwest corner of the 20 acres tract and the northwest corner of the 40.15 acres tract, with the 1/2" steel rod found being the southwest corner of Lot 2 of Block 1 of CREEKBEND PLAZA, a subdivision recorded in Cabinet E, Slide 76, Plat Records, Ellis County, Texas, (PRECT), and said steel rod found lying in an east line of a called 66.962 acres tract and land described in Volume 2095, Page 658, Official Public Records, Ellis County, Texas, (OPRECT), with the bearing basis for this description from GPS observation, Texas Co-Ordinate System, North Central Zone, and having a beginning co-ordinate of: Northing = 6857534.649, Easting = 2437226.418;

THENCE N 89°48'13" E, 409.06 feet (Creekbend Plaza Plat - S 89°22'00" E) through the 20 acres tract and along the north line of this tract and along the south line of Lot 2 of Creekbend Plaza to a 1/2" steel rod found and capped RPLS # 4466 for the northeast corner of this tract and being the northwest corner of a called 4.7108 acres tract of land described in Instrument No. 1523176, OPRECT;

THENCE S 00°01'43" W, (4.7108 Ac. Deed - S 00°00'24" W, 287.36 feet) along an east line of this tract and the west line of the 4.7108 acres tract and through the said 20 acres tract at approximately 10.00 feet pass the accepted south line of the said 20 acres tract and the accepted north line of the 40.15 acres tract, continuing through the 40.15 acres tract, in all, 287.30 feet to a 1/2" steel rod found and capped RPLS # 4466 for corner; S 44°20'43" E, 267.66 feet (4.7108 Ac. Deed - S 45°44'07" E, 235.55 feet) continuing through the 40.15 acres tract and along a southwest line of the 4.7108 acres tract to a 1/2" steel rod found and capped RPLS # 4466 in a northwest line of U.S. Highway 287 Bypass (a state road) for a southerly east corner of this tract and being the most southerly corner of the 4.7108 acres tract;

THENCE S 26°40'19" W, 282.53 feet along the southeast line of this tract and through the said 40.15 acres tract and along a northwest line of said U.S. Highway 287 Bypass to a 1/2" steel rod found and capped RPLS # 4466 for the southeast corner of this tract and being a northeast corner of the called 66.962 acres tract;

THENCE N 89°33'51" W, 462.55 feet (40.15 Ac. Deed - N 89°47' W) along the south line of this tract and same for said 40.15 acres tract and along a north line of the said 66.962 acres tract to a 1/2" steel rod found in the original west line of the 40.15 acres tract for the southwest corner of this tract and being an inset corner of the 66.962 acres tract;

THENCE N 00°31'27" W, (40.15 Ac. Deed - NORTH) along the west line of this tract and same for the said 40.15 acres and along an east line of said 66.962 acres tract at 716.29 feet pass the northwest corner of the 40.15 acres tract and the southwest corner of the 20 acres tract, in all, 726.29 feet to the POINT OF BEGINNING, and containing approximately 7.9110 acres of land.

SURVEYS CERTIFICATE

TO THE LIEN HOLDERS AND/OR THE OWNERS AND/OR THE PURCHASERS OF THE PREMISES SURVEYED AND TO: Ellis County Abstract & Title Company

I hereby certify that in December, 2016, this survey was made on the ground as per the field notes shown on this survey and is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets or alleys by any improvements on the subject property and there are no conflicts or protrusions.

- I further certify to the following conditions:
- The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF# 1609011W closing at the title company indicated hereon.)
 - That no part of the said tract lies within a Special Flood Hazard boundary according to the Flood Insurance Rate Map for Ellis County, Texas, Community # 48139C0155 F, Zone X unshaded represents property not located in a 100 Year Flood Zone. Any property in a Zone A location is approximate and scoled from the image of the FEMA Map, and acreage shown within the "Zone A" is approximate.
 - This survey reflects the above ground (visible) location of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service, or abandoned. Further, the surveyor does not warrant that the underground utilities shown are in the exact location indicated. Underground utilities which may affect this property were not located during the course of this survey, but has made an attempt to locate as accurately as possible any underground utility indicated by above ground evidence.
 - Information in parenthesis are from public records (Deed calls).
 - Bearing sources are as per record plot or field notes description.
 - The surveyor relied on title commitment issued by Ellis County Abstract & Title Company, GF# 1609011W, dated Sept. 19, 2016, and all subsequent commitments for information regarding encumbrances on subject property and did not abstract the property for easements and/or other restrictions. The easements, rights-of-way, or other exceptions noted hereon are according to the Schedule B therein. Based on the easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property: Item 10.
 - c. T.P. & L. Co. Esmt - Vol. 225, Pg. 459 DRECT
 - d. T.P. & L. Co. Esmt - Vol. 289, Pg. 187 DRECT
 - e. State of Texas - Vol. 340, Pg. 838 DRECT
 - f. T.P. & L. Co. - Vol. 418, Pg. 269 DRECT
 - g. Perpetual Esmt. - Vol. 482, Pg. 337 DRECT
 - i. Southwestern Bell Tel. Col. - Vol. 549, Pg. 1055 DRECT
 - l. City of Midlothian Esmt - Vol. 1828, Pg. 2319 OPRECT
 - m. City of Midlothian Temp Esmt - Vol. 1828, Pg. 2331 OPRECT
 - n. City of Midlothian Esmt - Vol. 2109, Pg. 174 OPRECT
 7. Any other use or copying of this plat is prohibited.
 - Unless otherwise labeled, all property corners indicated as "Set" are 1/2" diameter steel rods with yellow plastic caps marked (RPLS 4466)
 9. This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

Walter Keven Davis, R.P.L.S. # 4466 Date
Davis & McDill, Inc.

SURVEY PLAT
7.9110 Acres
B.F. Hawkins Survey
Abstract No. 464
City of Midlothian
Ellis County, Texas

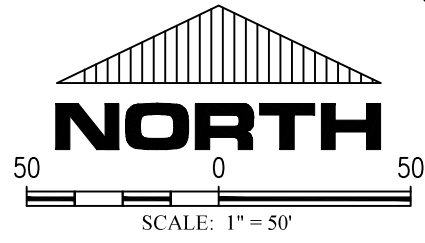
REVISIONS	INC.

DAVIS & McDILL, INC.
(A Texas licensed surveying firm # 101504-00)
CONSULTING ENGINEERS - LAND SURVEYORS
P.O. BOX 428, WAXAHACHIE, TEXAS 75168
PHONE: 972-935-1185 FAX: 972-937-0307

ENGINEERS & M SURVEYORS

Date: 12-21-16
Scale: 1"=80'
Drawn: KLH
Job: 216-0558
Sheet 1
of 1 sheets.

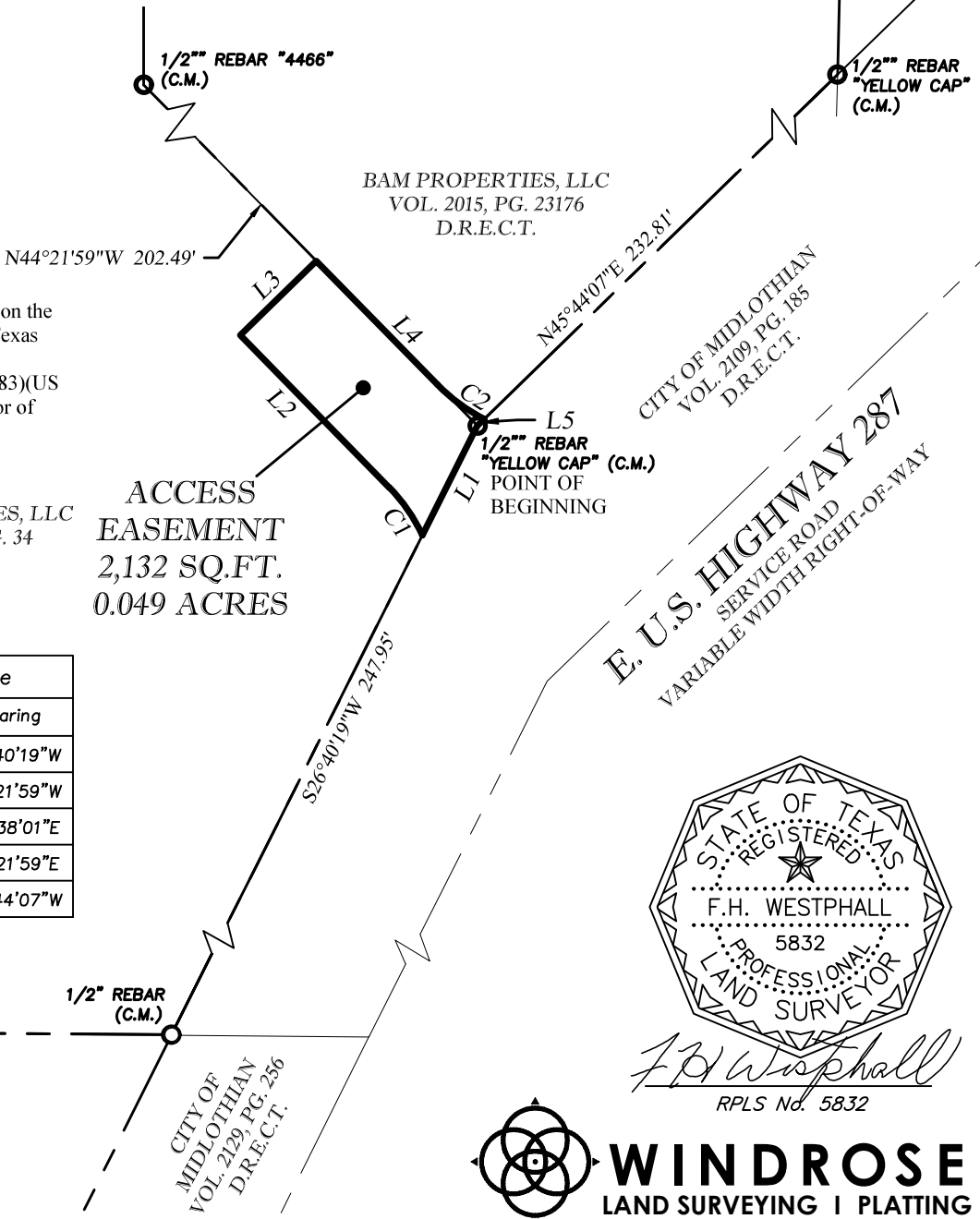
EXHIBIT "D"
2,132 SQUARE FEET
 SITUATED IN THE B.F. HAWKINS SURVEY,
 ABSTRACT NO. 464
 CITY OF MIDLOTHIAN, ELLIS COUNTY, TEXAS



LEGEND:

D.R.E.C.T. - DEED RECORDS, ELLIS COUNTY, TEXAS
 CM - CONTROL MONUMENT

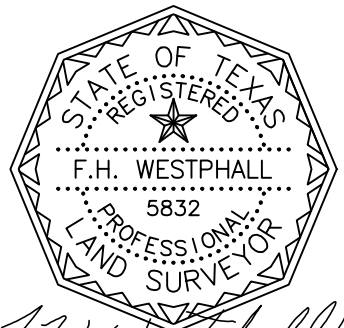
- NOTE:**
- Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00072449.
 - All improvements are not shown.



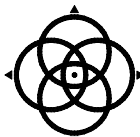
BAM PROPERTIES, LLC
 VOL. 2018, PG. 34
 D.R.E.C.T.

ACCESS EASEMENT
2,132 SQ.FT.
0.049 ACRES

Line Data Table		
Line #	Distance	Bearing
L1	34.58'	S26°40'19"W
L2	60.02'	N44°21'59"W
L3	30.00'	N45°38'01"E
L4	48.82'	S44°21'59"E
L5	2.69'	S45°44'07"W



F.H. Westphall
 RPLS No. 5832



WINDROSE
 LAND SURVEYING | PLATTING

220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544
 FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

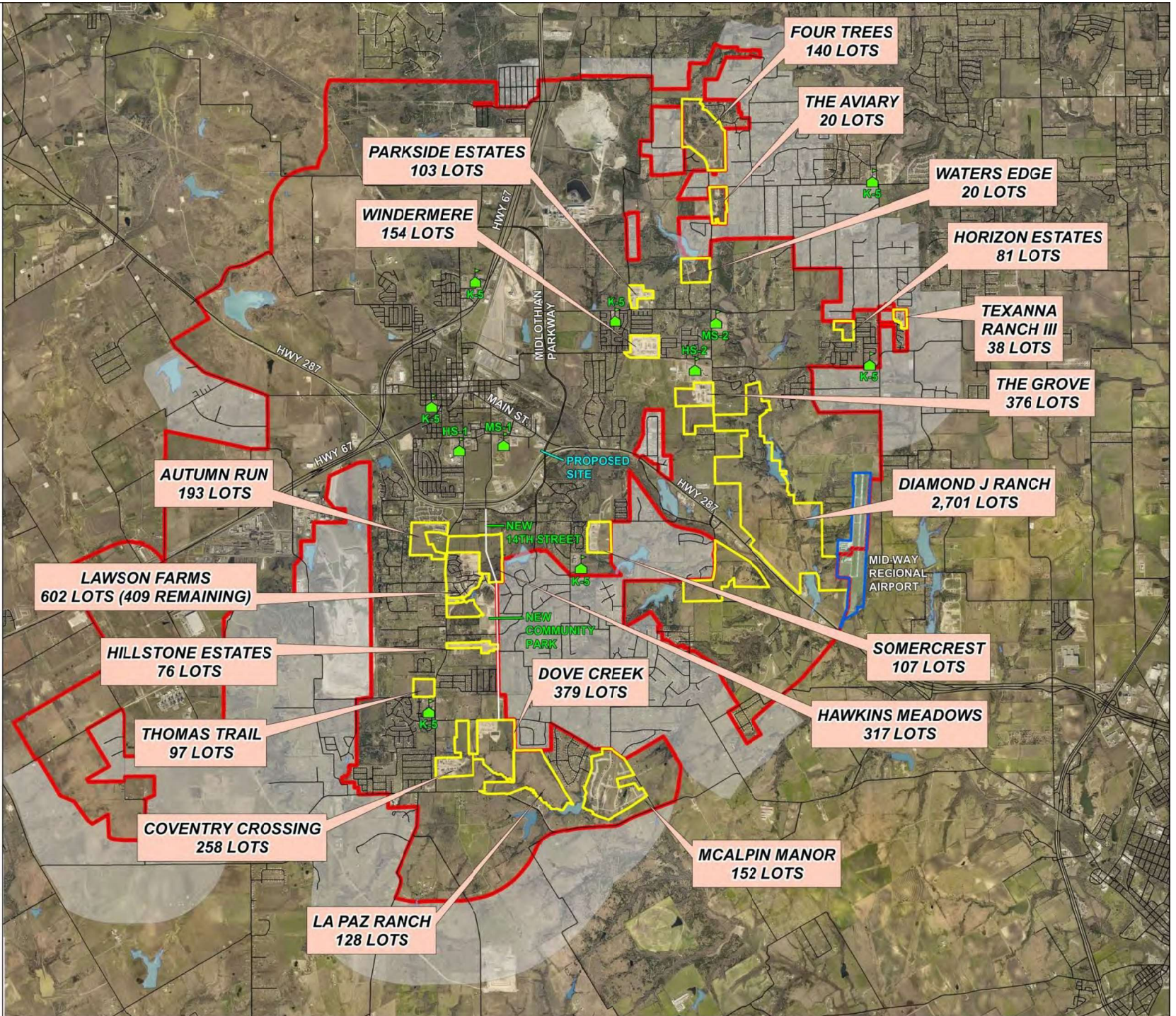
Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	16.52'	50.00'	018°55'32"	N34°54'13"W	16.44'
C2	16.48'	50.00'	018°53'03"	S53°48'31"E	16.41'



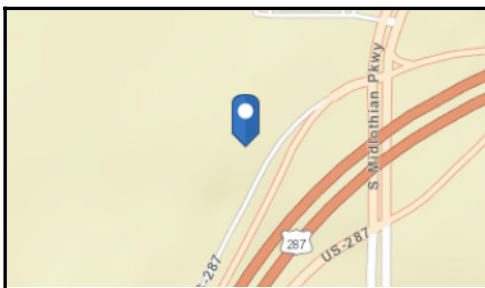
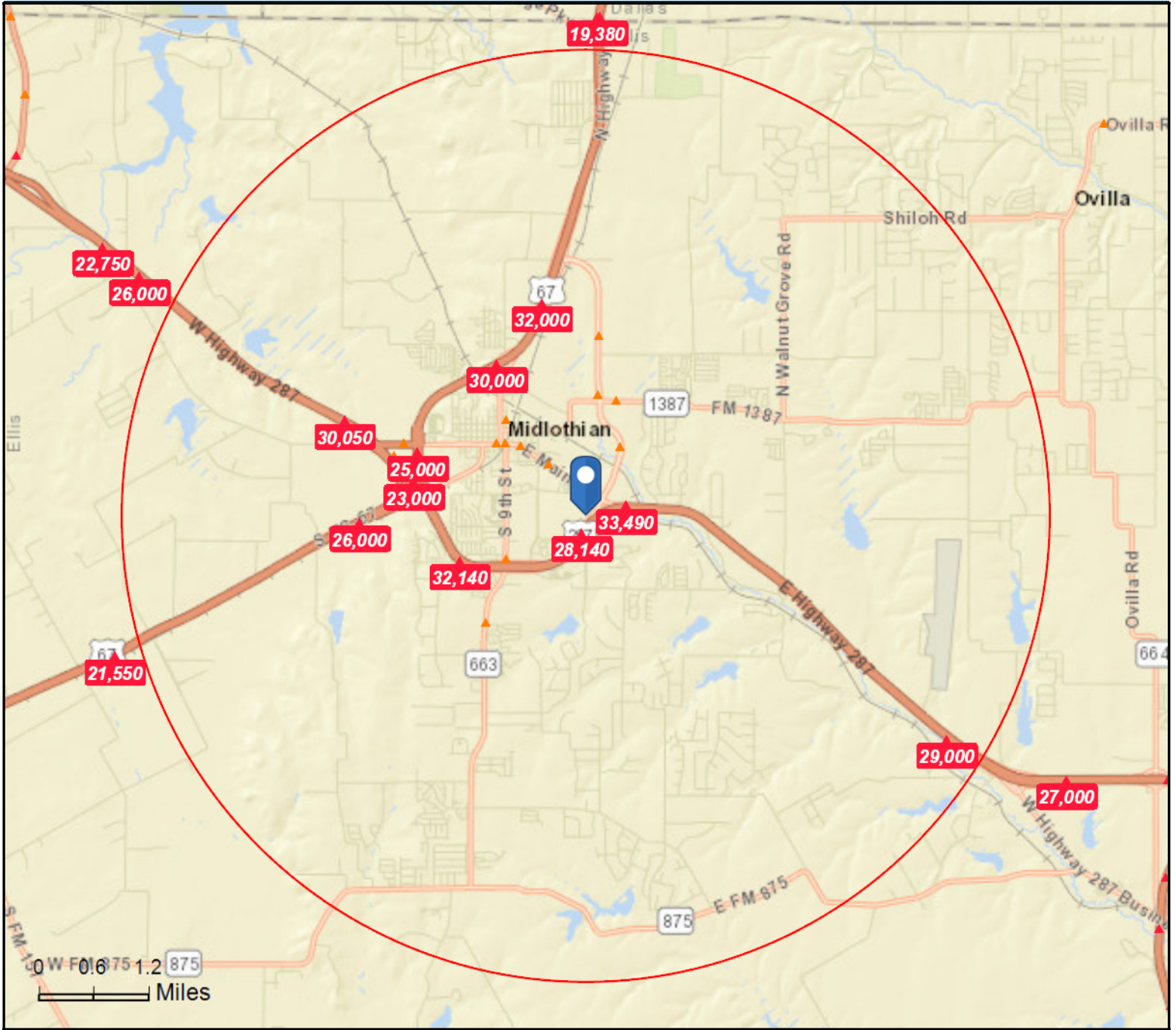
220 Elm St., # 200 - Lewisville, TX 75057
 Ph. 214.217.2544 - TFRN# 10063800
 arthursurveying.com Established 1986
 DRAWN BY: E.R. DATE: 06/18/2018

City of Midlothian
Current Developments

-  City Boundary
-  ETJ Boundary
-  Schools
-  Developments
-  Airport Boundary
-  Lakes
-  Roads



0 0.5 1 Miles



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2018 Kalibrate Technologies (Q3 2018).



Executive Summary

US-287, Midlothian, Texas, 76065
Rings: 2, 5, 7 mile radii

Prepared by Esri
Latitude: 32.47088
Longitude: -96.97872

	2 miles	5 miles	7 miles
Population			
2000 Population	6,315	14,594	24,788
2010 Population	9,215	26,335	41,871
2018 Population	11,485	33,989	54,068
2023 Population	13,305	39,588	62,349
2000-2010 Annual Rate	3.85%	6.08%	5.38%
2010-2018 Annual Rate	2.71%	3.14%	3.15%
2018-2023 Annual Rate	2.99%	3.10%	2.89%
2018 Male Population	49.4%	49.2%	49.4%
2018 Female Population	50.6%	50.8%	50.6%
2018 Median Age	37.2	36.3	37.2

In the identified area, the current year population is 54,068. In 2010, the Census count in the area was 41,871. The rate of change since 2010 was 3.15% annually. The five-year projection for the population in the area is 62,349 representing a change of 2.89% annually from 2018 to 2023. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 37.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	87.8%	86.6%	79.6%
2018 Black Alone	3.4%	4.3%	10.2%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2018 Asian Alone	0.9%	1.1%	1.5%
2018 Pacific Islander Alone	0.1%	0.1%	0.1%
2018 Other Race	4.4%	4.6%	5.4%
2018 Two or More Races	2.9%	2.7%	2.7%
2018 Hispanic Origin (Any Race)	14.8%	15.9%	16.6%

Persons of Hispanic origin represent 16.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 53.4 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,211	4,946	8,237
2010 Households	3,288	8,873	13,958
2018 Total Households	4,071	11,342	17,819
2023 Total Households	4,725	13,195	20,492
2000-2010 Annual Rate	4.05%	6.02%	5.42%
2010-2018 Annual Rate	2.62%	3.02%	3.00%
2018-2023 Annual Rate	3.02%	3.07%	2.83%
2018 Average Household Size	2.82	2.99	3.03

The household count in this area has changed from 13,958 in 2010 to 17,819 in the current year, a change of 3.00% annually. The five-year projection of households is 20,492, a change of 2.83% annually from the current year total. Average household size is currently 3.03, compared to 2.99 in the year 2010. The number of families in the current year is 14,888 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

January 15, 2019



Executive Summary

US-287, Midlothian, Texas, 76065
Rings: 2, 5, 7 mile radii

Prepared by Esri
Latitude: 32.47088
Longitude: -96.97872

	2 miles	5 miles	7 miles
Median Household Income			
2018 Median Household Income	\$75,510	\$85,383	\$86,032
2023 Median Household Income	\$82,163	\$92,103	\$92,890
2018-2023 Annual Rate	1.70%	1.53%	1.55%
Average Household Income			
2018 Average Household Income	\$90,086	\$102,392	\$105,300
2023 Average Household Income	\$100,815	\$113,865	\$116,823
2018-2023 Annual Rate	2.28%	2.15%	2.10%
Per Capita Income			
2018 Per Capita Income	\$31,091	\$34,146	\$34,867
2023 Per Capita Income	\$34,918	\$37,920	\$38,562
2018-2023 Annual Rate	2.35%	2.12%	2.03%

Current median household income is \$86,032 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$92,890 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$105,300 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$116,823 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$34,867 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,562 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	2,286	5,128	8,553
2000 Owner Occupied Housing Units	1,728	4,030	7,006
2000 Renter Occupied Housing Units	483	916	1,231
2000 Vacant Housing Units	75	182	316
2010 Total Housing Units	3,450	9,252	14,663
2010 Owner Occupied Housing Units	2,546	7,283	11,805
2010 Renter Occupied Housing Units	742	1,590	2,153
2010 Vacant Housing Units	162	379	705
2018 Total Housing Units	4,173	11,647	18,463
2018 Owner Occupied Housing Units	3,178	9,461	15,307
2018 Renter Occupied Housing Units	893	1,882	2,511
2018 Vacant Housing Units	102	305	644
2023 Total Housing Units	5,001	13,913	21,576
2023 Owner Occupied Housing Units	3,795	11,220	17,869
2023 Renter Occupied Housing Units	931	1,976	2,623
2023 Vacant Housing Units	276	718	1,084

Currently, 82.9% of the 18,463 housing units in the area are owner occupied; 13.6%, renter occupied; and 3.5% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 14,663 housing units in the area - 80.5% owner occupied, 14.7% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 10.78%. Median home value in the area is \$238,153, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.56% annually to \$283,692.

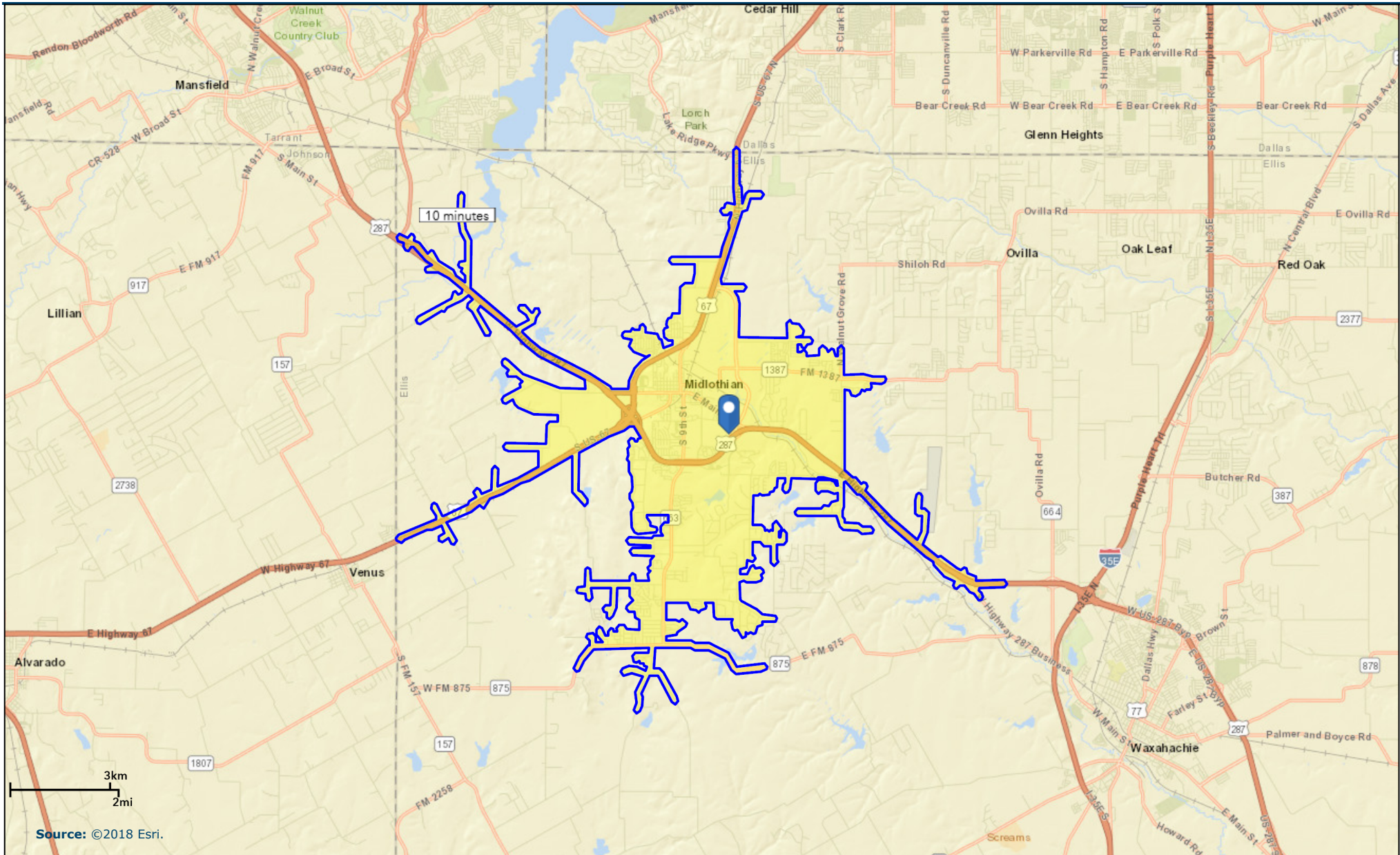
Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



7.9 Acres - US Highway 287 - 10 Minute Drive Time

Midlothian, Texas



January 12, 2019



Demographic and Income Comparison Profile

US-287, Midlothian, Texas, 76065
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 32.47088
Longitude: -96.97872

10 minutes

Census 2010 Summary

Population	17,174
Households	5,889
Families	4,814
Average Household Size	2.91
Owner Occupied Housing Units	4,620
Renter Occupied Housing Units	1,269
Median Age	34.4

2018 Summary

Population	21,774
Households	7,412
Families	6,023
Average Household Size	2.94
Owner Occupied Housing Units	5,898
Renter Occupied Housing Units	1,515
Median Age	35.7
Median Household Income	\$80,183
Average Household Income	\$95,669

2023 Summary

Population	25,551
Households	8,687
Families	7,047
Average Household Size	2.94
Owner Occupied Housing Units	7,093
Renter Occupied Housing Units	1,594
Median Age	36.2
Median Household Income	\$87,236
Average Household Income	\$107,892

Trends: 2018-2023 Annual Rate

Population	3.25%
Households	3.23%
Families	3.19%
Owner Households	3.76%
Median Household Income	1.70%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

January 12, 2019



Demographic and Income Comparison Profile

US-287, Midlothian, Texas, 76065
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 32.47088
Longitude: -96.97872

2018 Households by Income	10 minutes	
	Number	Percent
<\$15,000	434	5.9%
\$15,000 - \$24,999	382	5.2%
\$25,000 - \$34,999	422	5.7%
\$35,000 - \$49,999	705	9.5%
\$50,000 - \$74,999	1,429	19.3%
\$75,000 - \$99,999	1,252	16.9%
\$100,000 - \$149,999	1,733	23.4%
\$150,000 - \$199,999	603	8.1%
\$200,000+	451	6.1%
Median Household Income	\$80,183	
Average Household Income	\$95,669	
Per Capita Income	\$32,363	

2023 Households by Income	Number		Percent	
<\$15,000	413	4.8%		
\$15,000 - \$24,999	366	4.2%		
\$25,000 - \$34,999	422	4.9%		
\$35,000 - \$49,999	751	8.6%		
\$50,000 - \$74,999	1,562	18.0%		
\$75,000 - \$99,999	1,464	16.9%		
\$100,000 - \$149,999	2,248	25.9%		
\$150,000 - \$199,999	781	9.0%		
\$200,000+	680	7.8%		
Median Household Income	\$87,236			
Average Household Income	\$107,892			
Per Capita Income	\$36,465			

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Comparison Profile

US-287, Midlothian, Texas, 76065
Drive Time: 10 minute radii

Prepared by Esri
Latitude: 32.47088
Longitude: -96.97872

2010 Population by Age	10 minutes	
	Number	Percent
Age 0 - 4	1,246	7.3%
Age 5 - 9	1,456	8.5%
Age 10 - 14	1,585	9.2%
Age 15 - 19	1,415	8.2%
Age 20 - 24	888	5.2%
Age 25 - 34	2,135	12.4%
Age 35 - 44	2,731	15.9%
Age 45 - 54	2,636	15.3%
Age 55 - 64	1,680	9.8%
Age 65 - 74	931	5.4%
Age 75 - 84	359	2.1%
Age 85+	112	0.7%

2018 Population by Age	Number		Percent	
Age 0 - 4	1,474	6.8%		
Age 5 - 9	1,561	7.2%		
Age 10 - 14	1,700	7.8%		
Age 15 - 19	1,581	7.3%		
Age 20 - 24	1,332	6.1%		
Age 25 - 34	3,026	13.9%		
Age 35 - 44	3,036	13.9%		
Age 45 - 54	3,015	13.8%		
Age 55 - 64	2,686	12.3%		
Age 65 - 74	1,574	7.2%		
Age 75 - 84	621	2.9%		
Age 85+	168	0.8%		

2023 Population by Age	Number		Percent	
Age 0 - 4	1,725	6.8%		
Age 5 - 9	1,785	7.0%		
Age 10 - 14	1,898	7.4%		
Age 15 - 19	1,739	6.8%		
Age 20 - 24	1,344	5.3%		
Age 25 - 34	3,840	15.0%		
Age 35 - 44	3,654	14.3%		
Age 45 - 54	3,178	12.4%		
Age 55 - 64	3,111	12.2%		
Age 65 - 74	2,098	8.2%		
Age 75 - 84	954	3.7%		
Age 85+	225	0.9%		

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Comparison Profile

US-287, Midlothian, Texas, 76065
Drive Time: 10 minute radii

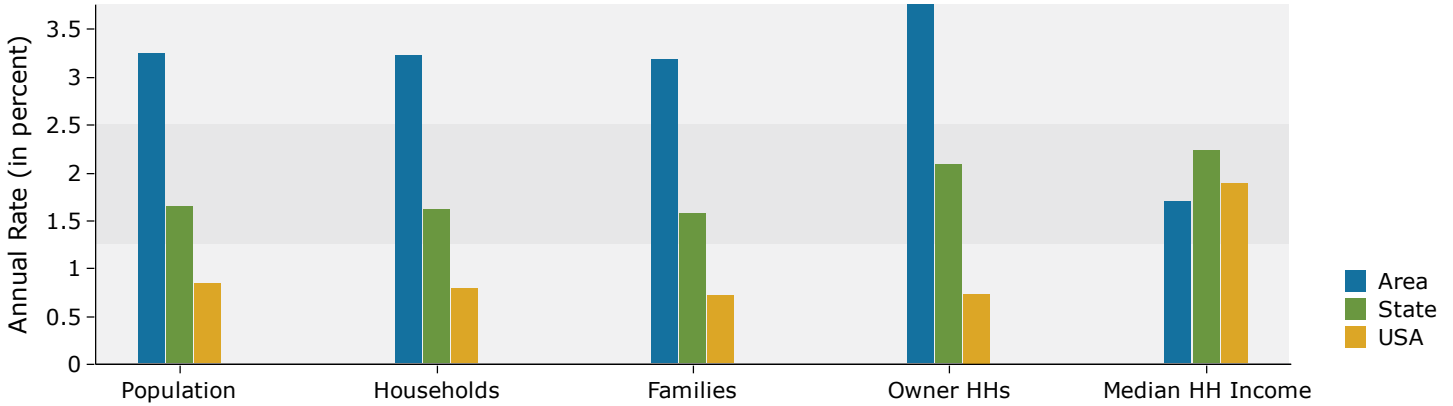
Prepared by Esri
Latitude: 32.47088
Longitude: -96.97872

	10 minutes	
	Number	Percent
2010 Race and Ethnicity		
White Alone	15,341	89.3%
Black Alone	522	3.0%
American Indian Alone	70	0.4%
Asian Alone	142	0.8%
Pacific Islander Alone	6	0.0%
Some Other Race Alone	697	4.1%
Two or More Races	396	2.3%
Hispanic Origin (Any Race)	2,357	13.7%
2018 Race and Ethnicity		
White Alone	18,892	86.8%
Black Alone	822	3.8%
American Indian Alone	110	0.5%
Asian Alone	224	1.0%
Pacific Islander Alone	15	0.1%
Some Other Race Alone	1,071	4.9%
Two or More Races	639	2.9%
Hispanic Origin (Any Race)	3,623	16.6%
2023 Race and Ethnicity		
White Alone	21,661	84.8%
Black Alone	1,096	4.3%
American Indian Alone	145	0.6%
Asian Alone	310	1.2%
Pacific Islander Alone	22	0.1%
Some Other Race Alone	1,435	5.6%
Two or More Races	883	3.5%
Hispanic Origin (Any Race)	4,884	19.1%

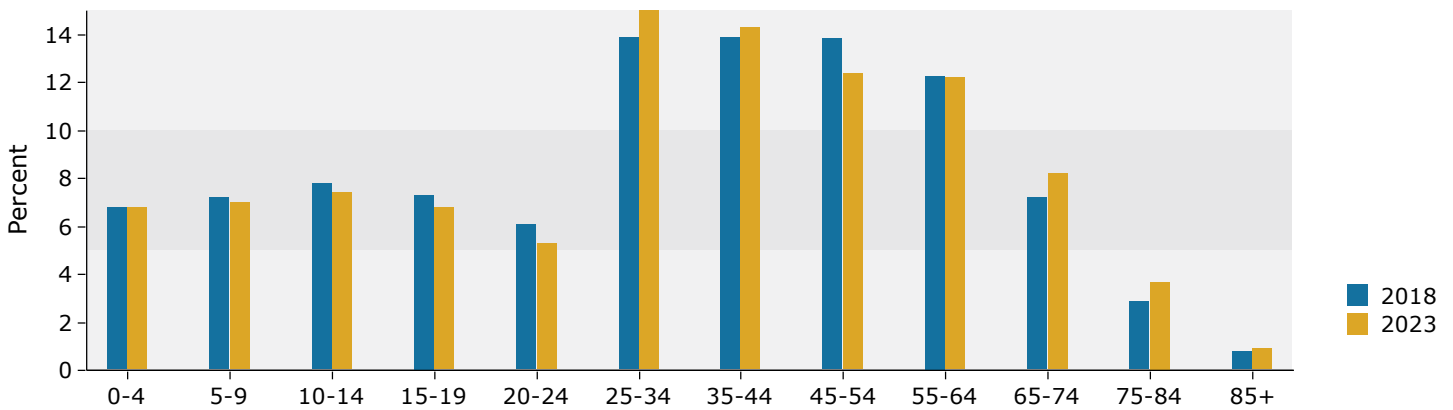
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

10 minutes

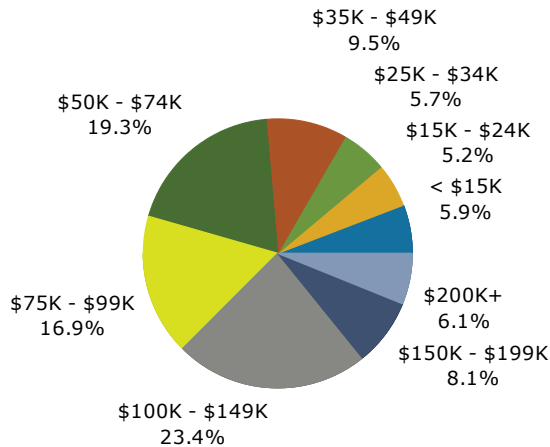
Trends 2018-2023



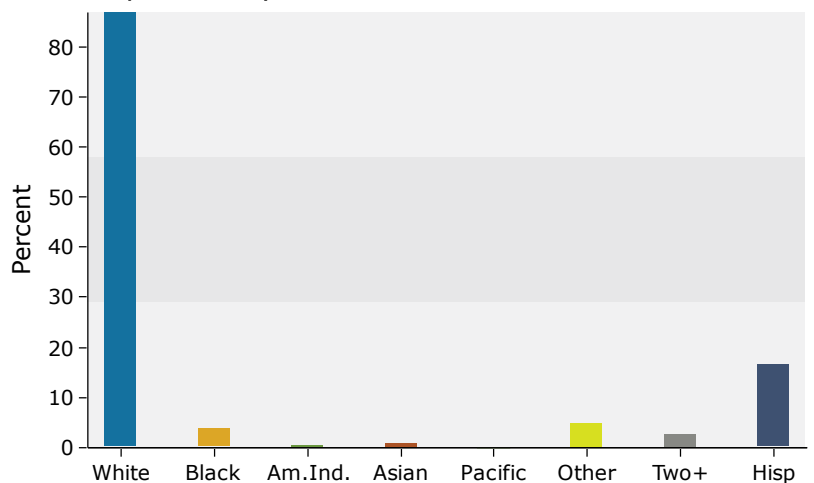
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>		<u>Date</u>	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0