

FOR SALE
65± ACRES
Midlothian, Texas

- LOCATION:** The subject property is located on the north side of U.S. Highway 287 Bypass and south of George Hopper Rd.
- ZONED:** Community Retail
- FRONTAGE:** George Hopper Rd. - 415± ft.
U.S. Highway 287 Bypass - 1,358.05 ft.
- UTILITIES:** All utilities are available.
- PRICE:** Varies depending on exact size and location.
- COMMENTS:** Excellent mixed-use development opportunity on the U.S. Highway 287 Bypass. Area businesses include McDonald's, Whataburger, Chicken Express, Domino's Pizza, Dairy Queen, AutoZone, Jack In The Box, First Financial Bank and Walgreen's.

FOR MORE INFORMATION

Call

JOE RUST COMPANY

Joe Rust - 972-333-4143

Lance Rust - 469-337-4627

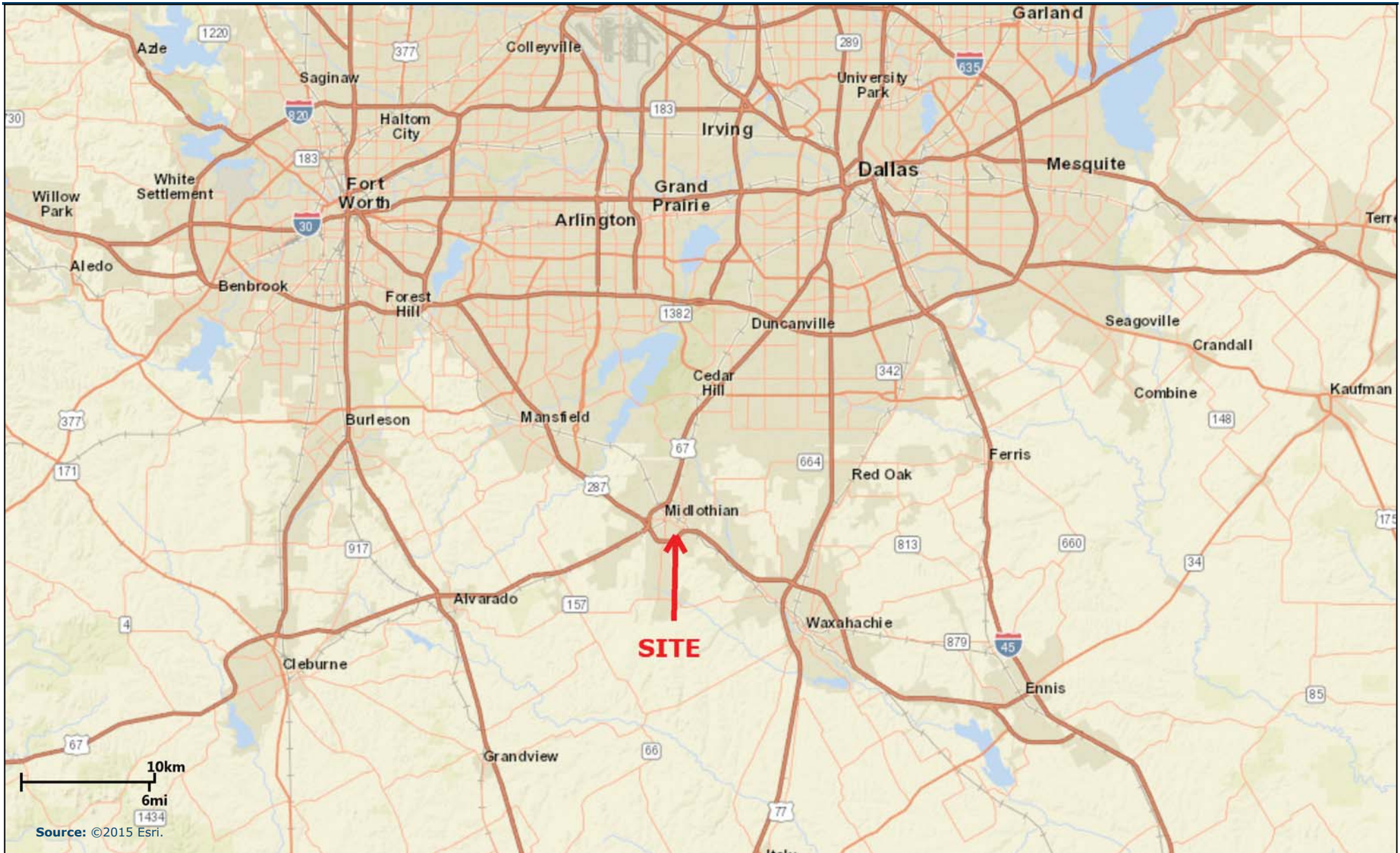
65 Acres - Midlothian-fs.docx

Information furnished is from sources deemed to be reliable but is not guaranteed by Joe Rust Company and is subject to change in price, correction, errors and omissions, prior sales and withdrawal without notice.

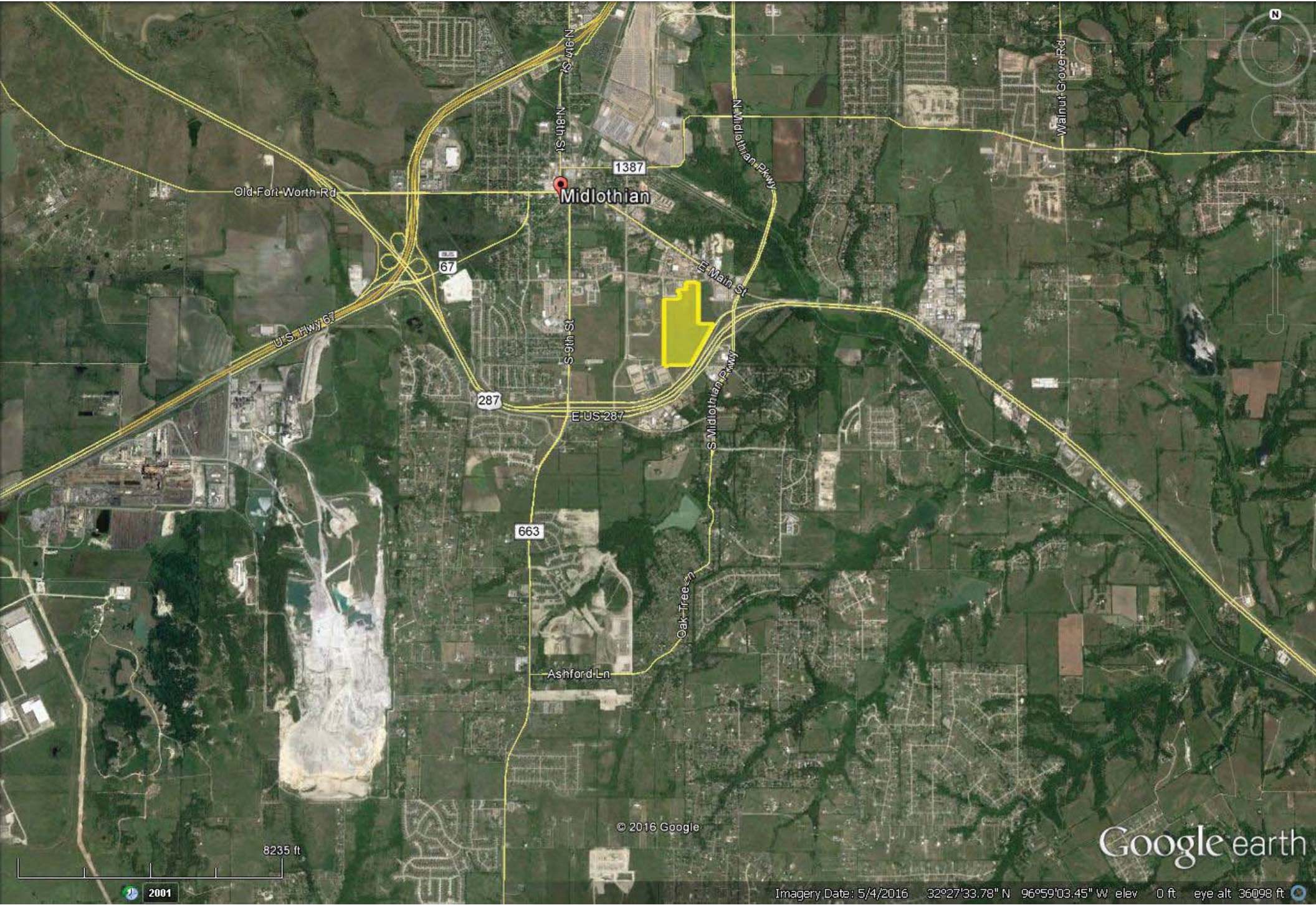


65 Acres - U.S. Highway 287 Bypass

Midlothian, Texas



September 22, 2016



Midlothian

Old-Fort-Worth-Rd

1387

67

287

S 9th St

E-US-287

E Main St

S Midlothian Pkwy

Ashford Ln

Oak Tree Ln

Walnut Grove Rd

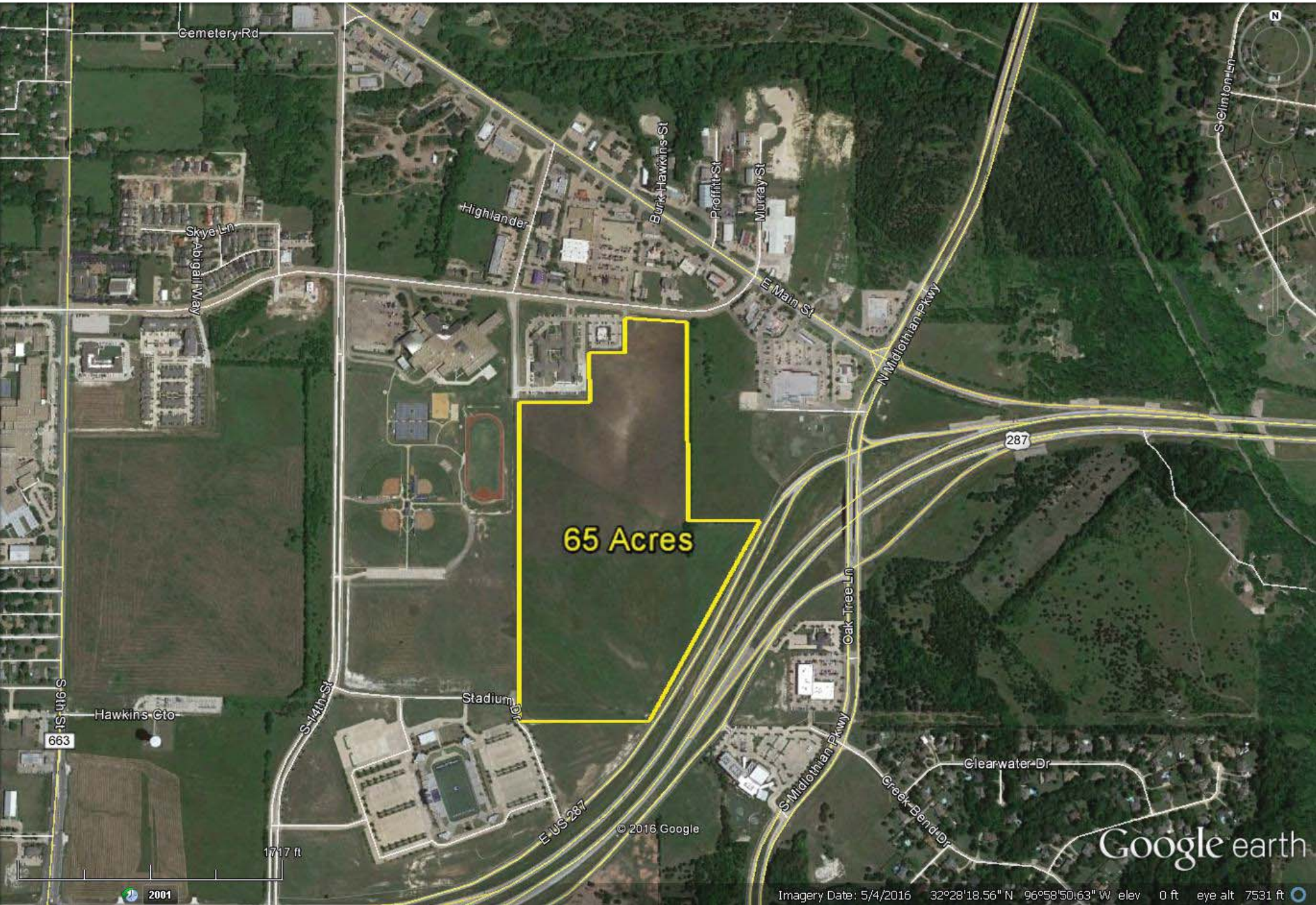
8235 ft

2001

© 2016 Google

Google earth

Imagery Date: 5/4/2016 32°27'33.78" N 96°59'03.45" W elev 0 ft eye alt 36098 ft



65 Acres

663

287

1717 ft

2001

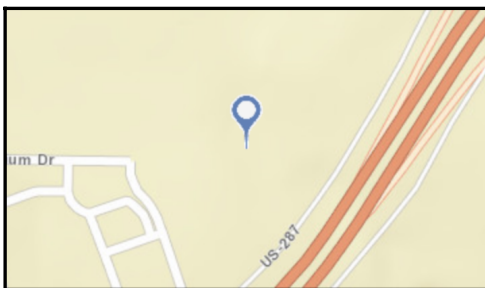
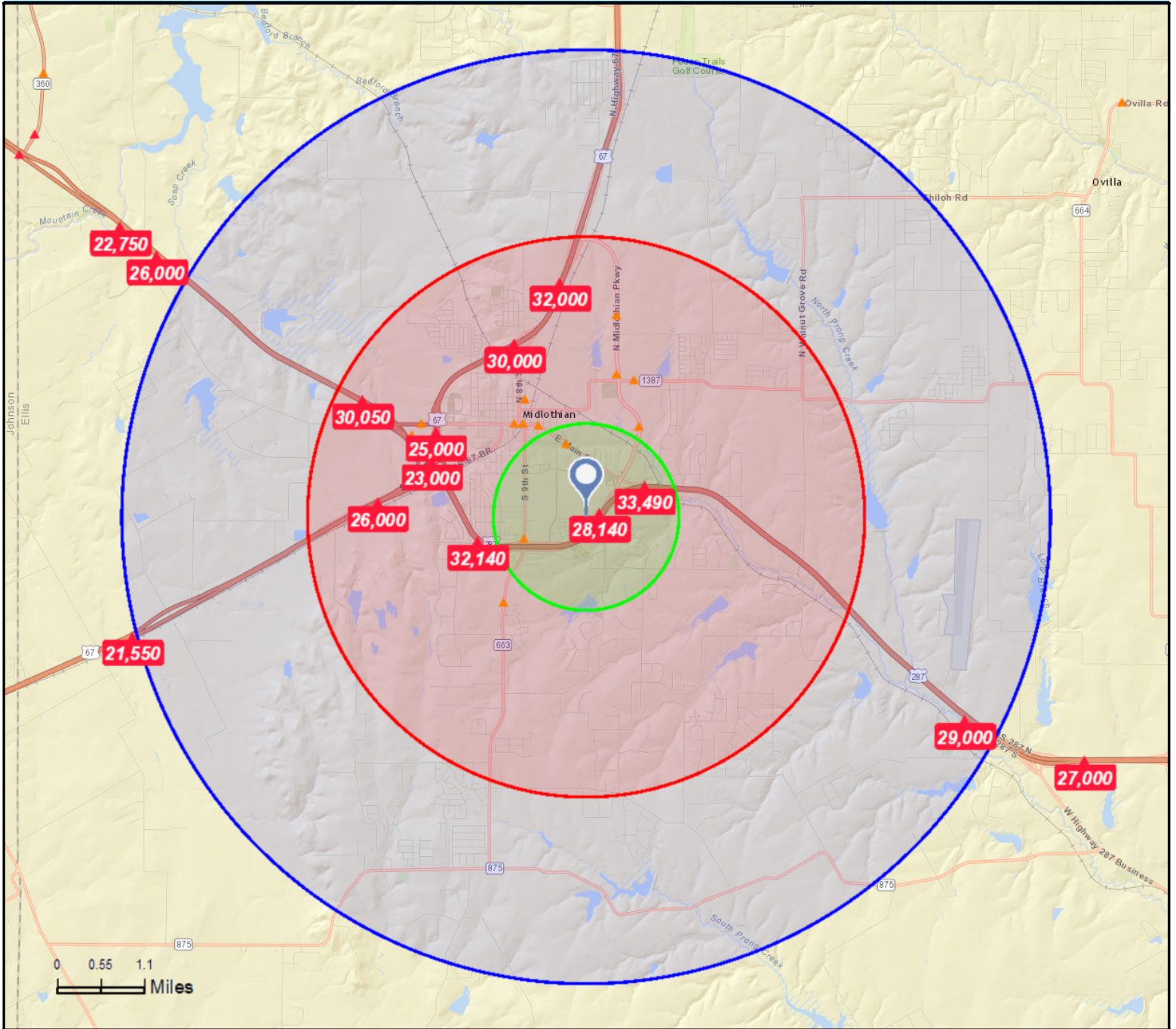
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Google earth

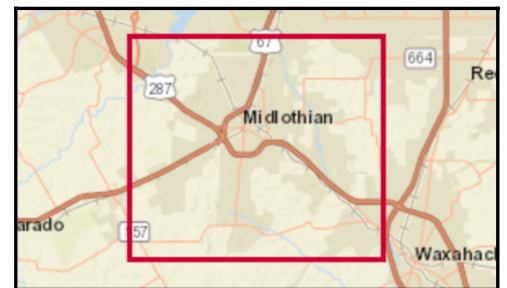
Imagery Date: 5/4/2016 32°28'18.56" N 96°58'50.63" W elev 0 ft eye alt 7531 ft

65 Acres
 199 Stadium Dr, Midlothian, Texas, 76065
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.4676
 Longitude: -96.98198



- 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



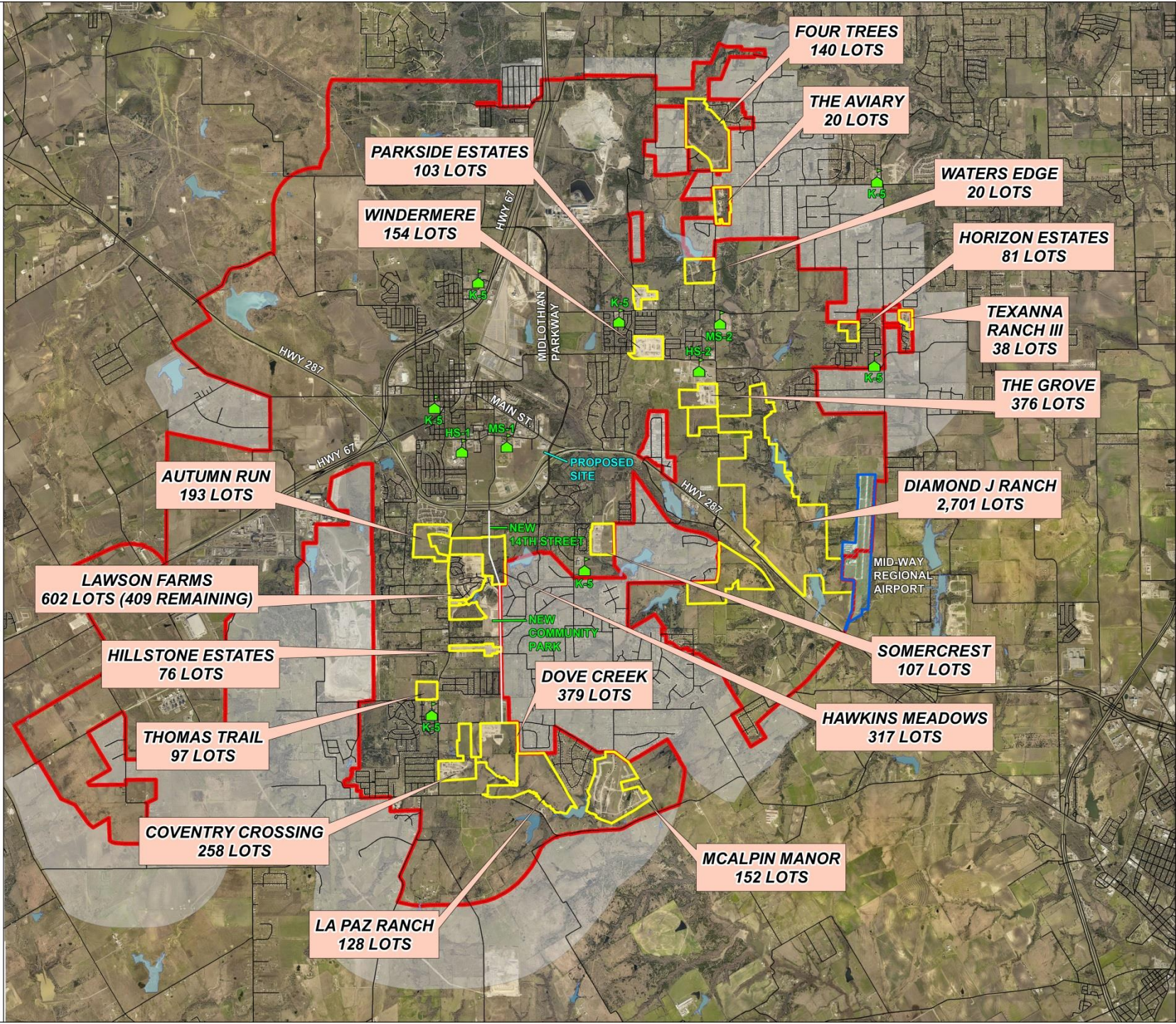
Source: ©2016 Kalibrate Technologies

February 18, 2017

City of Midlothian

Current Developments

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



FOUR TREES
140 LOTS

THE AVIARY
20 LOTS

PARKSIDE ESTATES
103 LOTS

WATERS EDGE
20 LOTS

WINDERMERE
154 LOTS

HORIZON ESTATES
81 LOTS

TEXANNA RANCH III
38 LOTS

THE GROVE
376 LOTS

AUTUMN RUN
193 LOTS

DIAMOND J RANCH
2,701 LOTS

LAWSON FARMS
602 LOTS (409 REMAINING)

SOMERCREST
107 LOTS

HILLSTONE ESTATES
76 LOTS

DOVE CREEK
379 LOTS

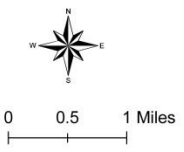
HAWKINS MEADOWS
317 LOTS

THOMAS TRAIL
97 LOTS

COVENTRY CROSSING
258 LOTS

MCALPIN MANOR
152 LOTS

LA PAZ RANCH
128 LOTS



QUARTERLY GROWTH PROFILE

Key Highlights - Fourth Quarter

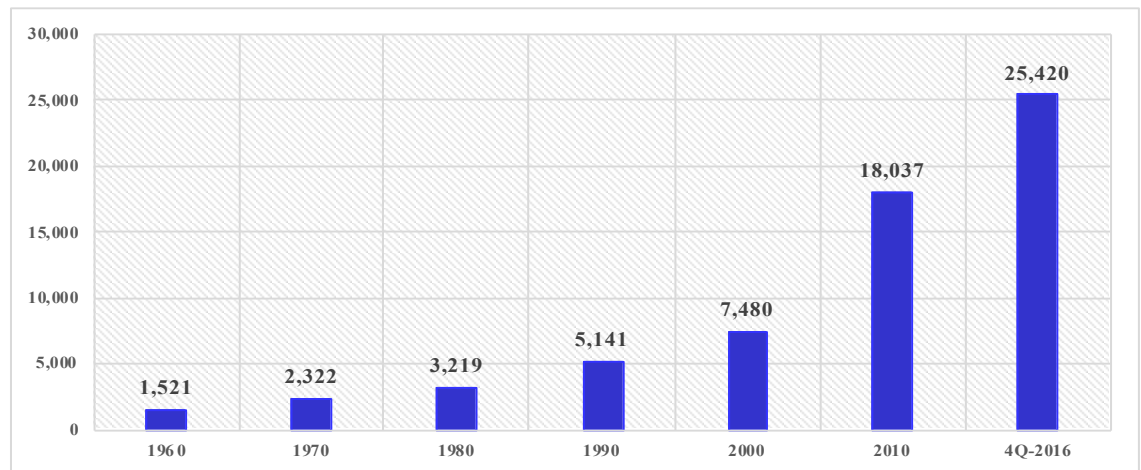
- Annexation of 700 acres was completed on November 1, 2016, which increased the city limits by 1.09 square miles and the ETJ by 5.71 square miles.
- In calendar year 2016, the City has issued a total of 474 new single family housing permits, breaking the all-time record of 420 permits set back in 2004.
- Average square feet and construction & sales values continue to trend upwards.
- Midlothian surpassed 25,000 on November 2, 2016. Based on current growth projections, the City is expected to reach 30,000 by October/November 2019; 40,000 by First Quarter 2023; and 50,000 by First Quarter 2028.

End of Fourth Quarter population: **25,420**
 City limits: **54.97 sq. mi.**
 Extraterritorial jurisdiction (ETJ): **35.93 sq. mi.**

Historic Population Figures

Source: U.S. Census

4th Quarter estimates: City of Midlothian

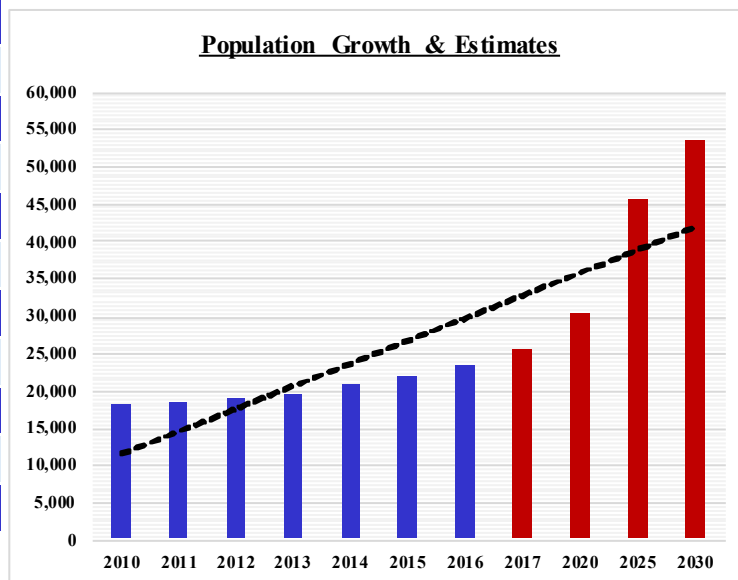


Population Trends & Estimates

based on new residential building permits, occupancy rates, and average household sizes

Year	Population (as of Jan. 1)
2011	18,290
2012	18,750
2013	19,326
2014	20,540
2015	21,784
2016	23,352
2017	25,420
2020	30,316*
2025	45,476*
2030	53,636*

* estimated



Last 10 Quarters (ending each period)	Estimated Population
3Q - 2014	21,347
4Q - 2014	21,784
1Q - 2015	22,194
2Q - 2015	22,590
3Q - 2015	22,951
4Q - 2015	23,352
1Q - 2016	23,686
2Q - 2016	24,061
3Q - 2016	24,461
4Q - 2016	25,420

QUARTERLY GROWTH PROFILE

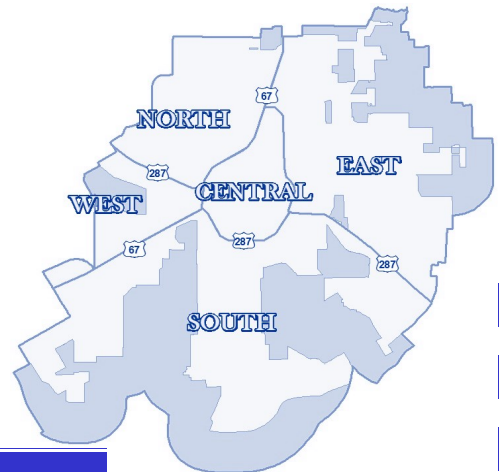
Permitting Activity

Type of Permits	Permits 4Q - 2016	Value 4Q - 2016	Total Permits YTD	Total Value YTD
New single family (detached)	64	\$ 9,779,744	358	\$53,734,356
New single family (attached)	34	\$ 2,404,480	116	\$ 8,727,472
New commercial building	6	\$ 5,409,600	18	\$ 2,890,200
Commercial addition/alteration	9	\$ 2,136,465	19	\$ 4,338,006
TOTAL YTD	113	\$ 19,730,289	511	\$69,690,034

Residential Permits

by Planning Sector

	North	South	East	West	Central	Total
4th Quarter	0	40	30	0	28	98
YTD	4	189	160	0	121	474



Residential Certificates of Occupancies Issued

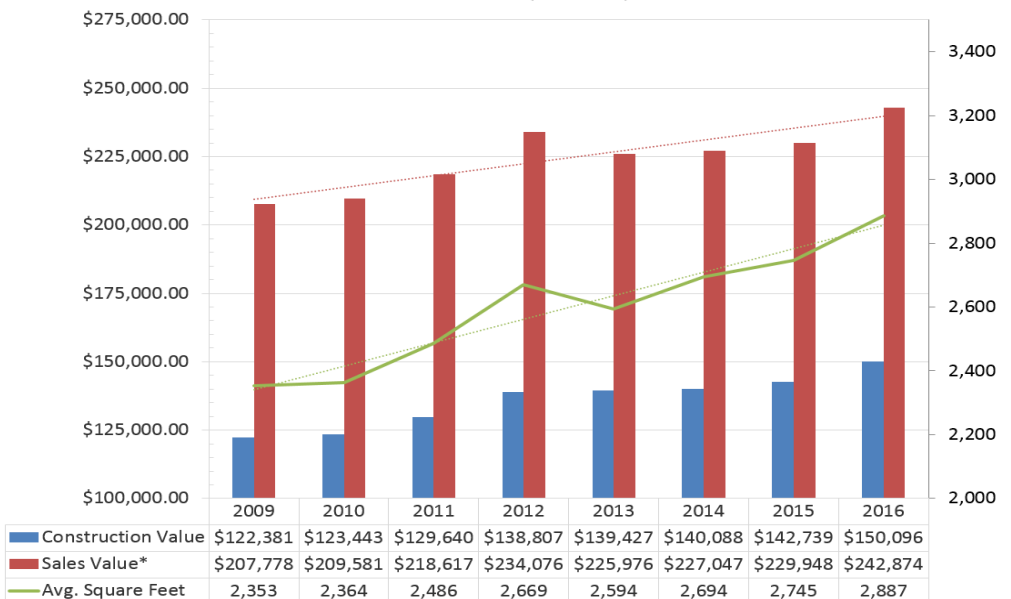
previous four (4) quarters

1Q—2016	2Q - 2016	3Q - 2016	4Q - 2016	Total
118	147	140	195	600

Single Family Housing, Lot Activity & Availability

Lot Activity & Availability	Number of Lots (as of 12/31/16)	Change from last qtr.
Final platted (ready to build)	2,171	+2
Preliminary platted	1,519	+75
Zoned (not platted)	4,604	-115
Overall Total	8,254	-38

Midlothian Homes (2009-2016)



*Sales value derived using calculations from the National Home Builders Association.



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
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