



1.41 AC PAD SITE

For sale:
NEQ Hwy 67 &
Main St (Bus 287)
Midlothian, TX

VENTURE

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Metrics

NEQ Hwy 67 & Main St (Bus 287)
Midlothian, TX 76065

Location

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Size

Pad
1.41 AC

Utilities

Pad Ready
All utilities to site

Zoning

PD-24, Community Retail
Max building size is 12,900 SF (22' height)

Traffic Counts

Hwy 67
35,822 VPD

Main St
9,200 VPD

Property Highlights

1. Walmart Supercenter anchored
2. Midlothian has experienced tremendous residential growth
3. Across from Main Street Towne Crossing, the new development anchored by Lowes, Homezone, Chick fil A, Olive Garden among others

2025 Demographic Summary

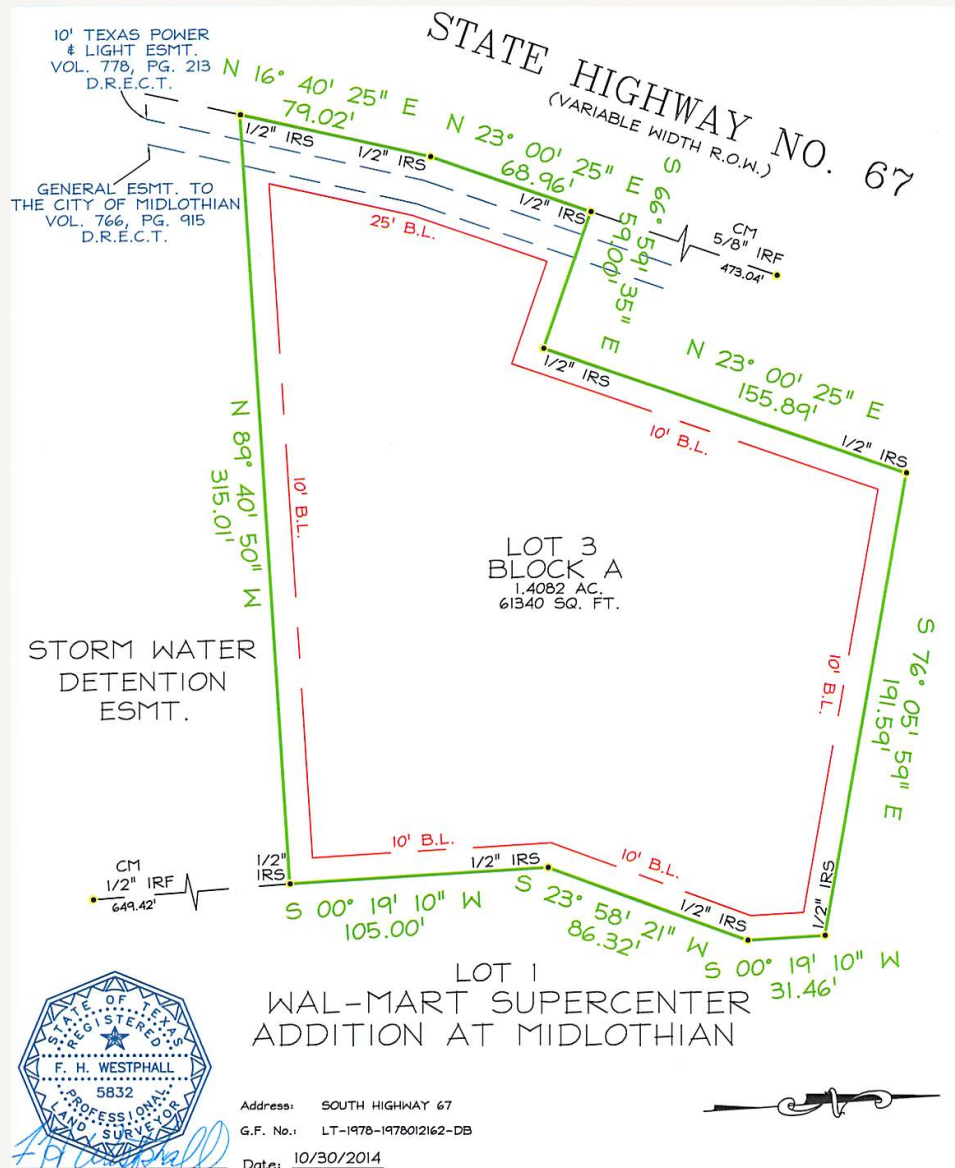
	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,542	19,901	43,584
EST. DAYTIME POPULATION	1,425	7,047	10,720
EST. AVG. HH INCOME	\$122,307	\$131,741	\$147,750

Area Attractions



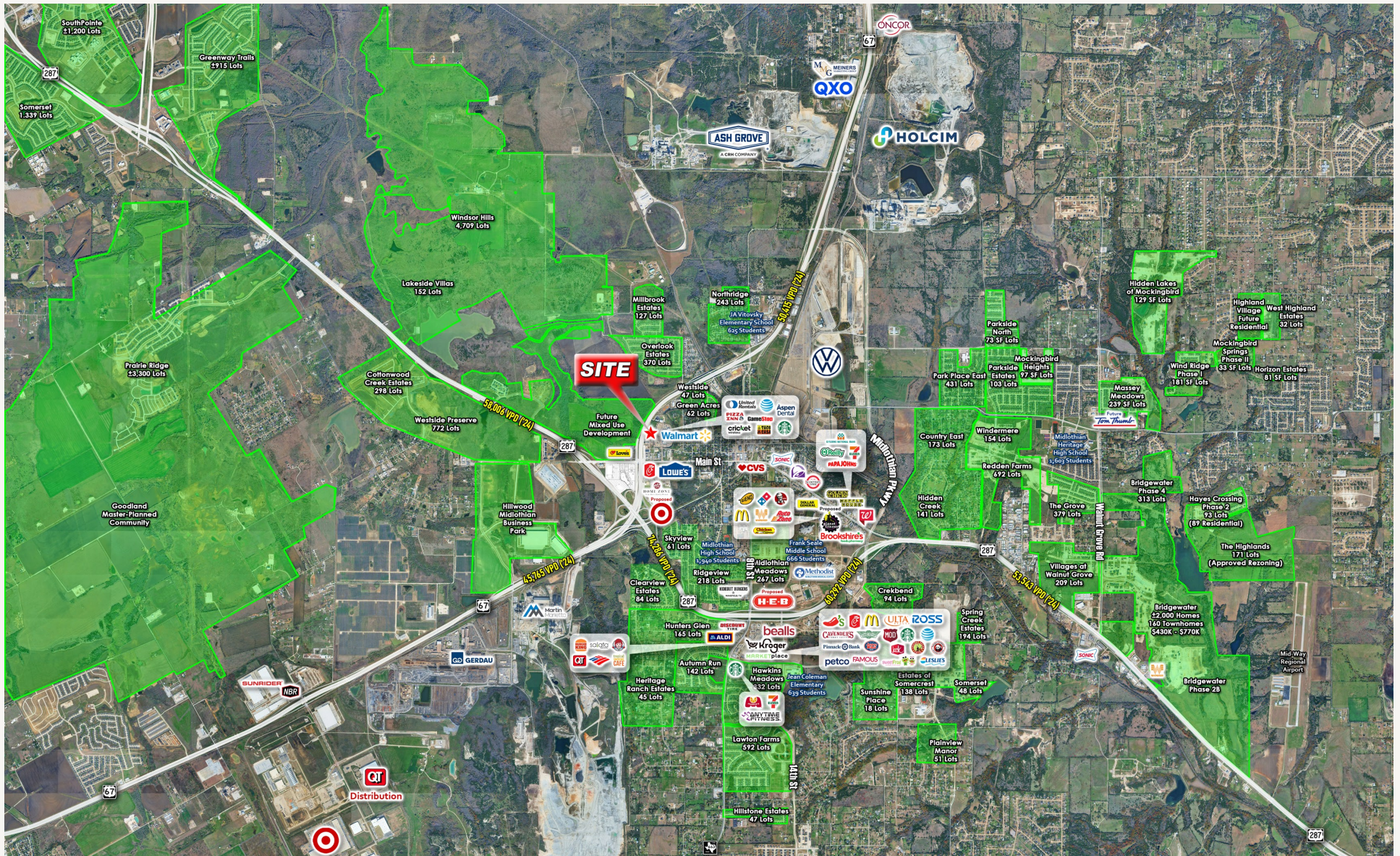
Survey

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Aerial

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NEQ Hwy 67 &
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VENTURE

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 - 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 confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

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<u>Venture Commercial Real Estate, LLC.</u>	<u>476641</u>	<u>info@venturedfw.com</u>	<u>214-378-1212</u>
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Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Amy Pietrovic</u>	<u>550374</u>	<u>apietrovic@venturedfw.com</u>	<u>214-378-1212</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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