

SHADY GROVE PLAZA

3444 Hwy 287, Midlothian, TX 76065



SITE MASSING CONCEPT IMAGERY | SHADY GROVE BUSINESS PLAZA

** FOR CONCEPTUAL USE ONLY
** ALL ZONING MUST BE VERIFIED BY A ZONING ATTORNEY

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* ALL NUMBERS ARE APPROXIMATE

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

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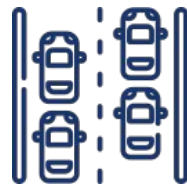
OFFICE CONCEPT IMAGERY | SHADY GROVE BUSINESS PLAZA

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±50 AC
AVAILABLE



±36,000 VPD (US 287)
±30,000 VPD (I-67)

PROJECT SCOPE

- Shovel ready prime development land directly off I-287 with great visibility and access.
- Ideal development for retail users, quick service restaurants, hotel use with the opportunity for mixed use in the rear
- Midlothian's residential expansion is booming, with Huffines constructing 3,000 single-family home sites and 2,000 multifamily units, providing a total of 5,000 homes for an estimated 10,000 future residents.
- Adjacent to Bridgewater, a 960 AC master planned community by Hanover Property Company
- Just north of Heirloom, another 3,300 AC master planned development and is one of DFW's largest proposed communities
- Utilities available
- Zoned: PD-159 for mixed use development

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	12,755	62,952	235,437
Current Year Estimate	9,170	50,064	189,720
2020 Census	7,579	44,147	171,632
Growth Current Year-Five-Year	39.10%	25.74%	24.10%
Growth 2020-Current Year	20.99%	13.40%	10.54%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	4,140	21,224	79,333
Current Year Estimate	2,952	16,779	63,576
2020 Census	2,397	15,021	57,428
Growth Current Year-Five-Year	40.23%	26.49%	24.78%
Growth 2020-Current Year	23.14%	11.70%	10.71%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$146,538	\$136,836	\$121,736





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Shady Grove Plaza

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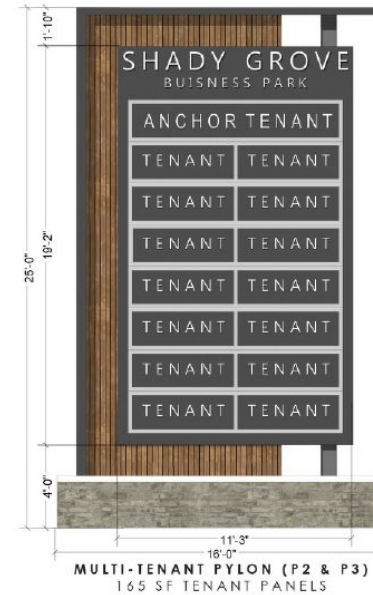
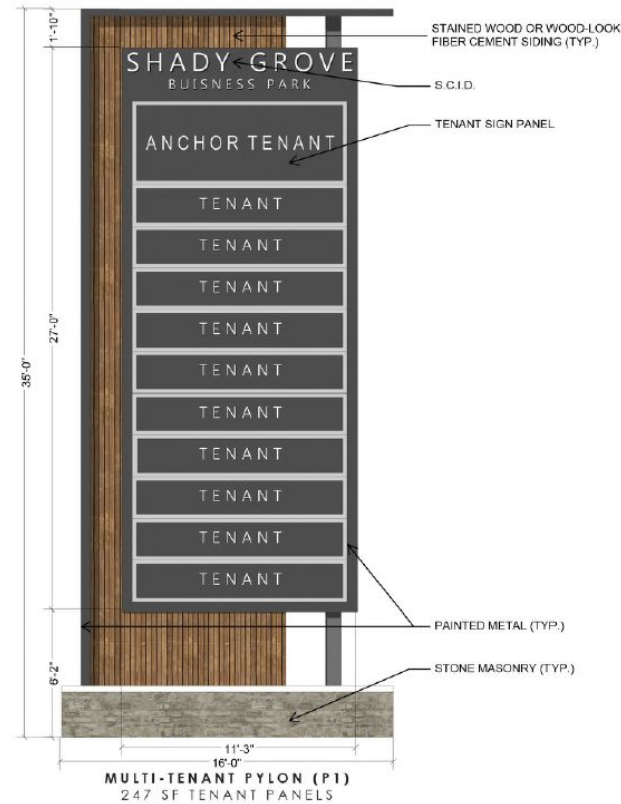
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Exhibit C - Sign Elevations



MONUMENT SIGN ELEVATIONS | SHADY GROVE BUSINESS PLAZA

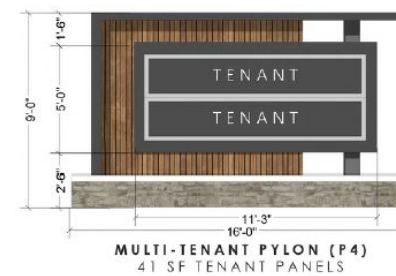
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SCALE: WEST-WAY AND NORTH - 1/4" = 1'-0"
ma
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OPTION A



OPTION B



MONUMENT SIGN ELEVATIONS | SHADY GROVE BUSINESS PLAZA

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Exhibit A - Property Location and Map

VICINITY MAP | SHADY GROVE BUSINESS PLAZA

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Shady Grove Plaza

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Midlothian, TX, 76065



67

+30,000 VPD

TSC TRACTOR SUPPLY CO

Walmart
TACO CASA
AMERICAS
BEST VALUE INN & SUITES

MIDLOTHIAN AUTO PARK
600-ACRE LIGHT INDUSTRIAL PARK
MAZDA KIA TOYOTA



MIDLOTHIAN HERITAGE HIGH SCHOOL
1,161 STUDENTS



N

DOLLAR GENERAL
DQ
Domino's
Auto Zone
Steak 'n Shake
GOLDEN CHICK

REDDEN FARMS



MIDLOTHIAN HIGH SCHOOL
2,112 STUDENTS

Waffle House
7 ELEVEN
McDonald's
Chicken EXPRESS

Brookshire's
food & pharmacy

VILLAGES OF WALNUT GROVE

METHODIST MIDLOTHIAN MEDICAL CENTER
80 BEDS

SUBJECT PROPERTY

KEEPSAKE STORAGE

BRIDGEWATER
2,000 LOTS

MIDLOTHIAN ISD MULTI-PURPOSE STADIUM

BaylorScott&White
URGENT CARE

COURTYARD
BY MARRIOTT

ALDI
BURGER KING
Wendy's
DISCOUNT TIRE
QT



DIETERICH MIDDLE SCHOOL
819 STUDENTS

SOMERCREST

RREEF COMMUNITIES
LAKESIDE BEACH PROJECT
8,500 LOTS

Kroger

ROSS
DRESS FOR LESS
petco
JOANN
bealls FAMOUS
OUTLET
ULTRA BEAUTY
footwear

MCCOY'S
BUILDING SUPPLY

SONIC

Shady Grove Plaza

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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.

Matthews Real Estate Investment Services	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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

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This Leasing Package contains select information pertaining to the business and affairs of **3444 Hwy 287, Midlothian, TX 76065** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.