FOR LEASE
Former Fuzzy's Restaurant
Midlothian, Texas
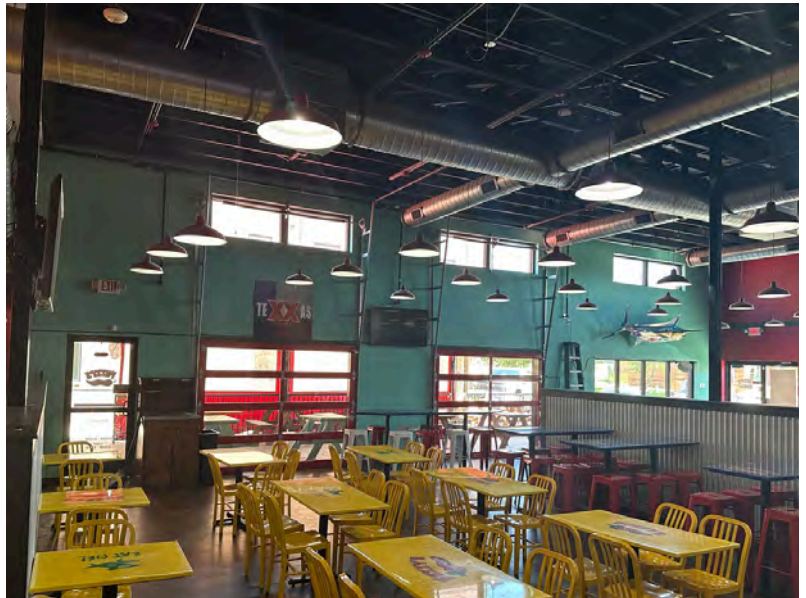

- 4,200 SF
- $8.32 NNN PSF
- Covered Outdoor Patio
- Full Bar Service Area
- Commercial Kitchen
- Ample Parking

Call For Pricing
Barry Seal
214.704.2402

- Walkable Location
- Underserved high growth submarket
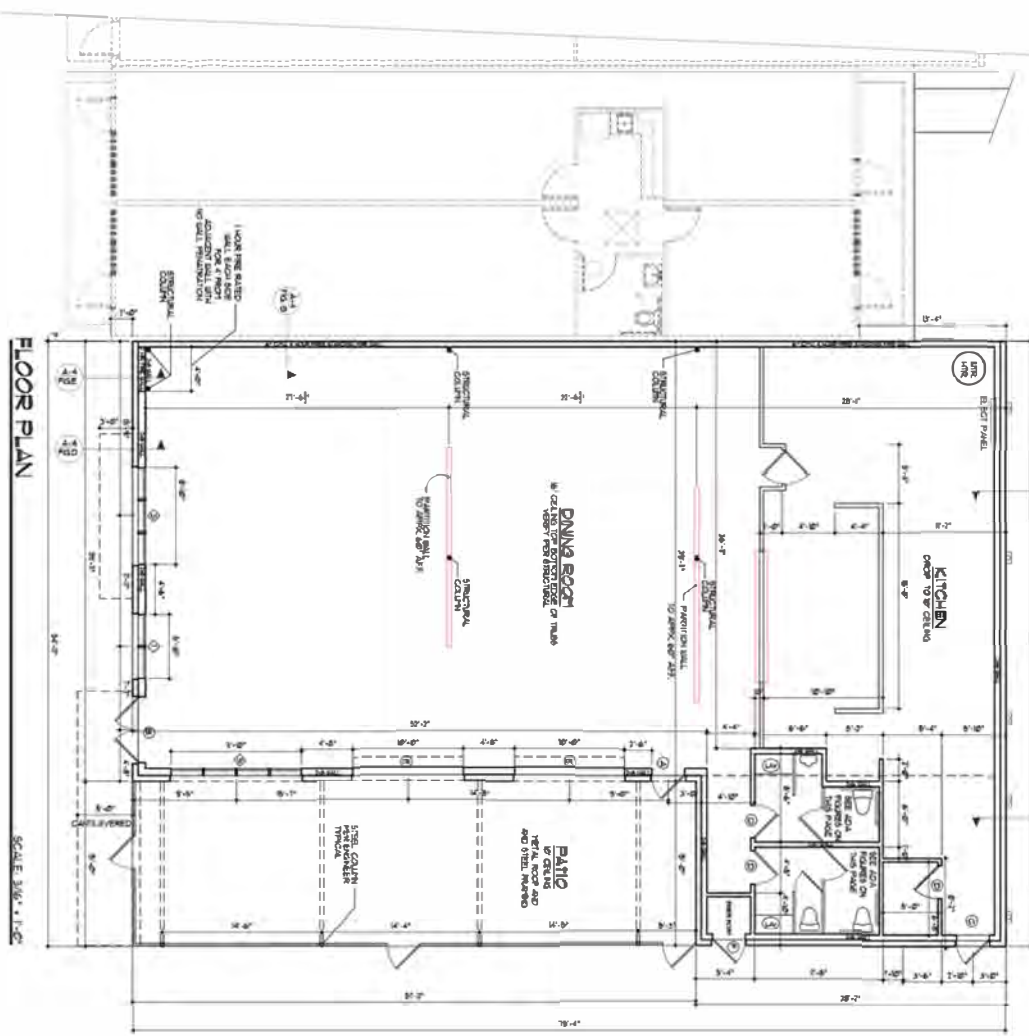- Convenient Access to Hwy. 67 & 287
- 2017 Construction

ROOF PLAN

SCALE 3/16" = 1'-0"

DRAINAGE →

DRAINAGE →

SOLID MEMBRANE ROOFING

DRAINAGE →

DRAINAGE →

SOLID MEMBRANE ROOFING

REGARDING ROOF FALL PREVENTION
WHERE REQUIRED PROVIDE RAILING TO 42"
ABOVE FINISHED SURFACE OF ROOF DECK FOR EQUIPMENT
WITHIN 10' PERPENDICULAR DISTANCE TO PARAPET WALL

SCUPPERS TYPICAL

CANTILEVERED AWNING

5'-0"
8'-0"
8'-0"
5'-0"
8'-0"

SOLID MEMBRANE ROOFING

→
→

METAL ROOF

↓
↓

LIGHTING PLAN

SCALE 3/16" = 1'-0"

NOTE

WELCOME TO YOUR NEW ADDICTION

ADA

BAR

DINING ROOM

SEX

PATIO

RAILING

48" ACCESS

PAGE A-2
PLAN #
16016

CUSTOMER: FUZZY'S TACO SHOP

BUILDER: ▮▮▮▮▮▮▮▮

MIDTOWN PHASE 11 MIDLOTHIAN, TEXAS

DRAWN BY: DSW
DATE:
REVISION 1
BY: DSW
DATE: 3-3-2017
REVISION 2
BY: DSW
DATE: 1-18-2017

FLOOR PLAN

SCALE 3/16" = 1'-0"

DINING ROOM

KITCHEN

PATIO

TABLE OF CONTENTS

PAGE	DESCRIPTION
A-1	FLOOR PLAN, SCHEDULES AND PROJECT NOTES
A-2	LIGHTING PLAN AND ROOF PLAN
A-3	BASIC WALL INTERIOR LAYOUT
A-4	ELEVATIONS AND ADA SPACE
A-5	SECTIONS AND DETAILS

CITY REVIEW ISSUES ADDRESSED

GENERAL NOTES

DOOR SCHEDULE

WINDOW SCHEDULE

SQUARE FOOTAGE AREA TOTALS

DAVID WINCHESTER

Designer and Planner
Arlington, Texas
817.891.1624
Email: david@winchesterhomedesigns.com

CUSTOMER: FUZZY'S TACO SHOP

BUILDER:

MIDTOWN PHASE 11 MIDLOTHIAN, TEXAS

TRADE AREA REPORT

Midlothian, TX 76065

Presented by

Barry Seal

Texas Real Estate License: 0609479

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Keller Williams Dallas Preston Road

18333 Preston Road
Suite 100
Dallas, TX 75252

Criteria Used for Analysis

Median Household Income	Median Age	Total Population	1st Dominant Segment
$115,620	**37.6**	**50,675**	**Up and Coming Families**

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Sprouting Explorers

Young homeowners with families

Urbanization

Where do people like this usually live?

Suburban Periphery

The most populous and fastest-growing among Urbanization groups, Suburban Periphery includes one-third of the nation's population

Top Tapestry Segments	Up and Coming Families	Professional Pride	Middleburg	Southern Satellites	Workday Drive
% of Households	3,784 (22.5%)	3,369 (20.0%)	3,146 (18.7%)	2,013 (12.0%)	1,731 (10.3%)
% of Ellis County	12,255 (16.4%)	3,664 (4.9%)	8,646 (11.6%)	9,875 (13.2%)	7,172 (9.6%)
Lifestyle Group	Sprouting Explorers	Affluent Estates	Family Landscapes	Rustic Outposts	Family Landscapes
Urbanization Group	Suburban Periphery	Suburban Periphery	Semirural	Rural	Suburban Periphery
Residence Type	Single Family	Single Family	Single Family	Single Family ; Mobile Homes	Single Family
Household Type	Married Couples	Married Couples	Married Couples	Married Couples	Married Couples
Average Household Size	3.04	3	2.69	2.6	2.87
Median Age	33.9	42.4	37.6	41.6	39.5
Diversity Index	82	57.1	60.4	51.1	62.9
Median Household Income	$99,800	$176,700	$83,700	$66,600	$116,800
Median Net Worth	$301,800	$1,181,100	$277,100	$240,600	$579,100
Median Home Value	$369,200	$605,700	$306,900	$239,600	$406,900
Homeownership	74.1 %	90.3 %	76.1 %	81.1 %	84.8 %
Employment	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Mgmnt/Bus/Financial	Professional or Services	Professional or Mgmnt/Bus/Financial
Education	Some College No Degree	Bachelor's Degree	High School Diploma	High School Diploma	Bachelor's Degree
Preferred Activities	Busy with work and family . Shop around for the best deals.	Own latest tablets, smartphones and laptops . Upgrade picture-perfect homes.	Spending priorities also focus on family . Enjoy hunting, fishing, bowling and baseball.	Go hunting, fishing . Own a pet dog.	Prefer outdoor activities and sports . Family-oriented purchases and activities dominate.
Financial	Carry debt, but also maintain retirement plans	Hold 401(k) and IRA plans/securities	Carry some debt; invest for future	More concerned about cost rather than brand	Well insured, invest in a range of funds, high debt
Media	Rely on the Internet for entertainment and information	Avid readers; epicurean, sports, home service magazines	TV and magazines provide entertainment and information	Obtain most of their information from TV	Connected, with a host of wireless devices
Vehicle	Own late model import SUVs or compacts	Own 3 or more vehicles	Like to drive trucks, SUVs, or motorcycles	Own 1 or 2 vehicles likely a truck	Own 2+ vehicles (minivans, SUVs)

About this segment
Up and Coming Families

This is the	In this area	In the United States
#1	**22.5%**	**2.9%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Up and Coming Families is a market in transition. Residents are younger and more mobile than the previous generation. They are ambitious, working hard to get ahead, and willing to take some risks to achieve their goals. The recession has impacted their financial well-being, but they are optimistic. Their homes are new; their families are young. And this is one of the fastest-growing markets in the country.

Our Neighborhood

- New suburban periphery: new families in new housing subdivisions.
- Building began in the housing boom of the 2000s and continues in this fast-growing market.
- Single-family homes with a median value of $194,400 and a lower vacancy rate.
- The price of affordable housing: longer commute times

Socioeconomic Traits

- Education: 67% have some college education or degree(s).
- Hard-working labor force with a participation rate of 71%.
- Most households (61%) have 2 or more workers.
- Careful shoppers, aware of prices, willing to shop around for the best deals and open to influence by others' opinions.
- Seek the latest and best in technology.
- Young families still feathering the nest and establishing their style.

Market Profile

- Rely on the Internet for entertainment, information, shopping, and banking.
- Prefer imported SUVs or compact cars, late models.
- Carry debt from credit card balances to student loans and mortgages, but also maintain retirement plans and make charitable contributions.
- Busy with work and family; use home and landscaping services to save time.
- Find leisure in family activities, movies at home, trips to theme parks or the zoo, and sports; from golfing, weight lifting, to taking a jog or run.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2024. Update Frequency: Annually.

About this segment
Professional Pride

This is the	In this area	In the United States
#2	**20.0%**	**1.6%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Professional Pride consumers are well-educated career professionals that have prospered through the Great Recession. To maintain their upscale suburban lifestyles, these goal-oriented couples work, often commuting far and working long hours. However, their schedules are fine-tuned to meet the needs of their school-age children. They are financially savvy; they invest wisely and benefit from interest and dividend income. So far, these established families have accumulated an average of $1.6 million dollars in net worth, and their annual household income runs at more than twice the US level. They take pride in their newer homes and spend valuable time and energy upgrading. Their homes are furnished with the latest in home trends, including finished basements equipped with home gyms and in-home theaters.

Our Neighborhood

- Typically owner-occupied, single-family homes are in newer neighbor hoods: 67% of units were built in the last 20 years. Neighborhoods are primarily located in the suburban periphery of large metropolitan areas. Most households own three or more vehicles; long commutes are the norm. Homes are valued at more than twice the US median home value, although three out of four homeowners have mortgages to pay off. Families are mostly married couples (almost 80% of households), and nearly half of these families have kids. Their average household size, 3.13, reflects the presence of children.

Socioeconomic Traits

- Professional Pride consumers are highly qualified in the science, technology, law, or finance fields; they've worked hard to build their professional reputation or their start-up businesses. These consumers are willing to risk their accumulated wealth in the stock market. Most have a preferred financial institution, regularly read financial news, and use the internet for banking transactions. Residents are goal oriented and strive for lifelong earning and learning. Life here is well organized; routine is a key ingredient to daily life.

Market Profile

- These frequent travelers take several domestic trips a year, preferring to book their plane tickets, accommodations, and rental cars via the internet. Residents take pride in their picture-perfect homes, which they continually upgrade. They shop at Home Depot and Bed Bath & Beyond to tackle the smaller home improvement and remodeling tasks but contract out the larger projects. Hire housekeepers or professional cleaners. Residents are prepared for the ups and downs in life; they maintain life insurance; homeowners and auto insurance; as well as medical, vision, dental, and

- rescription insurance through work. They are actively investing for the future; they hold 401(k) and IRA retirement plans, plus securities. Consumers spend on credit but have the disposable income to avoid a balance on their credit cards. They spend heavily on internet shopping; Amazon.com is a favorite website. Consumers find time in their busy schedules for themselves. They work out in their home gyms, owning at least a treadmill, an elliptical, or weightlifting equipment. They also visit the salon and spa regularly. All family members are avid readers; they read on their smartphones, tablets, and e-readers but also read hard copies of epicurean, home service, and sports magazines. Residents, both young and old, are tech savvy; they not only own the latest and greatest in tablets, smartphones, and laptops but actually use the

- eatures each has to offer.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2024. Update Frequency: Annually.

About this segment
Middleburg

This is the	In this area	In the United States
#3	**18.7%**	**3.1%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, as the housing boom spread beyond large metropolitan cities. Residents are traditional, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

Our Neighborhood

- Semirural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes.
- Affordable housing, median value of $175,000 with a low vacancy rate.
- Young couples, many with children; average household size is 2.75.

Socioeconomic Traits

- Education: 65% with a high school diploma or some college.
- Labor force participation typical of a younger population at 66.7%.
- Traditional values are the norm here, faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.

Market Profile

- Residents are partial to domestic vehicles; they like to drive trucks, SUVs, or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, fishing, bowling, and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2024. Update Frequency: Annually.

About this segment

Southern Satellites

This is the	In this area	In the United States
#4	**12.0%**	**3.1%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Southern Satellites is the second largest market found in rural settlements but within metropolitan areas located primarily in the South. This market is typically slightly older, settled married-couple families, who own their homes. Two-thirds of the homes are single-family structures; almost a third are mobile homes. Median household income and home value are below average. Workers are employed in a variety of industries, such as manufacturing, health care, retail trade, and construction, with higher proportions in mining and agriculture than the US. Residents enjoy country living, preferring outdoor activities and DIY home projects.

Our Neighborhood

- About 78% of households are owned.
- Married couples with no children are the dominant household type, with a number of multigenerational households.
- Most are single-family homes (67%), with a number of mobile homes.
- Most housing units were built in 1970 or later.
- Most households own 1 or 2 vehicles, but owning 3+ vehicles is common.

Socioeconomic Traits

- Education: almost 40% have a high school diploma only; 45% have college education.
- Labor force participation rate is 59.1%, slightly lower than the US.
- These consumers are more concerned about cost rather than quality or brand loyalty.
- They tend to be somewhat late in adapting to technology.
- They obtain a disproportionate amount of their information from TV, compared to other media.

Market Profile

- Usually own a truck; likely to service it themselves.
- Frequent the convenience store, usually to fill up a vehicle with gas.
- Typical household has a satellite dish.
- Work on home improvement and remodeling projects.
- Own a pet, commonly a dog.
- Participate in fishing and hunting.
- Prefer to listen to country music and watch Country Music Television (CMT).
- Read fishing/hunting and home service magazines.
- Partial to eating at low-cost family restaurants and drive-ins.
- Use Walmart for all their shopping needs (groceries, clothing, pharmacy, etc.).

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2024. Update Frequency: Annually.

About this segment
Workday Drive

This is the	In this area	In the United States
#5	**10.3%**	**3.1%**
dominant segment for this area	of households fall into this segment	of households fall into this segment

An overview of who makes up this segment across the United States

Who We Are

Workday Drive is an affluent, family-oriented market with a country flavor. Residents are partial to new housing away from the bustle of the city but close enough to commute to professional job centers. Life in this suburban wilderness offsets the hectic pace of two working parents with growing children. They favor time-saving devices, like banking online or housekeeping services, and family-oriented pursuits.

Our Neighborhood

- Workday Drive residents prefer the suburban periphery of metropolitan areas.
- Predominantly single family, homes are in newer neighborhoods, 34% built in the 1990s, 31% built since 2000.
- Owner-occupied homes have high rate of mortgages at 68%, and low rate vacancy at 4%.
- Median home value is $257,400.
- Most households are married couples with children; average household size is 2.97.
- Most households have 2 or 3 vehicles; long travel time to work including a disproportionate number commuting from a different county

Socioeconomic Traits

- Education: 40.5% college graduates; more than 72% with some college education.
- High labor force participation rate at 71%; 2 out of 3 households include 2+ workers.
- Connected, with a host of wireless devices, anything that enables convenience, like banking, paying bills, or even shopping online.
- Well insured and invested in a range of funds, from savings accounts or bonds to stocks.
- Carry a higher level of debt, including first and second mortgages and auto loans

Market Profile

- Most households own at least 2 vehicles; the most popular types are minivans and SUVs.
- Family-oriented purchases and activities dominate, like 4+ televisions, movie purchases or rentals, children's apparel and toys, and visits to theme parks or zoos.
- Outdoor activities and sports are characteristic of life in the suburban periphery. They attend sporting events, as well as participate in them like bicycling, jogging, golfing, and boating.
- Home maintenance services are frequently contracted, but these families also like their gardens and own the tools for minor upkeep, like lawn mowers, trimmers, and blowers.

The demographic segmentation shown here can help you understand the lifestyles and life stages of consumers in a market. Data provider Esri classifies U.S. residential neighborhoods into 67 unique market segments based on socioeconomic and demographic characteristics. Data Source: Esri 2024. Update Frequency: Annually.

6/24/2025

Midlothian, TX 76065: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 2024
■ 2029 (Projected)

	2024	2029 (Projected)
76065	50,675	62,699
Ellis County	220,483	255,638
Texas	30,857,478	32,581,174

Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 2024
■ 2029 (Projected)

	2024	2029 (Projected)
76065	499.5	618.1
Ellis County	235.6	273.2
Texas	118.1	124.7

Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 2024
■ 2029 (Projected)

	2024	2029 (Projected)
76065	18.04%	23.73%
Ellis County	14.56%	15.94%
Texas	5.87%	5.59%

Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 76065

	76065
76065	40,940
Ellis County	190,986
Texas	30,632,421

Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	Value
76065	403.6
Ellis County	204.1
Texas	117.2

■ 76065

Average Household Size

This chart shows the average household size in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	2024	2029 (Projected)
76065	3.00	2.97
Ellis County	2.92	2.90
Texas	2.70	2.67

■ 2024
■ 2029 (Projected)

Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	2024	2029 (Projected)
76065	45,341	55,783
Ellis County	193,014	223,827
Texas	25,105,730	26,504,711

■ 2024
■ 2029 (Projected)

6/24/2025

Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

- Women 2024 2024
- Men 2024 2024

Women 2029 (Projected) 2029 (Projected)

Men 2029 (Projected) 2029 (Projected)

76065
| 49.6% | 50.4% |
| 50.0% | 50.0% |

Ellis County
| 50.1% | 49.9% |
| 50.4% | 49.6% |

Texas
| 49.9% | 50.1% |
| 50.2% | 49.8% |

Midlothian, TX 76065: Age Comparison

Median Age

This chart shows the median age in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 2024
■ 2029 (Projected)

76065
- 37.6
- 37.4

Ellis County
- 37.1
- 37.7

Texas
- 36.3
- 37.3

Population by Age

This chart breaks down the population of an area by age group.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 2024
■ 2029 (Projected)

Children
- 13.4%
- 12.8%

Tweens
- 4.7%
- 4.2%

Teens
- 10.9%
- 9.7%

20s
- 11.4%
- 14.0%

30s
- 13.1%
- 12.5%

40s
- 14.7%
- 14.2%

50s
- 12.8%
- 12.6%

60s
- 10.3%
- 10.0%

70s
- 6.1%
- 6.7%

Over 80
- 2.6%
- 3.2%

6/24/2025

Midlothian, TX 76065: Marital Status Comparison

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

- Married
- Unmarried

Geography	Married	Unmarried
76065	62.0%	38.0%
Ellis County	58.4%	41.6%
Texas	51.6%	48.4%

Married

This chart shows the number of people in an area who are married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	Married
76065	62.0%
Ellis County	58.4%
Texas	51.6%

Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	Never Married
76065	26.1%
Ellis County	28.1%
Texas	34.4%

Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	Widowed
76065	3.7%
Ellis County	4.5%
Texas	4.8%

Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	Divorced
76065	8.2%
Ellis County	9.0%
Texas	9.2%

Midlothian, TX 76065: Economic Comparison

Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

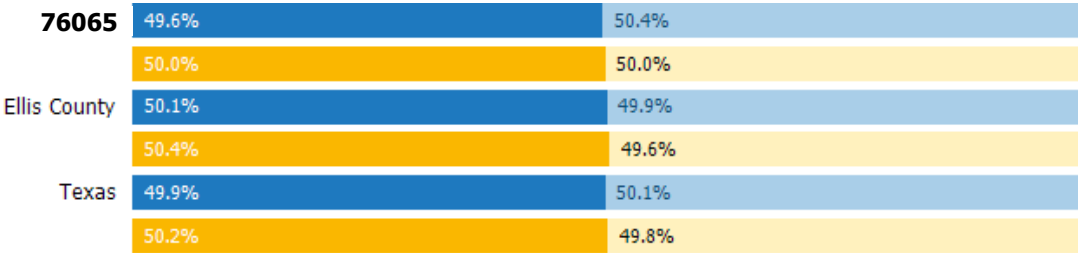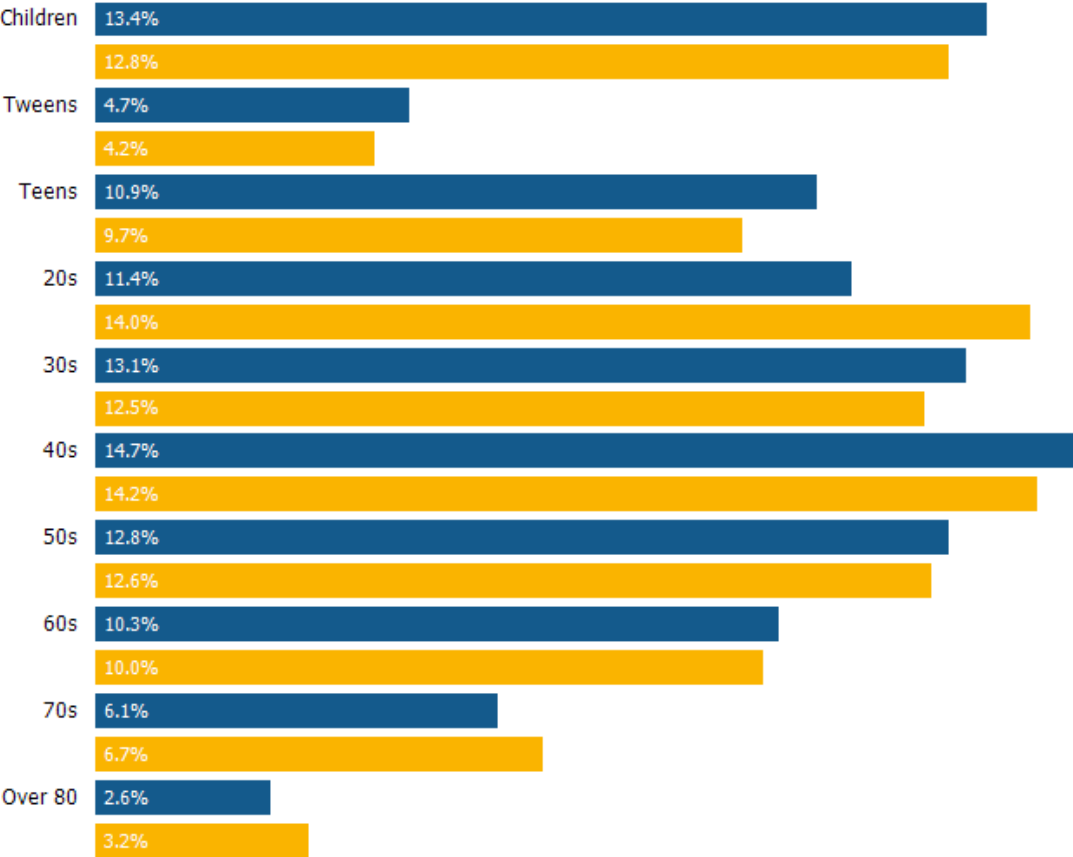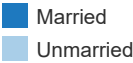Update Frequency: Annually

- 2024
- 2029 (Projected)

Geography	2024	2029 (Projected)
76065	$140,196	$150,685
Ellis County	$116,488	$131,156
Texas	$109,810	$126,136

Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

- 2024
- 2029 (Projected)

Geography	2024	2029 (Projected)
76065	$115,620	$122,496
Ellis County	$94,225	$104,784
Texas	$77,169	$87,953

Per Capita Income

This chart shows per capita income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

- 2024
- 2029 (Projected)

Geography	2024	2029 (Projected)
76065	$46,751	$50,938
Ellis County	$39,543	$44,852
Texas	$39,971	$46,521
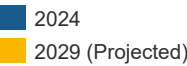
Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

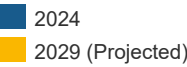| Geography	2024
76065	$106,367
Ellis County	$91,116
Texas	$84,105

6/24/2025

Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

- Midlothian
- Ellis County
- Texas
- USA

Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Data Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

Industry	Count
Manufacturing	3,657
Retail Trade	3,281
Health Care and Social Assistance	3,154
Education	2,318
Professional, Scientific and Technical	2,106
Construction	1,891
Transportation and Warehousing	1,510
Public Administration	1,479
Finance and Insurance	1,466
Other	1,173
Administrative Support and Waste Management	1,169
Accommodation and Food	1,095
Information	776
Wholesale Trade	728
Real Estate, Rental and Leasing	355
Utilities	229
Arts, Entertainment and Recreation	227
Mining	141
Agriculture, Forestry, Fishing and Hunting	48
Business Management	13

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Midlothian, TX 76065: Education Comparison

Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	Percentage
76065	2.2%
Ellis County	4.2%
Texas	6.2%

Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024
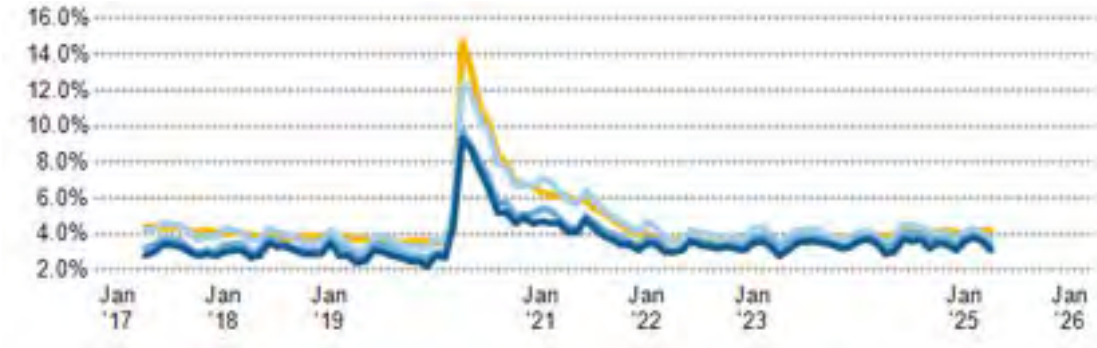
Update Frequency: Annually

Geography	Percentage
76065	2.8%
Ellis County	5.5%
Texas	6.2%

High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	Percentage
76065	4.2%
Ellis County	5.2%
Texas	4.7%

High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Geography	Percentage
76065	18.9%
Ellis County	22.4%
Texas	20.1%

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Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

76065	22.5%
Ellis County	22.3%
Texas	18.8%

Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

76065	8.9%
Ellis County	9.4%
Texas	8.4%

Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

76065	27.8%
Ellis County	21.3%
Texas	23.1%

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2024
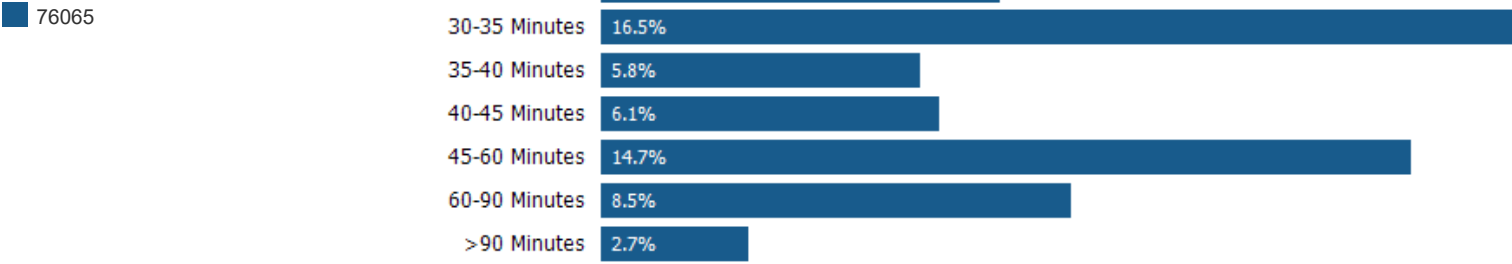
Update Frequency: Annually

76065	12.7%
Ellis County	9.6%
Texas	12.6%

Midlothian, TX 76065: Commute Comparison

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 76065

Commute Time	Percentage
<5 Minutes	2.5%
5-10 Minutes	7.4%
10-15 Minutes	6.5%
15-20 Minutes	11.7%
20-25 Minutes	10.2%
25-30 Minutes	7.2%
30-35 Minutes	16.5%
35-40 Minutes	5.8%
40-45 Minutes	6.1%
45-60 Minutes	14.7%
60-90 Minutes	8.5%
>90 Minutes	2.7%

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Data Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

■ 76065

Transportation	Percentage
Drive Alone	91.2%
Work at Home	14.3%
Carpool	7.4%
Other	0.7%
Walk	0.5%
Bus	0.2%
Public Transit	0.2%
Motorcycle	0.0%
Bicycle	0.0%

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Midlothian, TX 76065: Home Value Comparison

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Area	Value
76065	$453,730
Ellis County	$371,480
Texas	$336,280

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Area	Value
76065	+0.2%
Ellis County	+2.1%
Texas	+3.1%

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.

Data Source: Listing data

Update Frequency: Monthly

Area	Value
76065	$535,000
Ellis County	$489,000
Texas	$384,999

12 mo. Change in Median Listing Price

This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.

Data Source: Listing data

Update Frequency: Monthly

Area	Value
76065	+1.9%
Ellis County	+2.9%
Texas	+2.7%

Traffic Counts

Daily Traffic Counts:
△ 6,001 – 15,000   ▲ 15,001 – 30,000   ▲ 30,001 – 50,000   ▲ 50,001 – 100,000   ▲ Over 100,000 / day
△ Up 6,000 / day

▲ 1	▲ 2	▲ 3	▲ 4	▲ 5
51,401	**50,161**	**48,502**	**46,110**	**45,012**
2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts	2022 Est. daily traffic counts
Street: –	Street: –	Street: **East US Highway 287**	Street: –	Street: **West US Highway 287**
Cross: –	Cross: –	Cross: **Mt Zion Rd**	Cross: –	Cross: **Lakeview**
Cross Dir: –	Cross Dir: –	Cross Dir: **S**	Cross Dir: –	Cross Dir: **NW**
Dist: –	Dist: –	Dist: **0.33 miles**	Dist: –	Dist: **0.13 miles**

Historical counts

Year	Count	Type		Year	Count	Type		Year	Count	Type		Year	Count	Type		Year	Count	Type
2021	▲ 48,983	AADT		2021	▲ 43,422	AADT		2021	▲ 45,760	AADT		2021	▲ 45,136	AADT		2021	▲ 38,965	AADT
2020	▲ 34,869	AADT		2020	▲ 35,591	AADT		2020	▲ 36,087	AADT		2020	▲ 35,315	AADT		2020	▲ 37,446	AADT
2019	▲ 36,990	AADT		2019	▲ 38,335	AADT		2019	▲ 36,823	AADT		2019	▲ 33,471	AADT		2019	▲ 36,712	AADT
				2018	▲ 36,170	AADT						2018	▲ 28,113	AADT		2018	▲ 36,712	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

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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.

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.**

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 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.

Keller Williams Dallas Preston Road	**0499181**	**klrw48@kw.com**	**972-732-6000**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Anne Lakusta	**0452271**	**klrw48@kw.com**	**972-732-6000**
Designated Broker of Firm	License No.	Email	Phone
Janice Moore	**0369873**	**klrw48@kw.com**	**972-732-6000**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Barry Seal	**0609479**	**klrw48@kw.com**	**972-732-6000**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date