

FOR SALE
PAD SITES
Midlothian, Texas

- LOCATION:** The subject property is located at the northwest corner of U.S. Highway 287 Bypass and Midlothian Parkway.
- DESCRIPTION:** Pad Sites ranging from 35,000 S.F. up to 4.71+ Acres
- ZONED:** Commercial
- FRONTAGE:** Midlothian Parkway - 198.40 ft.
U.S. Highway 287 Bypass - 530.21 ft.
- UTILITIES:** All utilities are available.
- PRICE:** Varies depending on exact size and location.
- COMMENTS:** Excellent retail corner adjacent to Brookshire Grocery. 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

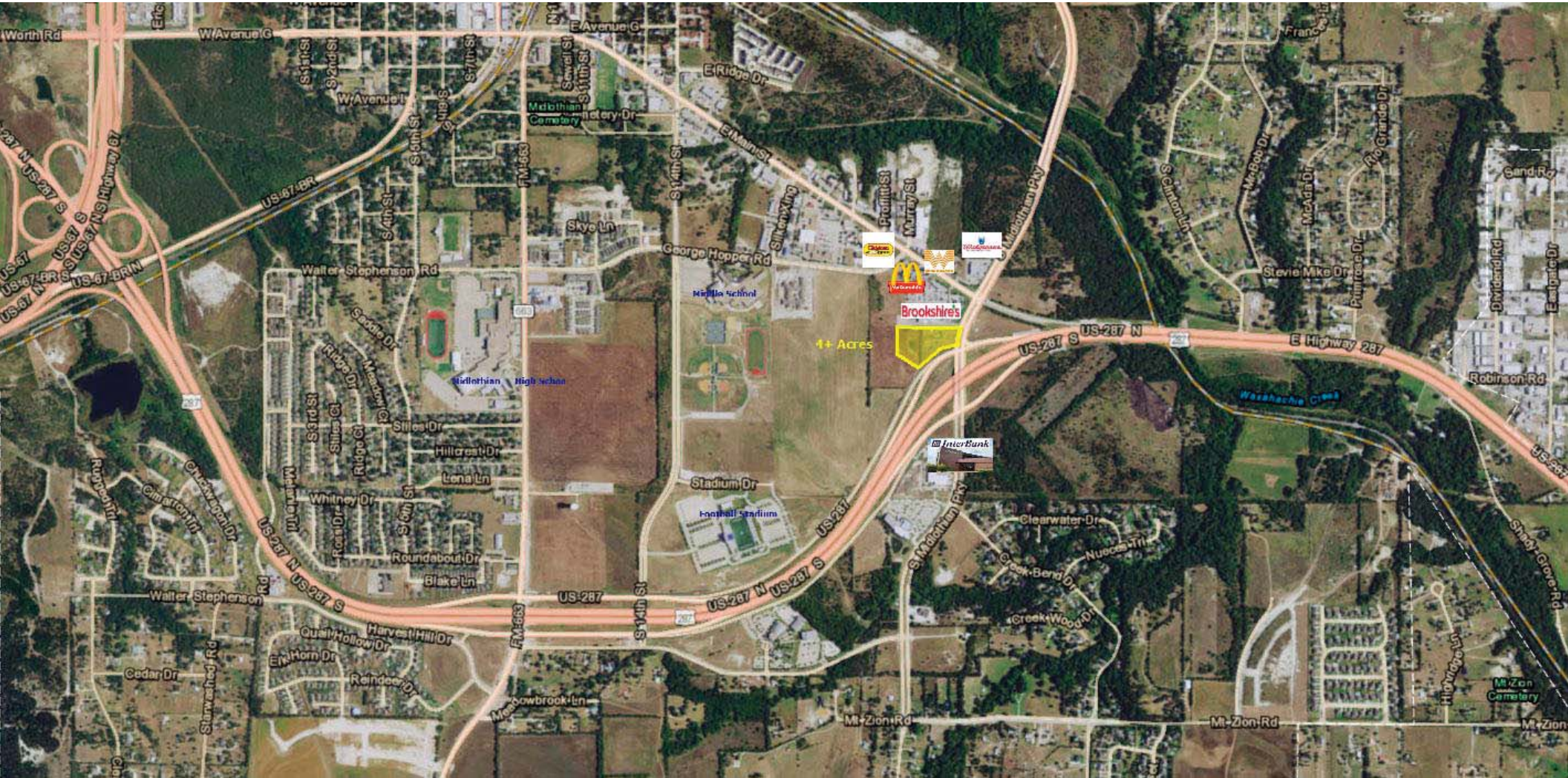
972-333-4143

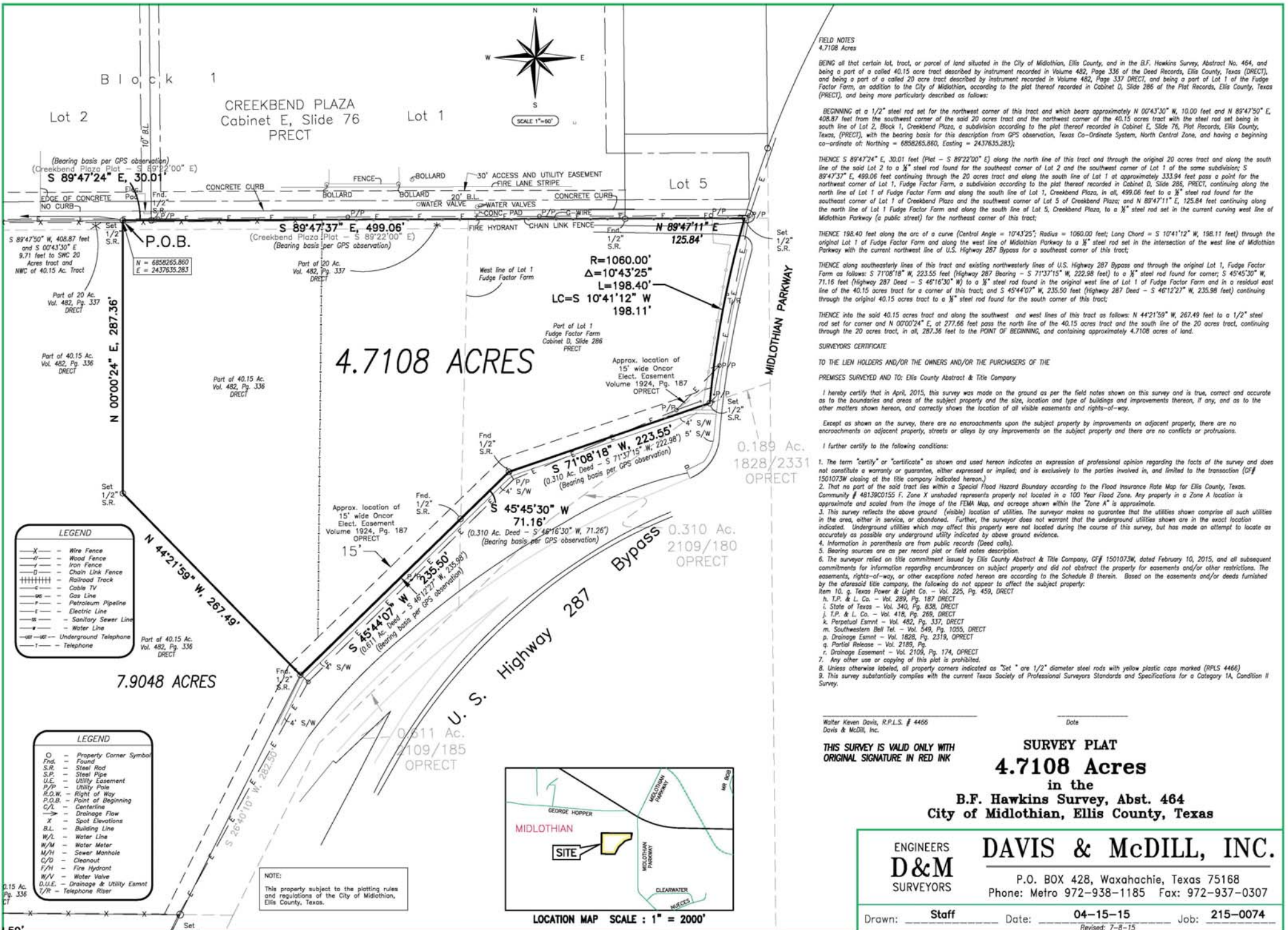
midlothian pad sites 287-mpkwy-fs.docx

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.

Pad Sites Midlothian







FIELD NOTES
4.7108 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 acre 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 acre tract described by instrument recorded in Volume 482, Page 337 DRECT, and being a part of Lot 1 of the Fudge Factor Farm, an addition to the City of Midlothian, according to the plat thereof recorded in Cabinet D, Slide 286 of the Plat Records, Ellis County, Texas (PRECT), and being more particularly described as follows:

BEGINNING at a 1/2" steel rod set for the northwest corner of this tract and which bears approximately N 00°43'30" W, 10.00 feet and N 89°47'50" E, 408.87 feet from the southwest corner of the said 20 acre tract and the northeast corner of the 40.15 acre tract with the steel rod set being in south line of Lot 2, Block 1, Creekbend Plaza, a subdivision according to the plat thereof recorded in Cabinet E, Slide 76, Plat Records, Ellis County, Texas, (PRECT), 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 = 6688265.860, Easting = 2437635.283;

THENCE S 89°47'24" E, 30.01 feet (Plot - S 89°22'00" E) along the north line of this tract and through the original 20 acre tract and along the south line of the said Lot 2 to a 1/2" steel rod set for the southeast corner of Lot 2 and the southwest corner of Lot 1 of the same subdivision; S 89°47'37" E, 499.06 feet continuing through the 20 acre tract and along the south line of Lot 1 at approximately 333.94 feet pass a point for the northwest corner of Lot 1, Fudge Factor Farm, a subdivision according to the plat thereof recorded in Cabinet D, Slide 286, PRECT, continuing along the north line of Lot 1 of Fudge Factor Farm and along the south line of Lot 1, Creekbend Plaza, in all, 499.06 feet to a 1/2" steel rod set for the southeast corner of Lot 1 of Creekbend Plaza and the southwest corner of Lot 5 of Creekbend Plaza; and N 89°47'11" E, 125.84 feet continuing along the north line of Lot 1 Fudge Factor Farm and along the south line of Lot 5, Creekbend Plaza, to a 1/2" steel rod set in the current curving west line of Midlothian Parkway (a public street) for the northeast corner of this tract;

THENCE 198.40 feet along the arc of a curve (Central Angle = 10°43'25"; Radius = 1060.00 feet; Long Chord = S 10°41'12" W, 198.11 feet) through the original Lot 1 of Fudge Factor Farm and along the west line of Midlothian Parkway to a 1/2" steel rod set in the intersection of the west line of Midlothian Parkway with the current northwest line of U.S. Highway 287 Bypass for a southeast corner of this tract;

THENCE along southeasterly lines of this tract and existing northerly lines of U.S. Highway 287 Bypass and through the original Lot 1, Fudge Factor Farm as follows: S 71°08'18" W, 223.55 feet (Highway 287 Bearing - S 71°37'15" W, 222.98 feet) to a 1/2" steel rod set for corner; S 45°45'30" W, 71.16 feet (Highway 287 Deed - S 46°16'30" W, 71.26 feet) to a 1/2" steel rod set in the original west line of Lot 1 of Fudge Factor Farm and in a residual east line of the 40.15 acre tract for a corner of this tract; and S 45°44'07" W, 235.50 feet (Highway 287 Deed - S 46°12'27" W, 235.98 feet) continuing through the original 40.15 acre tract to a 1/2" steel rod set for the south corner of this tract;

THENCE into the said 40.15 acre tract and along the southwest and west lines of this tract as follows: N 44°21'59" W, 267.49 feet to a 1/2" steel rod set for corner and N 00°00'24" E, at 277.86 feet pass the north line of the 40.15 acre tract and the south line of the 20 acre tract, continuing through the 20 acre tract, in all, 287.36 feet to the POINT OF BEGINNING, and containing approximately 4.7108 acres of land.

SURVEYORS 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 April, 2015, 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:

1. The term "certify" or "certificates" 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 (CF# 1501073W closing of the title company indicated hereon.)
2. 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 # 4813900155. If Zone X unshaded represents property not located in a 100 Year Flood Zone. Any property in a Zone A location is approximate and scaled from the image of the FEMA Map, and acreage shown within the "Zone A" is approximate.
3. 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.
4. Information in parenthesis hereon are from public records (Deed calls).
5. Bearing sources are as per record plat or field notes description.
6. The surveyor relied on title commitment issued by Ellis County Abstract & Title Company, CF# 1501073W, dated February 10, 2015, 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 assessments and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property:
Item 10. g. Texas Power & Light Co. - Vol. 225, Pg. 459, DRECT
h. T.P. & L. Co. - Vol. 289, Pg. 187 DRECT
i. State of Texas - Vol. 340, Pg. 838, DRECT
j. T.P. & L. Co. - Vol. 418, Pg. 289, DRECT
k. Perpetual Esmnt - Vol. 482, Pg. 337, DRECT
l. Southwestern Bell Tel. - Vol. 549, Pg. 1055, DRECT
m. Drainage Esmnt - Vol. 1828, Pg. 2319, OPRECT
n. Partial Release - Vol. 2169, Pg. 174, OPRECT
o. Drainage Esmnt - Vol. 2109, Pg. 174, OPRECT
7. Any other use or copying of this plot is prohibited.
8. 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 B Survey.

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

Date

THIS SURVEY IS VALID ONLY WITH ORIGINAL SIGNATURE IN RED INK

SURVEY PLAT
4.7108 Acres

in the
B.F. Hawkins Survey, Abst. 464
City of Midlothian, Ellis County, Texas

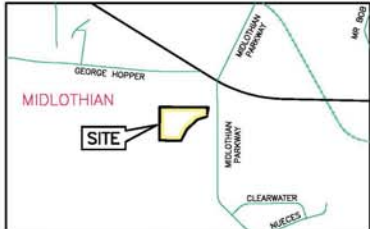
ENGINEERS
D&M
SURVEYORS

DAVIS & McDILL, INC.

P.O. BOX 428, Waxahachie, Texas 75168
Phone: Metro 972-938-1185 Fax: 972-937-0307

Drawn: Staff Date: 04-15-15 Job: 215-0074

Revised: 7-8-15



LOCATION MAP SCALE: 1" = 2000'

P.15 Ac. Pg. 336 CT

59'



Chicken Express

McDonald's

Winstarburger

Walgreens

MAIN STREET

FIRST FINANCIAL BANK

Brookshires

MIDLOTHIAN PKWY.

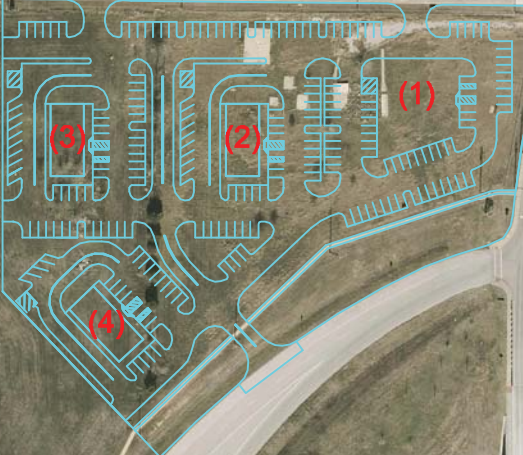
HWY 287

LOT #1
Bldg. = 4,000. sq. ft.
Land = 51,214. sq. ft.
Parking = 70 spaces

LOT #2
Bldg. = 3,100. sq. ft.
Land = 48,209. sq. ft.
Parking = 59 spaces

LOT #3
Bldg. = 3,100. sq. ft.
Land = 48,620. sq. ft.
Parking = 58 spaces

LOT #4
Bldg. = 3,100. sq. ft.
Land = 42,735. sq. ft.
Parking = 29 spaces



TOTAL
190,778.00 sq. ft. +/-
(4.38 acres)

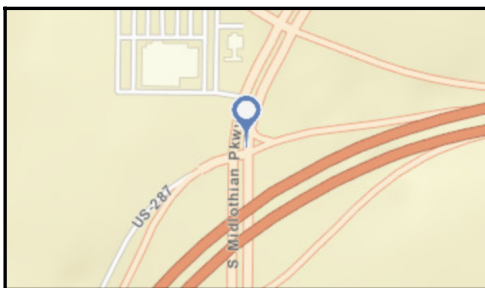
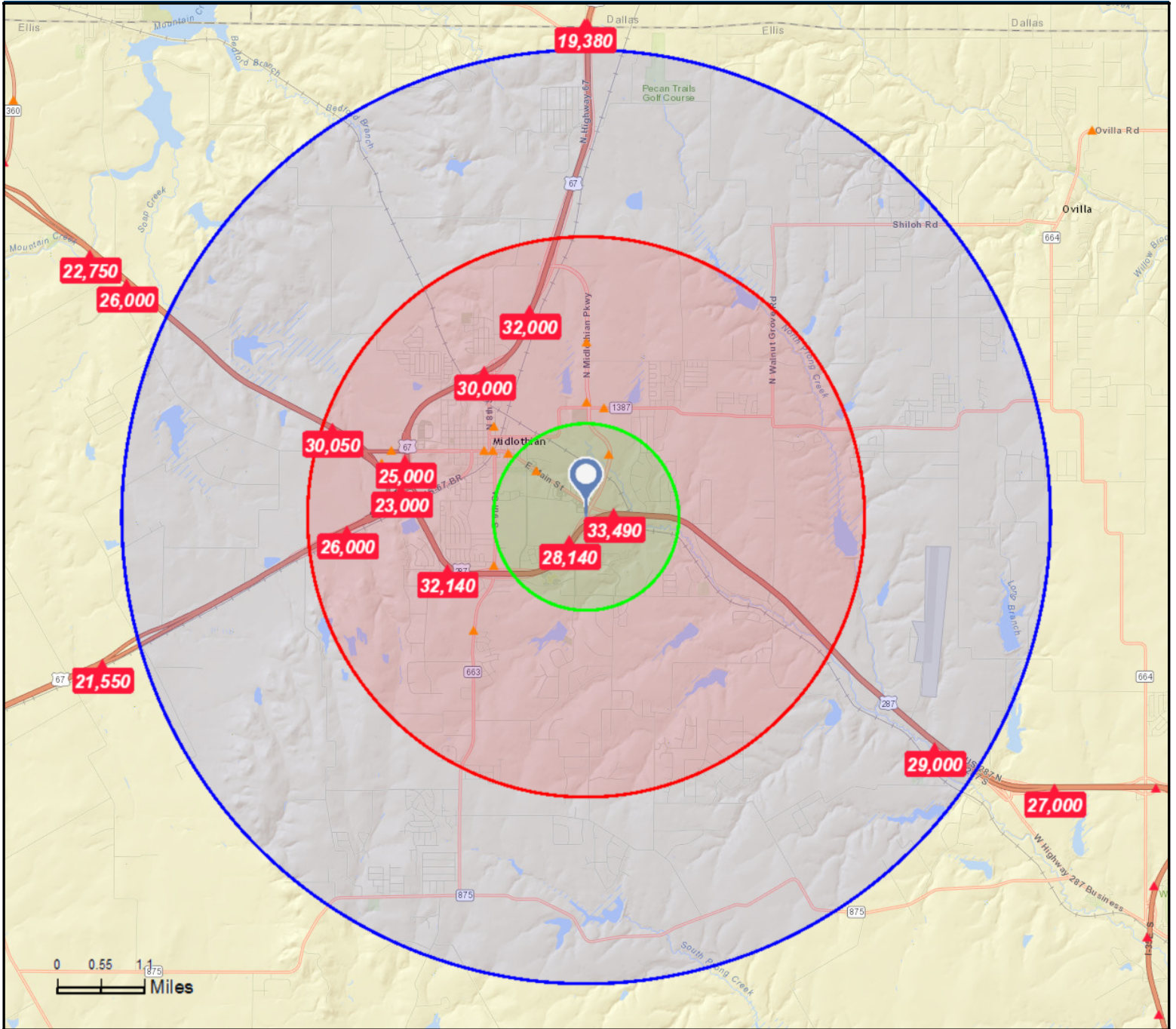
High Point Crossing ~ Midlothian, Texas



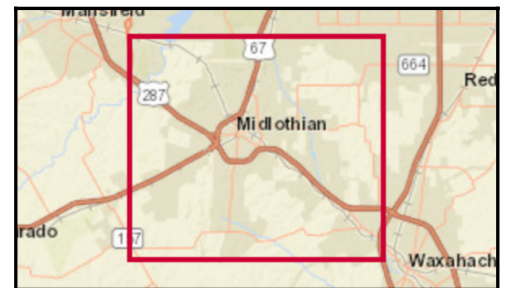
EAMVIZ

High Pointe Crossing
 1481 E Main St, Midlothian, Texas, 76065
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.4719
 Longitude: -96.97644



- 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



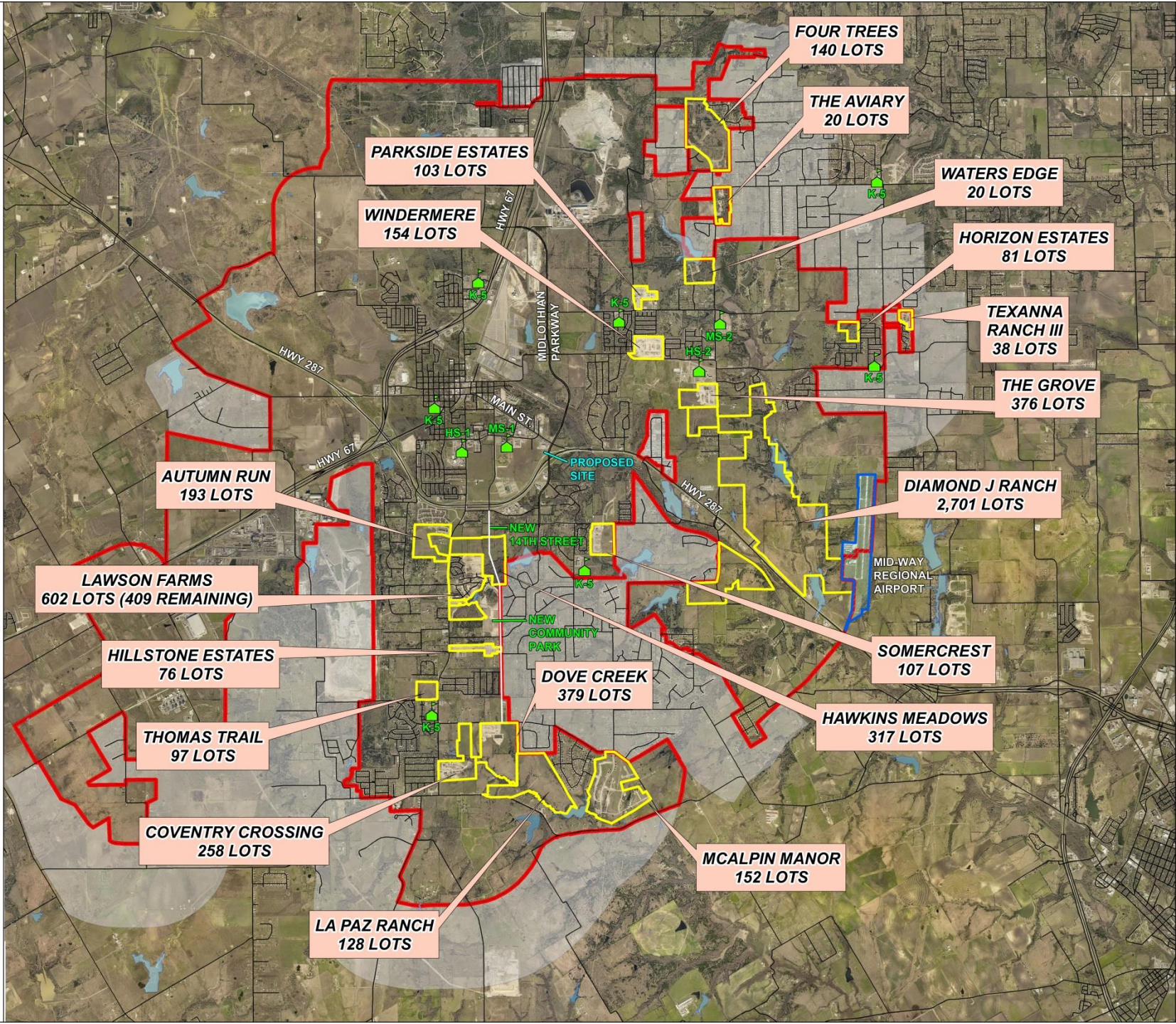
Source: ©2016 Kalibrate Technologies

January 25, 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

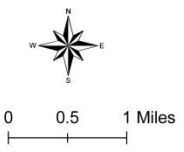
HAWKINS MEADOWS
317 LOTS

THOMAS TRAIL
97 LOTS

COVENTRY CROSSING
258 LOTS

MCALPIN MANOR
152 LOTS

LA PAZ RANCH
128 LOTS



QUARTERLY GROWTH PROFILE

Key Highlights - Fourth Quarter

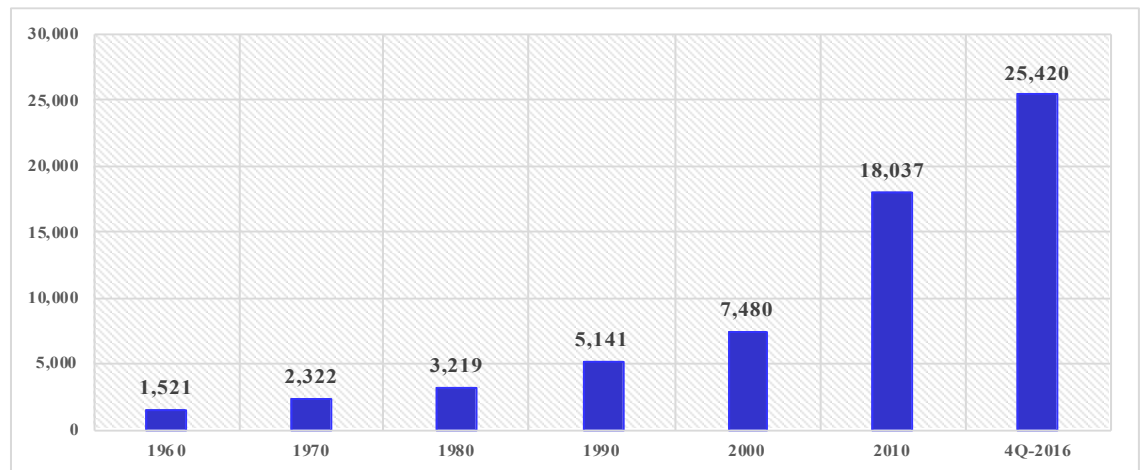
- Annexation of 700 acres was completed on November 1, 2016, which increased the city limits by 1.09 square miles and the ETJ by 5.71 square miles.
- In calendar year 2016, the City has issued a total of 474 new single family housing permits, breaking the all-time record of 420 permits set back in 2004.
- 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

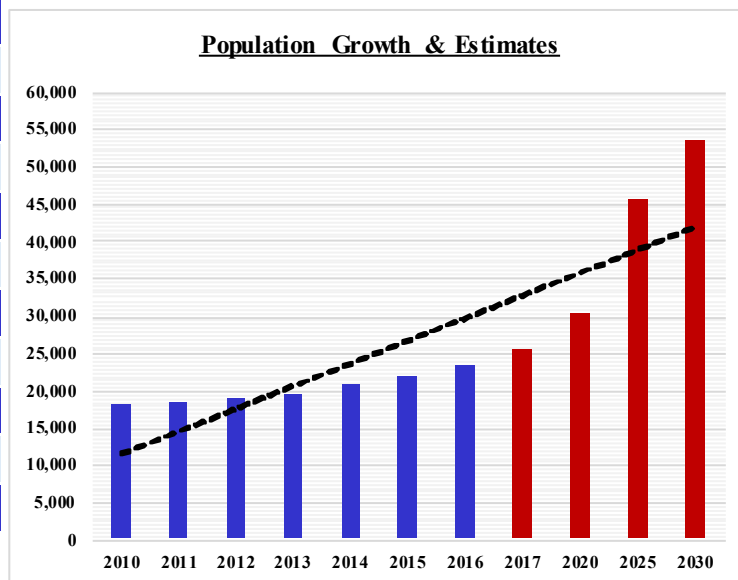


Population Trends & Estimates

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

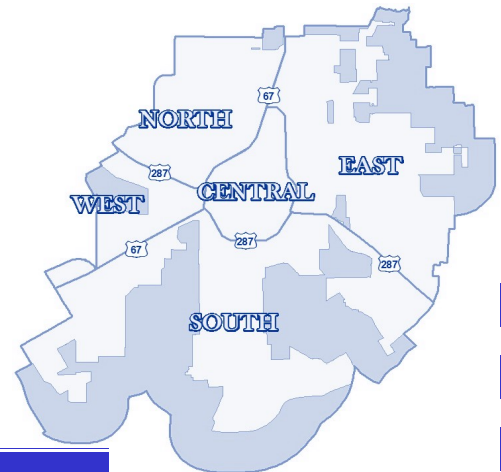
Permitting Activity

| 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

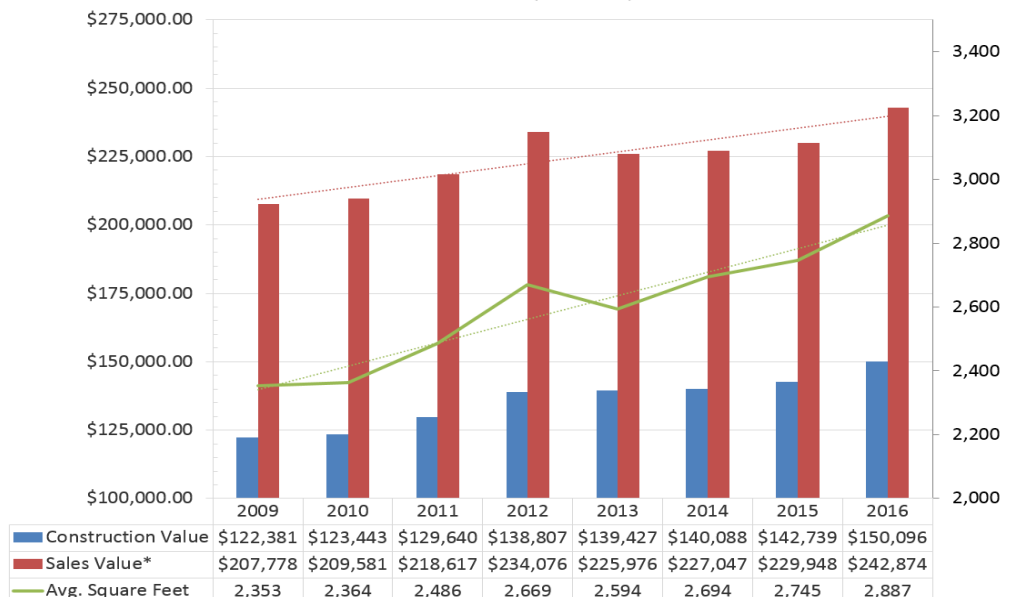
previous four (4) quarters

| 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.

