

NEW TOM THUMB ANCHORED SHOPPING CENTER UNDER CONSTRUCTION

Mockingbird Heights
97 Lots

Walnut Grove Middle School
987 Students

Wind Ridge Phase 1
181 SF Lots

Massey Meadows
239 SF Lots

SITE

Midlothian Heritage High School
1,596 Students

11,871 VPD ('23)



VENTURE TOM THUMB ANCHORED RETAIL FOR LEASE

214.378.1212

NEC FM 1387 & WALNUT GROVE RD
MIDLOTHIAN, TX

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LOCATION

**NEC FM 1387 & WALNUT GROVE RD
MIDLOTHIAN, TX 76065**

SHOP SPACE

BUILDING 1

4,100 SF (DRIVE THRU
AVAILABLE)
2,400 SF

BUILDING 2

4,000 SF
12,164 SF (DIVISIBLE)

PADS

LOT 4

1.246 AC

LOT 7

1.223 AC

LOT 8

1.075 AC

TRAFFIC COUNTS

FM 1387

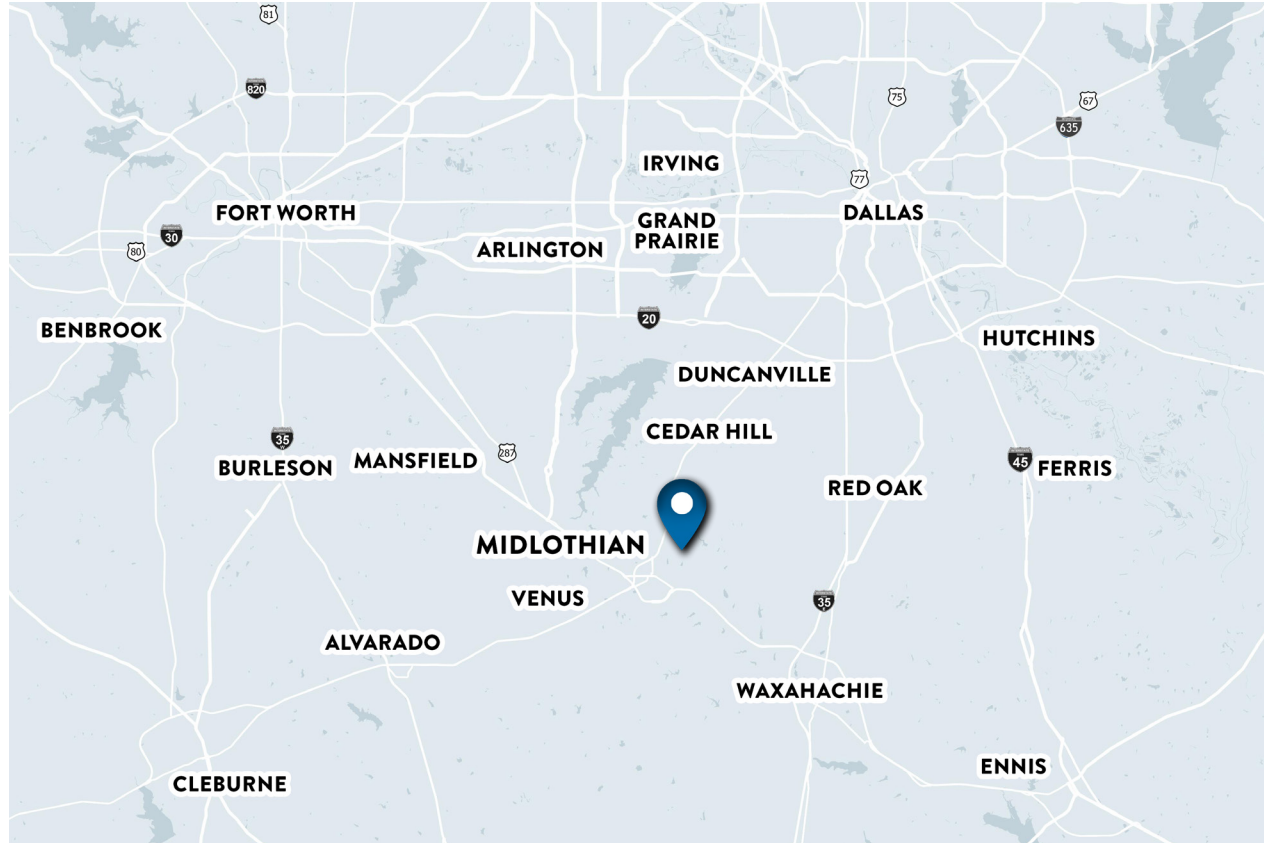
11,871 VPD

WALNUT GROVE RD

8,680 VPD

PROPERTY HIGHLIGHTS

- ★ TOM THUMB IS UNDER CONSTRUCTION AND OPENING SPRING 2026
- ★ ACROSS THE STREET FROM MIDLOTHIAN HERITAGE HIGH SCHOOL WITH 1,596 STUDENTS
- ★ LOCATED WITHIN A RAPIDLY GROWING RESIDENTIAL AREA OF MIDLOTHIAN SURROUNDED BY OVER 4,000 NEW SINGLE-FAMILY HOMES
- ★ UNDERSERVED RETAIL TRADE AREA
- ★ LANDLORD TO DELIVER SHOP SPACE WITH A CURBED HVAC SYSTEM AND AN INSTALLED GREASE TRAP
- ★ MONUMENT SIGNAGE ON FM 1385

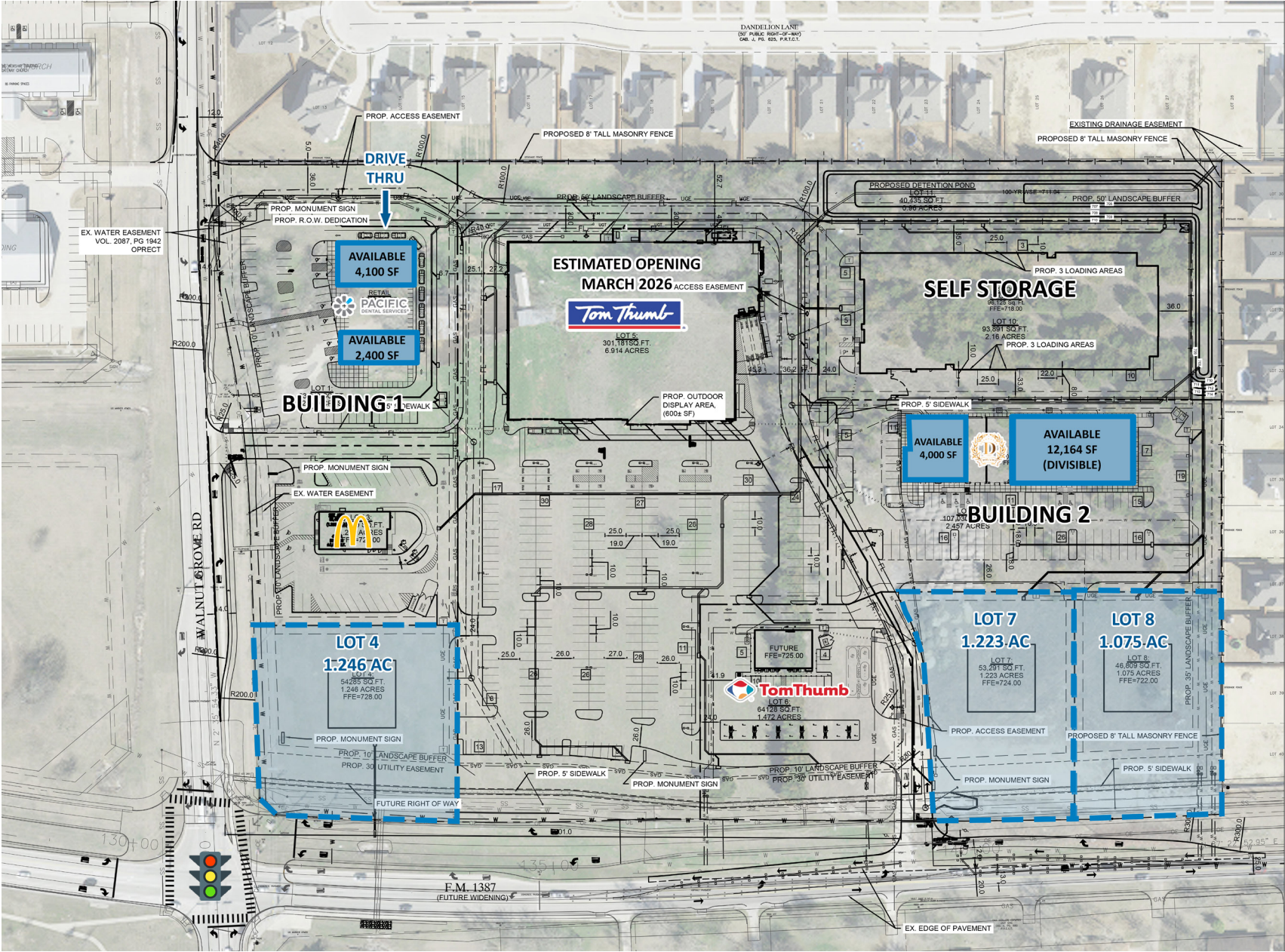


2025 DEMOGRAPHIC SUMMARY

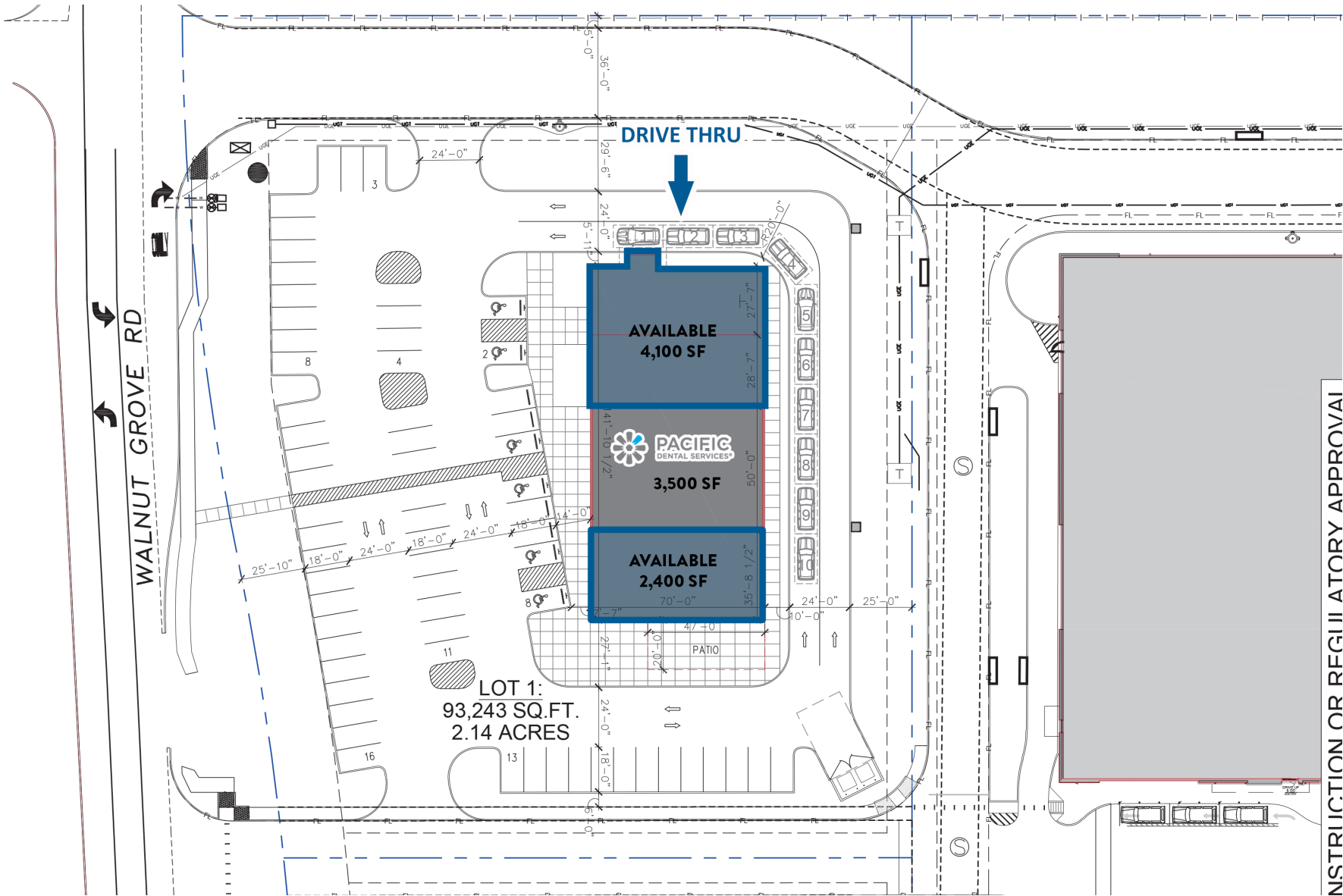
	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,637	21,079	50,962
EST. DAYTIME POPULATION	318	4,442	10,542
EST. AVG. HH INCOME	\$133,500	\$163,548	\$164,357

JOIN









RESTRICTION OR REG IIATORY APPROVAL







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LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT

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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.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date



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