



# **VENTURE** MIDLOTHIAN TOWNE CROSSING FOR LEASE

214.378.1212

SEC HWY 287 & FM 663  
MIDLOTHIAN, TX

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## LOCATION

SEC HWY 287 &amp; FM 663

## SIZE

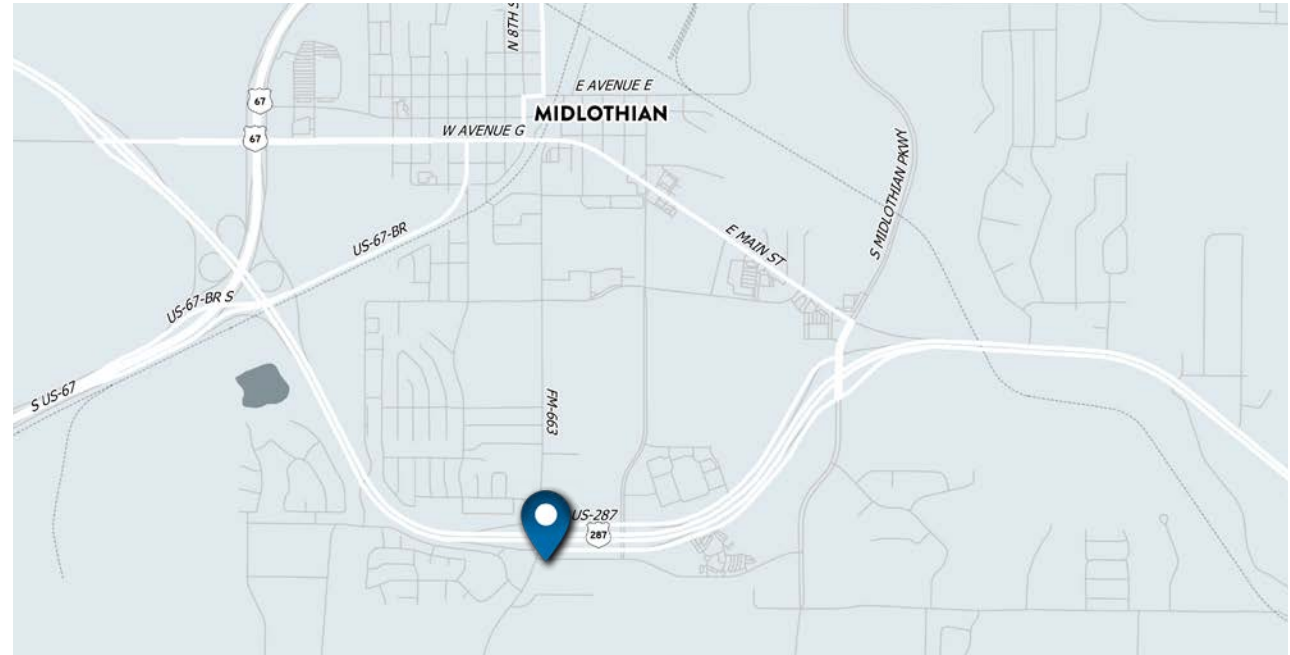
RETAIL  
150,000 SF

## AVAILABLE SPACES

RETAIL A  
1,056 SF

## TRAFFIC COUNTS

<b>HWY 287</b>	<b>FM 663</b>
48,983 VPD 2021	28,967 VPD 2021



## AREA ATTRACTIONS

## PROPERTY HIGHLIGHTS

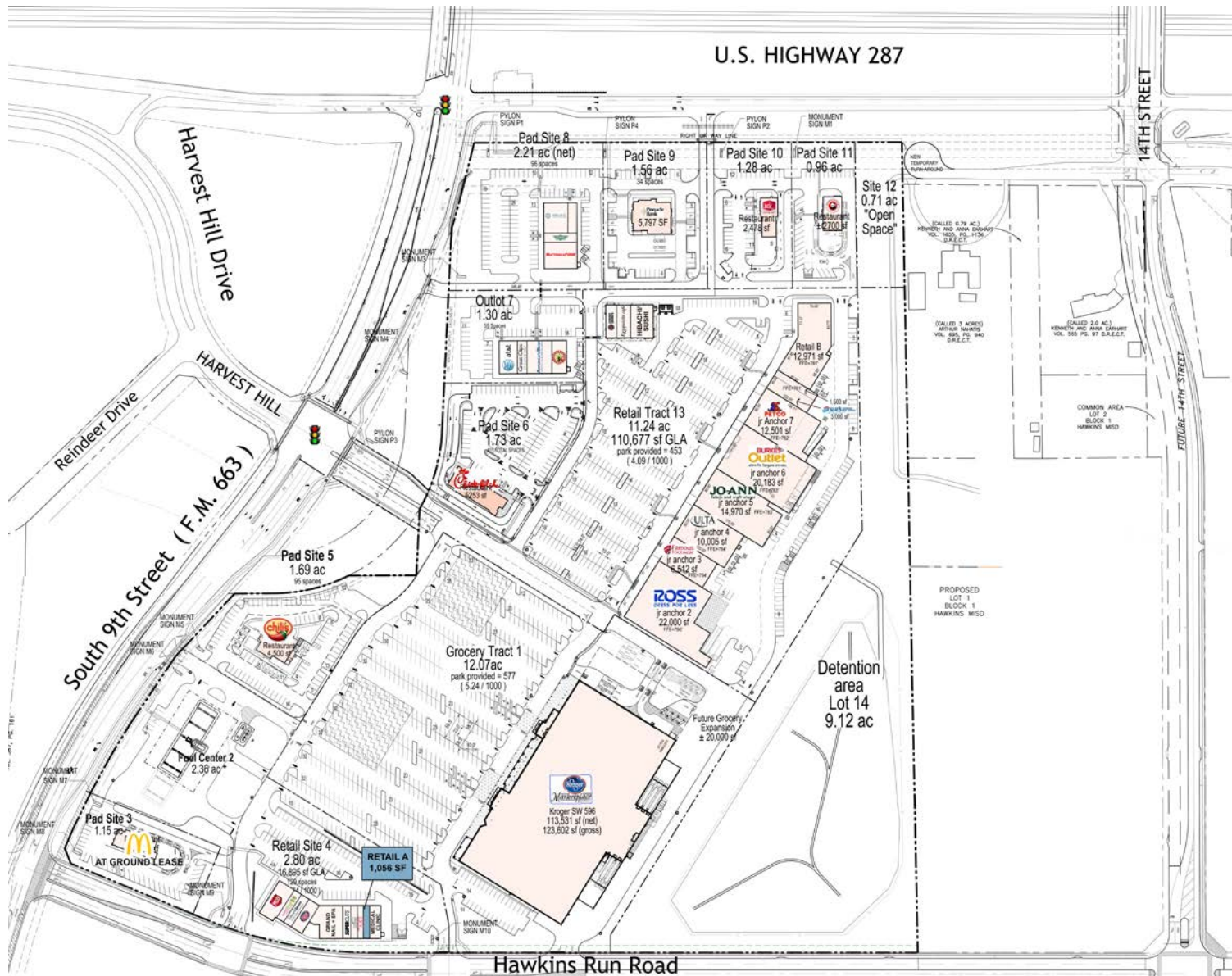
- ★ A 53 ACRE DEVELOPMENT ANCHORED BY A 123,000 SF KROGER MARKETPLACE, ROSS, PETCO, ULTA AND MANY MORE WHICH ATTRACTS FROM A LARGE TRADE AREA
- ★ UNDERSERVED RETAIL MARKET
- ★ VERY HIGH GROWTH SUBURBAN MARKET (OVER 66% IN LAST 10 YEARS)
- ★ GOOGLE TO DEVELOP \$500M DATA CENTER JUST WEST OF US 67

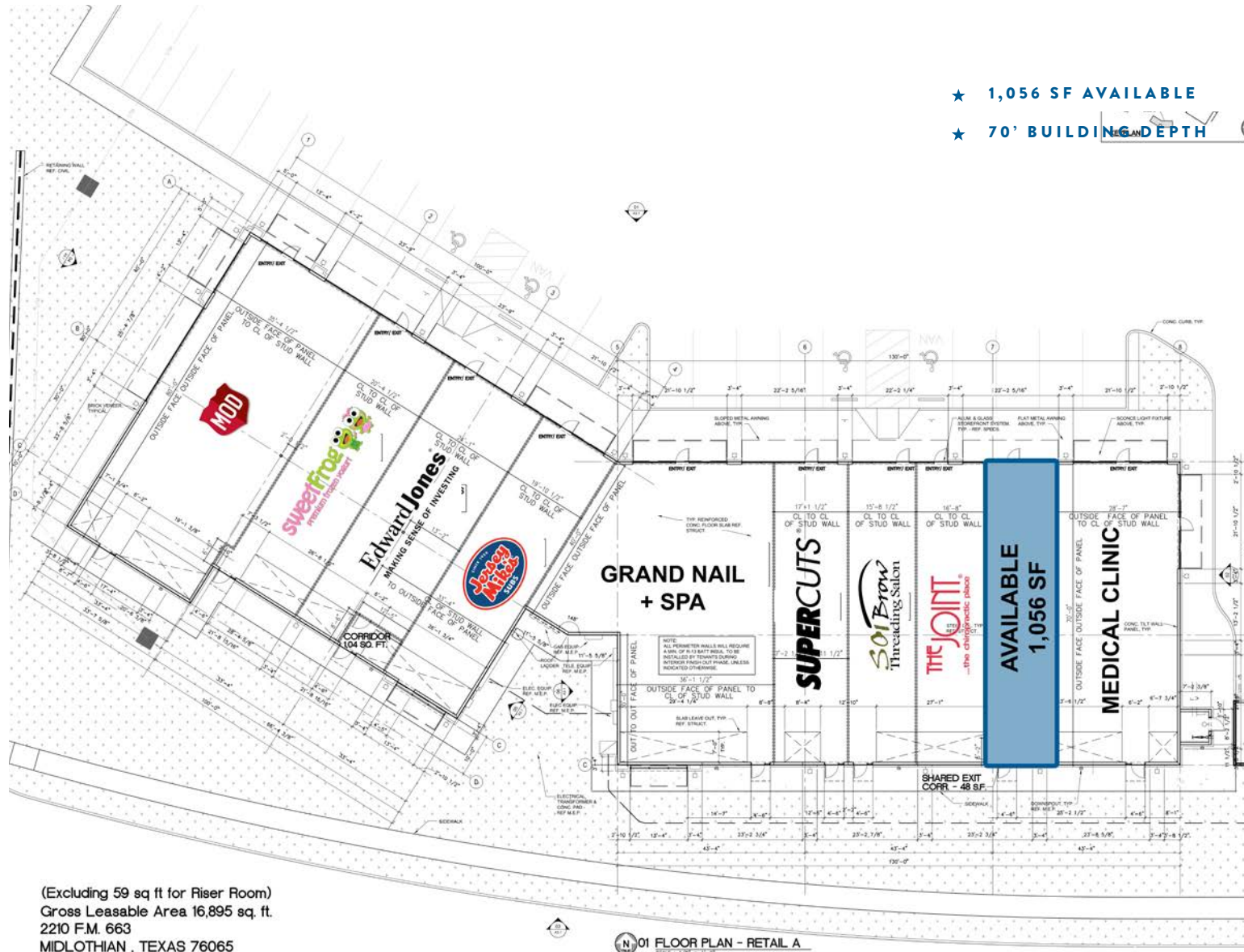


## 2023 DEMOGRAPHIC SUMMARY

	3 MILES	5 MILES	10 MILES
EST. POPULATION	25,385	38,734	180,871
EST. DAYTIME POPULATION	7,561	10,413	49,614
EST. AVG. HH INCOME	\$138,440	\$138,206	\$129,940

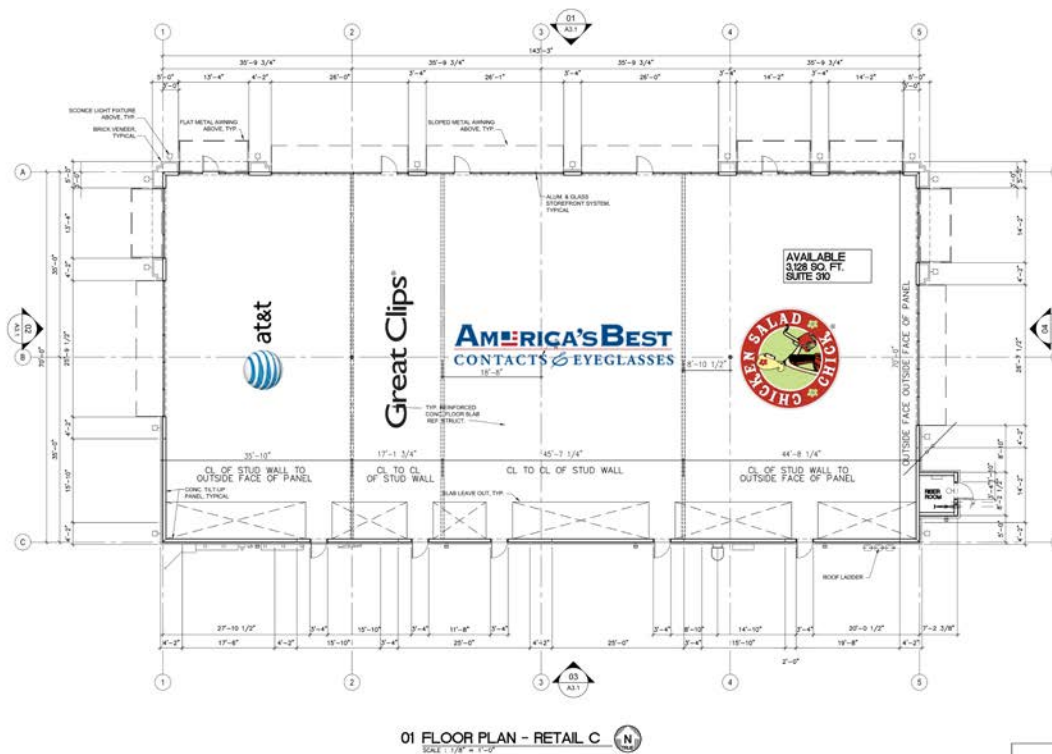




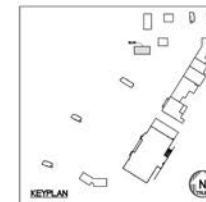


(Excluding 59 sq ft for Riser Room)  
 Gross Leasable Area 16,895 sq. ft.  
 2210 F.M. 663  
 MIDLOTHIAN, TEXAS 76065

★ 70' BUILDING DEPTH



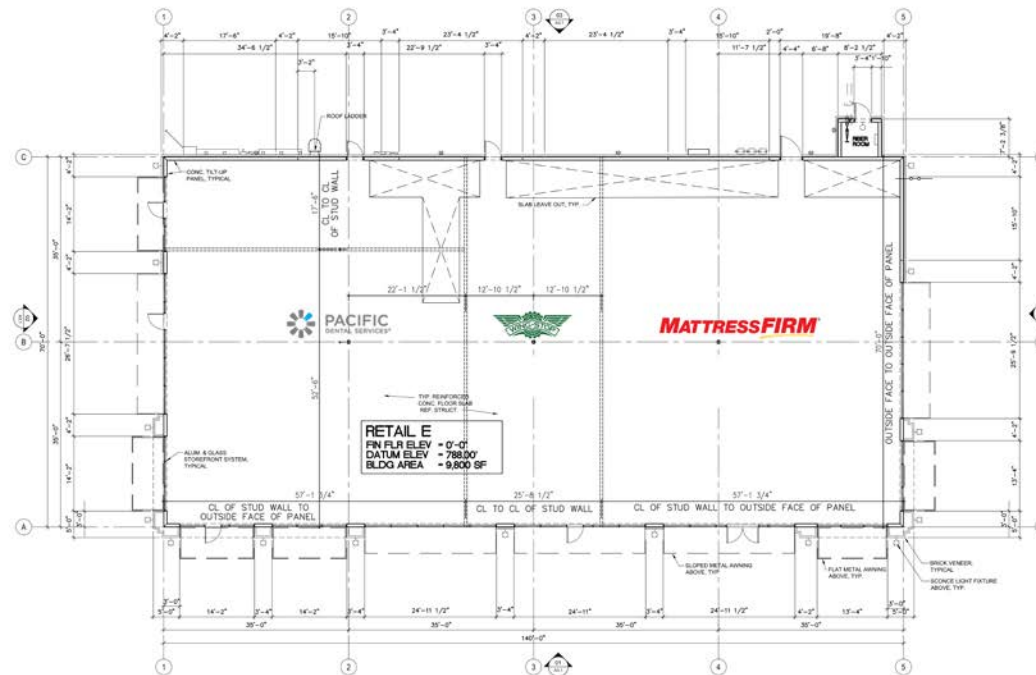
(Excluding 59 sq ft for Riser Room)  
 Gross Leasable Area 10,000 sq. ft.  
 2020 F.M. 663, SUITE 310 - 340  
 MIDLOTHIAN, TEXAS 76065





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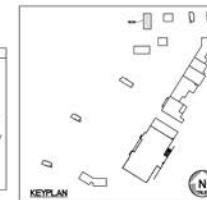
KEYPLAN

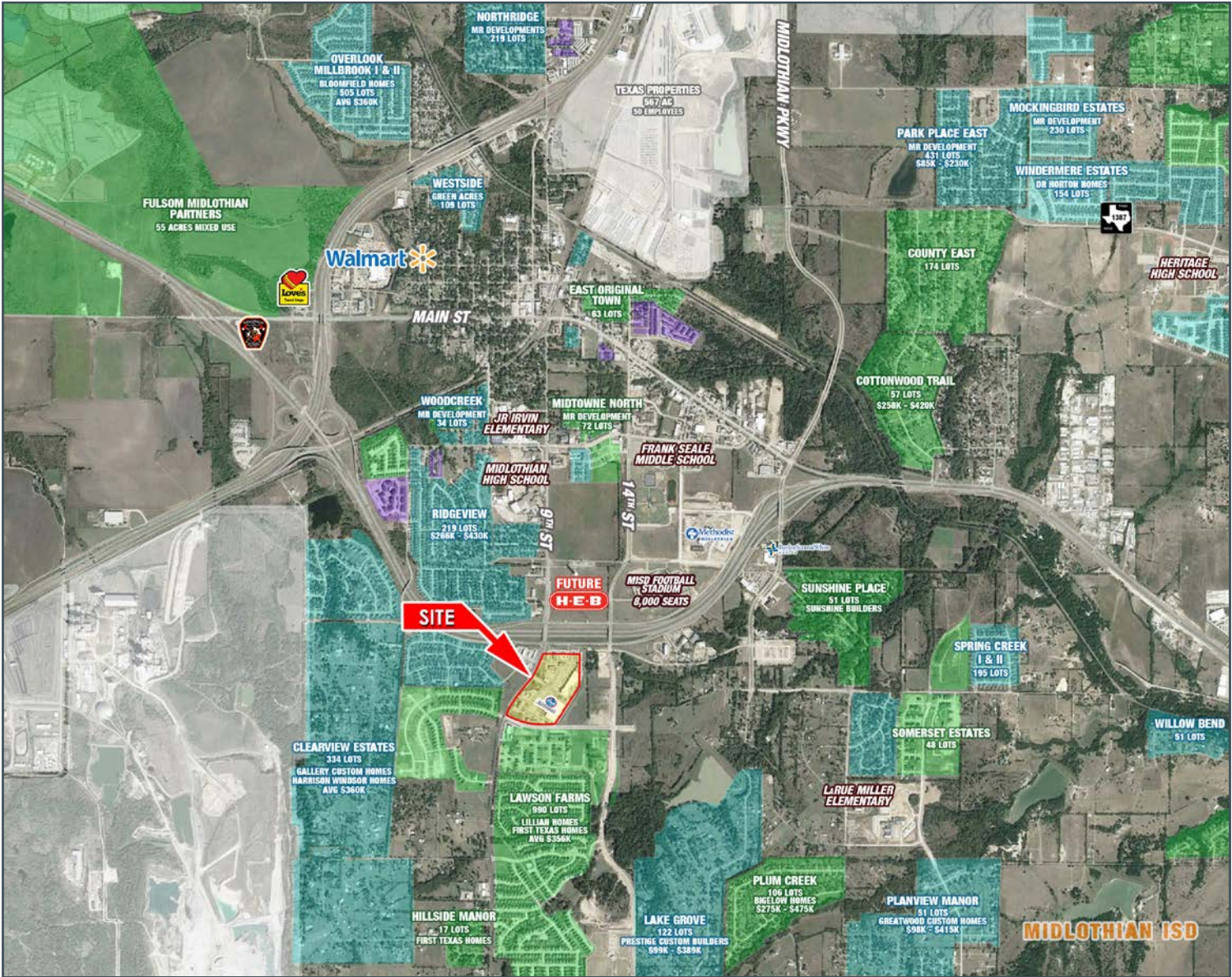


01 FLOOR PLAN - RETAIL E   
SCALE: 1/8" = 1'-0"

(Excluding 59 sq ft for Riser Room)  
Gross Leasable Area 9,800 sq. ft.  
2040 F.M. 663, SUITES 410 - 450  
MIDLOTHIAN, TEXAS 76065

- TYPICAL FLOOR PLAN NOTES**
1. DIMENSIONS SHALL BE TO CONSTRUCTION WALL AT EXTERIOR DOORS AND STORMDOOR DOORS, AND AT STORMDOOR SYSTEMS.
  2. REFER TO STRUCTURAL DRAWINGS FOR COLUMN IDENTIFICATION AND ADDITIONAL INFORMATION.
  3. REFER TO M.E.P. DRAWINGS FOR UTILITIES BALANCE. SLAB PROVIDE IT TO LEAVE OUT AT STUDIOS AND CLEAR OUTS UNLESS NOTED OTHERWISE.
  4. SITE CONTRACTOR IS RESPONSIBLE FOR UTILITIES BEYOND 5'-0" OF BUILDING PERIMETER.
  5. REFER TO EXTERIOR ELEVATIONS FOR TRANSOM WINDOW LOCATIONS AND REFERENCE NUMBERS.
  6. REFER TO EXTERIOR ELEVATIONS FOR EXTENT OF STORMDOOR WORK.
  7. REFER TO SIDEWALK PLAN FOR SITE RELATED DETAILS.
  8. REFER TO STRUCTURAL FOR TYPICAL CONCRETE PANEL JOINTS.























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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.*

### 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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:
  - 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.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
<b>Natalia Singer</b>	<b>617025</b>	<b>nsinger@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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Date





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