

**FOR SALE**  
**7.911 ACRES on U.S. Highway 287**  
**Midlothian, Texas**

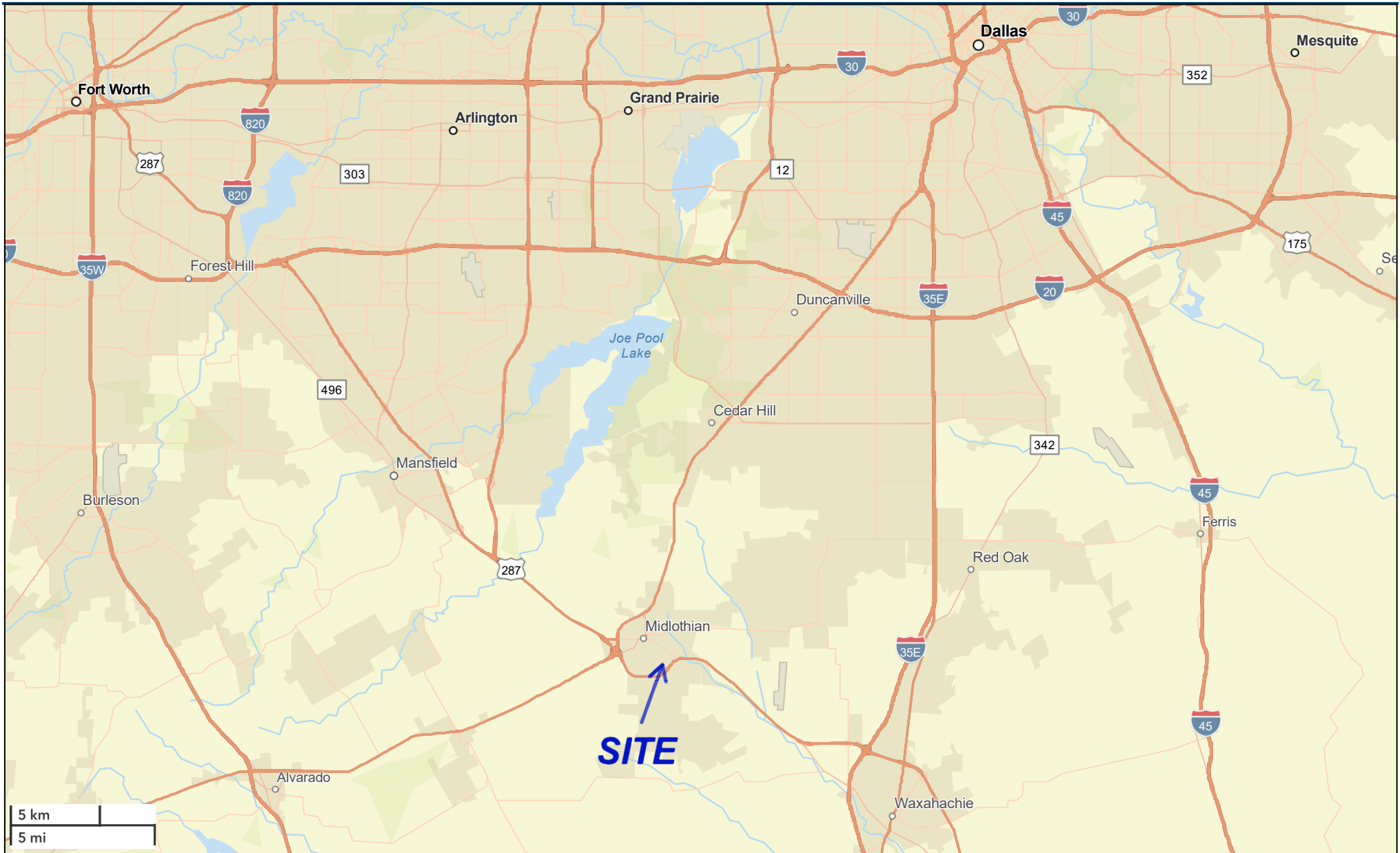
- LOCATION:** The subject property is located on the north side of U.S. Highway 287, just west of Midlothian Parkway and is located between the two tracts (66 Acres and 4.7 Acres) that Methodist Hospital purchased to build a new 5 story full service acute care hospital and a 3 story medical office complex. Both the hospital and medical office building opened in December of 2020. A \$20 million dollar expansion project is currently underway as of February 2024 to add 30 additional beds to the 5<sup>th</sup> floor of the hospital.
- SIZE:** 7.911 Acres; 344,603.16 S.F.
- ZONED:** Commercial
- FRONTAGE:** U.S. Highway 287 Bypass - 282.53 ft.  
Methodist Way - 462.55 ft.  
Weaver Way (*future*) - 726.29 ft.
- UTILITIES:** All utilities are available.
- PRICE:** \$5,250,000.00
- COMMENTS:** This is a great high visibility highway location for retail / commercial / hotel / restaurant / office and medical uses located in the middle of Midlothian's future Medical District.

**FOR MORE INFORMATION**  
*Call*  
**JOE RUST COMPANY**  
**972-333-4143**

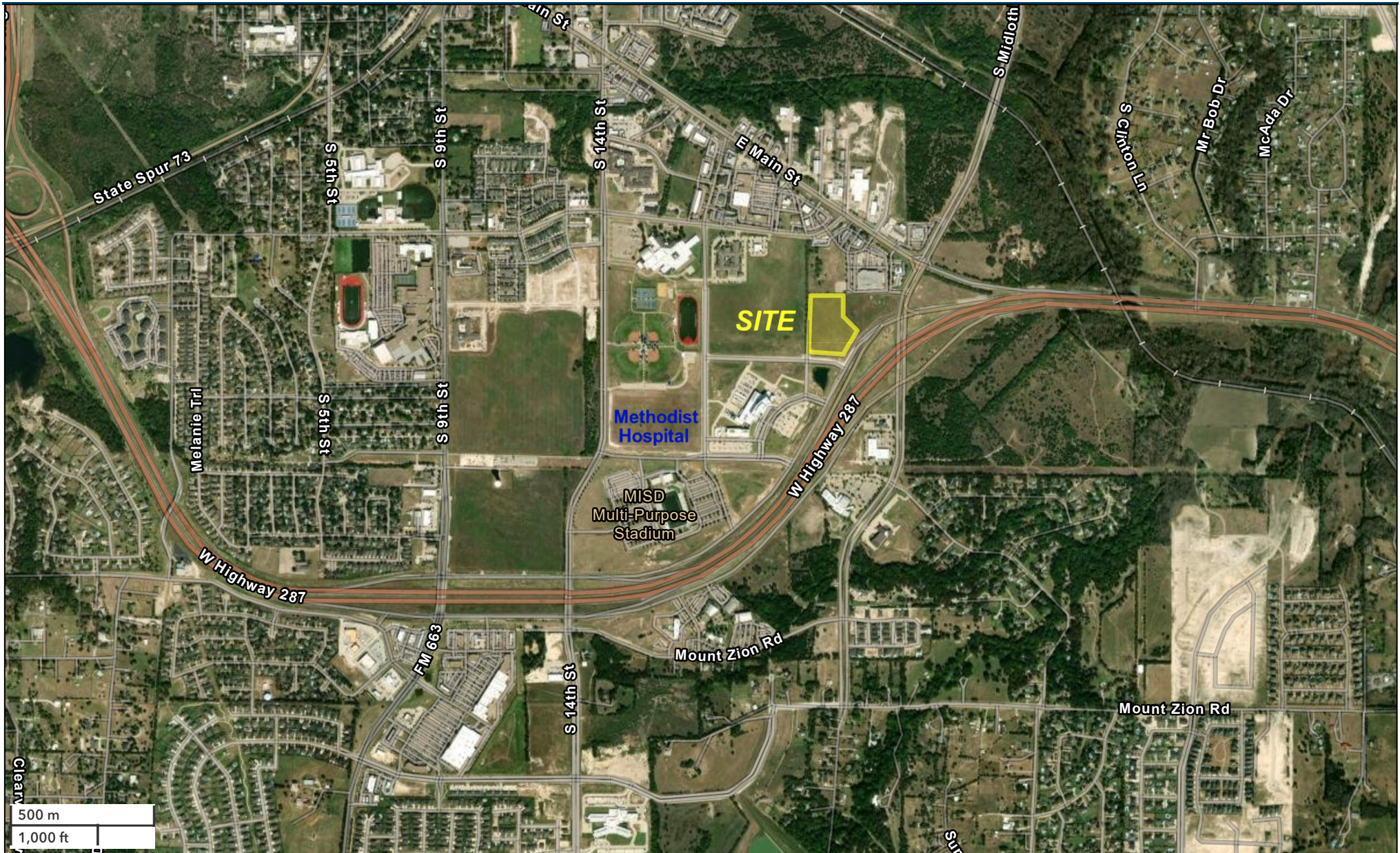
7.911 Ac-US 287-Midlothian-2024.docx

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*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.*









Search Google Maps  
Get travel times, traffic and nearby places



**7.9 ACRE  
SITE LOCATION  
MIDLOTHIAN, TEXAS**

Google





**LEGEND**

- K- Wire Fence
- W- Wood Fence
- I- Iron Fence
- C- Chain Link Fence
- R- Railroad Track
- C- Cable TV
- G- Gas Line
- P- Petroleum Pipeline
- E- Electric Line
- SS- Sanitary Sewer Line
- W- Water Line
- UT- Underground Telephone
- T- Telephone

**LEGEND**

- Property Corner Symbol
- Found
- S.R. Steel Rod
- S.P. Steel Pipe
- U.E. Utility Easement
- U.P. Utility Pole
- R.O.W. Right of Way
- P.O.B. Point of Beginning
- C/L Centerline
- > Drainage Flow
- Spot Elevations
- B.L. Building Line
- W/L Water Line
- W/M Water Meter
- M/H Sewer Manhole
- C/O Cleanout
- T/H Fire Hydrant
- W/V Water Valve
- D.U.E. Drainage & Utility Easmt



LOCATION MAP SCALE : 1" = 2000'

**FIELD NOTES**  
7.9110 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 acres 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 acres tract described by instrument recorded in Volume 482, Page 337 DRECT, and being more particularly described as follows:

BEGINNING at a 1/2" steel rod found for the northwest corner of this tract and being in the west line of the called 20 acres tract and which bears approximately N 00°31'27" W, 10.00 feet from the southwest corner of the 20 acres tract and the northwest corner of the 40.15 acres tract, with the 1/2" steel rod found being the southwest corner of Lot 2 of Block 1 of CREEKBEND PLAZA, a subdivision recorded in Cabinet E, Slide 76, Plat Records, Ellis County, Texas, (PRECT), and said steel rod found lying in an east line of a called 66.962 acres tract of land described in Volume 2095, Page 558, Official Public Records, Ellis County, Texas, (OPRECT), 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 = 6857534.649, Easting = 2437695.454;

THENCE N 89°48'13" E, 409.06 feet (Creekbend Plaza Plat - S 89°22'00" E) through the 20 acres tract and along the north line of this tract and along the south line of Lot 2 of Creekbend Plaza to a 1/2" steel rod found and capped RPLS # 4466 for the northeast corner of this tract and being the northwest corner of a called 4.7108 acres tract of land described in Instrument No. 1523176, OPRECT;

THENCE S 00°01'43" W, (4.7108 Ac. Deed - S 07°00'24" W, 287.36 feet) along an east line of this tract and the west line of the 4.7108 acres tract and through the said 20 acres tract at approximately 10.00 feet pass the accepted south line of the said 20 acres tract and the accepted north line of the 40.15 acres tract, continuing through the 40.15 acres tract, in all, 287.30 feet to a 1/2" steel rod found and capped RPLS # 4466 for corner; S 44°20'43" E, 267.86 feet (4.7108 Ac. Deed - S 45°40'07" E, 235.50 feet) continuing through the 40.15 acres tract and along a southwest line of the 4.7108 acres tract to a 1/2" steel rod found and capped RPLS # 4466 in a northwest line of U.S. Highway 287 Bypass (a state road) for a southerly east corner of this tract and being the most southerly corner of the 4.7108 acres tract;

THENCE S 26°40'19" W, 282.53 feet along the southeast line of this tract and through the said 40.15 acres tract and along a northwest line of said U.S. Highway 287 Bypass to a 1/2" steel rod found and capped RPLS # 4466 for the southeast corner of this tract and being a northeast corner of the called 66.962 acres tract;

THENCE N 89°33'51" W, 462.55 feet (40.15 Ac. Deed - N 89°47' W) along the south line of this tract and some for said 40.15 acres tract and along a north line of the said 66.962 acres tract to a 1/2" steel rod found in the original west line of the 40.15 acres tract for the southwest corner of this tract and being an inset corner of the 66.962 acres tract;

THENCE N 00°31'27" W, (40.15 Ac. Deed - NORTH) along the west line of this tract and some for the said 40.15 acres and along an east line of said 66.962 acres tract at 716.29 feet pass the northwest corner of the 40.15 acres tract and the southwest corner of the 20 acres tract, in all, 726.29 feet to the POINT OF BEGINNING, and containing approximately 7.9110 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 December, 2016, 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 "certificate" 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 (GF# 1609011W closing at 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 # 48139C0155 F, Zone X unshaded represents property not located in a 100 Year Flood Zone. Any property in a Zone A location is approximate and scoled 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 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, GF# 1609011W, dated Sept. 19, 2016, 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 easements and/or deeds furnished by the aforesaid title company, the following do not appear to affect the subject property: Item 1G.  
 c. T.P. & L. Co. Easmt - Vol. 225, Pg. 459 DRECT  
 d. T.P. & L. Co. Easmt - Vol. 289, Pg. 187 DRECT  
 e. State of Texas - Vol. 340, Pg. 838 DRECT  
 f. T.P. & L. Co. - Vol. 418, Pg. 269 DRECT  
 g. Perpetual Easmt. - Vol. 482, Pg. 337 DRECT  
 i. Southwestern Bell Tel. Co. - Vol. 549, Pg. 1055 DRECT  
 l. City of Midlothian Easmt - Vol. 1828, Pg. 2319 OPRECT  
 m. City of Midlothian Temp Easmt - Vol. 1828, Pg. 2331 OPRECT  
 n. City of Midlothian Easmt - Vol. 2109, Pg. 174 OPRECT  
 7. Any other use or copying of this plat 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 II Survey.

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

Date

**SURVEY PLAT**  
**7.9110 Acres**  
B.F. Hawkins Survey  
Abstract No. 464  
City of Midlothian  
Ellis County, Texas

**DAVIS & MCDILL, INC.**  
(A Texas licensed surveying firm # 101504-00)  
CONSULTING ENGINEERS - LAND SURVEYORS  
P.O. BOX 428, WAXAHACHIE, TEXAS 75168  
PHONE: 972-936-1185 FAX: 972-937-0207

**D & M**  
**ENGINEERS & SURVEYORS**

Date: 12-21-16  
Scale: 1"=80'  
Drawn: KLH  
Job: 216-0558  
Sheet 1  
of 1 sheets.



# Executive Summary

Methodist Way, Midlothian, Texas, 76065  
Rings: 1, 5, 10 mile radii

Prepared by Esri  
Latitude: 32.47045  
Longitude: -96.97927

	1 mile	5 miles	10 miles
<b>Population</b>			
2010 Population	1,195	26,238	146,214
2020 Population	2,152	39,725	203,798
2023 Population	2,446	45,220	229,400
2028 Population	2,707	56,798	269,959
2010-2020 Annual Rate	6.06%	4.23%	3.38%
2020-2023 Annual Rate	4.02%	4.07%	3.71%
2023-2028 Annual Rate	2.05%	4.66%	3.31%
2020 Male Population	48.9%	49.4%	48.5%
2020 Female Population	51.1%	50.6%	51.5%
2020 Median Age	37.1	37.0	36.3
2023 Male Population	50.0%	49.4%	49.1%
2023 Female Population	50.0%	50.6%	50.9%
2023 Median Age	40.3	37.1	35.7

In the identified area, the current year population is 229,400. In 2020, the Census count in the area was 203,798. The rate of change since 2020 was 3.71% annually. The five-year projection for the population in the area is 269,959 representing a change of 3.31% annually from 2023 to 2028. Currently, the population is 49.1% male and 50.9% female.

### Median Age

The median age in this area is 35.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	70.7%	73.0%	46.8%
2023 Black Alone	11.0%	8.6%	28.9%
2023 American Indian/Alaska Native Alone	0.8%	0.8%	0.8%
2023 Asian Alone	0.9%	1.1%	2.8%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	5.4%	5.9%	8.5%
2023 Two or More Races	11.1%	10.5%	12.1%
2023 Hispanic Origin (Any Race)	18.1%	17.7%	22.5%

Persons of Hispanic origin represent 22.5% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.8 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	120	133	113
2010 Households	483	8,750	48,873
2020 Households	878	13,050	67,072
2023 Households	1,036	14,894	75,665
2028 Households	1,184	19,104	89,686
2010-2020 Annual Rate	6.16%	4.08%	3.22%
2020-2023 Annual Rate	5.22%	4.15%	3.78%
2023-2028 Annual Rate	2.71%	5.10%	3.46%
2023 Average Household Size	2.34	3.03	3.00

The household count in this area has changed from 67,072 in 2020 to 75,665 in the current year, a change of 3.78% annually. The five-year projection of households is 89,686, a change of 3.46% annually from the current year total. Average household size is currently 3.00, compared to 3.01 in the year 2020. The number of families in the current year is 59,620 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



# Executive Summary

Methodist Way, Midlothian, Texas, 76065  
Rings: 1, 5, 10 mile radii

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Latitude: 32.47045  
Longitude: -96.97927

	1 mile	5 miles	10 miles
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	19.0%	18.3%	18.0%
<b>Median Household Income</b>			
2023 Median Household Income	\$103,554	\$108,862	\$100,819
2028 Median Household Income	\$115,086	\$113,074	\$107,084
2023-2028 Annual Rate	2.13%	0.76%	1.21%
<b>Average Household Income</b>			
2023 Average Household Income	\$124,871	\$131,982	\$121,940
2028 Average Household Income	\$140,107	\$141,768	\$135,005
2023-2028 Annual Rate	2.33%	1.44%	2.06%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$43,544	\$44,033	\$40,371
2028 Per Capita Income	\$50,027	\$47,999	\$45,011
2023-2028 Annual Rate	2.81%	1.74%	2.20%
<b>GINI Index</b>			
2023 Gini Index	34.8	31.5	33.5

### Households by Income

Current median household income is \$100,819 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$107,084 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$121,940 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$135,005 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$40,371 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$45,011 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	116	120	119
2010 Total Housing Units	494	9,134	51,946
2010 Owner Occupied Housing Units	372	7,245	37,090
2010 Renter Occupied Housing Units	111	1,505	11,783
2010 Vacant Housing Units	11	384	3,073
2020 Total Housing Units	896	13,514	69,905
2020 Owner Occupied Housing Units	606	10,616	50,510
2020 Renter Occupied Housing Units	272	2,434	16,561
2020 Vacant Housing Units	33	482	2,870
2023 Total Housing Units	1,060	15,258	78,614
2023 Owner Occupied Housing Units	811	12,628	58,498
2023 Renter Occupied Housing Units	225	2,266	17,167
2023 Vacant Housing Units	24	364	2,949
2028 Total Housing Units	1,210	19,611	93,535
2028 Owner Occupied Housing Units	957	16,385	70,764
2028 Renter Occupied Housing Units	228	2,719	18,922
2028 Vacant Housing Units	26	507	3,849

### Socioeconomic Status Index

2023 Socioeconomic Status Index	56.4	57.4	53.4
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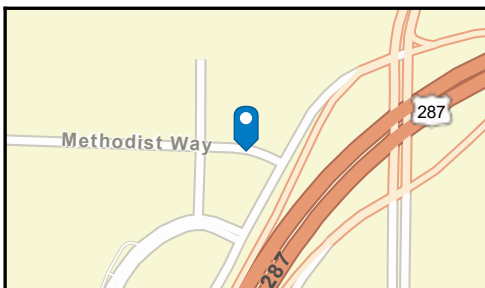
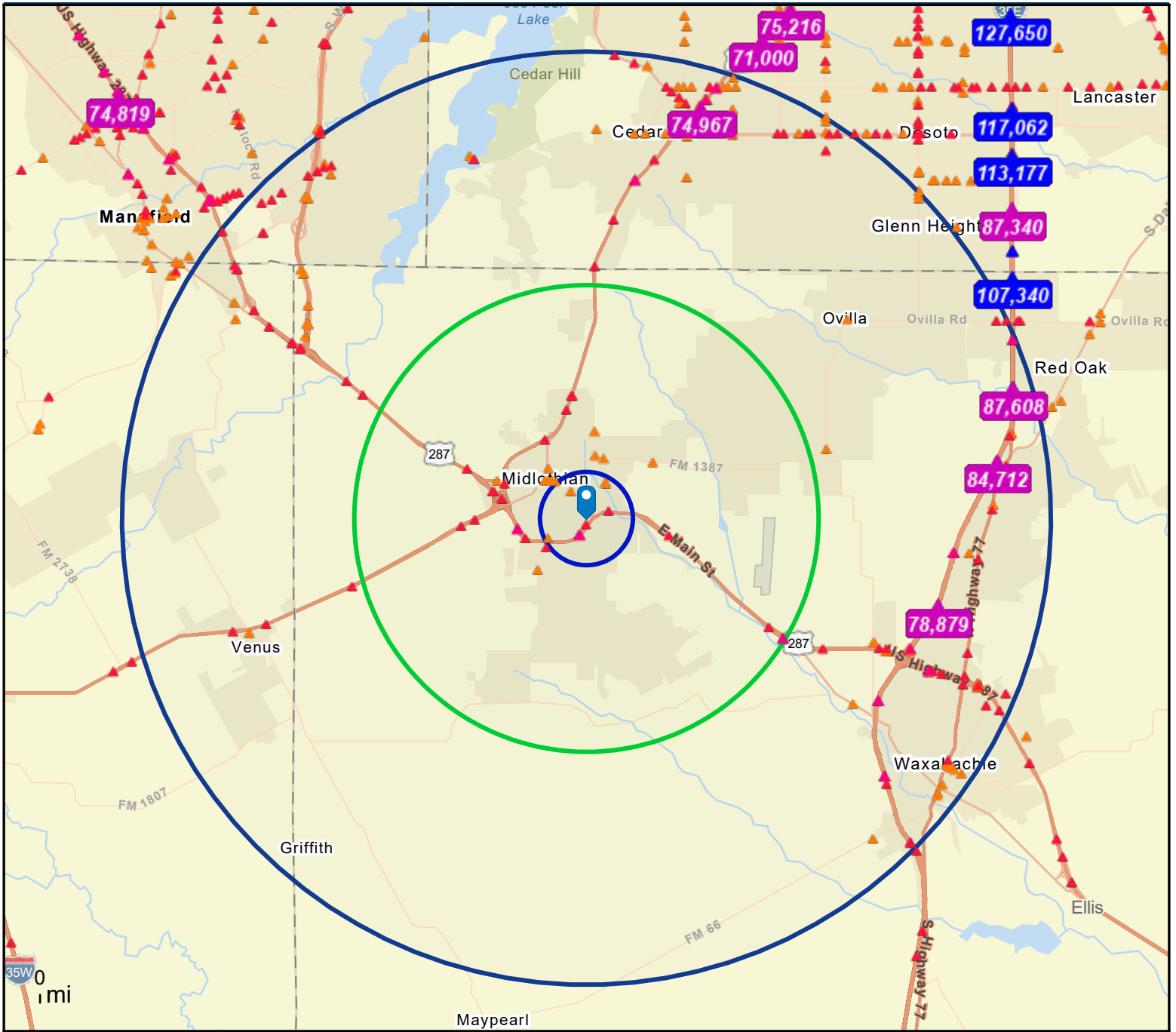
Currently, 74.4% of the 78,614 housing units in the area are owner occupied; 21.8%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 69,905 housing units in the area and 4.1% vacant housing units. The annual rate of change in housing units since 2020 is 3.68%. Median home value in the area is \$301,999, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 2.02% annually to \$333,740.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

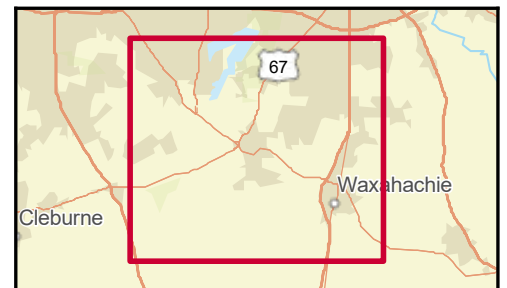
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

Methodist Way, Midlothian, Texas, 76065  
 Rings: 1, 5, 10 mile radii

Prepared by Esri  
 Latitude: 32.47045  
 Longitude: -96.97927



- 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

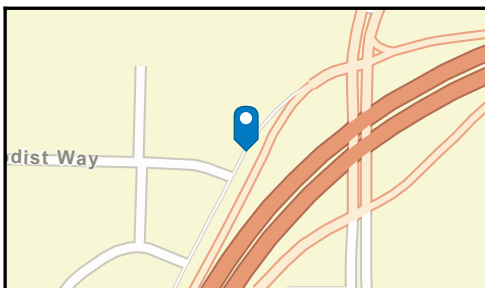
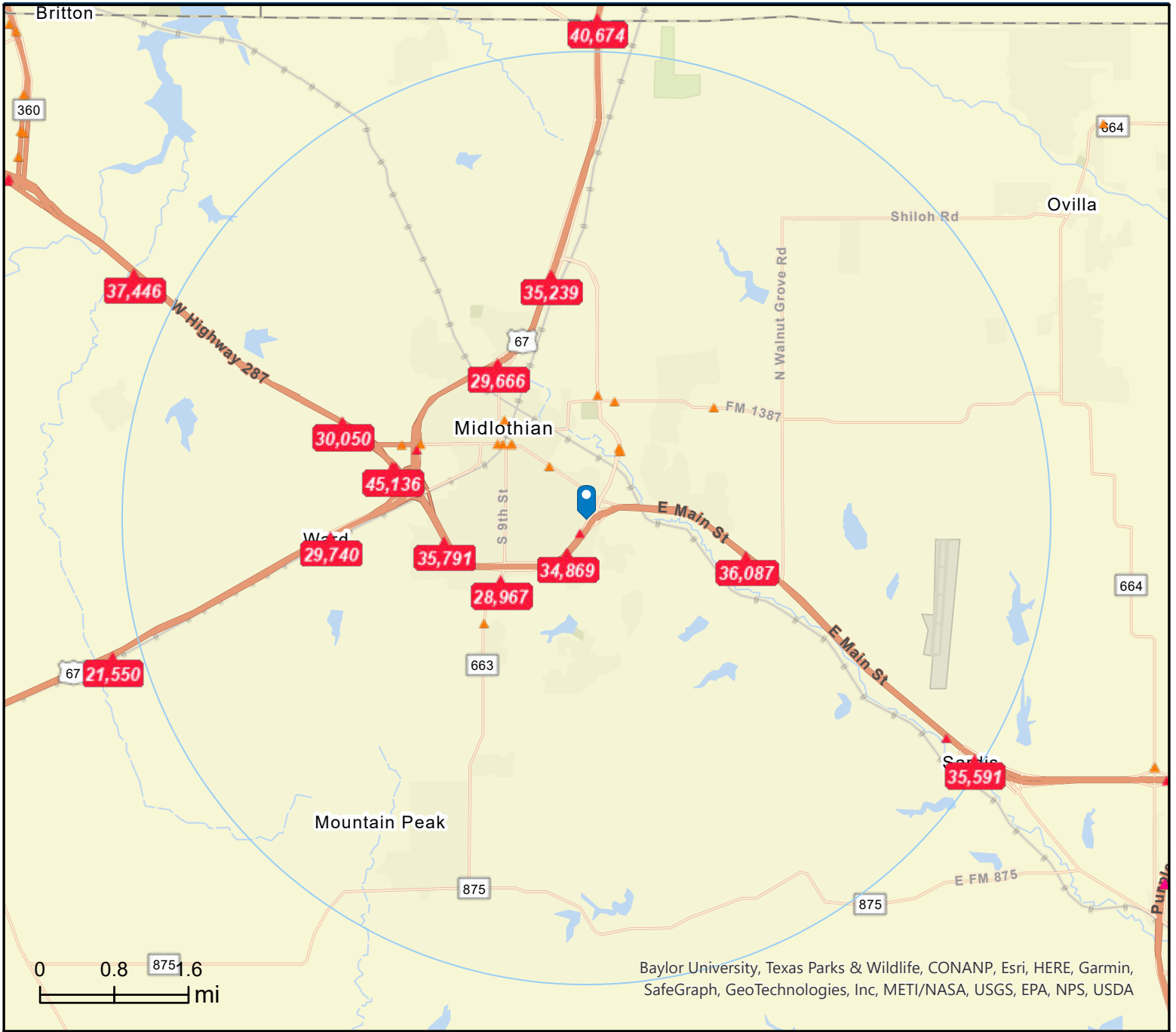


Source: ©2023 Kalibrate Technologies (Q4 2023).

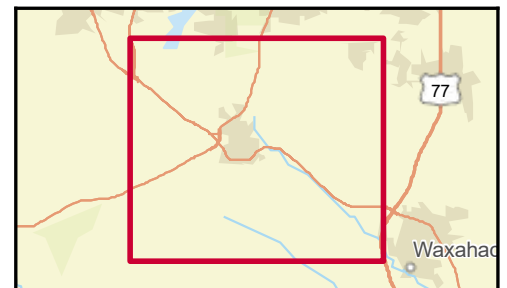


Silken Xing  
 US-287, Midlothian, Texas, 76065  
 Ring bands: 0-5 mile radii

Prepared by Esri  
 Latitude: 32.47067  
 Longitude: -96.97838



- 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: ©2023 Kalibrate Technologies (Q2 2023).



## Methodist Hospital *Opened December 2020*

By **Bill Hethcock**  
– Staff Writer, Dallas Business Journal  
Aug 16, 2018, 6:27am

Dallas-based Methodist Health System plans to build a 190,000-square-foot, full-service acute care hospital and a 45,000-square-foot medical office building in fast-growing Midlothian.

The fully licensed facility on 67 acres of land will be the first hospital in Midlothian and the 11th hospital in the Methodist Health system.

Construction is slated to start next summer and the hospital is set to open in 2020. Plans call for it to open with 44 beds and the capacity to expand to 80 beds.

The facility's site is west of U.S. 287 near the Midlothian ISD multi-purpose stadium. The site will allow for expansion of the medical center to meet the future needs of Midlothian and Northern Ellis County, the health system said in a news release.

The hospital will have five-stories and the medical office building will have three stories. The medical center will employ about 300 health care professionals and support staff at the end of its first full year of operation.

Methodist has named Corgan as the project's architect and DPR Construction as the general contractor.

The Midlothian City Council approved plans for Methodist Midlothian Medical Center last week.

Midlothian is one of the most rapidly growing areas in the DFW region, and this is the second major announcement from the city in recent weeks. Alphabet's [Google purchased property](#) in the city of 25,000 residents located southwest of Dallas, and the search giant has plans to build a data center that could deliver a \$500 million investment.

Google's announcement came after the Dallas Business Journal [reported](#) last month that a massive data center was slated in Midlothian.





## Information About Brokerage Services

Texas law requires all real estate licensees 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.

**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 coincidental 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.

<u>Joe Rust Company</u>	<u>0204705</u>	<u>joerust@joerust.com</u>	<u>(972)333-4143</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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](http://www.trec.texas.gov)  
IABS 1-0