



OFFERING MEMORANDUM

\*ACCESS ROAD APPROVED

SUBJECT PROPERTY

200,000 SF Small Bay Flex Industrial Development Possible

SHADY GROVE RD

# SHADY GROVE FLEX SPACE 17 AC LAND

Shady Grove Rd, Midlothian, TX 76065

Full Package Available

# INVESTMENT SUMMARY



## HIGHLIGHTS

- + DFW MSA 17-Acre Pad Site in Midlothian, TX
- + 17.67 Acres of Developable Land Intended for Multi-Tenant Small Bay Flex Space Development
- + Positioned Near the Residential Communities of Redden Farms, The Grove, Villages of Walnut Grove, and Bridge & Somerset Homes
- + Minutes From Midlothian Heritage High School, Methodist Midlothian Medical Center, and Major Employers, Ideal for Daytime Traffic and Service-Oriented Uses
- + Affluent and Growing Area With \$170K+ Avg. HH Income Within 1 Mile and 86.85% Population Growth Since 2010
- + Great Visibility Along Hwy 287 Featuring 48,000+ Vehicles Passing Daily
- + Midlothian is Part of the Thriving DFW Metroplex, Home to Over 8.1 Million Residents in the MSA

## EXCLUSIVELY MARKETED BY



**TREVOR SHORT**  
Associate Director  
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## PRICE

Full Package Available

## PROPERTY DETAILS

Address	Shady Grove Rd
City, ST	Midlothian, TX
Land Area	17.67 Acres
County	Ellis
MSA	Dallas-Fort Worth

## REPRESENTATIVE PHOTO OF INTENDED DEVELOPMENT



# OVERVIEW RENDERING



Interior Roadway Plans Completed,  
Ready for Construction

17.67 AC Flex Space

# For More Information



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