

FOR LEASE

CARSON LOWE | 214.294.4421 | carson.lowe@youngerpartners.com
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MIDLOTHIAN TOWNE CROSSING

2000-2040 FM 663 | MIDLOTHIAN, TX 76065

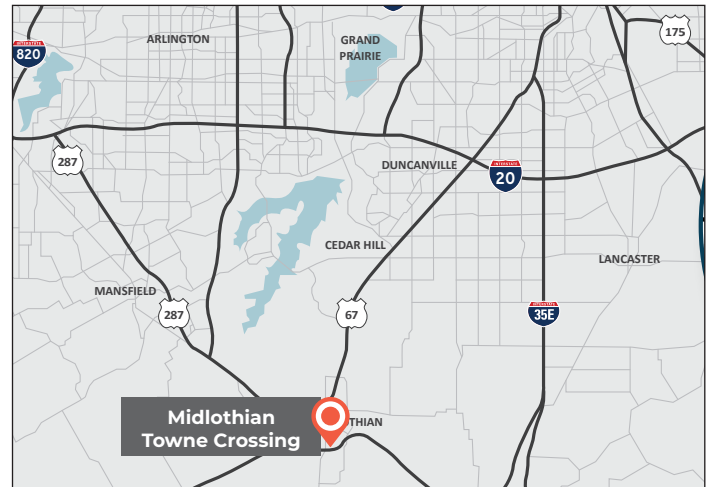


AVAILABLE SPACE

Suite A106: 1,085 SF
Suite A160: 1,582 SF
Pad Site: 0.706 Acres

OVERVIEW

- Prime location at the SEC of Highway 287 & FM 663
- Features a diverse national tenant mix including Ross, bealls, Cavender's, Petco, and Ulta Beauty, anchored by Kroger Marketplace
- Excellent visibility and access



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	6,577	28,396	34,505
Total Households	2,275	9,697	13,802
5 Year Pop. Growth	5.5%	5.4%	5.3%
Avg. HH Income	\$125,234	\$125,862	\$126,948

TRAFFIC COUNTS

US 287 48,104 VPD
FM 663 35,743 VPD

14643 DALLAS PARKWAY, SUITE 950, LB#58 | DALLAS, TX 75254
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Suite	Building A	SF
102	Midlothian Family Medical	2,000
106	Vacant	1,085
112	The Joint Chiropractic	1,191
122	SOI Brow	1,100
132	Supercuts	1,200
142	Grand Nail Salon	3,000
152	Jersey Mike's Subs	1,452
160	Vacant	1,582
162	Sweet Frog	1,438
172	MOD Pizza	2,800

Suite	Building B	SF
100	Bellucci's Italian Rest.	2,488
110	K-Tiger Martial Arts	2,517
130	Resort Nail & Spa	4,200
150	Tune Up - The Manly Salon	2,040
160	US Physical Therapy	3,206

Suite	Building C	SF
310	Chicken Salad Chick	3,128
320	America's Best	3,192
330	Great Clips	1,200
340	AT&T	2,507

Suite	Building D	SF
210	Jimmy John's	1,540
215	Eggsquisite Cafe	2,495
230	Adoriana Sushi & Grill	3,000

Suite	Building E	SF
420	Pacific Dental	4,000
440	Wingstop	1,800
450	Mattress Firm	4,000

Suite	Building J	SF
A2	Ross Dress for Less	22,000
A3	Famous Footwear	6,500
A4	Ulta Beauty	10,005
A5	Cavender's	15,000
A6	bealls	20,000
A7	Petco	12,500
A8	Leslie's Pool	3,000

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

YOUNGER PARTNERS DALLAS, LLC	9001486	moody.younger@youngerpartners.com	214-294-4400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
MOODY YOUNGER	420379	moody.younger@youngerpartners.com	214-294-4412
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date