

WALMART SUPERCENTER-ANCHORED FREEWAY-FRONTAGE RETAIL PAD SITE FOR SALE OR GROUND LEASE

400 US-67 – MIDLOTHIAN, TEXAS



THE OFFERING

We are pleased to present for sale, or ground lease, this exceptional commercial retail pad with **unmatched center-frontage and quadruple-visibility and access to Walmart Supercenter, US-67, US-287 and Main Street.**

This rare opportunity offers unparalleled visibility, traffic and accessibility in the heart of the booming city of Midlothian, minutes south of Dallas County, Texas.

INVESTMENT HIGHLIGHTS

- Strongest Anchor - Walmart Supercenter - **#1 Traffic Generator** in Midlothian
- **Unmatched Quadruple-Frontage, Visibility and Access** to Walmart Supercenter, US-67, US-287 and Main St.
- **Prime 1.41 Acre High-Traffic, High-Velocity, High-Visibility, High-Access, Ready-to-Build Retail Pad**
- **Drive-Thru-Ready** with Double-stack Option
- **Premium Signage** + Branding Exposure
- Demographics: **High-Income | Explosive Growth**
- Strong **National Tenant Demand**
- **Top-Tier** for QSR, FSR, Coffee, Healthcare, Professional, Beauty & Nail Salon, Bank, Mixed-Use Retail Strip
- **Ideal** for Developers, QSR & FSR Operators, Healthcare Groups, Financial, NNN Investors, 1031 Exchange Buyers

KEY FEATURES:

- **High-Visibility, High-Traffic, High-Accessibility Location:** This premium Walmart Supercenter-anchored pad has the **best visibility** in the market. This is **the only Tier-1 pad site with quadruple-frontage, unobstructed visibility and direct access to the Walmart Supercenter, US-67, US-287 and Main Street, creating unmatched exposure for national tenants.**
- **Strongest Anchor in the City:** Walmart Supercenter is the **#1 traffic generator** in the city. Midlothian's Walmart is the **primary regional draw** for groceries, general merchandise, and pharmacy. **No other retail pad in the city has an anchor with remotely comparable daily draw as the Walmart Supercenter.** This is a **massive differentiator** for a quick-service restaurant (QSR), full-service restaurant (FSR), coffee, medical, dental, veterinary, professional, beauty & nail salon, bank, daycare and other retail service tenants. Also, this is **the only Walmart Supercenter-anchored pad currently available in Midlothian.**
- **Superior Drive-Thru Suitability:** This **1.41 acre** pad is:
 - Perfectly sized
 - Ready to build
 - Clean geometry, drive-thru ready, double-stack option
 - High ingress/egress with multiple access points
 - Direct Walmart and Highway frontage, easy access and high visibility
 - This makes the property **top-tier** for QSR, FSR, coffee, and other national tenants.
- **Balanced Between Residential & Commercial Corridors:** Other pads are either deep inside master planned communities, or pure highway pads with no anchor. This remarkable pad sits at the intersection of **both demand drivers.**
- **Strongest Traffic Counts:** This is the only pad site that benefits from:
 - Three-corridor flow: US-67 (40,000-60,000 VPD), US-287 (55,000-75,000 VPD), and Main Street (18,000-28,000 VPD)
 - Walmart Supercenter traffic (approx. 7,500-9,500 people/day)
 - **This combination is unmatched.**
- **Premium Signage + Branding Exposure:** Walmart and US-67 frontage and high-visibility to US-287 and Main Street provide premium signage and branding exposure.

- **Utilities:** all essential utilities are available to site, making the development process seamless.
- **Versatile Development Potential:**
 - Zoned PD-24, **Community Retail (CR)**, makes this pad perfect for a **wide range of uses** including quick-service restaurant QSR, full-service restaurant FSR, coffee, medical, dental and other healthcare, veterinary, professional office spaces, mixed-use retail strip, financial and banks, beauty and barber shops, bakery, specialty shops, nursing care, daycare, and other high-visibility enterprises
 - Maximum building size per deed: **12,900 sqft** in floor size; 22 feet in height
 - Adjoining water detention basin
 - Flexible development: sale or ground lease
 - This pad represents an exceptional investment in a city experiencing explosive growth. Perfect for businesses looking to capitalize on Midlothian's vibrant economy and convenient location
 - [Deed use restrictions: gas station/lube/oil change/tire shop, adult/marijuana store, discount store over 8,000 sqft, fitness facility over 3,000 sqft, pawnshop, check-cashing/liquor store, bowling alley and movie theater]
- **Thriving Economy:** Positioned in one of the fastest-growing communities in north Texas, this property offers access to a vibrant, expanding market with strong demand for commercial development. This pad site is surrounded by major residential and commercial developments, strong retail and medical demand, driven by rapid population growth and limited competing pads. Top-tier absorption profile in Midlothian.
- **Explosive Population Growth:** Midlothian's population has grown at the whopping rate of **372%** from 2000-2025. The current population is 48,383 and fast-growing.
- **Median Household Income:** \$126,641 (2026).
- **Massive Active Residential and Commercial Developments Surrounding the Site:**
 - **Residential:**
 - Hanover Property Company: \$950 million master planned community with 2,000+ homes
 - Westside Preserve: 1,040 single-family homes, 50 townhomes, 650 multifamily units
 - Goodland: 4,500 homes planned
 - Lakesong: 3,000 homes planned

- BridgeWater: 2,000 homes + 160 townhomes
- **This level of residential pipeline is rare even for DFW suburbs, and it is directly increasing pad site absorption.**

○ **Commercial:**

- Google's \$600 million, 375 acres, data center campus just west of the site
- In 2025, Google announced a statewide plan to invest **\$40 billion** into three new Texas data centers, with Midlothian featured prominently as a host site. **Google's data center expansion continues to elevate land values** and attract industrial-adjacent commercial uses
- BridgeWater: 26 acres of commercial development underway
- Methodist Health System: \$175 million facility that is the centerpiece of a 67 acre campus
- New Baylor Scott & White Urgent Care
- New Lowe's, Chick-fil-A, HEB and Tom Thumb underway
- Downtown redevelopment underway
- New 12,000 square foot mixed-use strip center underway adjacent to the site
- **US-67 and US-287 remain the dominant commercial corridor in Midlothian, with multiple medical, retail, and flex projects in development clustering around the subject pad site. This corridor is one of the fastest-growing commercial pockets in the city, and this pad with direct Walmart, US-67, US-287, and Main Street frontage remains the most valuable commercial site in the city.**

- **Business-Friendly City of Midlothian:** Midlothian is one of the fastest growing communities in North Texas. While the city boasts a rich history in cement, steel and manufacturing, the last few years have seen unprecedented growth that has led to additional business expansion, new business parks, retail developments and continuous homebuilding activity. **Midlothian Economic Development is committed to partnering with citizens and businesses to foster strategic alliances, stimulate economic growth and sustain a progressive environment.**

Whether you are a developer, investor, or business owner, this property is a **golden opportunity** to establish a presence in a highly sought-after commercial zone. Investors gain a plug-and-play retail location positioned for rapid absorption and long-term value creation. This Walmart Supercenter-anchored pad site is the **"Crown Jewel"** of Midlothian. **Any business at this location is bound to succeed due to its unrivalled visibility, traffic, and access.** Don't miss your chance to secure this rare and exceptional property!

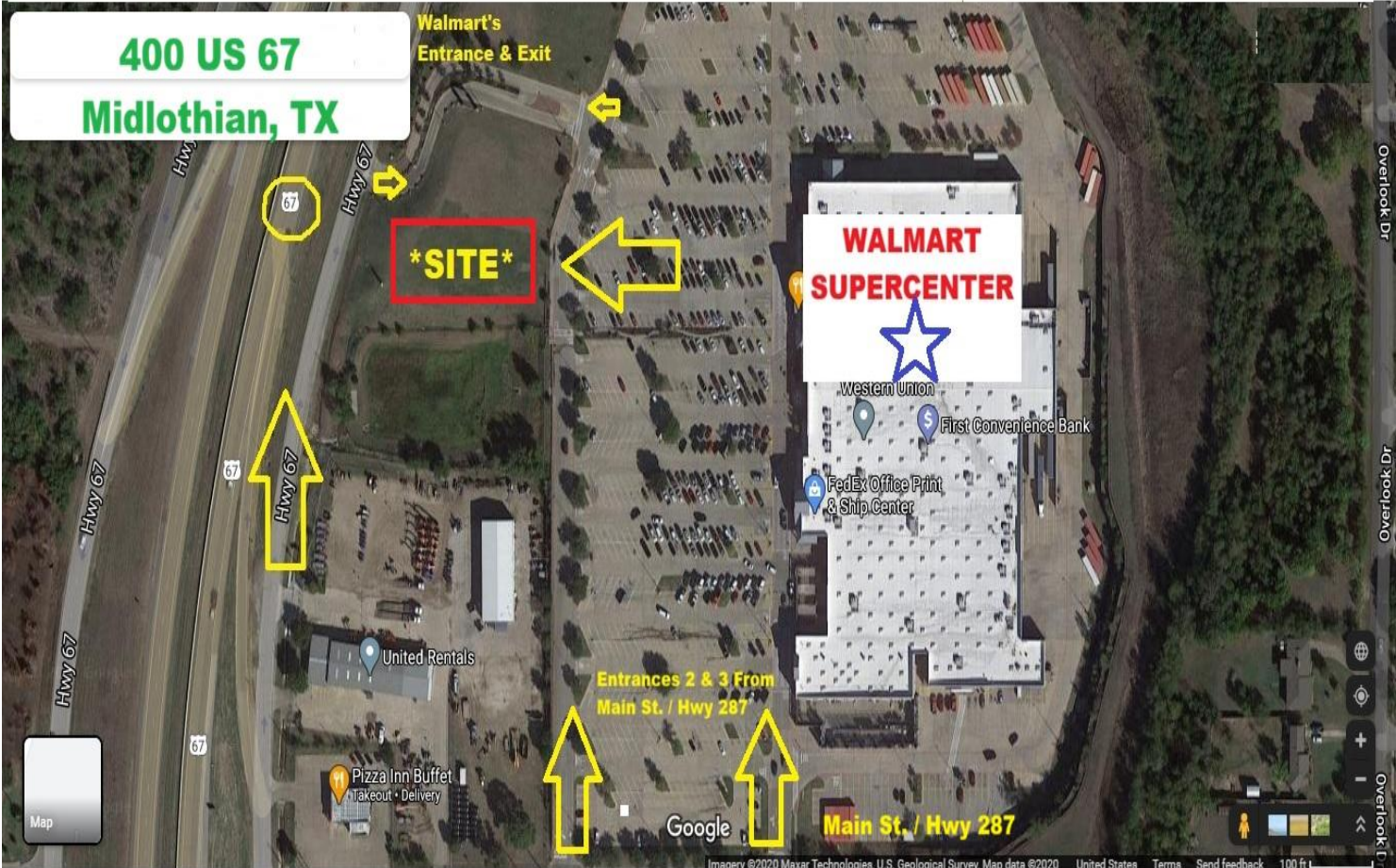
Competitive Positioning Grid — Midlothian, TX

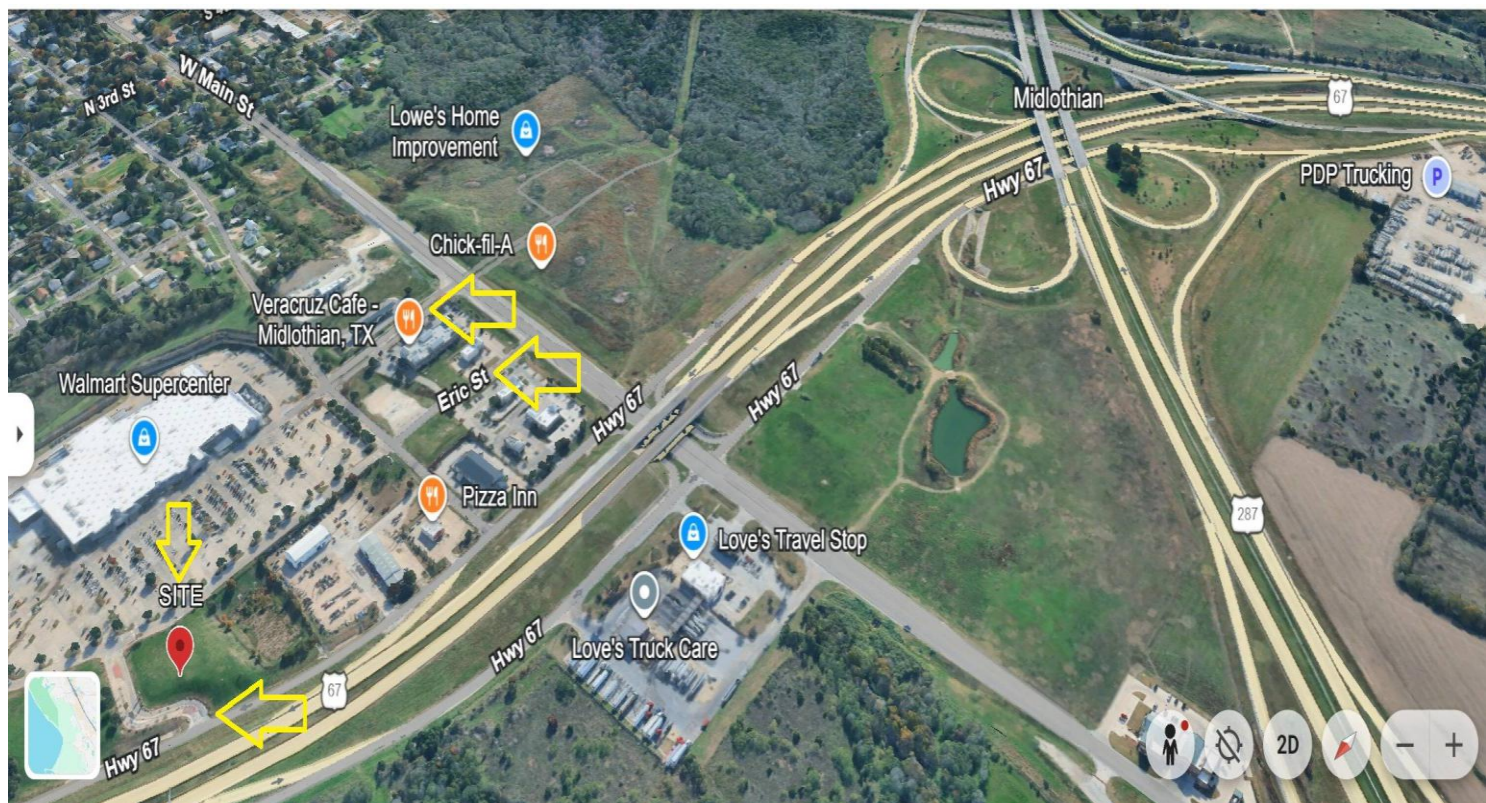
Pad Sites

This grid shows exactly where the subject Walmart-Anchored pad outperforms the competition.

Attribute	SUBJECT Walmart-Anchored 400 US-67 Pad	Walnut Grove Business Park Pads	Westside Preserve Entrance Pads	Hwy 287 Corridor Misc. Pads
Anchor / Co-Tenancy Strength	A+ — Walmart Supercenter	A — Baylor Scott & White Urgent Care	B+ — Residential master-planned communities	B — General retail corridor
Traffic Counts	A+ — US-67 + US-287 convergence	B+ — Strong but not highway-fronting	B — Good but residential-driven	A — US-287 frontage
Visibility	A+ — Direct highway visibility	B — Good arterial visibility	B — Community entrance visibility	A — Highway visibility
Access / Ingress-Egress	A — Multiple approaches via Main St & US-67	B — Good but more internalized	B — Good but tied to subdivision flow	B+ — Highway access
Pad Size / Flexibility	A — 1.41 AC, ideal for QSR, retail, medical	B — 27k & 33k SF pads	B — Smaller pads, some drive-thru capable	A — Varies, some larger
Drive-Thru Suitability	A+ — Perfect for QSR	B — Possible but site-plan dependent	A — Designed for QSR	B — Depends on pad
Surrounding Residential Growth	A — Strong but not embedded in a master-plan	A+ — Adjacent to BridgeWater	A+ — Adjacent to Westside Preserve, Goodland, Lakesong	B+ — Strong but dispersed
Medical Demand Drivers	A — Walmart + proximity to medical corridor	A+ — Direct adjacency to new medical	B — Residential-driven	B — General
Pricing Posture	Premium justified	Competitive	Competitive	Competitive
Ideal Tenant Types	QSR, FSR, bank, medical, retail	Medical, office, service retail	QSR, neighborhood retail	QSR, auto, retail









SETBACKS / BUILDING LINES

- 25' BUILDING LINE
(US 67 FRONTAGE)
- 40' BUILDING LINE
(SIDE PROPERTY LINES)
- 10' BUILDING LINE
(INTERIOR - WALMART SIDE)



SCALE: 1" = 60'

BUILDABLE AREA (APPROX.)

- Total Lot Area:
61,340 Sq Ft (1.4082 Ac)
- Approx. Buildable Area
Inside Setbacks:
33,000 – 36,000 Sq Ft
- Max Building Footprint
(Approx.):
Up to 12,900 Sq Ft
(depending on shape
and parking layout)

TYPICAL USES THAT FIT

- ✓ QSR / Fast Casual
- ✓ Coffee / Beverage
- ✓ Drive-Thru Restaurant
- ✓ Retail
- ✓ Medical / Dental
- ✓ Urgent Care
- ✓ Financial Services
- ✓ and more...

PARKING CALCULATION

- Building Size: 3,500 SF
- Required: 13 spaces per 1,000 SF
- Required Spaces: 46
- Provided Spaces: 46
(plus 2 ADA)

NOTE:

All IRF's are 1/2" Iron Rod
Found unless noted otherwise.



HWY 67 FRONTAGE

(VARIABLE WIDTH R.O.W.)



CONCEPT SKETCH

QSR WITH DOUBLE-STACK
DRIVE-THRU

LOT 3, BLOCK A

400 US-67

MIDLOTHIAN, TX

SITE DATA

- Total Lot Area: 61,340 SF (1.4082 AC)
- Proposed Building: 3,500 SF
- Parking Ratio: 13.0 per 1,000 SF
46 Spaces
- Parking Required: 46 Spaces
46 Spaces
(plus 2 ADA)
- Building Height: 1 Story (Typical)
- Zoning: General Commercial
(Assumed)

Driveway
Access From
US-67 Service Road

ACCESS SUMMARY

- Driveway access on the
right side FROM
US HWY 67 service road
- One large mutual
access connection
centered on Walmart
frontage (interior side)
- Clearly marked drive aisles
and pedestrian walkways
- Monument sign at frontage
- Landscaped per municipal
requirements



Walmart

Walmart FRONTAGE

SETBACKS / BUILDING LINES

- 25' BUILDING LINE
(US 67 FRONTAGE)
- 40' BUILDING LINE
(SIDE PROPERTY LINES)
- 10' BUILDING LINE
(INTERIOR - WALMART SIDE)



SCALE: 1" = 60'

BUILDABLE AREA (APPROX.)

- Total Lot Area:
61,340 Sq Ft (1.4082 Ac)
- Approx. Buildable Area
Inside Setbacks:
33,000 – 36,000 Sq Ft
- Max Building Footprint
(Approx.):
Up to 12,900 Sq Ft
(depending on shape
and parking layout)

TYPICAL USES THAT FIT

- ✓ Retail (1,000–3,000 sf)
- ✓ Restaurant (1,500–3,000 sf)
- ✓ Medical / Dental
- ✓ Urgent Care
- ✓ Fitness / Wellness
- ✓ Salon / Spa
- ✓ Financial Services
- ✓ Professional Services
- ✓ and more...

PARKING CALCULATION

- Building Size: ± 12,900 SF
- Required: 5 spaces per 1,000 SF
- Required Spaces: 65
- Provided Spaces: 65
(Including 4 ADA)

NOTE:

All IRF's are 1/2" Iron Rod
Found unless noted otherwise.



HWY 67 FRONTAGE

(VARIABLE WIDTH R.O.W.)



CONCEPT SKETCH

MIXED-USE RETAIL STRIP CENTER

LOT 3, BLOCK A

400 US-67

MIDLOTHIAN, TX

SITE DATA

- Total Lot Area: 61,340 SF (1.4082 AC)
- Proposed Building: 12,900 SF
- Parking Required: 65 Spaces
(5 per 1,000 SF)
- Parking Provided: 65 Spaces
(Including 4 ADA)
- Parking Ratio: 5.0 per 1,000 SF
- Building Height: 1 Story (Typical)
- Zoning: General Commercial
(Assumed)

Driveway
Access From
US HWY 67 service road

ACCESS SUMMARY

- Driveway access on the
right side FROM
US HWY 67 service road
- One large mutual
access connection
centered on Walmart
frontage (interior side)
- Clearly marked drive aisles
and pedestrian walkways
- Monument sign at frontage
- Landscaped per municipal
requirements



Walmart

Walmart FRONTAGE

SETBACKS / BUILDING LINES

- 25' BUILDING LINE
(US 67 FRONTAGE)
- 40' BUILDING LINE
(SIDE PROPERTY LINES)
- 10' BUILDING LINE
(INTERIOR - WALMART SIDE)



SCALE: 1" = 60'

BUILDABLE AREA (APPROX.)

- Total Lot Area:
61,340 Sq Ft (1.4082 Ac)
- Approx. Buildable Area
Inside Setbacks:
33,000 – 36,000 Sq Ft
- Max Building Footprint
(Approx.):
Up to 12,900 Sq Ft
(depending on shape
and parking layout)

TYPICAL USES THAT FIT

- ✓ Dollar Tree (10k–12k sf)
- ✓ Bank w/ Drive-Through
(3,500–5,000 sf)
- ✓ QSR Restaurant
(2,500–4,000 sf)
- ✓ Medical Office
(5,000–10,000 sf)

PARKING CALCULATION

- Building Size: ± 6,000 SF
- Required: 5 spaces per 1,000 SF
- Required Spaces: 30
- Provided Spaces: 30
(Including 2 ADA)

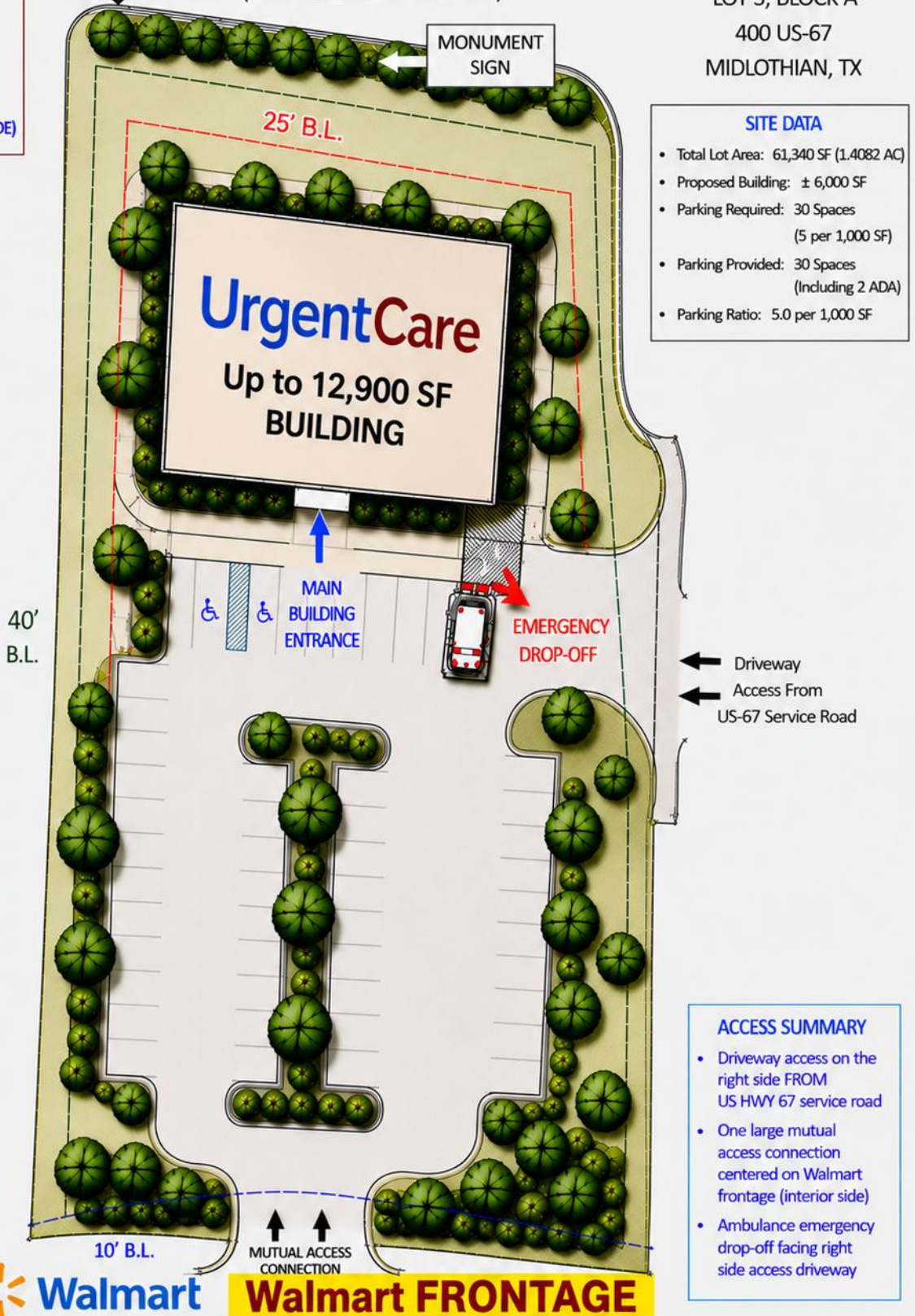
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HWY 67 FRONTAGE

(VARIABLE WIDTH R.O.W.)



CONCEPT SKETCH

URGENT CARE
LOT 3, BLOCK A
400 US-67
MIDLOTHIAN, TX

SITE DATA

- Total Lot Area: 61,340 SF (1.4082 AC)
- Proposed Building: ± 6,000 SF
- Parking Required: 30 Spaces
(5 per 1,000 SF)
- Parking Provided: 30 Spaces
(Including 2 ADA)
- Parking Ratio: 5.0 per 1,000 SF

ACCESS SUMMARY

- Driveway access on the right side FROM US HWY 67 service road
- One large mutual access connection centered on Walmart frontage (interior side)
- Ambulance emergency drop-off facing right side access driveway



Walmart

Walmart FRONTAGE

PRESENTED BY:



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