



**FOR SALE**

## 42.91± Acre Shopping Center Site

S Walnut Grove and US Hwy. 287  
Midlothian, Texas 76065

An aerial photograph showing a highway interchange with a large overpass. The area is surrounded by some commercial buildings and parking lots. The image is tinted with a reddish-orange color.

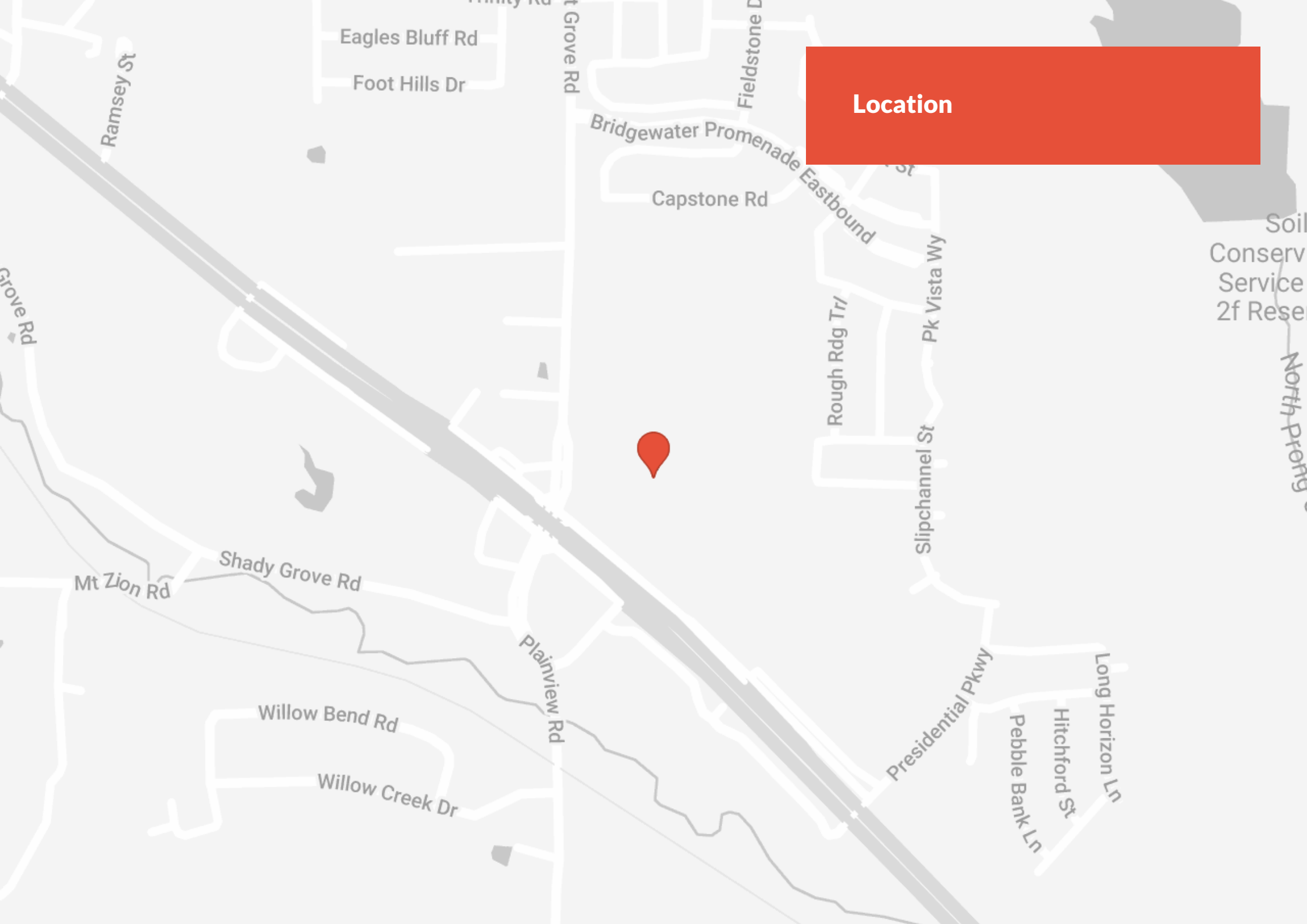
## Building

This property is located at the north east corner of US Hwy. 287 and Walnut Grove Road in Midlothian, Ellis County, Texas. Walnut Grove Overpass, a new \$37M construction project by TxDOT, is complete. This interchange will significantly reduce the congestion at the intersection of Highway 287 and Walnut Grove Road. This hard corner location has approximately 1,700 feet of frontage on US HWY 287, and 630 feet on Walnut Grove Road. Midlothian's Heritage High School and Middle School are located north of the site on Walnut Grove. A \$950M development announced in February 2020 will bring more than 2,000 homes on 966 acres to the adjoining property. The first phase of 350 homes should be ready in early 2022. An additional 68 acres is planned for commercial and industrial development.

## Key Facts

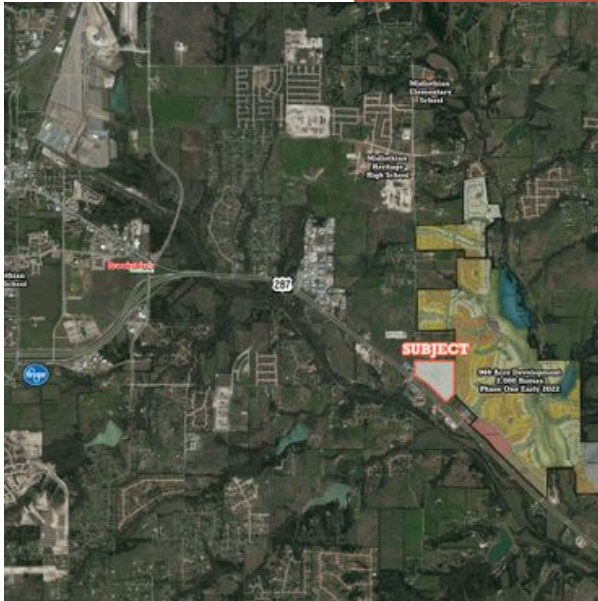
- SIZE: 42.91± Acres
- USE: Future Retail
- SALES PRICE: Call Broker for Pricing





Location

## Photo Gallery







## Broker/Agent



### Renzo Cella

Leasing Agent  
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