



TOM THUMB ANCHORED RETAIL

For lease:
NEC FM 1387 &
Walnut Grove Rd
Midlothian, TX 76065

VENTURE

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Metrics

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Location

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Shop Space

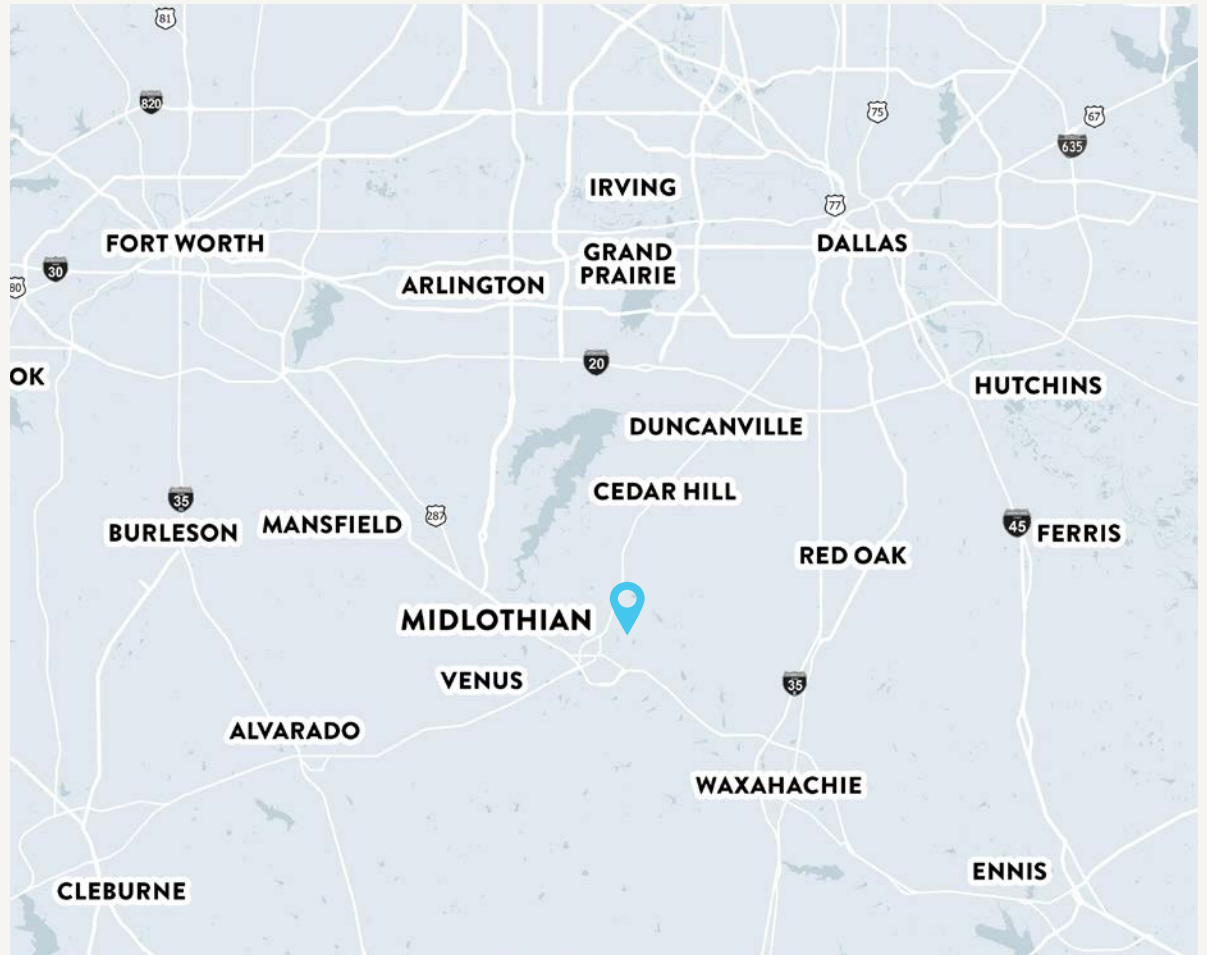
8,454 SF
(Divisible)

Pads

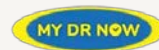
Lot 1 1.17 AC	Lot 2 0.96 AC	Lot 4 1.246 AC
Lot 7 1.223 AC	Lot 8 1.075 AC	

Traffic Counts

FM 1387 11,871 VPD	Walnut Grove Rd 8,680 VPD
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Area Attractions



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Property Highlights

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1. Tom Thumb is under construction and opening Spring 2026
2. Across the street from Midlothian Heritage High School with 1,596 students
3. Located within a rapidly growing residential area of Midlothian surrounded by over 4,000 new single-family homes
4. Underserved retail trade area
5. Landlord to deliver shop space with a curbed HVAC system and an installed grease trap
6. Monument signage on FM 1387



2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,637	21,079	50,962
EST. DAYTIME POPULATION	318	4,442	10,542
EST. AVG. HH INCOME	\$133,500	\$163,548	\$164,357

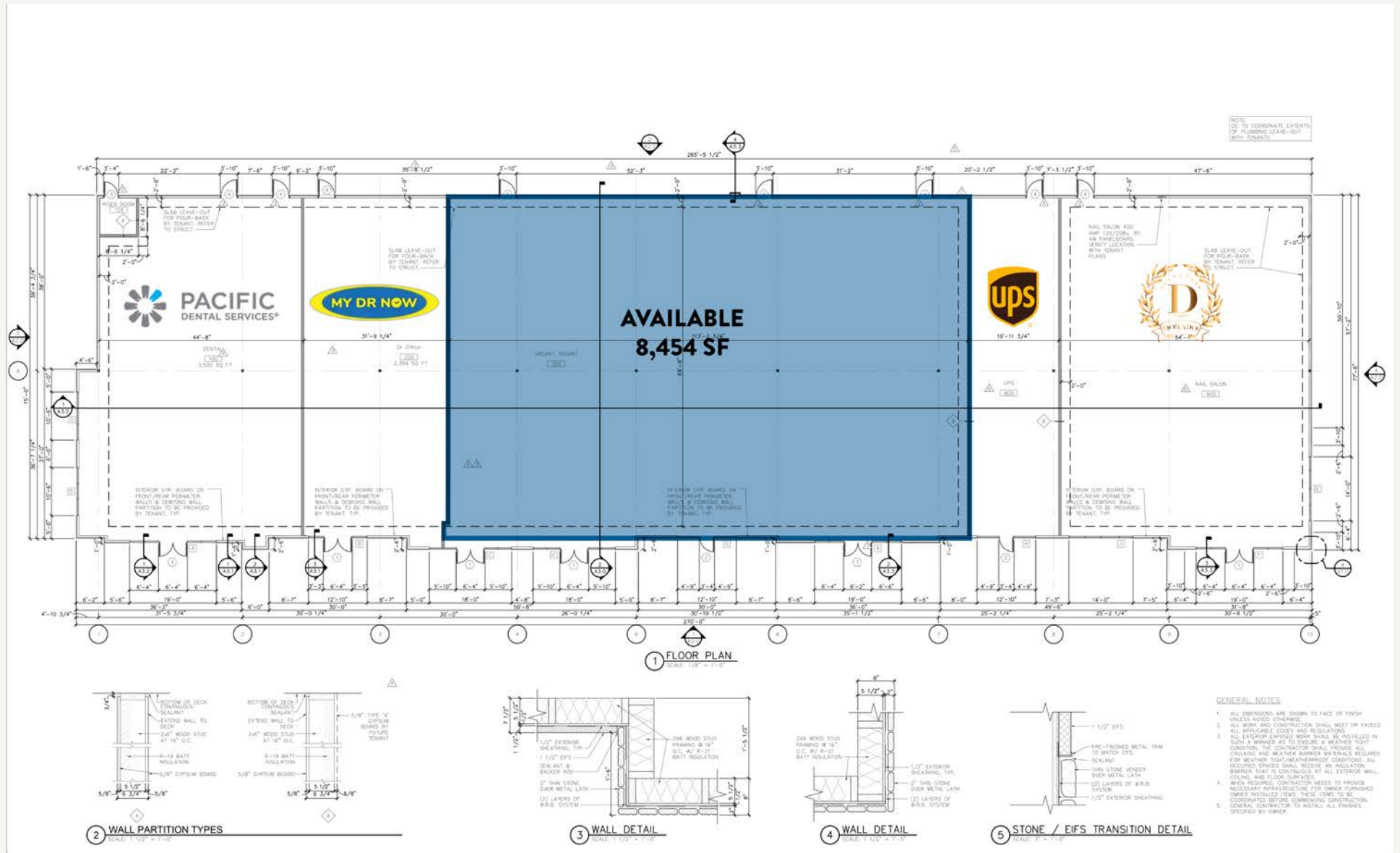
Site Plan

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Building 1 LOD

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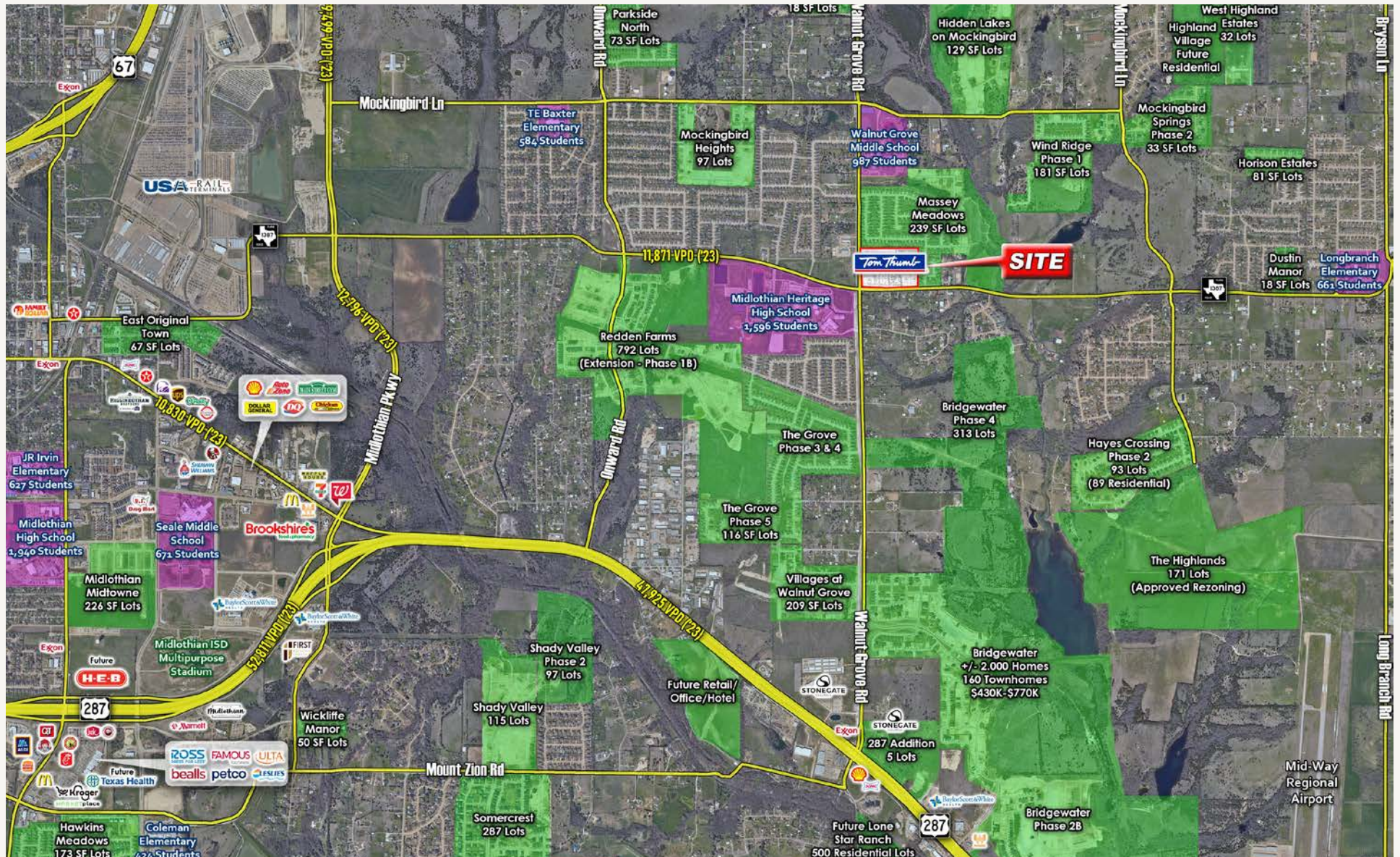
Close Aerial

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Far Aerial

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Progress Photos

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