



PRESIDENTIAL PLAZA

For Lease
4470 E US 287
Midlothian, Texas 76065

VENTURE

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Metrics

4470 E US 287
Midlothian, Texas 76065

Location

4470 E US 287

Size

3.34 Acres

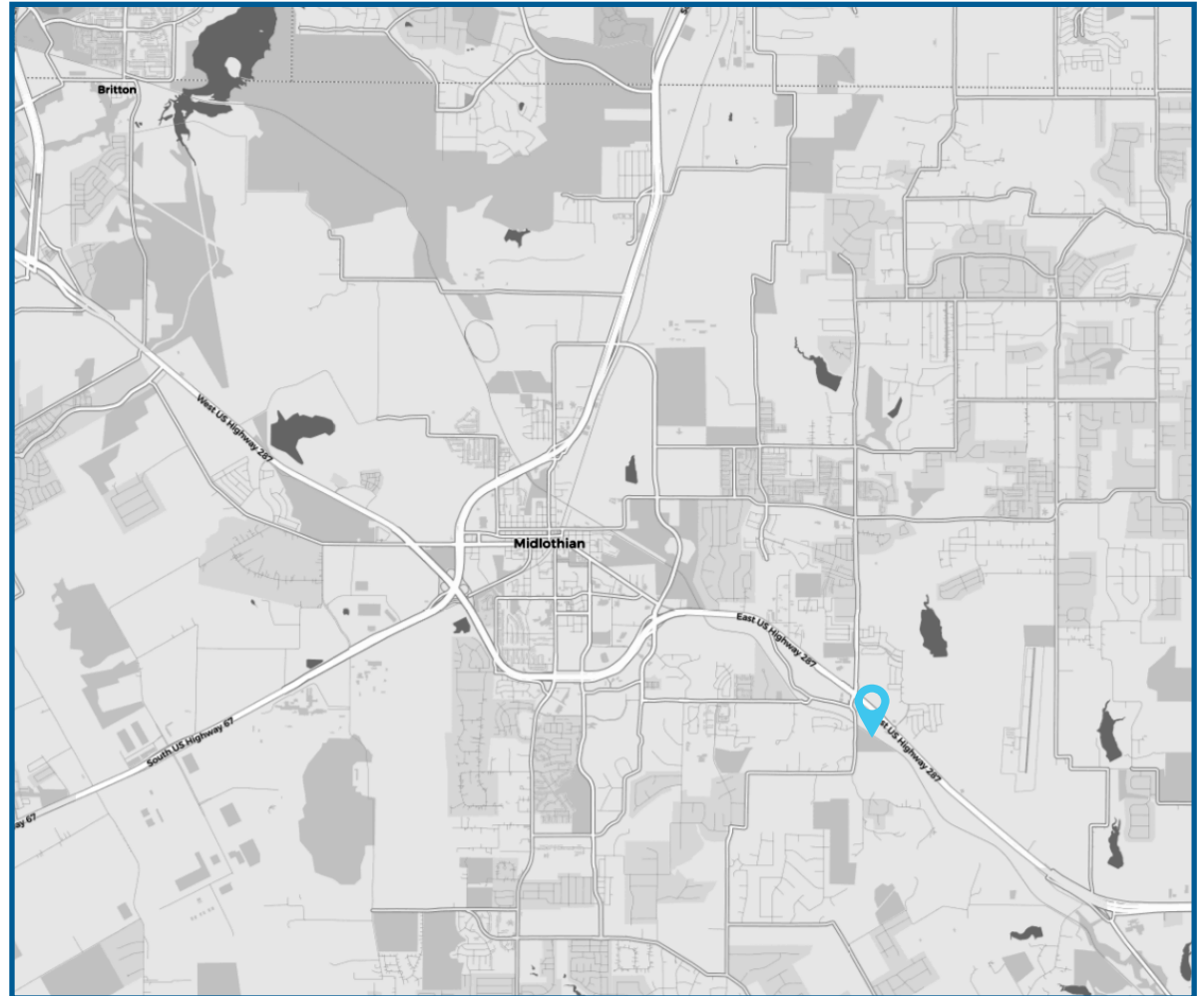
GLA

16,263 SF

Traffic Counts

US 287
56,543 VPD 2024

Walnut Grove Road
12,858 VPD 2024



Area Attractions



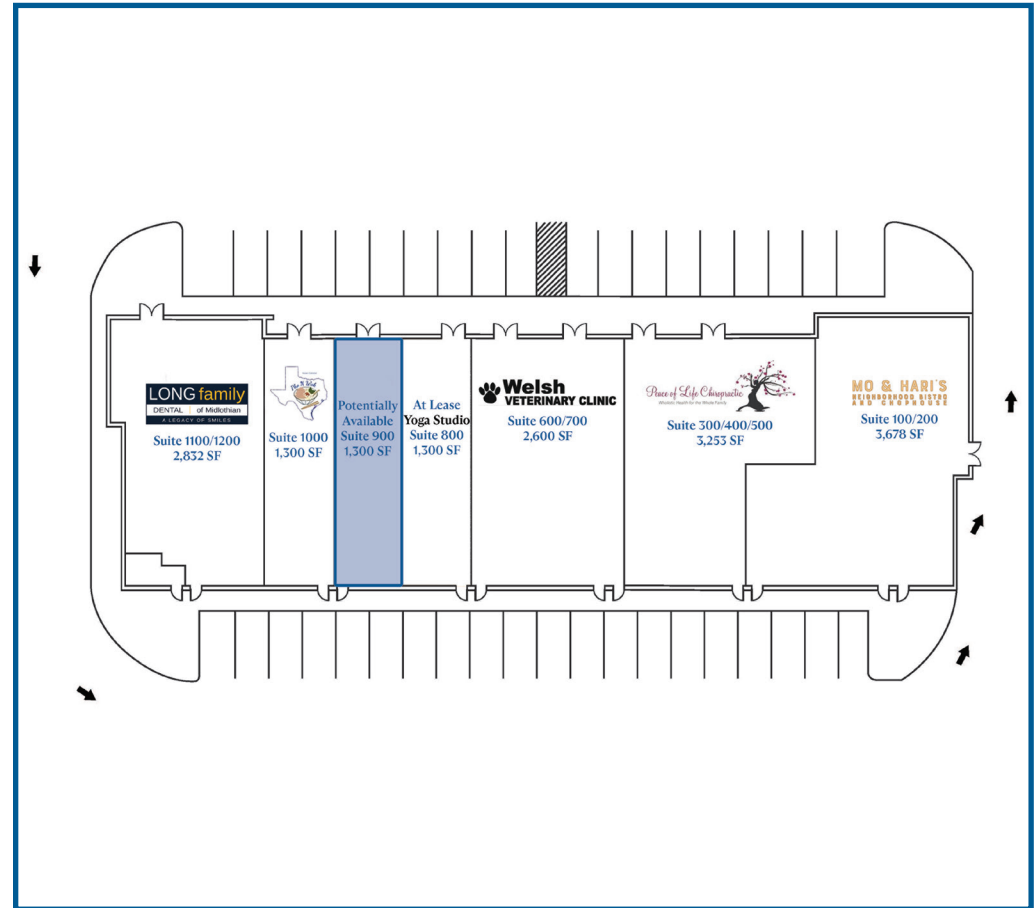
Property Highlights

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1.. Prime Highway Frontage & Visibility – Positioned at the SWC of 287 Bypass and Presidential Pkwy, this 16,263 SF retail strip center enjoys direct freeway visibility and monument signage along one of Ellis County’s highest-traffic corridors, drawing 33,500+ vehicles per day.

2. Brand new multi-family development across 287. Dallas-based Hanover Property Co. is developing BridgeWater, a community of 2,000 homes on the NEC of Hwy 287 at Walnut Grove Rd, about 30 minutes southwest of downtown Dallas. The community will also have commercial land for shopping centers or restaurants as well as 30 acres of land for town homes.

3. Positioned in Midlothian’s Fastest-Growing Trade Area – Situated in a booming Ellis County community with strong demographics, a diversified economic base, and an influx of residential growth, this center benefits from an expanding daytime and roof-top customer base with limited competing retail density nearby.



2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,768	18,376	52,838
EST. DAYTIME POPULATION	736	2,989	10,318
EST. AVG. HH INCOME	\$139,577	\$162,741	\$169,907

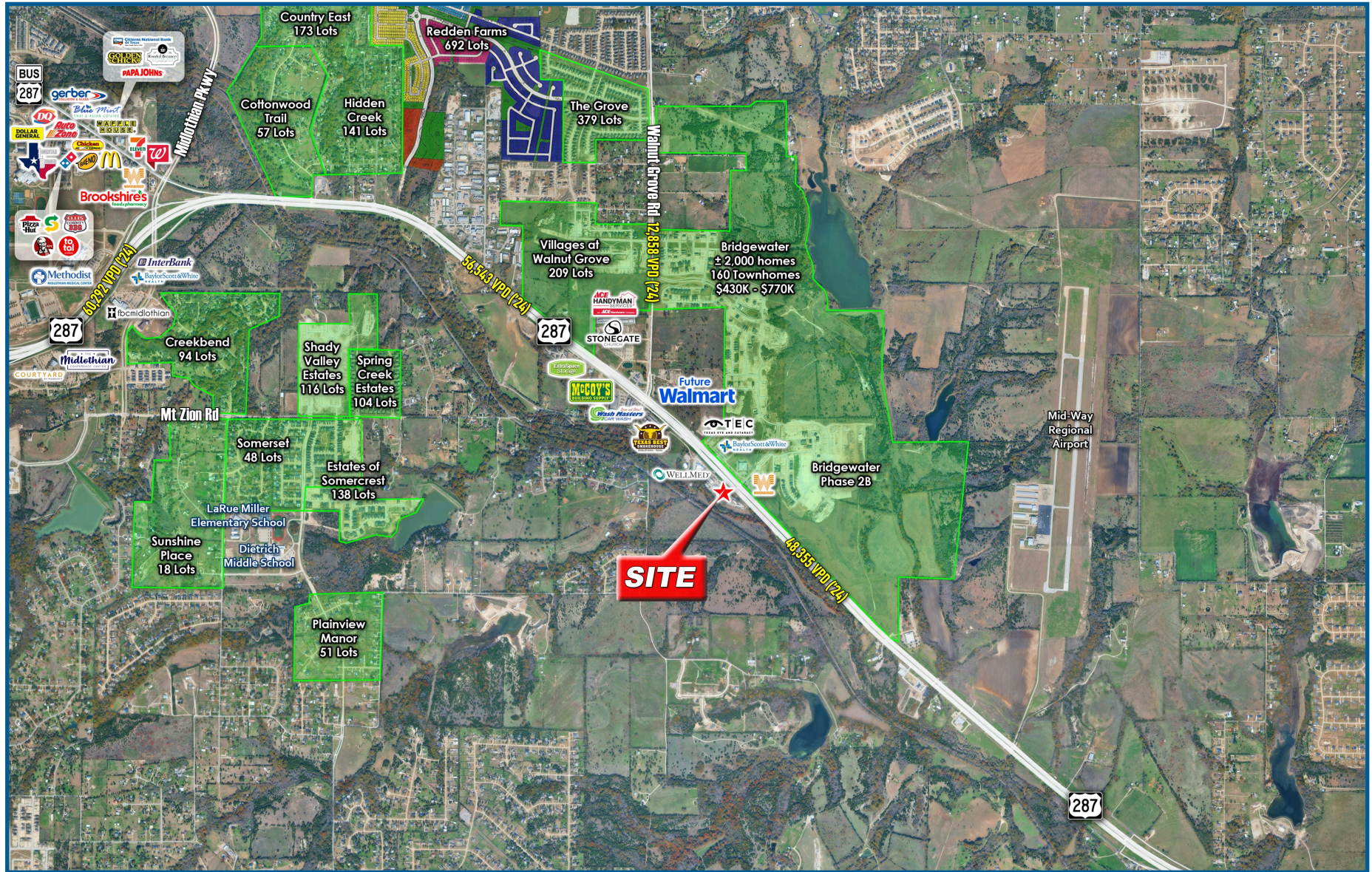
Close Aerial

4470 E US 287
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Far Aerial

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