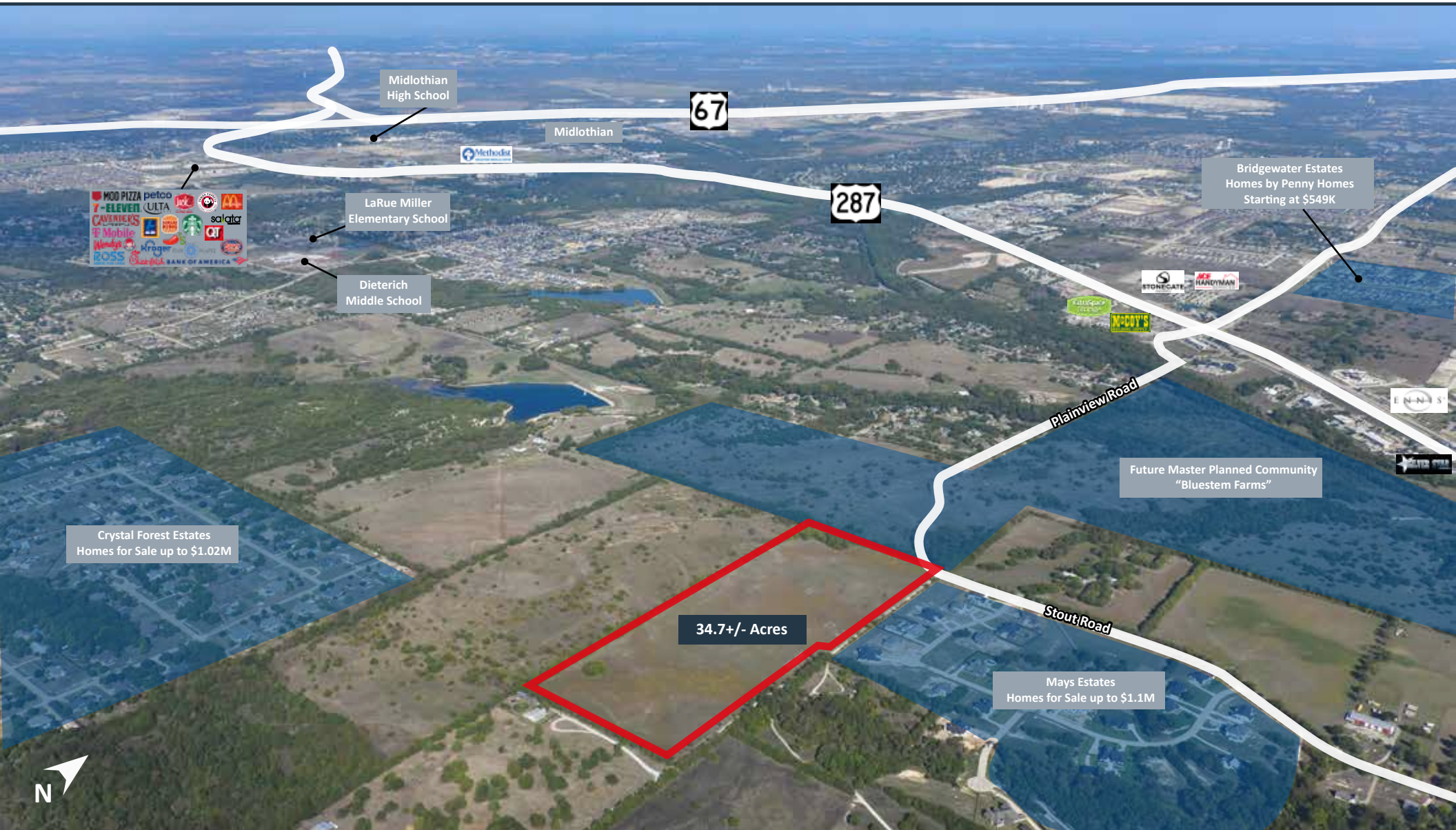




## 34.7+/- ACRE SITE

Stout Road | Midlothian, Texas

JORDAN CORTEZ  
Managing Principal  
214-556-1951  
Jordan@VREA.com

JUSTIN TIDWELL  
Managing Director  
214-556-1955  
Justin@VREA.com

MASON JOHN  
Managing Director  
214-556-1953  
Mason@VREA.com

HALEY BIRMINGHAM  
Director  
214-556-1956  
Haley@VREA.com

WILL DROESE  
Director  
214-556-1952  
Will@VREA.com

REID PIERCE  
Director  
214-556-1954  
Reid@VREA.com

TIM MARRON  
Director  
214-556-2381  
Tim@VREA.com

ALEX JOHNSON  
Senior Associate  
214-556-1948  
Alex@VREA.com

**Vanguard Real Estate Advisors (“VREA”)** is pleased to present the opportunity to acquire approximately 34.7+/- acres along Stout Road in Midlothian, Texas (the “Site”). Currently zoned Agricultural (AG), the Site benefits from an existing agricultural exemption and an adjacent water line, making it an attractive opportunity in the path of growth with potential for single-family residential development, subject to necessary approvals. Per the City’s future land use map, the Site is designated for low density residential.

Located less than a mile west of US Highway 287, the Site offers excellent accessibility to one of Midlothian’s primary transportation corridors, providing convenient connections throughout the southern Dallas–Fort Worth Metroplex. Midlothian is one of the region’s rapidly growing communities, experiencing approximately 33% population growth since 2020. With its strong population growth, highly regarded school district, and continued residential expansion, the Site presents an excellent opportunity for developers and investors seeking to capitalize on Midlothian’s growth. This well-located property is being offered at just **\$45,000 per acre, totaling \$1,562,670.**

A 2% co-broker fee is available to a Co-Broker that sources a Principal that VREA has not previously contacted in any format or sent information regarding this opportunity. A third-party broker must identify their client upon initial contact with VREA.

| INVESTMENT OVERVIEW <sup>(1)</sup> |                                                      |
|------------------------------------|------------------------------------------------------|
| Property                           | 34.726+/- acres                                      |
| Location                           | Stout Road, Midlothian, TX<br>(32.443555,-96.942360) |
| Access                             | Via Stout Road                                       |
| Utilities                          | 8” Water Line along Stout Road (Sardis-Lone Elm WSC) |
| Zoning                             | Agricultural (AG)                                    |
| Appraisal District Property ID     | 187086                                               |
| School District                    | Midlothian ISD (A- per Niche.com)                    |

(1) Purchaser to confirm all due diligence information.

| PRICING               |             |
|-----------------------|-------------|
| Asking Price          | \$1,562,670 |
| Asking Price Per Acre | \$45,000    |

| TAX INFORMATION       |                 |
|-----------------------|-----------------|
| Taxing Entity         | Tax Rate        |
| Ellis County          | 0.255787        |
| Midlothian ISD        | 1.026900        |
| City of Midlothian    | 0.640000        |
| LAT Road              | 0.018214        |
| <b>Total Tax Rate</b> | <b>2.080901</b> |

\*This Site has an Agricultural Exemption per the Ellis County Appraisal District. Purchaser to verify.

## DEMOGRAPHICS

### ESTIMATED POPULATION (2024)



**1-MILE | 1,362**  
**3-MILE | 18,586**  
**5-MILE | 53,280**

### MEDIAN HOUSEHOLD INCOME



**1-MILE | \$185,380**  
**3-MILE | \$155,016**  
**5-MILE | \$132,541**

### MEDIAN HOME VALUE



**1-MILE | \$485,772**  
**3-MILE | \$457,426**  
**5-MILE | \$440,083**

34.7+/- ACRES  
MIDLOTHIAN, TX



34.7+/- ACRES  
MIDLOTHIAN, TX

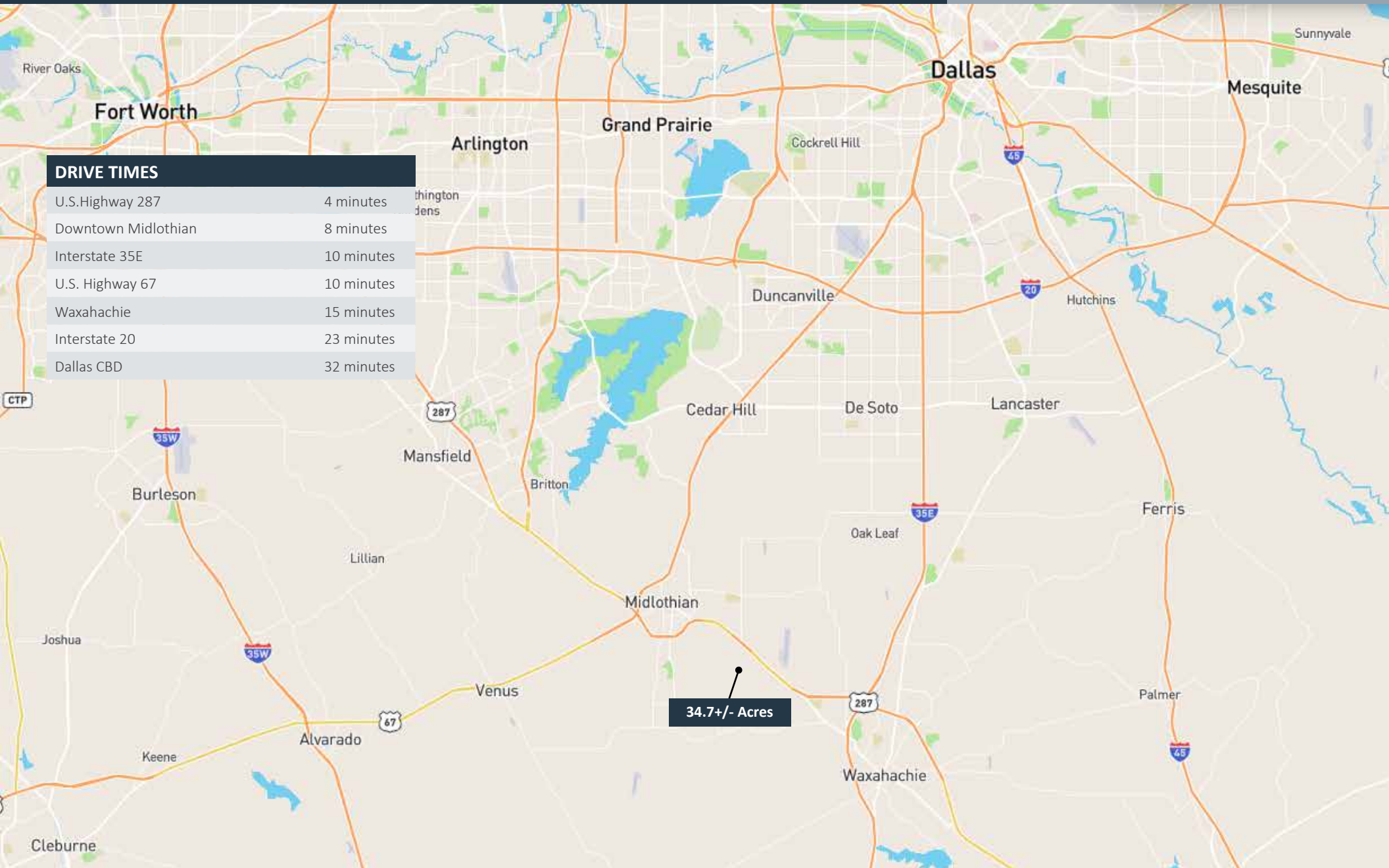


34+/- Acres

Mays Estates  
Homes for Sale up to \$1.1M

Stout Road

34.7+/- ACRES  
MIDLOTHIAN, TX



## INVESTMENT HIGHLIGHTS



### Strategic Location

- The Site offers approximately 34.7+/- acres of land for an investor or developer seeking scale and optionality in an established/high-growth market.
- Benefiting from its proximity to the future master-planned community “Bluestem Farms”. Phase 1 planned for a 99-acre residential development with approximately 274 single-family homes, further demonstrating the continued residential growth along the US-287 corridor.
- Less than a quarter mile from US Highway 287, providing convenient proximity to a major east–west route connecting Midlothian with the broader southern DFW market.



### Zoning

- Currently identified as Agricultural (AG) zoning. Any single-family residential development would be subject to verification of permitted uses, rezoning or other entitlements, platting, and city approval as applicable.
- Potential positioning includes future single-family residential development or a longer-term investment hold, depending on entitlement and infrastructure feasibility.
- 8” water line located on Stout Road with capacity for development.
- *Purchaser to verify sewer availability, floodplain, drainage, road access, and any other development constraints during due diligence.*



### Population and Demographics

- Midlothian’s estimated population reached 46,683 in 2025, up approximately 33% since 2020 (U.S. Census Bureau).
- Median household income in Midlothian is approximately \$126,641, with a median owner-occupied home value of \$411,800 (U.S. Census Bureau, 2020–2024 ACS).
- Homes situated on approximately one-acre lots in Midlothian have an average sales price of \$765,000, highlighting strong demand for larger residential homesites. (Source: HAR.com, May 2026)

Ellis County Courthouse



Midlothian, TX



## AREA HIGHLIGHTS

- The Dallas-Fort Worth area features a well-diversified economy, ranking fifth nationwide for growth with remarkable Gross Domestic Product (GDP) of \$800 billion in 2024. According to recent Urban Land Institute surveys, it has also earned recognition as the leading real estate market for 2025.
- According to the Dallas Federal Reserve Economic Indicators, the DFW region has continued to show strong employment trends, with year-over-year wage growth of 4.2% as of mid-2025, surpassing the state and national average. Employment growth remains a leader among U.S. metropolitan areas.
- The DFW metro's estimated population of 8.3 million ranks fourth among metro areas nationwide. Projections foresee substantial growth, with an anticipated rise to nearly 10 million by 2030, poised DFW to surpass Chicago as the third-largest metro in the U.S.
- Recent rankings and awards received by DFW include #2 in the country for most commercial projects underway, #1 Real Estate Market to Watch (2024 and 2025), and 6th Most Innovative City in the World.
- Ellis County, where the site is located, is witnessing demographic shifts and has an estimated 2025 population of 249,280 with a growth rate of 25.5% from 2020 to 2025, according to US Census Data.

The Site is located in Midlothian and Ellis County, TX, which is part of the Dallas Fort Worth-Arlington Metropolitan Statistical Area ("DFW"). DFW encompasses 12 counties in North Texas, with the Site being in Ellis County. DFW has a population of 8.3 million, making it the fourth largest population center in the country.



### GROSS METROPOLITAN PRODUCT

**\$800 Billion**



### DFW POPULATION GROWTH

**3.14% (2021-2022)**



### DFW ESTIMATED POPULATION

**8.3 Million**



*Dallas, TX*



*Fort Worth, TX*

## ECONOMIC OVERVIEW

Midlothian boasts a dynamic and steadily expanding economy, driven by its strategic location within the Dallas-Fort Worth metroplex. The area benefits from access to major transportation corridors, including U.S. Highway 287 and U.S. Highway 67, supporting regional commerce and industrial activity. Ellis County maintains a strong and expanding economy supported by manufacturing, logistics, distribution, and continued business development. Midlothian serves as a major industrial and employment center within the County, with a major presence in industrial, tech, and healthcare industries. Continued investment and business expansion are helping strengthen the local economy and create new opportunities for growth.



Baylor Scott & White Health

### ELLIS COUNTY MAJOR EMPLOYERS

| COMPANY NAME                | EMPLOYEES |
|-----------------------------|-----------|
| Baylor Scott & White Health | 1,750     |
| Waxahachie ISD              | 1,700     |
| Midlothian ISD              | 1,400     |
| Gerdau                      | 1,000     |
| Walgreens Distribution      | 850       |
| Dart Container Corporation  | 748       |
| Ellis County                | 550       |

Source: City of Waxahachie



## AREA OVERVIEW

Midlothian is located in northwestern Ellis County, approximately 25 miles southwest of Downtown Dallas. Major transportation corridors, including U.S. Highway 287 and U.S. Highway 67, provide connectivity to surrounding areas and business centers throughout North Texas. Midlothian continues to experience residential and commercial development as growth expands into the southern DFW region. The city offers a variety of parks, trails, and outdoor recreational opportunities, with nearby Joe Pool Lake providing access to boating, fishing, and other outdoor activities. Its proximity to established communities such as Mansfield, Cedar Hill, and Waxahachie further enhances access to regional shopping, dining, and entertainment. Midlothian's location, expanding amenities, and continued development support its appeal as a desirable residential and commercial market.

## TRANSPORTATION



**Air:** The Site is located approximately 30 miles south of Dallas/Fort Worth International Airport, offering both domestic and international flights. The Site also approximately 28 miles south of Dallas Love Field, which primarily serves domestic routes within the U.S.



**Highway:** This Site is located between several major thoroughfares providing direct connectivity to Dallas and other major markets throughout the region. The Site is approximately 1 mile west of U.S. Highway 287, 6 miles west of Interstate 35E, and 5 miles east of U.S. Highway 77.



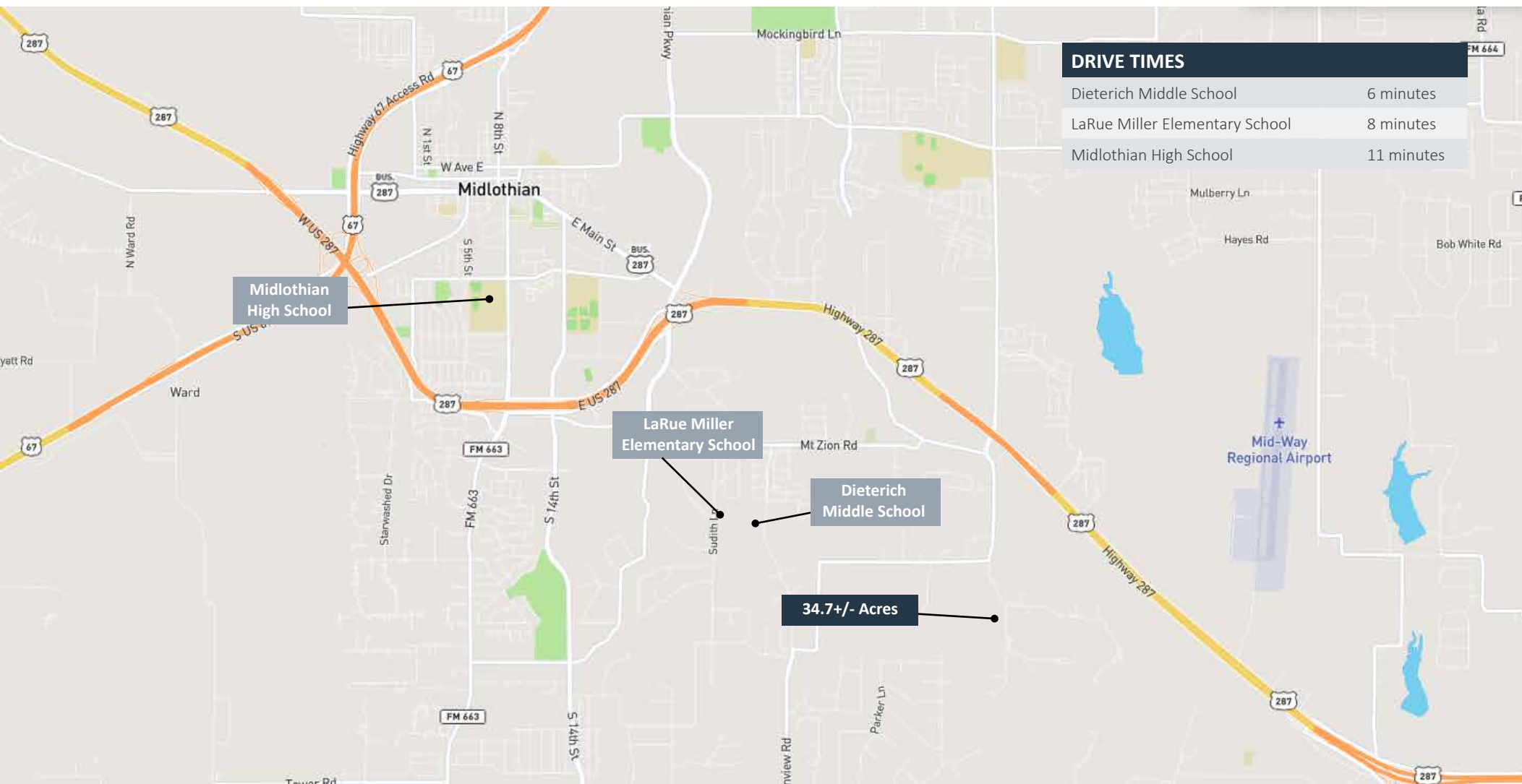
*Joe Pool Lake*



*Dallas/Fort Worth International Airport*

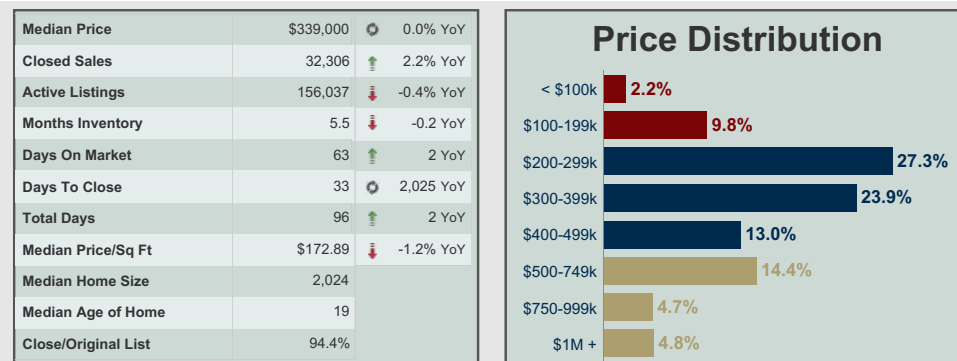
## EDUCATION OVERVIEW

The Site is located within the Midlothian Independent School District, which serves approximately 11,500 students across multiple campuses, including elementary, middle, and high schools, and plays a key role in supporting the area's growing population. The District has earned an overall "A-" Rating from Niche, reflecting solid performance across academics, faculty, and overall student experience. The district is also undertaking campus expansions and facility improvements to accommodate continued growth.



## July 2026 Statistics

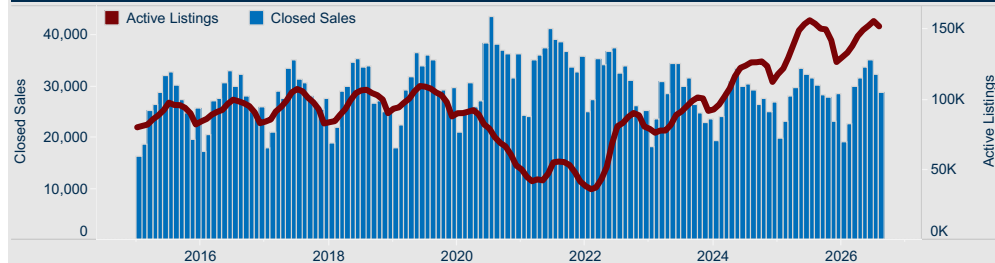
### Texas



### Growth Trend for Closed Sales and Median Price



### Closed Sales & Active Listings

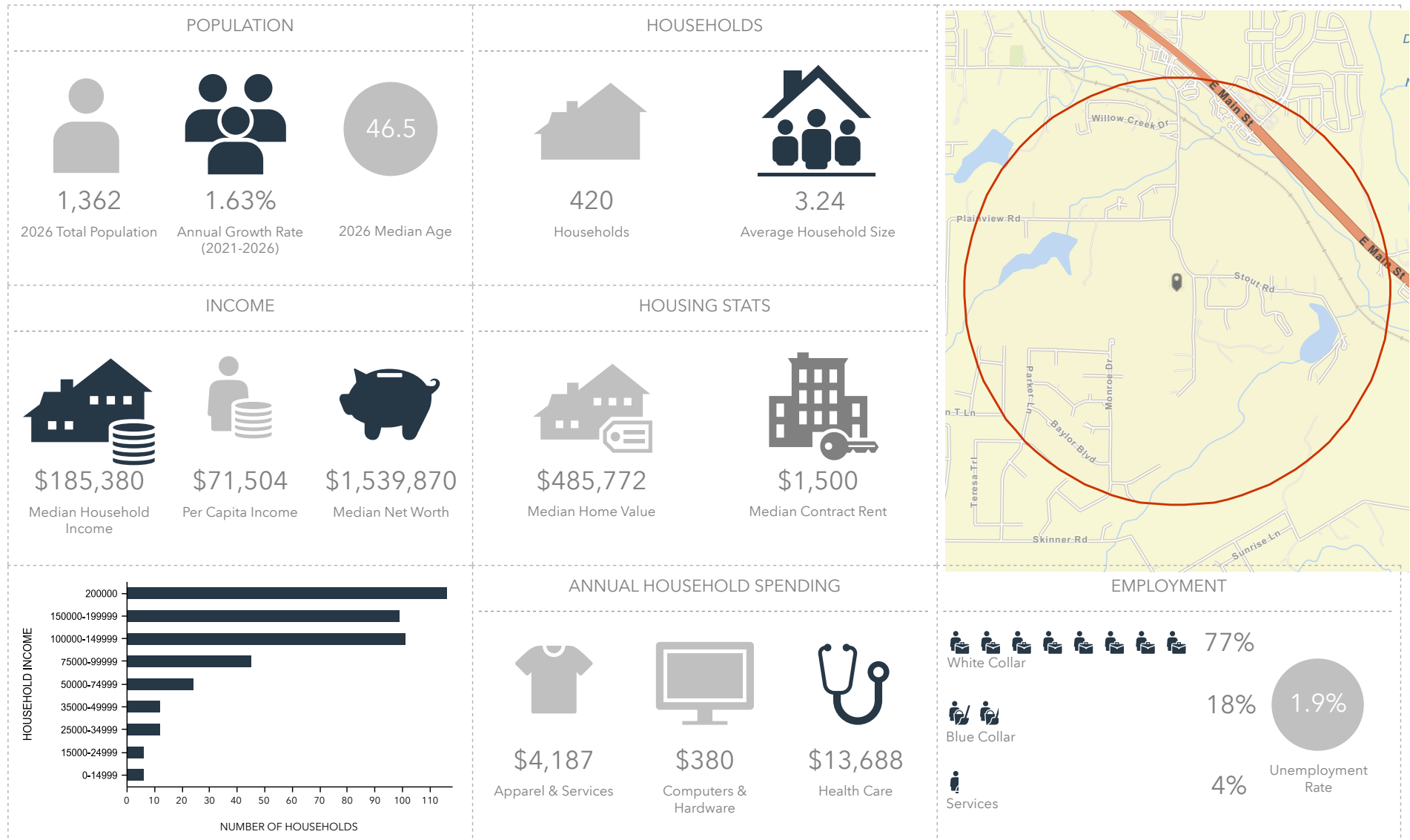


© 2026 Texas REALTORS® - Data used in this report come from the Texas REALTOR® Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Analysis provided through a research agreement with the Real Estate Center at Texas A&M.

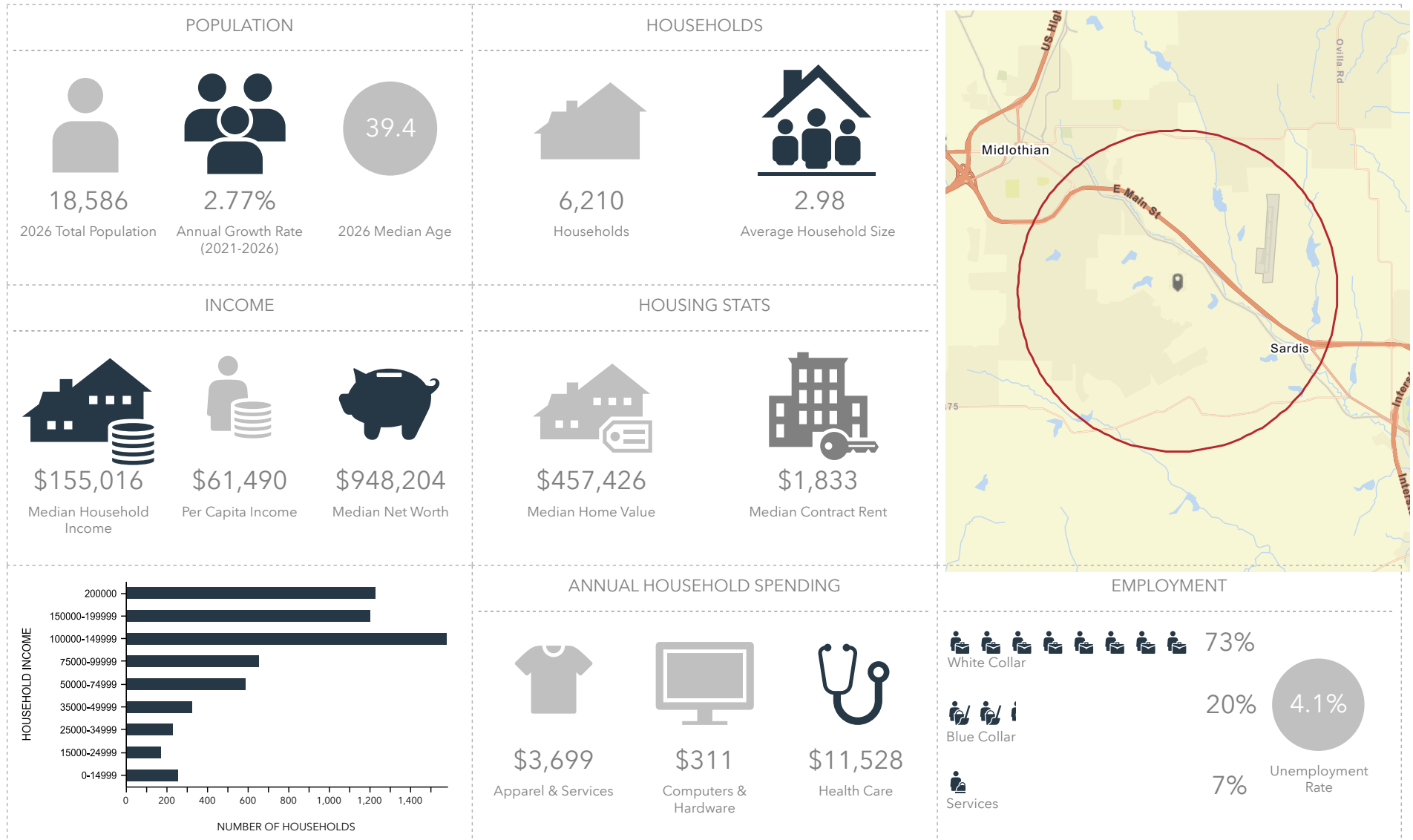
TEXAS A&M UNIVERSITY  
Texas Real Estate Research Center



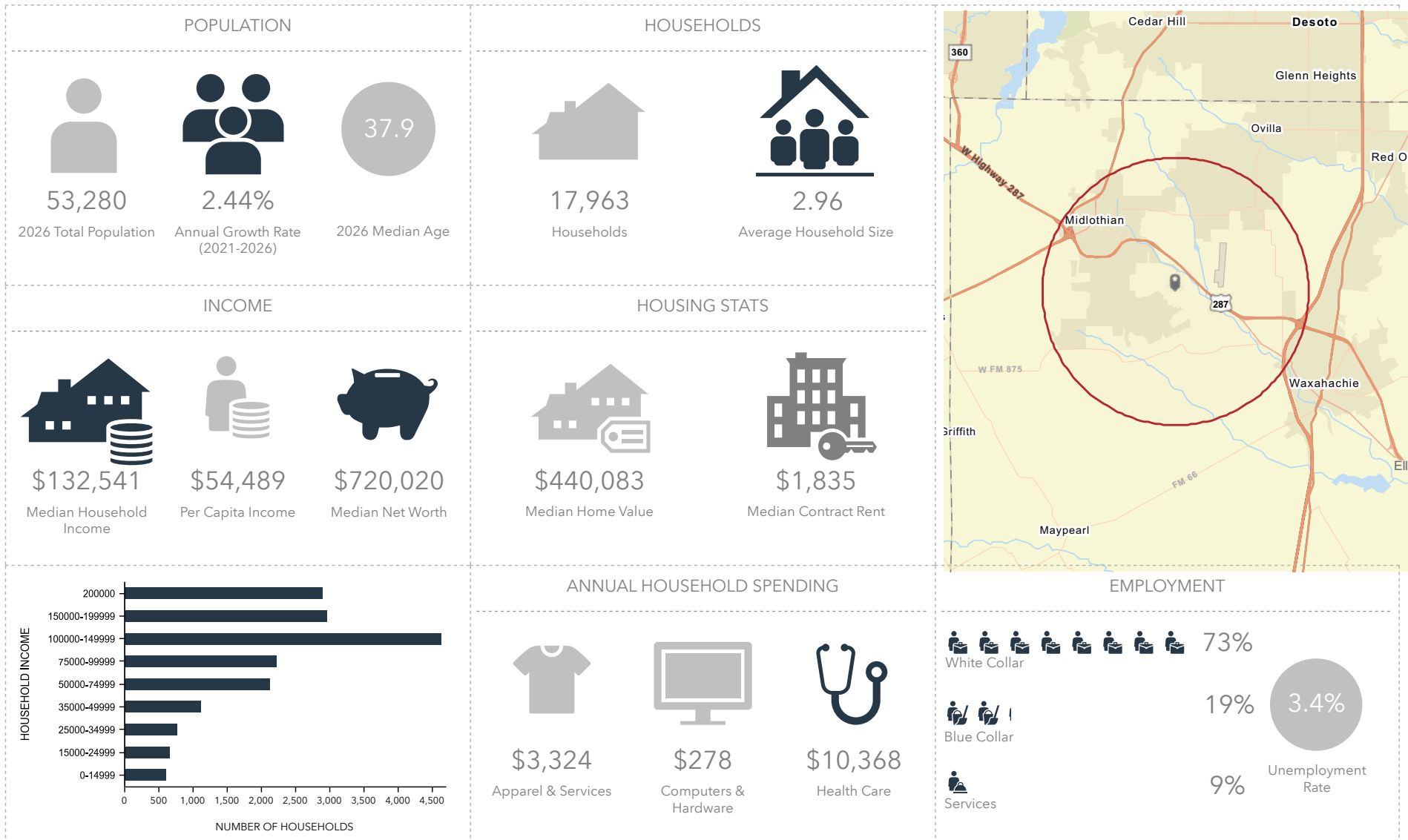
## DEMOGRAPHIC OVERVIEW | 1-MILE RADIUS



## DEMOGRAPHIC OVERVIEW | 3-MILE RADIUS



## DEMOGRAPHIC OVERVIEW | 5-MILE RADIUS



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.



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.



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 or subagent by the buyer or buyer’s agent.

**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.

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

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

**Licensed Broker/Broker Firm Name or Primary Assumed Business Name:** Vanguard Real Estate Advisors | License No. 9003054 | Jordan@VREA.com | 214-556-1951

**Designated Broker of Firm:** Jordan Cortez | License No. 494942 | Jordan@VREA.com | 214-556-1951

**Licensed Supervisor of Sales Agent/Associate:** Justin Tidwell | License No. 647170 | Justin@VREA.com | 214-556-1955

**Sales Agent/Associate:** Mason John | License No. 682887 | Mason.John@VREA.com | 214-556-1953

**Sales Agent/Associate:** Haley Birmingham | License No. 765057 | Haley@VREA.com | 214-556-1956

**Sales Agent/Associate:** Will Droese | License No. 770325 | Will@VREA.com | 214-556-1952

**Sales Agent/Associate:** Reid Pierce | License No. 791138 | Reid@VREA.com | 214-556-1954

**Sales Agent/Associate:** Alex Johnson | License No. 815359 | Alex@VREA.com | 214-556-1948

**Sales Agent/Associate:** Tim Marron | License No. 839620 | Tim@VREA.com | 214-556-2381

**Disclaimer:** Recipients must perform their own research and seek professional guidance before acting on any information contained herein. All figures, pricing, and terms are preliminary and may be altered or rescinded at any time. Forward-looking statements and estimates are illustrative in nature and should not be treated as guaranteed outcomes. Vanguard Real Estate Advisors neither confirms nor endorses the validity of this material, as it has been compiled from third-party sources without independent verification.

34.7+/- Acres | Stout Road | Midlothian, Texas



**JORDAN CORTEZ** | *Managing Principal* | 214-556-1951 | Jordan@VREA.com

**JUSTIN TIDWELL** | *Managing Director* | 214-556-1955 | Justin@VREA.com

**MASON JOHN** | *Managing Director* | 214-556-1953 | Mason@VREA.com

**HALEY BIRMINGHAM** | *Director* | 214-556-1956 | Haley@VREA.com

**WILL DROESE** | *Director* | 214-556-1952 | Will@VREA.com

**REID PIERCE** | *Director* | 214-556-1954 | Reid@VREA.com

**TIM MARRON** | *Director* | 214-556-2381 | Tim@VREA.com

**ALEX JOHNSON** | *Senior Associate* | 214-556-1948 | Alex@VREA.com