



TOM THUMB ANCHORED RETAIL

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

VENTURE

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

Metrics

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065

Location

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065

Shop Space

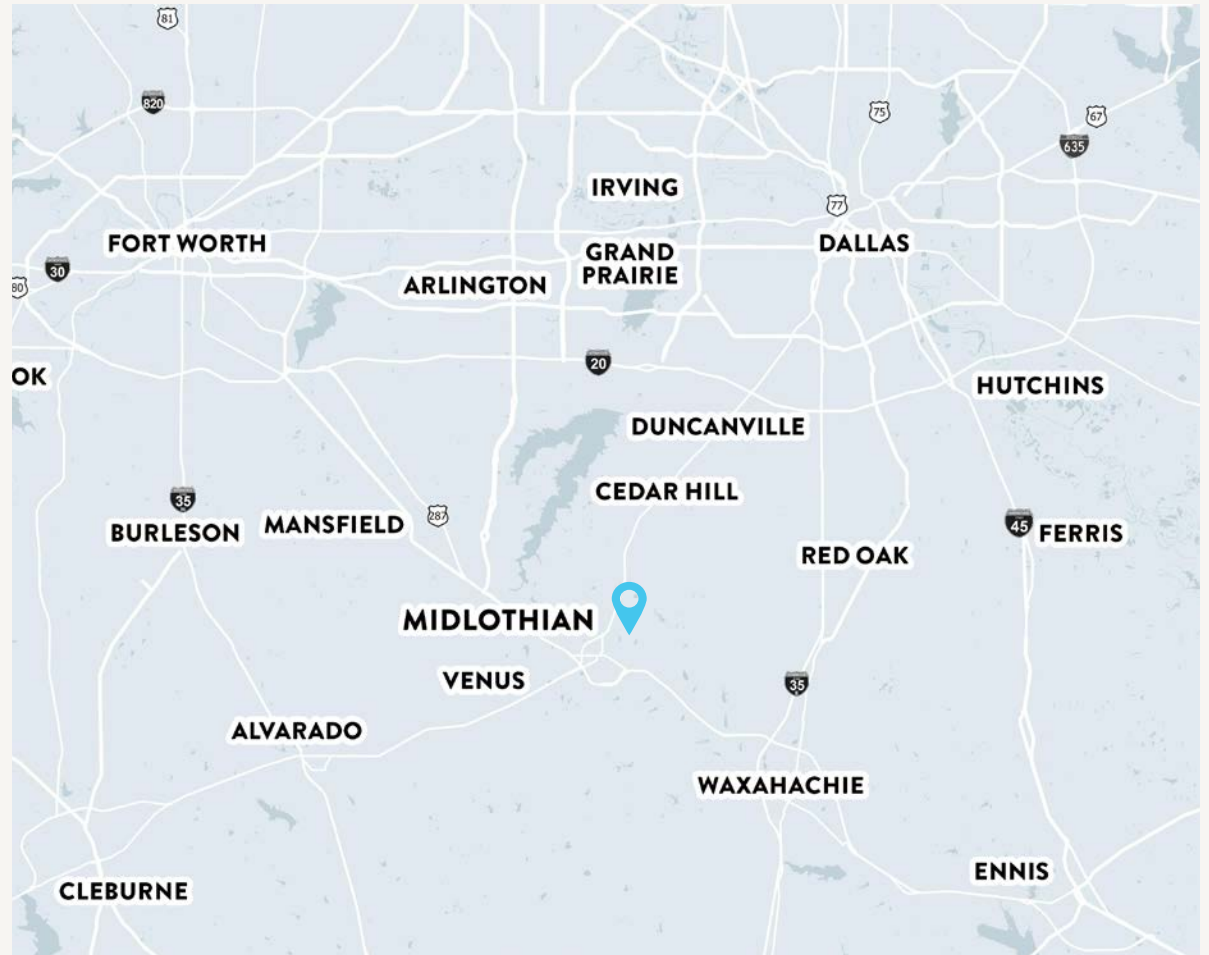
8,454 SF
(Divisible)

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
-----------------------	------------------------------



Area Attractions



VENTURE

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

Property Highlights

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065

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

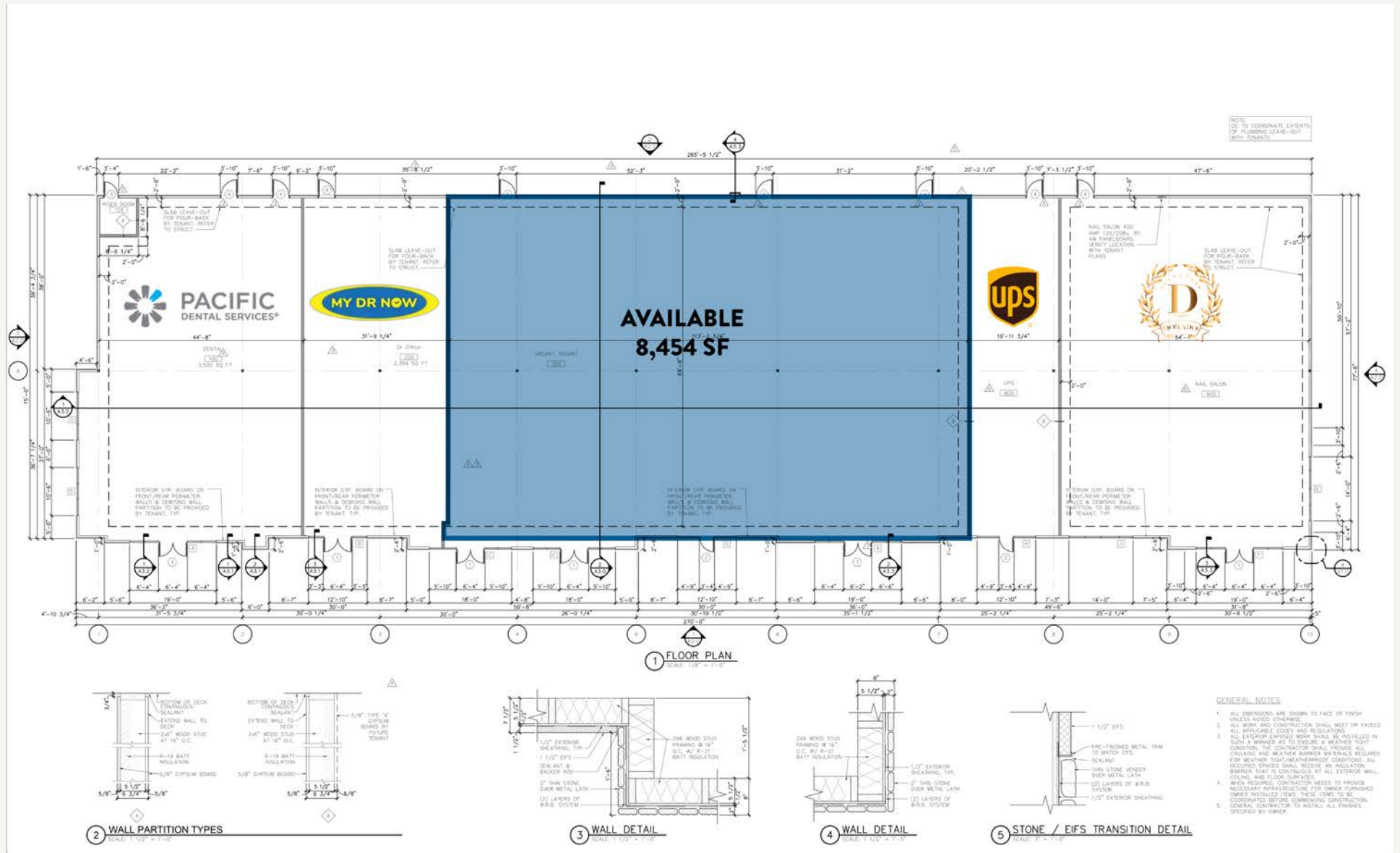
Site Plan

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065



Building 1 LOD

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065



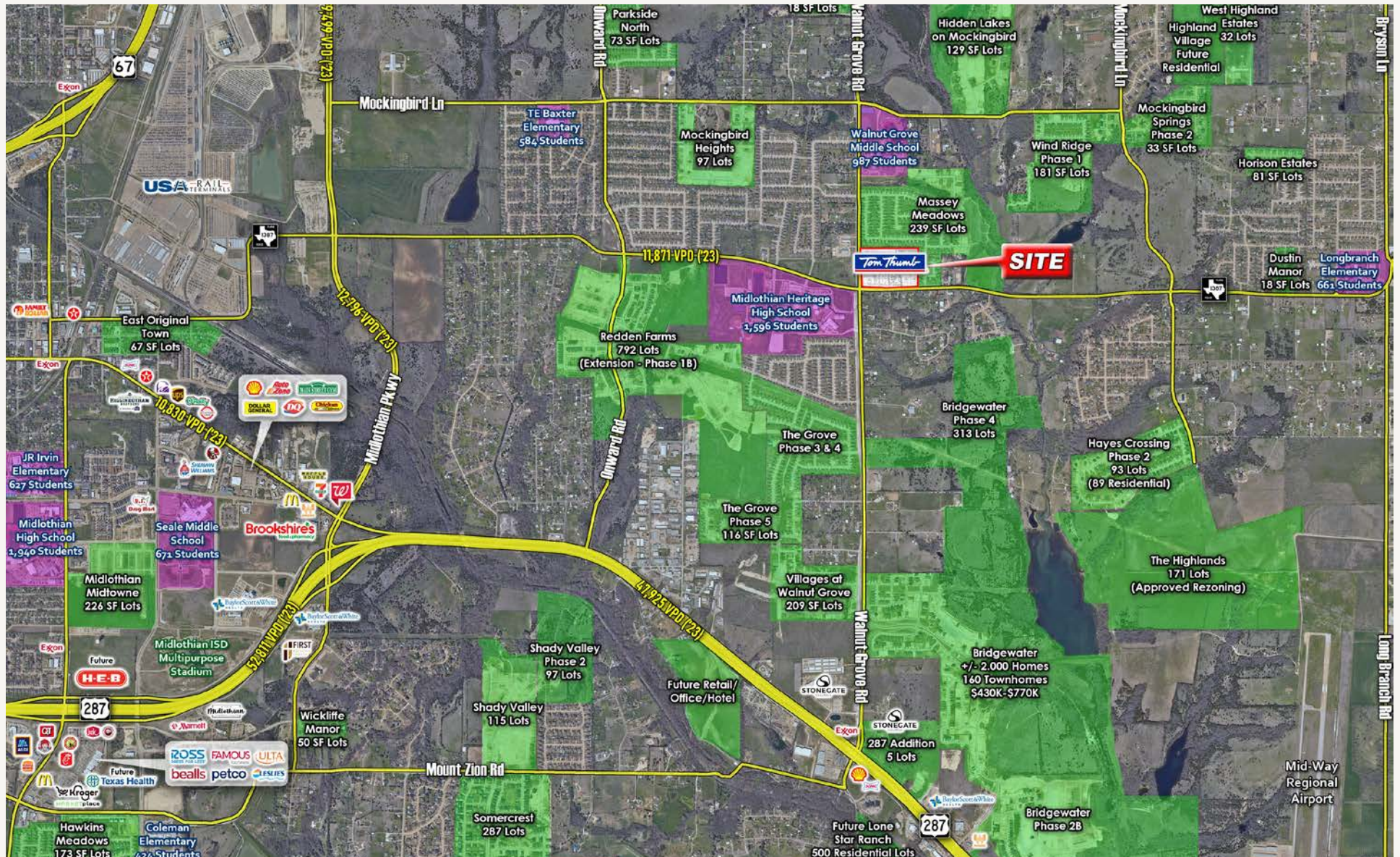
Close Aerial

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065



Far Aerial

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065



Progress Photos

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065



VENTURE

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

Tom Thumb Photos

NEC FM 1387 & Walnut Grove Rd
Midlothian, TX 76065



VENTURE

AMY PJETROVIC
APJETROVIC@VENTUREDFW.COM

NATALIA SINGER
NSINGER@VENTUREDFW.COM

MIA UREÑA
MURENA@VENTUREDFW.COM

NEC FM 1387 &
Walnut Grove Rd
Midlothian, TX
76065

Amy Pjetrovic
Principal

apjetrovic@venturedfw.com

Natalia Singer
Senior Vice President

nsinger@venturedfw.com

Mia Ureña
Transaction Manager

murena@venturedfw.com

(214) 378-1212

www.VentureDFW.com

8235 Douglas Ave
Suite 720
Dallas, Texas 75225

VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

