

## OFFERING MEMORANDUM



## MIDWAY CROSSING SHOPPING CENTER

501 N Main St. | Euless, TX 76039



**wellington**  
REALTY

1700 Pacific Ave Suite 1650  
Dallas, TX 75201



Midway Crossing - Euless

Property

Pricing:	TBD by Market
Year 1 Pro Forma NOI:	\$153,755
Debt:	New

Subject Property

Primary Address:	501 N Main St.
County:	Tarrant
Parcel Number:	05647509
Gross Leasable Area:	24,527 SF
Total Land SF:	90,605 SF
Occupancy:	86%

Site Description

Street Frontage:	N Main St 298'
Zoning:	C-1, Neighborhood business district
Landscaping:	Native grasses, shrubs, and trees
Parking:	106
Traffic:	20,264

Building Information

Year Built:	1986
Construction Type:	Masonry
Roof:	Flat
Foundation:	Concrete Slab

Building Highlights

- Midway Crossing in Euless, TX is centrally located between Dallas and Fort Worth, 4 miles from DFW Airport, with quick access to I-183.
- With 298' of frontage, Midway Crossing is strategically positioned with great visibility in a budding retail corridor.
- While 100% of the tenants are on gross leases, a few currently operate on month to month, providing the new owner with tremendous opportunity to quickly convert a portion of the property to NNN leases.
- Long-term ownership with immediate value-add by increasing rents to market rent.
- Strong demographics (\$65k+ Median Income), traffic count (20k+ cars per day), and growth (9% Household Formation) are a few reasons why national brands such as Starbucks and Quick Trip are opening their businesses off Main St.





## Retail Map



### EULESS, TEXAS

#### Traffic:

N Main St & Town Creek Dr.	20,264
Midway Dr & N Main St	4,820

#### Housing:

Households	21,796
Household Size	2.62

#### Retail:

Occupancy	89.1%
New Construction	18.1K SF

\*3 mi. radius

# Confidentiality & Disclaimer

---

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Wellington Realty, LLC, and should not be made available to any other person or entity without the written consent of Wellington Realty, LLC. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Wellington Realty, LLC have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Wellington Realty, LLC has not verified, and will not verify, any of the information contained herein, nor has Wellington Realty, LLC conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

The information herein is submitted to you on a strictly and permanently confidential basis. By accepting a copy of the market analysis listing proposal, the recipient agrees that neither it nor any of its employees or advisors shall use the information for any purpose other than evaluating the specific transactions described herein, or divulge such information to any other party. This memorandum shall not be photocopied, reproduced, or distributed to others without the prior consent of Wellington Realty, LLC. Accepting parties of this offering memorandum will not communicate with the tenants of the property without prior written consent from Wellington Realty, LLC, or the owner of the property. Registered Potential Purchaser hereby authorizes the undersigned Broker ("Broker") to represent Registered Potential Purchaser as its broker with respect to the purchase of the Property and Registered Potential Purchaser agrees to pay any and all compensation claimed by Broker. Registered Potential Purchaser represents to the Seller Parties that it has not had any discussions regarding the Property with any broker or agent other than Owner, Listing Broker and Broker. Registered Potential Purchaser acknowledges that it is a principal in connection with the purchase of the Property and Registered Potential Purchaser hereby agrees that it will not look to any of the Seller Parties for any commissions, fees or other compensation in connection with the sale of the Property. Broker also agrees it will not look to any of the Seller Parties for any compensation in connection with the sale of the Property. Broker further agrees that it will not discuss the Property with any parties other than Registered Potential Purchaser, Related Parties, Listing Broker and/or Owner and that Broker will not distribute the Evaluation Materials or excerpts thereof to any other parties except in accordance with the terms of this Agreement.

Registered Potential Purchaser and Broker hereby agree, jointly and severally, to indemnify and hold harmless each of the Seller Parties against any and all costs, loss, liability or expense, including attorney's fees, arising from claims by Broker or any other parties claiming to have had dealings with Broker or Registered Potential Purchaser in connection with the sale of the Property, excluding Listing Broker.

If you require additional information, please contact us at:

**DAVID SHAFFER**

[investments@wellingtonrealty.com](mailto:investments@wellingtonrealty.com)

**CALEB JONES**

[cjones@wellingtonrealty.com](mailto:cjones@wellingtonrealty.com)

**ALEX BALLARD**

[aballard@wellingtonrealty.com](mailto:aballard@wellingtonrealty.com)

**LAUREN PRATTE**

[lpratte@wellingtonrealty.com](mailto:lpratte@wellingtonrealty.com)

**WELLINGTON REALTY, LLC**

1700 Pacific Avenue Suite 1650

Dallas, TX 75201

Office: 214-855-5900

