

10.994 ACRES AVAILABLE FOR SALE

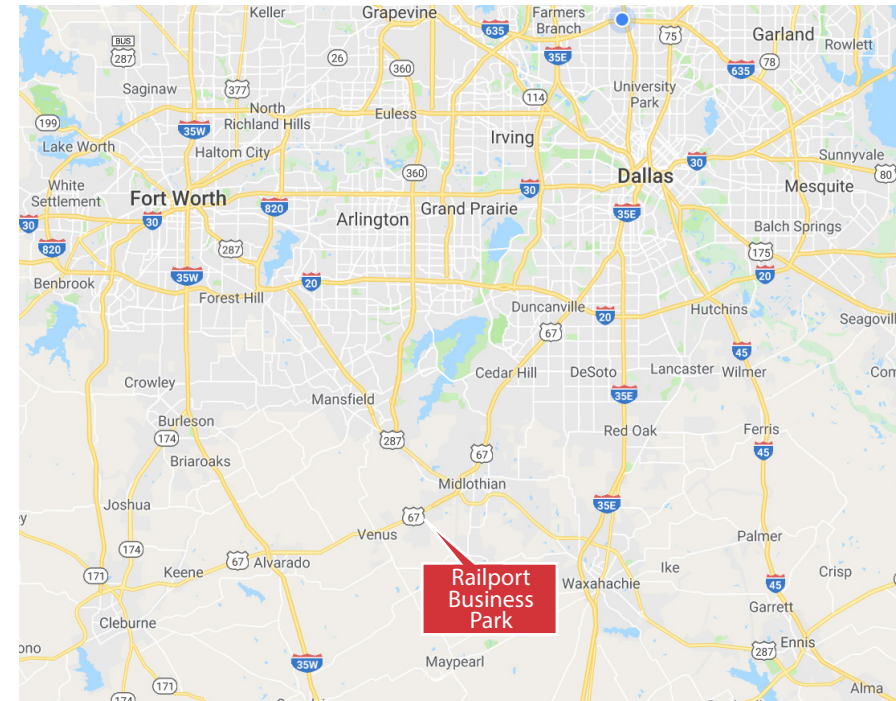
# RAILPORT BUSINESS PARK

## SITE L

US 67 @ Railport Parkway  
Midlothian, Texas 76065

### PROPERTY FEATURES

- Ellis County Location
- Major Thoroughfare Access From Hwy. 67 & Hwy. 287
- Easy Access to I-45, I-35, SH-67 & SH-360
- 30 Minutes From DFW Int'l Airport & Love Field
- Zoned Heavy Industrial to Light Commercial



**NAI** Robert Lynn

4851 LBJ Freeway, 10th Floor  
Dallas, TX 75244

[nairl.com](http://nairl.com)

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### INFRASTRUCTURE

#### ROADS

- 48' Width
- Concrete, Curbed & Gutter
- Lighted
- Engineered For WB-50 Tractor Trailers

#### WATER

- 12" Loop Distribution System
- 300' Fire Hydrant Spacing

#### SANITARY SEWER

- Gravity Flow System
- Engineered For Industrial Processes
- 8" - 30" Lines

### RAIL

- Burlington Northern Santa Fe & Union Pacific Service Available

#### STORM WATER DRAINAGE

- Underground Storm Water Collection System
- Open Vegetated Channels
- No On-Site Storm Water Detention Required

#### ELECTRICAL

- Loop Feed System Fed By Substation With 3 Separate Feeds

#### NATURAL GAS

- Dual 30" Sources
- 8" Loop Feed
- 250 MMBTU Available Capacity

### WHY MIDLOTHIAN

<https://midlothian-tx.org/>  
<https://midlothian-tx.org/interactive-map/>

- Double Freeport Tax Exemption
- Enterprise Zone Industrial Development Bonds
- Foreign Trade Zone
- 4A/4B Economic Development Sales Tax
- Low Tax Rates
- Abatements Available
- Controlled Development Environment
- Dual Rail Service Available

**Matt Elliott, SIOR**

214 256 7161 Office  
214 288 7386 Cell  
melliott@nairl.com

**Rick Medinis, SIOR**

214 256 7116 Office  
214 543-1248 Cell  
rmedinis@nairl.com

