

41.330 ACRES AVAILABLE FOR SALE

Divisible to 4 Acres

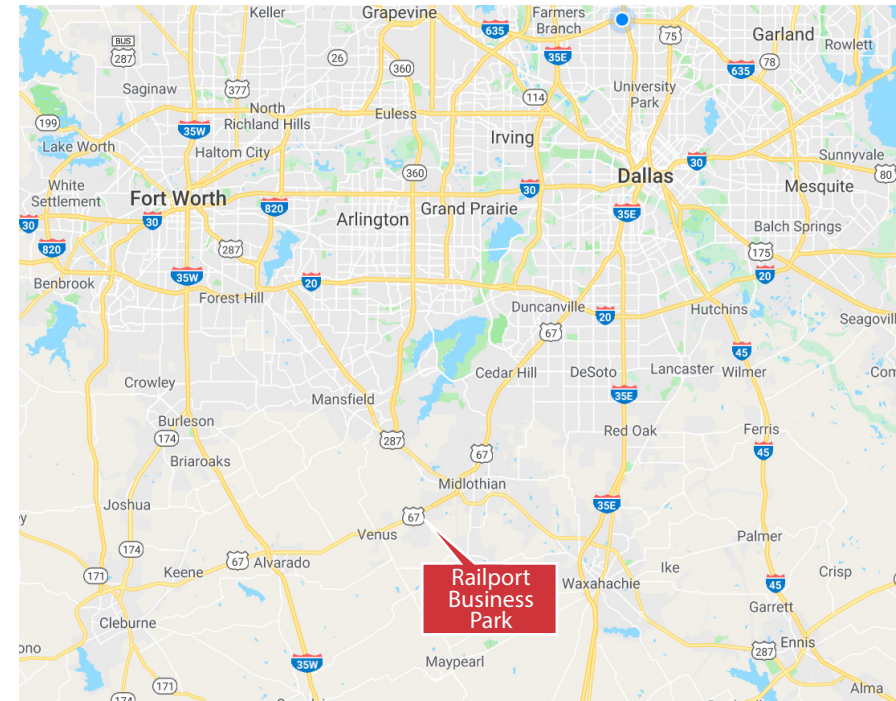
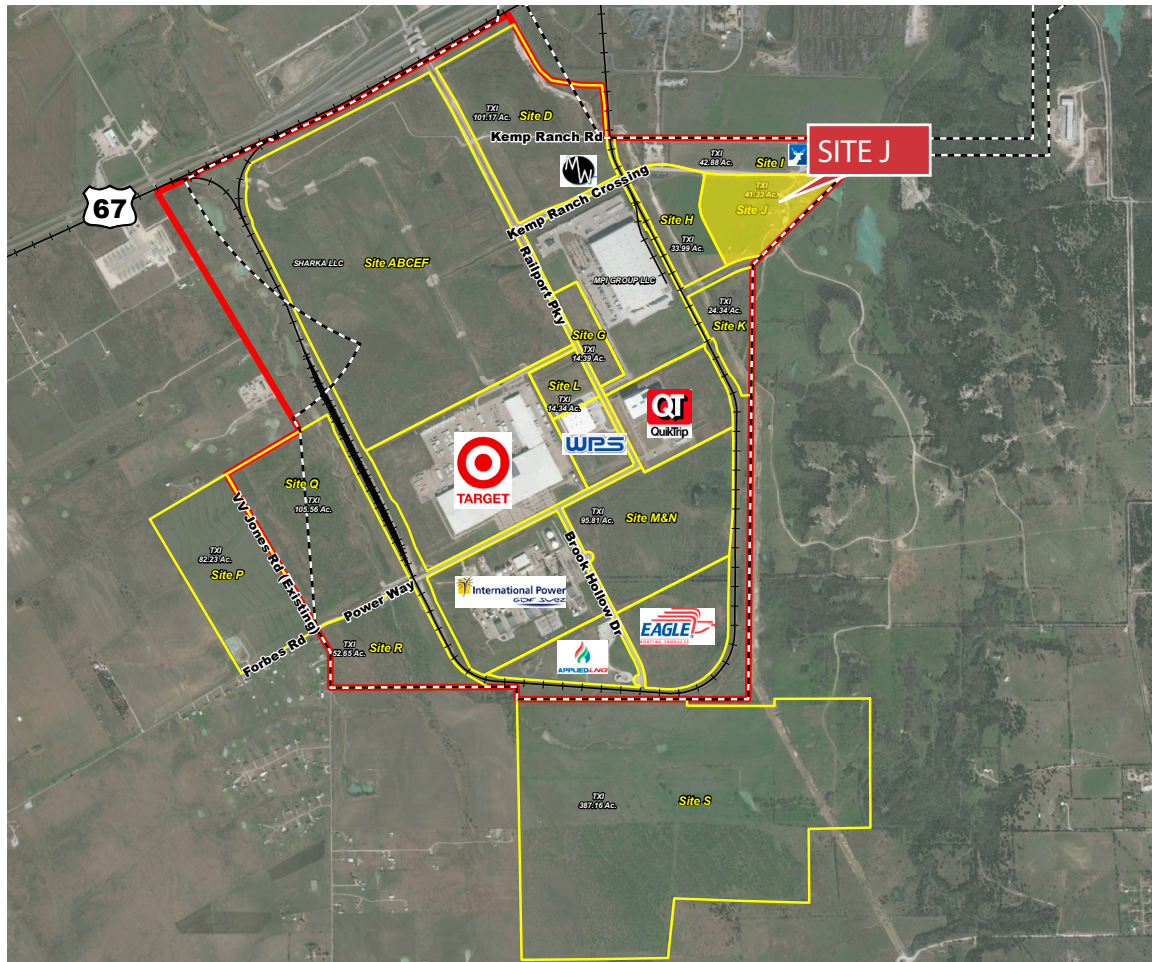
RAILPORT BUSINESS PARK

SITE J

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

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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

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