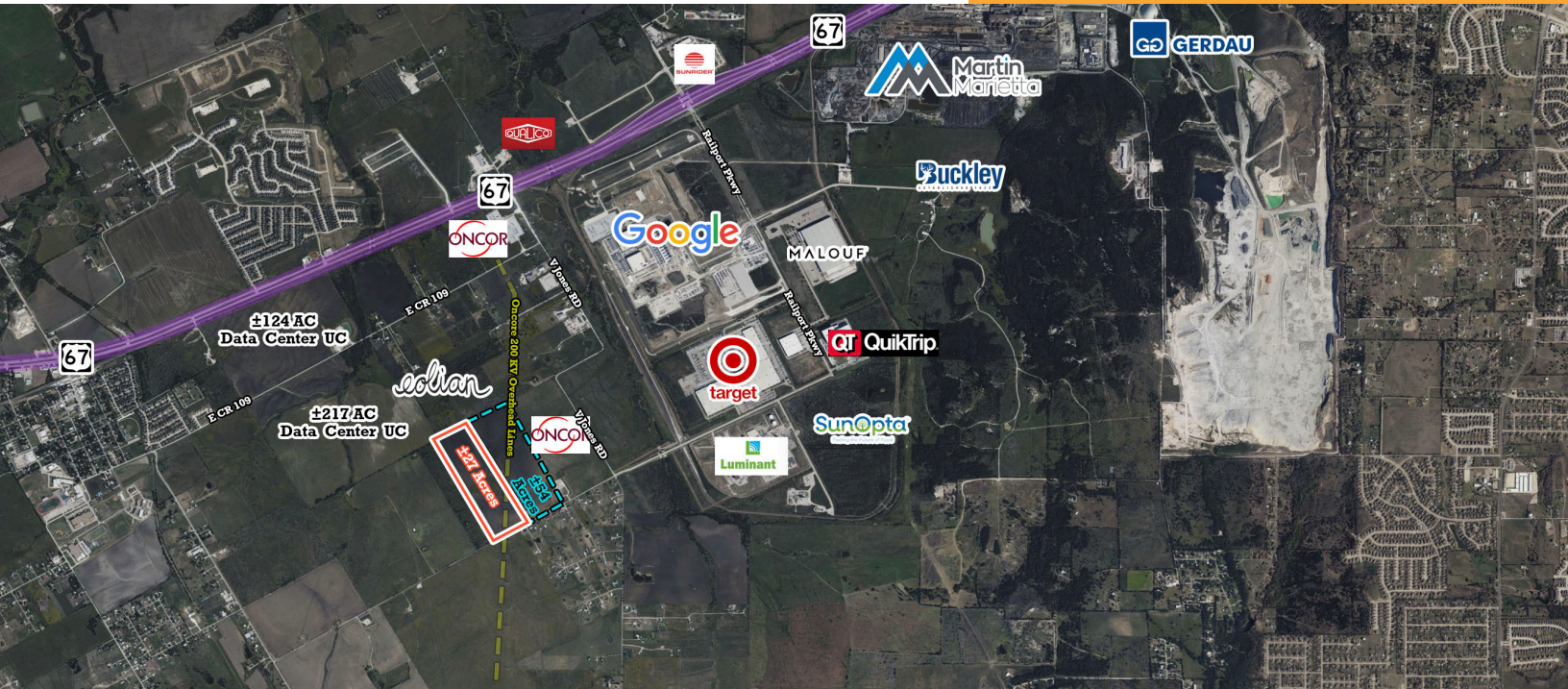


±81 ACRES OF LAND

FORBES ROAD, MIDLOTHIAN, TX 76065



FOR SALE // LAND



Railport and the Midlothian Industrial Park have brought Midlothian to the forefront of sought after industrial submarkets in North Texas. The 360 acre Google Data Center along with Target and Quick Trip distribution centers, SunOpta, Malouf and Luminant make up the majority of the large land holdings in Railport. The subject 81 AC available for purchase is 2600' west down Power Way/Forbes Road from this major development hub and is within Midlothian city limits.

Recently, Oncon purchased 74 acres bordering the 81 acre property to the east to add to its 75 acre existing substation to the north on VV Jones. Construction of the new 74 AC substation is well underway. VV Jones is being realigned to provide better access next to the future substation and neighboring tracts such as the 81 AC. Oncon high power lines cross over the 81 acres, making power available immediately for data center developers.

Access to the property is good with frontage on Forbes Rd which connects to FM 157 to the west and VV Jones to the east. Both of those thoroughfares then connect to US 67.

**27 acres is listed, additional 54 acres is available for purchase with the 27 per ownership.*

- Oncon/Data Center power available within property
- Site borders under construction Oncon substation
- Utilities to site, WW 1,270' east on Forbes Road/Power Way
- Surrounded by industrial and data center development
- Midlothian city limits
- Outstanding access
- Call Agent for pricing

EXCLUSIVELY OFFERED BY:

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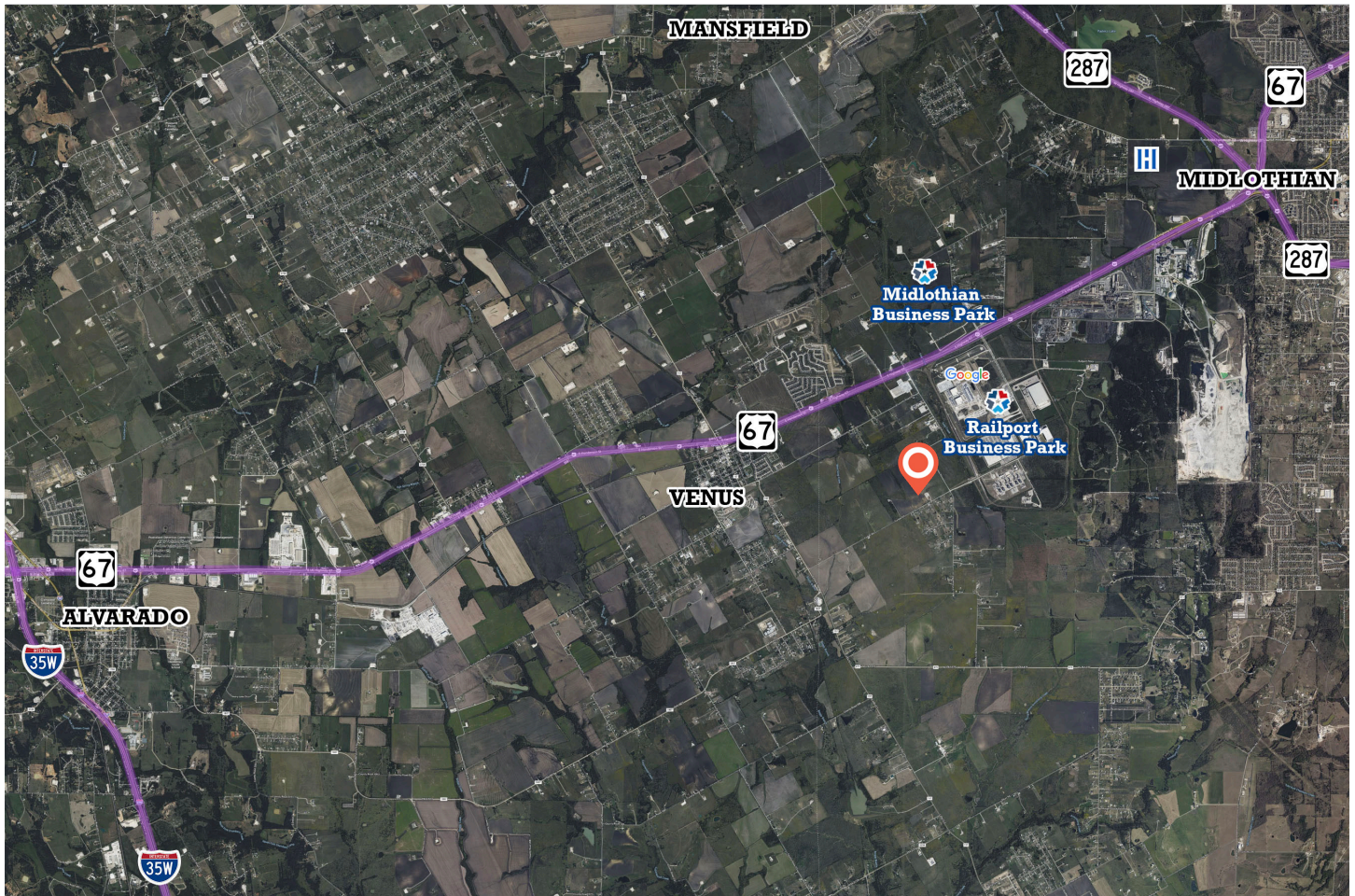
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FOR SALE // LAND



The Midlothian EDC is supportive of industrial development in this area, planning for and installing water and wastewater lines west down Forbes Rd from Railport. Much of the surrounding land is already zoned industrial.

With a 124 acre property and another 217 acre tract to the north of the 81 acres, under contract by two separate data center entities, the writing is on the wall for what this industrial hub is turning into. Cities, power companies, and data centers are making significant investments in the area west of Railport to prepare for what is in the process of being developed, in addition to what is to come in the near future.

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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.

<u>Younger Partners Dallas, LLC</u>	<u>9001486</u>	<u></u>	<u>(214)294-4400</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Moody Younger</u>	<u>420370</u>	<u>moody.younger@youngerpartners.com</u>	<u>(214)294-4412</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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