

BRAD'S GARAGE

E.T. TOBEY
COMPANY

D&W TOWING &
RECOVERY

JOE HUDSON'S
COLLISION CENTER

MURRAY STREET

COO
NAIL BAR

BUS
287

FOR LEASE

48,550 SF Industrial with Hwy 287 Frontage

550 Murray Street | Midlothian, TX 76065

SRS
INDUSTRIAL

48,550 SF Industrial with Hwy 287 Frontage

550 Murray Street | Midlothian, TX



FOR LEASE

48,550 SF

Available

1,500 SF

Office

3

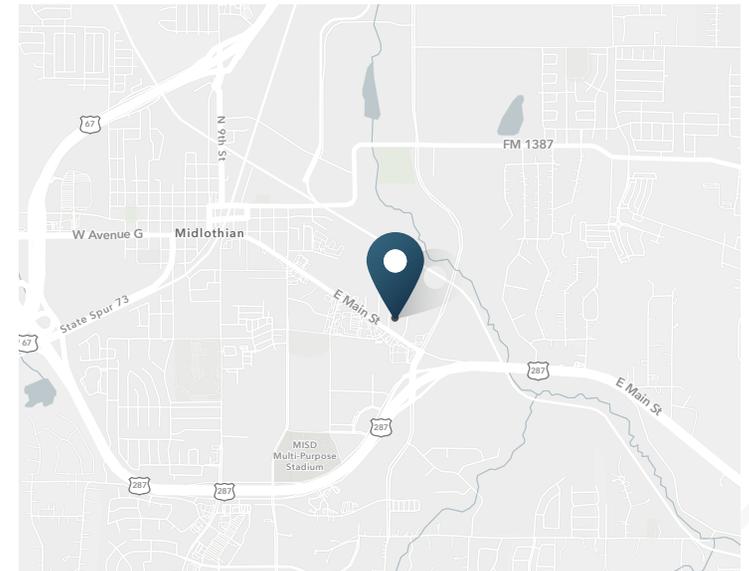
Dock High

Contact Broker

Price & Rental Rate

PROPERTY HIGHLIGHTS

Available SF	48,550
Office SF	1,500
Clear Height (Main Bldg)	20'-24'
Clear Height (Add-On)	30'
Drive In	2 (16x12)
Dock High	3
Truck Parking	Paved
Outside Storage	Paved
Lighting	LED
Roof	New
Sprinkler	New

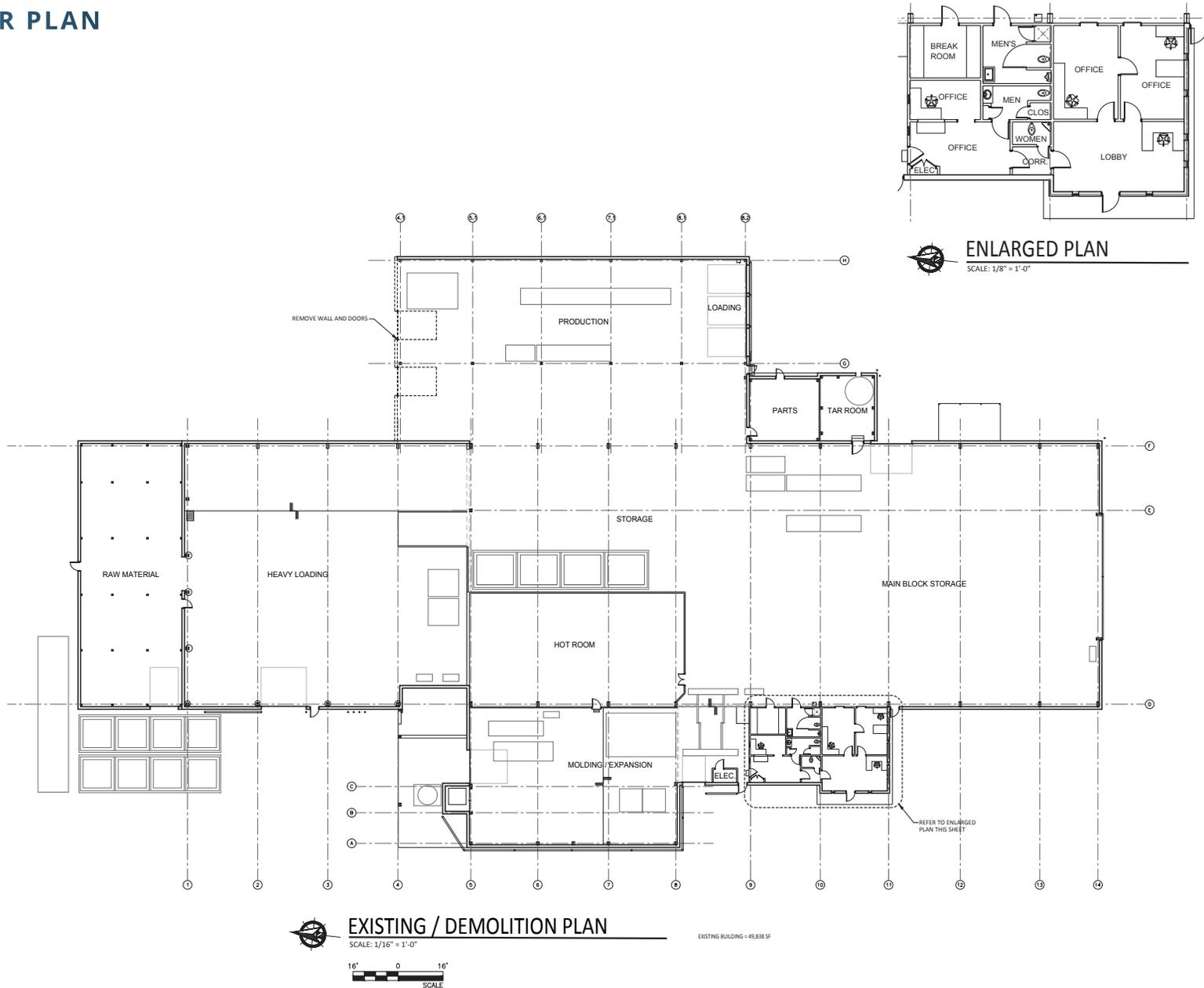


48,550 SF Industrial with Hwy 287 Frontage

550 Murray Street | Midlothian, TX



FLOOR PLAN



P.O. BOX 16077
1977 WOODWAY
CAMERON, TX 79119
cam@pwrfoam.com
100 E. KENNEDY BLVD. #100
HOUSTON, TX 77002

POWERFOAM ARCHITECTS

ADDITION AND RENOVATIONS FOR:
POWERFOAM
650 MURRAY ST.
MIDLOTHIAN, TEXAS 76065

PRELIMINARY
NOT BEING USED FOR PERMITS,
PERMITTING, OR CONSTRUCTION.
ARCHITECT: CHARLES S. FREEMAN
REGISTERED PROFESSIONAL ARCHITECT

DATE: 12/01/2021
REVISIONS:

DRAWN BY: SB
JOB NO.: 50385

SHEET NO.
2
OF SHEETS

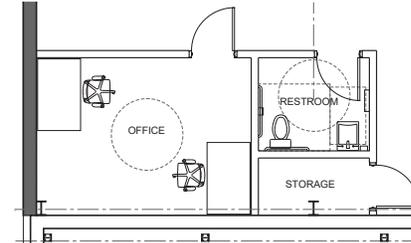
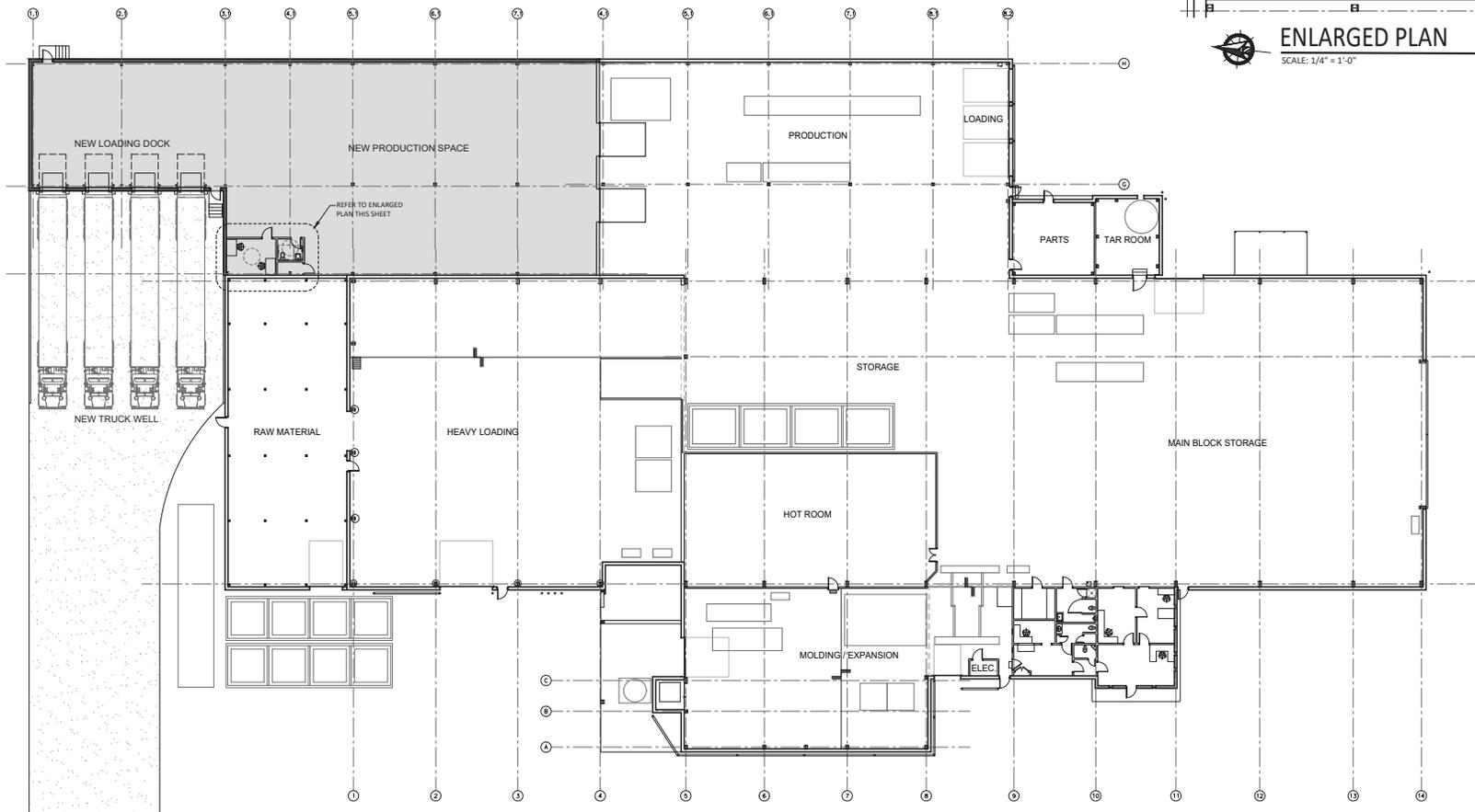
EXISTING BUILDING - 48,838 SF

48,550 SF Industrial with Hwy 287 Frontage

550 Murray Street | Midlothian, TX



FUTURE EXPANSION OPPORTUNITY



ENLARGED PLAN
SCALE: 1/4" = 1'-0"

FLOOR PLAN
SCALE: 1/16" = 1'-0"
16' 0 16'
SCALE

EXISTING BUILDING = 48,838 SF
ADDITION = 5,790 SF
TOTAL BUILDING AREA = 54,628 SF

P.O. BOX 10077
FORT WORTH, TX 76119
TEL: 817.335.1100
www.cfarchitects.com

CF ARCHITECTS

ADDITION AND RENOVATIONS FOR:
POWERFOAM
550 MURRAY ST.
MIDLOTHIAN, TEXAS 75065

PRELIMINARY
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ARCHITECT: CHARLES E. FREEMAN
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3
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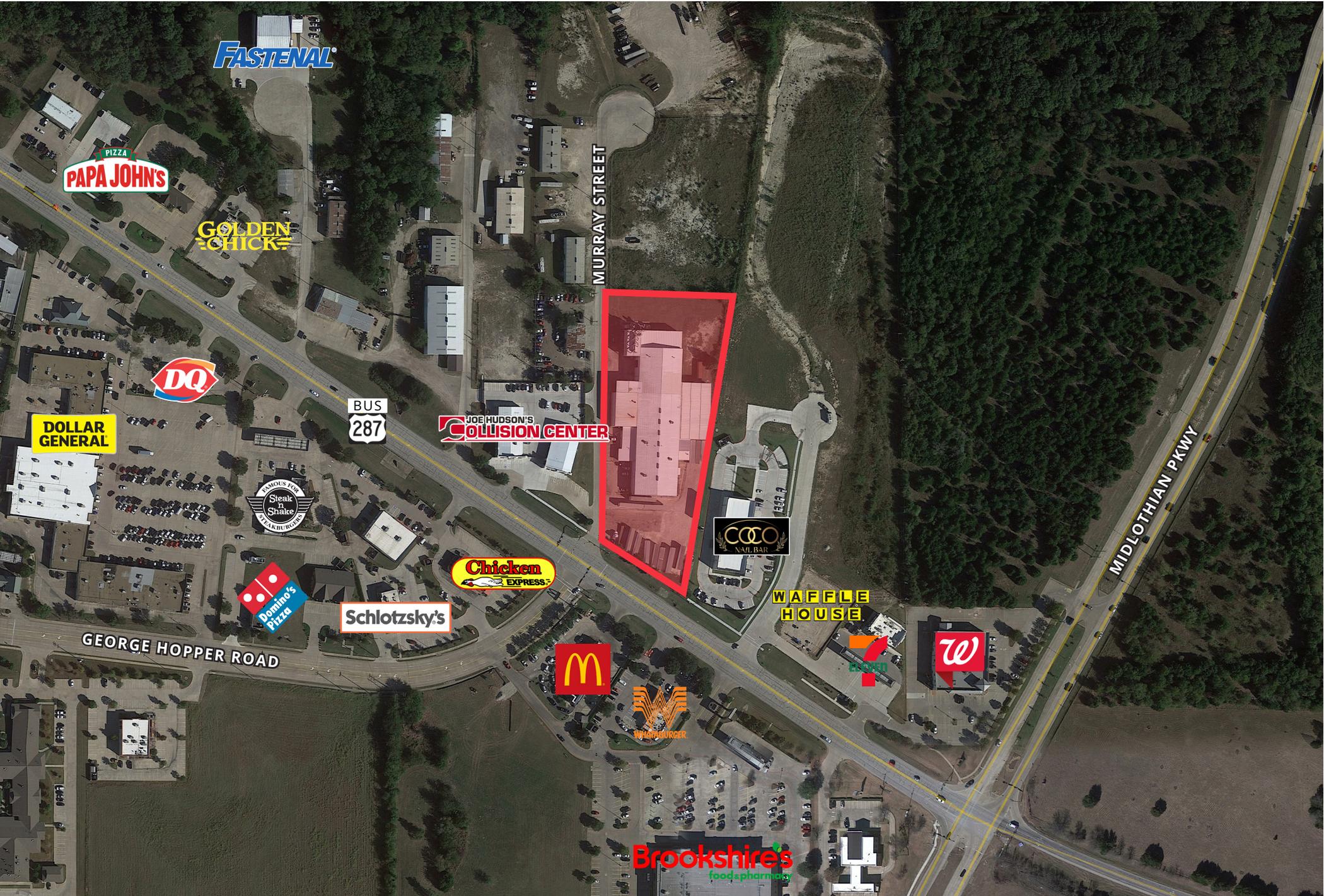
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FASTENAL

PIZZA
PAPA JOHN'S

GOLDEN CHICK

DQ

DOLLAR GENERAL

BUS
287

JOE HUDSON'S
COLLISION CENTER

FAMOUS DAVE'S
Steak & Shake
STEAK & SHAKE

Domino's
Pizza

Schlotzsky's

Chicken
EXPRESS

McDonald's

Waffle Burger

COO
NAIL BAR

Waffle House

7-Eleven

Walgreens

Brookshire's
food & pharmacy

MURRAY STREET

MIDLOTHIAN PKWY

GEORGE HOPPER ROAD

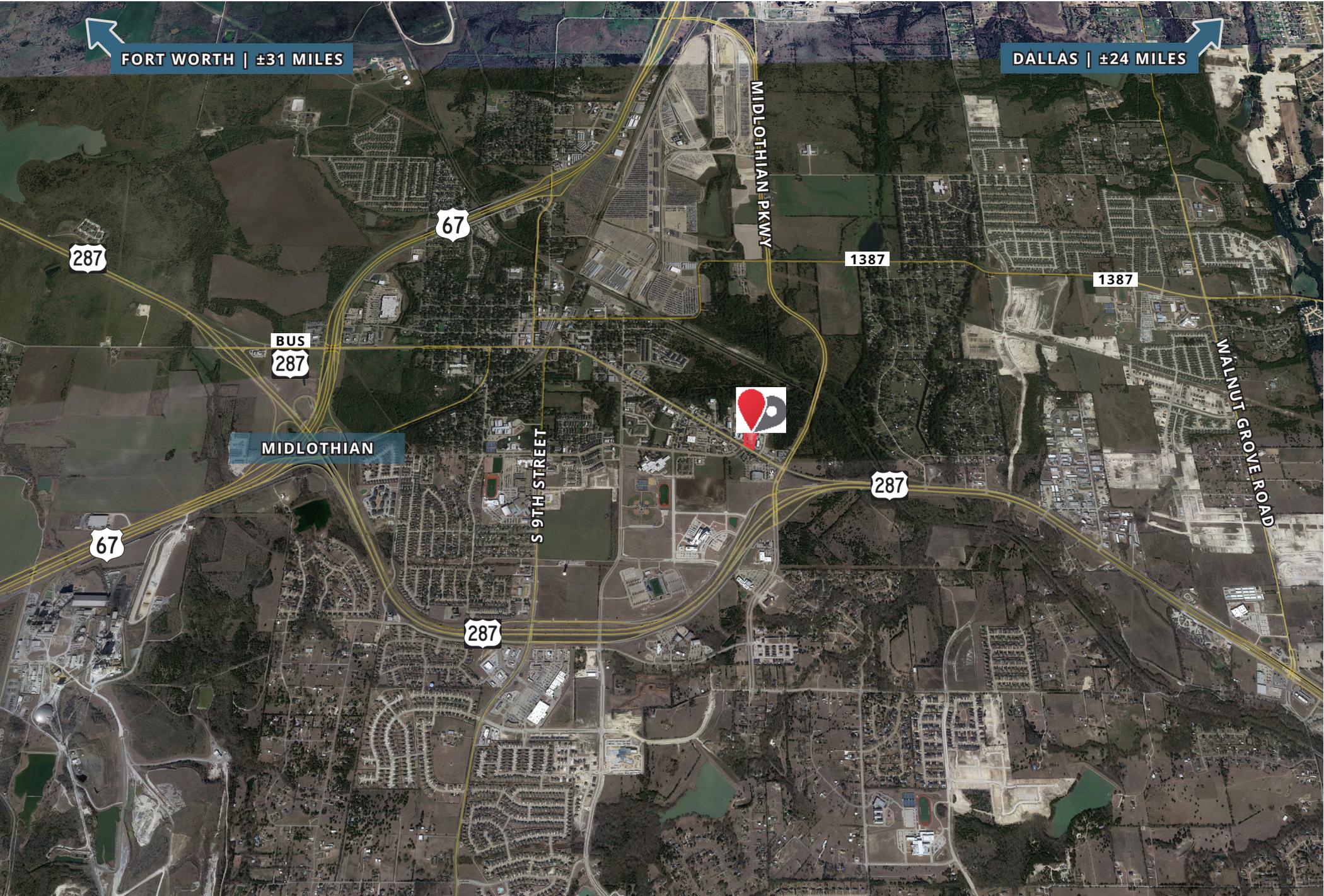
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550 Murray Street | Midlothian, TX



FORT WORTH | ±31 MILES

DALLAS | ±24 MILES



MIDLOTHIAN



287

287

67

1387

1387

BUS
287

S 9TH STREET

MIDLOTHIAN PKWY

WALNUT GROVE ROAD

67

287

Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



Texas law requires all real estate license holders 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.

SRS Industrial Partners, LLC	9012124	Brant.Landry@SRSRE.COM	214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Designated Broker of Firm	License No.	Email	Phone

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 an 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential 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.

Brant Landry	481909	Brant.Landry@SRSRE.COM	214.764.2242
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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SRS Real Estate Partners

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