



For Lease or Sale

Highway 67
Midlothian, TX

* Development Ready BTS Site

Property Specifications

PROPOSED AVAILABLE	±6,500 SF
PROPOSED OFFICE SPACE	±1,000 SF
PARCEL SIZE	2.044 AC
BAYS	Eight (8) Pull Through
CLEAR HEIGHT	24'
LIGHTS	LED
UTILITIES	All to Site
TOPOGRAPHY	Flat
PROPERTY ID	215826
ZONING	Light Industrial

JOSEPH COOPER
949.351.4767 | joseph.cooper@srsre.com

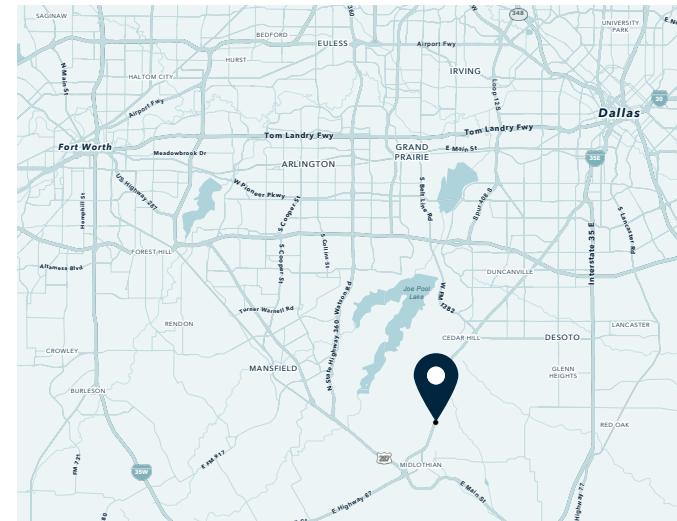
JIMMY HOLCOMB
214.560.3275 | jimmy.holcomb@srsre.com

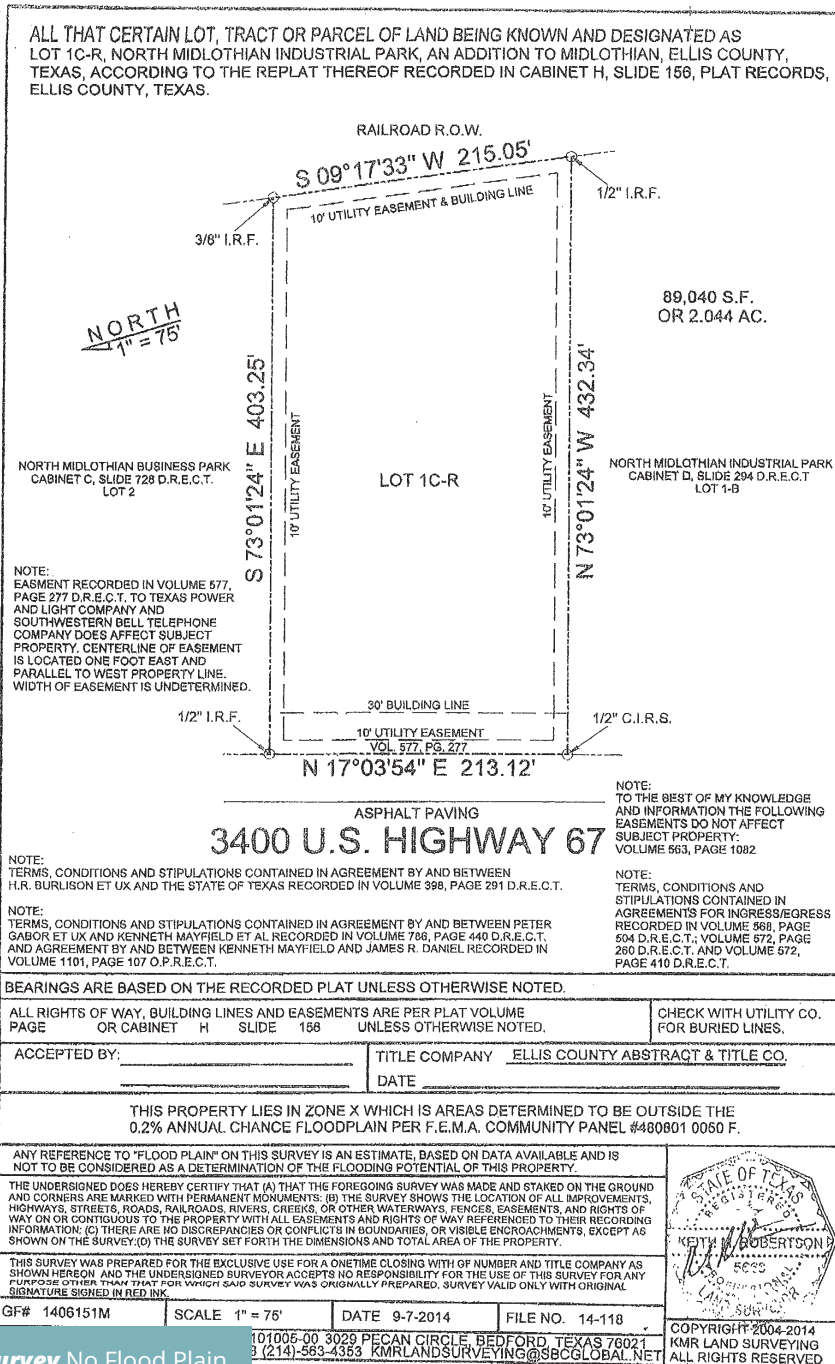
KATRINA KIEU
469.623.7440 | katrina.kieu@srsre.com

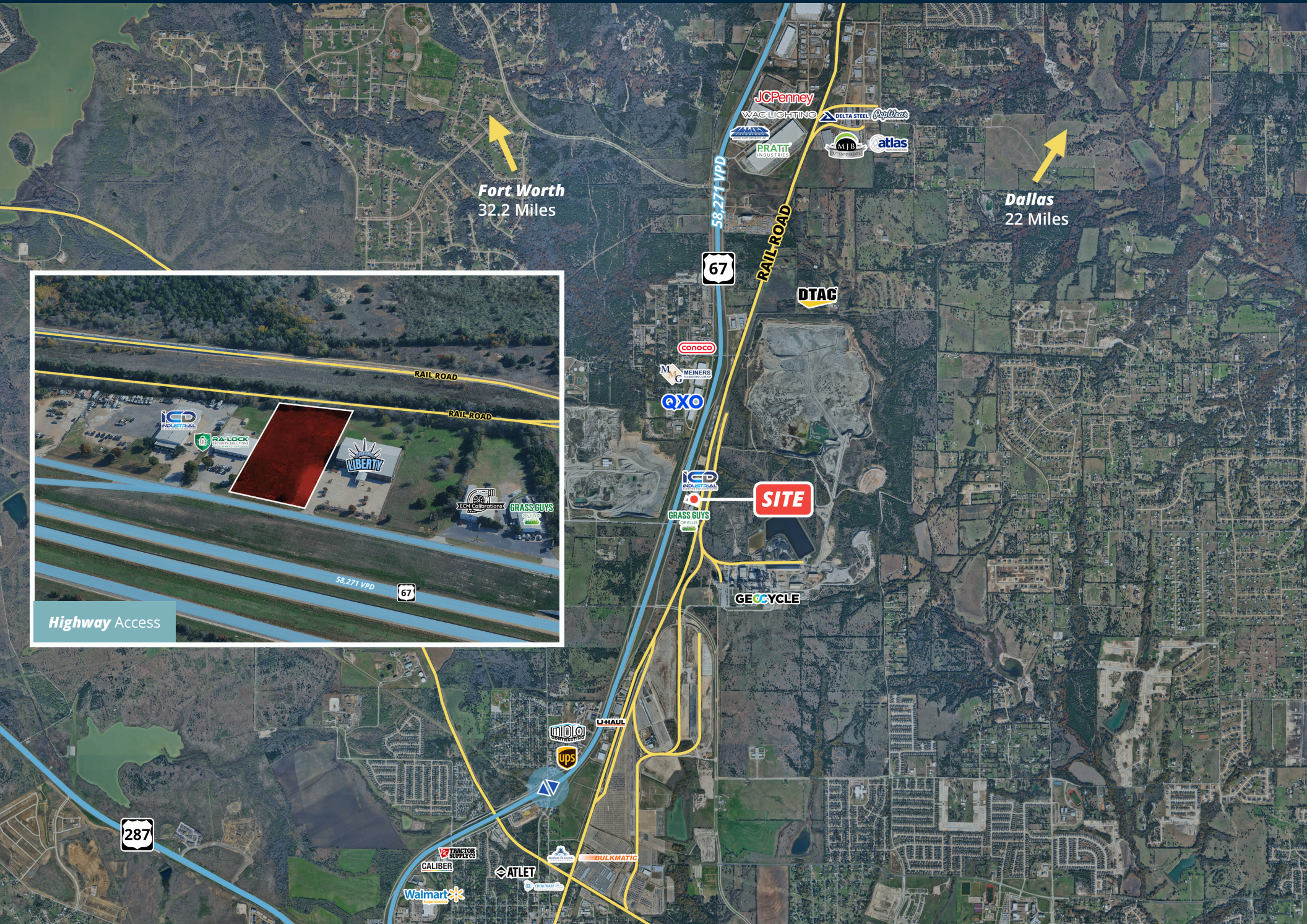


About the Property

- Located directly on Highway 67, offering strong visibility and seamless access to key DFW logistics routes.
- Situated in Midlothian's expanding industrial corridor, surrounded by ongoing commercial and infrastructure growth.
- Ideal for industrial outdoor storage (IOS), contractor yard, or build-to-suit development.
- Strategic position within the southern DFW market, providing connectivity to I-35E, US-287, and surrounding distribution hubs.
- Opportunity to capitalize on continued population growth and industrial demand in Ellis County.







Fort Worth
32.2 Miles

Dallas
22 Miles



Highway Access

SITE

GEOCYCLE

GRASS GUYS

ICD INDUSTRIAL

AXO

MEINERS

CONOCO

DTAC

67

RAILROAD

58,271 VPD

JCPenney

WALDLIGHTING

DELTA STEEL

PRATT INDUSTRIES

atlas

MTB

287

ups

MDO CONTRACTING

L-HAUL

ATLET

Walmart

CALIBER

TRACTOR SUPPLY CO.

BULKMATIC



Area Snapshot

Population

	1 MILE	3 MILES	5 MILES
2025 Estimated Population	339	17,315	58,056
2030 Projected Population	392	20,928	64,855
Proj. Annual Growth 2025 to 2030	2.95%	3.86%	2.24%

Daytime Population

	1 MILE	3 MILES	5 MILES
2025 Daytime Population	687	14,888	48,368
Workers	518	6,375	20,170
Residents	169	8,513	28,198

Income

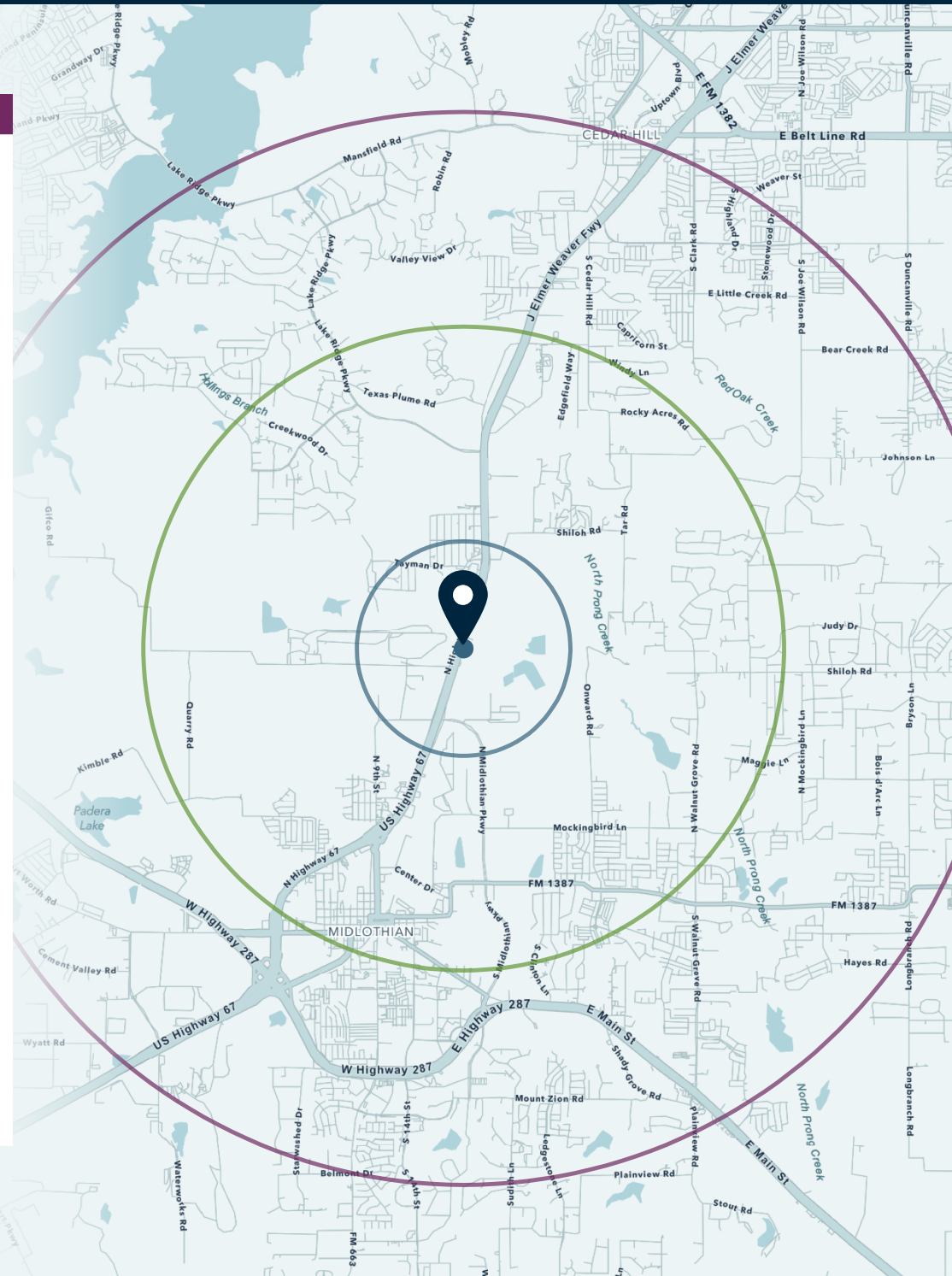
	1 MILE	3 MILES	5 MILES
2025 Est. Average Household Income	\$91,390	\$119,485	\$136,834
2025 Est. Median Household Income	\$65,843	\$99,057	\$110,480

Households & Growth

	1 MILE	3 MILES	5 MILES
2025 Estimated Households	152	5,774	19,295
2030 Estimated Households	176	6,984	21,627
Proj. Annual Growth 2025 to 2030	2.98%	3.88%	2.31%

Race & Ethnicity

	1 MILE	3 MILES	5 MILES
2025 Est. White	60%	61%	51%
2025 Est. Black or African American	18%	16%	26%
2025 Est. Asian or Pacific Islander	3%	2%	2%
2025 Est. American Indian or Native Alaskan	1%	1%	1%
2025 Est. Other Races	19%	21%	20%
2025 Est. Hispanic (Any Race)	21%	23%	22%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



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 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. An owner’s agent fees are not set by law and are fully negotiable.

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. A buyer/tenant’s agent fees are not set by law and are fully negotiable.

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:
 - 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.

SRS Industrial Partners, LLC	9012124		214.560.3200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Sales Agent/Associate’s Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



SRS REAL ESTATE PARTNERS

8144 Walnut Hill Lane, Suite 1200
Dallas, TX 75231

SRSRE.COM

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