



# OWNER/USER OPPORTUNITY - INDUSTRIAL WAREHOUSE

[VIEW PHOTOS](#)



## INDUSTRIAL PROPERTY

Total: ± 80,000 SF

Office: ±2,000 SF

Land: ±3.43 Acres

Loading: Dock-High + Grade-Level

Power: 3-Phase | 480V | 1200 Amps

# FOR SALE

370 ENGLISH TRAIL | VENUS, TX 76084

Contact Brokers For Price

## CONTACTS

Casey Borgers

817.813.5637

Jim Nowell

817.813.5635

# PROPERTY OVERVIEW:

370 English Trail is a functional industrial warehouse property located in Venus, TX, within the southern DFW industrial corridor. The property sits on  $\pm 3.43$  acres and includes approximately  $\pm 80,000$  SF, including  $\pm 2,000$  SF of office space. The building features steel-frame construction with metal exterior panels, multiple dock-high and grade-level loading positions, and heavy power (3-Phase | 480V | 1200 amps). With Johnson City Co-op water, septic sewer, and a **location outside city limits, the property offers flexibility and efficiency for a variety of industrial users.**

## PROPERTY HIGHLIGHTS:

- $\pm 80,000$  SF industrial warehouse on  $\pm 3.43$  acres
- Steel-frame construction with metal exterior panels
- $\pm 2,000$  SF office component
- Clear Height: Eave 14'-22' | Center 29'
- Loading: 6 dock-high doors + 3 grade-level doors (one grade-level door: 16' H x 16'4" W)
- Heavy power: 3-Phase | 480V | 1200 Amps
- Water: Johnson City Co-op | Sewer: Septic
- Tenant in place with planned vacancy at closing; potential leaseback for  $\pm 30,000$  SF





370 English Trail is located in Venus, TX within the southern DFW industrial corridor, an area that continues to attract industrial users seeking affordability, functional space, and larger land components. Demand for mid-size warehouses remains steady, supported by access to Highway 67 and I-35 and limited supply of comparable inventory in nearby markets like Midlothian and Mansfield. Positioned outside city limits, the property offers added operational flexibility for owner-users and specialized industrial users that may face restrictions in more heavily regulated municipalities.

## TRANSPORTATION

Hwy 67

I-35W

Midlothian / Mansfield industrial corridor access

## MAJOR AREA DRIVERS

Southern DFW manufacturing and service-user demand

Owner-user activity in the Midlothian-Venus-Mansfield corridor

Limited comparable mid-size warehouse supply

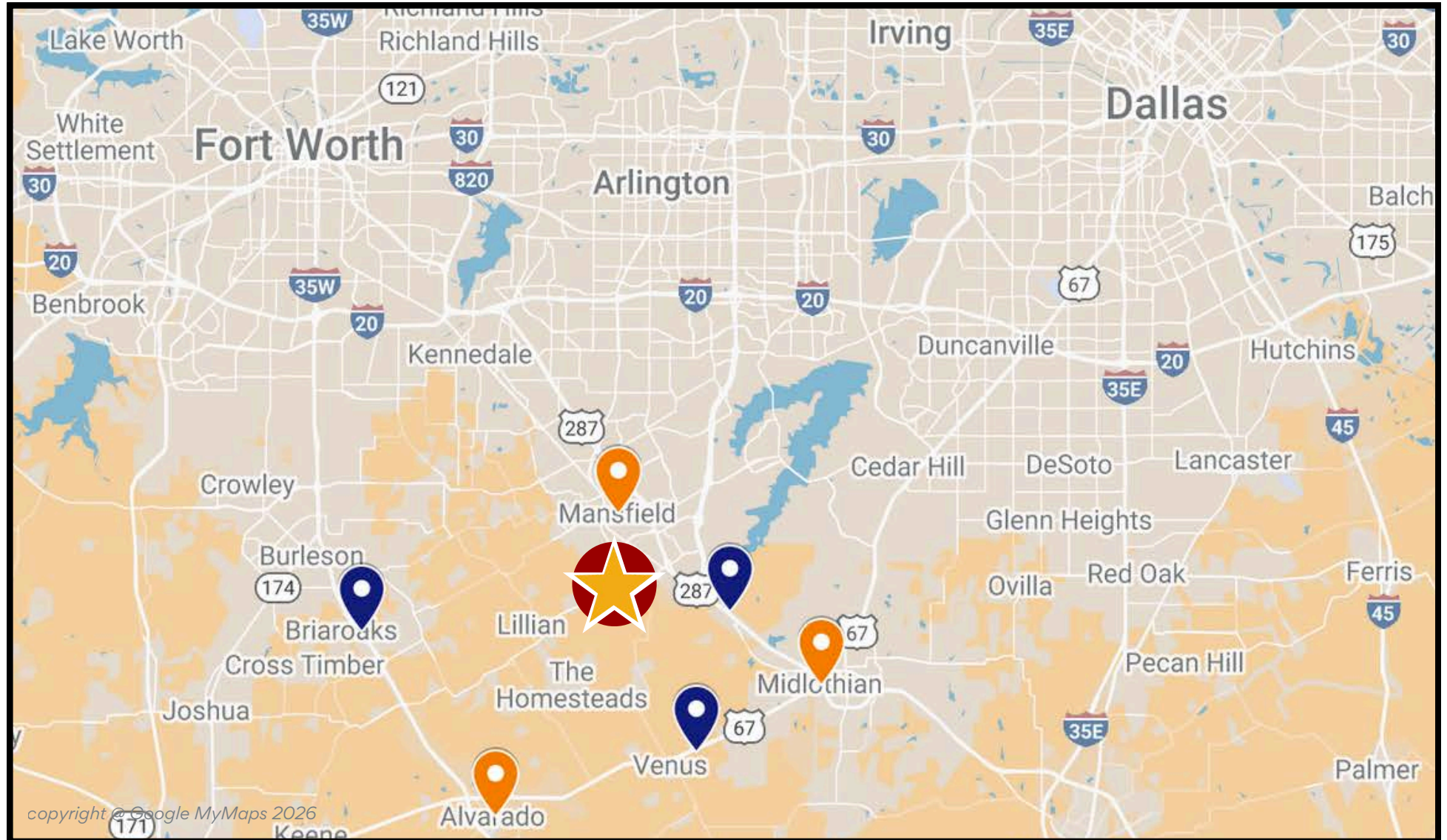
## NEARBY CITIES

Midlothian

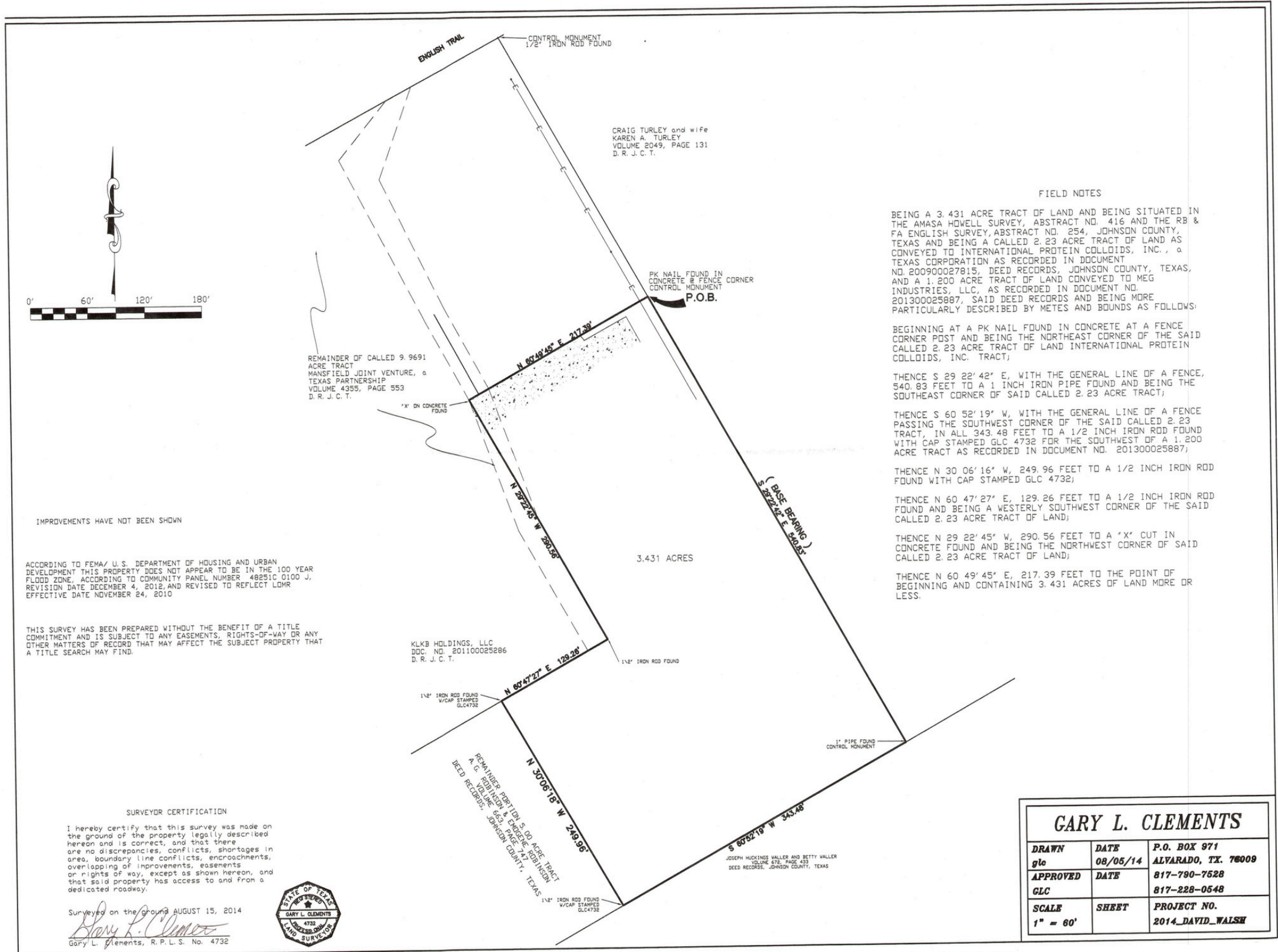
Mansfield

Alvarado

Fort Worth / Dallas access routes







CRAIG TURLEY and wife  
KAREN A. TURLEY  
VOLUME 2049, PAGE 131  
D. R. J. C. T.

**FIELD NOTES**

BEING A 3.431 ACRE TRACT OF LAND AND BEING SITUATED IN THE AMASA HOWELL SURVEY, ABSTRACT NO. 416 AND THE RB & FA ENGLISH SURVEY, ABSTRACT NO. 254, JOHNSON COUNTY, TEXAS AND BEING A CALLED 2.23 ACRE TRACT OF LAND AS CONVEYED TO INTERNATIONAL PROTEIN COLLOIDS, INC., a TEXAS CORPORATION AS RECORDED IN DOCUMENT NO. 200900027815, DEED RECORDS, JOHNSON COUNTY, TEXAS, AND A 1.200 ACRE TRACT OF LAND CONVEYED TO MEG INDUSTRIES, LLC, AS RECORDED IN DOCUMENT NO. 201300025887, SAID DEED RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND IN CONCRETE AT A FENCE CORNER POST AND BEING THE NORTHEAST CORNER OF THE SAID CALLED 2.23 ACRE TRACT OF LAND INTERNATIONAL PROTEIN COLLOIDS, INC. TRACT;

THENCE S 29 22' 42" E, WITH THE GENERAL LINE OF A FENCE, 540.83 FEET TO A 1 INCH IRON PIPE FOUND AND BEING THE SOUTHEAST CORNER OF SAID CALLED 2.23 ACRE TRACT;

THENCE S 60 52' 19" W, WITH THE GENERAL LINE OF A FENCE PASSING THE SOUTHWEST CORNER OF THE SAID CALLED 2.23 TRACT, IN ALL 343.48 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED GLC 4732 FOR THE SOUTHWEST OF A 1.200 ACRE TRACT AS RECORDED IN DOCUMENT NO. 201300025887;

THENCE N 30 06' 16" W, 249.96 FEET TO A 1/2 INCH IRON ROD FOUND WITH CAP STAMPED GLC 4732;

THENCE N 60 47' 27" E, 129.26 FEET TO A 1/2 INCH IRON ROD FOUND AND BEING A WESTERLY SOUTHWEST CORNER OF THE SAID CALLED 2.23 ACRE TRACT OF LAND;

THENCE N 29 22' 45" W, 290.56 FEET TO A "X" CUT IN CONCRETE FOUND AND BEING THE NORTHWEST CORNER OF SAID CALLED 2.23 ACRE TRACT OF LAND;

THENCE N 60 49' 45" E, 217.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.431 ACRES OF LAND MORE OR LESS.



IMPROVEMENTS HAVE NOT BEEN SHOWN

ACCORDING TO FEMA/ U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THIS PROPERTY DOES NOT APPEAR TO BE IN THE 100 YEAR FLOOD ZONE, ACCORDING TO COMMUNITY PANEL NUMBER 48251C 0100 J, REVISION DATE DECEMBER 4, 2012, AND REVISED TO REFLECT LOMR EFFECTIVE DATE NOVEMBER 24, 2010

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY OR ANY OTHER MATTERS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY THAT A TITLE SEARCH MAY FIND.

KLKB HOLDINGS, LLC  
DCC. NO. 201100025286  
D. R. J. C. T.

REMAINDER PORTION 5.00 ACRE TRACT  
A. G. ROBINSON & CHELSEA ROBINSON  
DEED RECORDS, JOHNSON COUNTY, TEXAS  
VOLUME 662, PAGE 7-7, 7-7

JOSEPH HOOKINGS WALLER AND BETTY WALLER  
VOLUME 676, PAGE 433  
DEED RECORDS, JOHNSON COUNTY, TEXAS

**SURVEYOR CERTIFICATION**

I hereby certify that this survey was made on the ground of the property legally described hereon and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or rights of way, except as shown hereon, and that said property has access to and from a dedicated roadway.

Surveyed on the ground AUGUST 15, 2014  
*Gary L. Clements*  
Gary L. Clements, R. P. L. S. No. 4732



GARY L. CLEMENTS		
<b>DRAWN</b> glo	<b>DATE</b> 08/05/14	<b>P.O. BOX 971</b> ALVARADO, TX. 76009
<b>APPROVED</b> GLC	<b>DATE</b>	<b>817-790-7528</b> <b>817-228-0548</b>
<b>SCALE</b> 1" = 60'	<b>SHEET</b>	<b>PROJECT NO.</b> 2014_DAVID_WALSH

# OWNER/USER OPPORTUNITY – INDUSTRIAL WAREHOUSE

## SALES TEAM

**Casey Borgers, Vice President**

817.813.5637

**Jim Nowell, Vice President**

817.813.5635



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My Information About Brokerage Services

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