

# Land Site for Sale +/- 7.034 Acres

(DIVISIBLE)

NEC Heritage Hills Pkwy & Wheatfield Dr.  
Venus ETJ Industrial Land  
Ellis County Submarket



## Location

North of U.S. 67 at the NEC Heritage Hills Pkwy of Wheatfield Dr (newly constructed) in Venus, TX 76084. Easy access to major thoroughfares: U.S. 67 connecting to I-35E (Dallas) and I-35W (Fort Worth) each 31 miles. Close proximity to Railport Industrial Park in Midlothian, TX.

<b>Proposed Use:</b>	<i>Industrial</i>
<b>Zoning:</b>	<i>Venus ETJ</i>
<b>Dimensions:</b>	<i>Approx 420 feet deep x 729.5 feet wide</i>
<b>Topo:</b>	<i>Flat</i>
<b>Utilities:</b>	<i>Water and electricity. Potential for sewer line extension from adjoining development.</i>
<b>Divisible:</b>	<i>Minimum 3 Acres</i>

For more information, please contact:

Jean F. Russo, SIOR	o: 972.663.9600
Senior Director	m: 972.979.2904
Cushman & Wakefield	e: jean.russo@cushwake.com

# AREA MAPS

