



# CROSSROADS

## LOGISTICS PARK

PHASE 1



CLICK HERE TO VIEW  
THE DRONE VIDEO

+1.14M SF Available

620 Crossroads Drive; 2720 Logistics Drive; 1011 John Clark Road | Midlothian, TX 76065

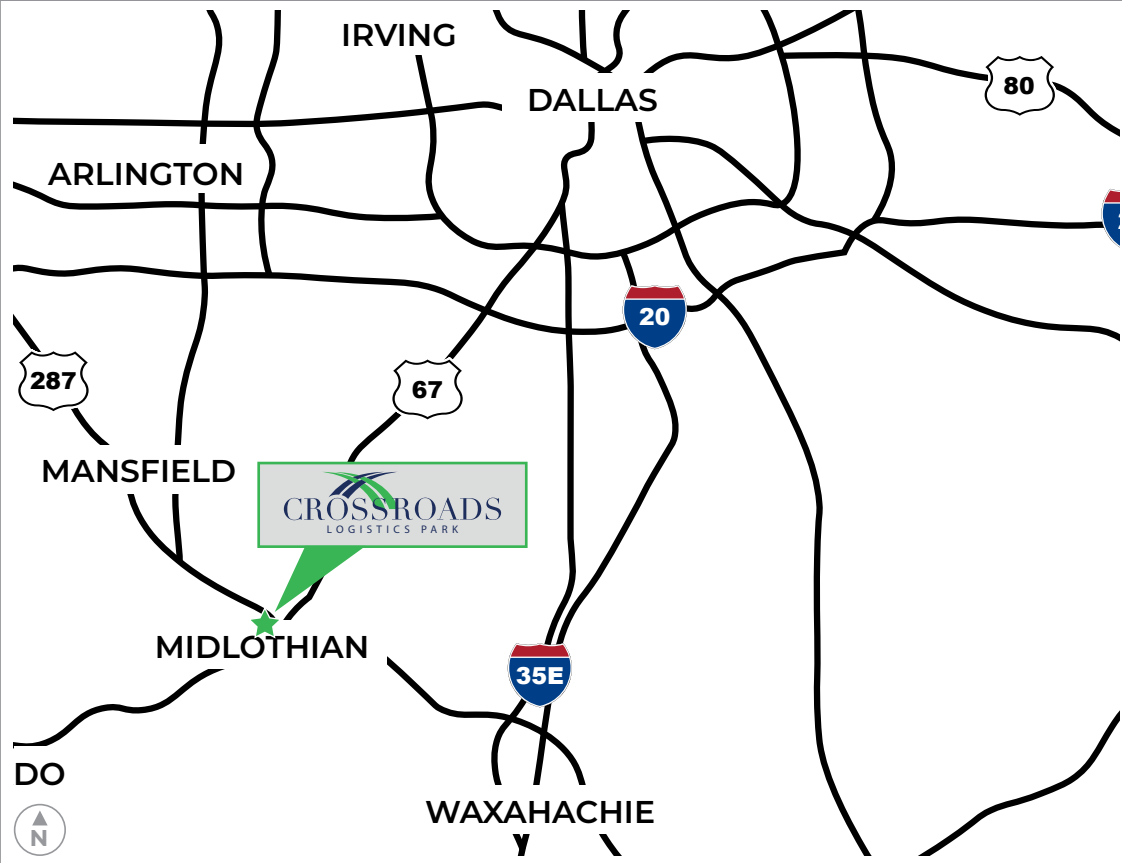
Crossroads Logistics Park is a six-building, master planned project, located in the heart of Midlothian, Texas. Phase 1 of the project includes buildings 1, 2, and 4, totaling over 1.19M SF. The project boasts state-of-the-art features including 32'-40' clear heights, 185' truck courts, and ample auto and trailer parking. Crossroads Logistics Park is located at the intersection of Highway 67 and Highway 287 with close proximity to Interstate 35. The site offers ideal access to Dallas / Fort Worth and highway visibility. The development will offer newly constructed roads and extension of existing roadways for tenant accessibility.


 **HILLWOOD**  
A PEROT COMPANY®


# CROSSROADS LOGISTICS PARK | PHASE 1


620 CROSSROADS DRIVE; 2720 LOGISTICS DRIVE; 1011 JOHN CLARK ROAD | MIDLOTHIAN, TX 76065

## AREA INFORMATION





- 

1.14M SF available on 78.3 acres
- 

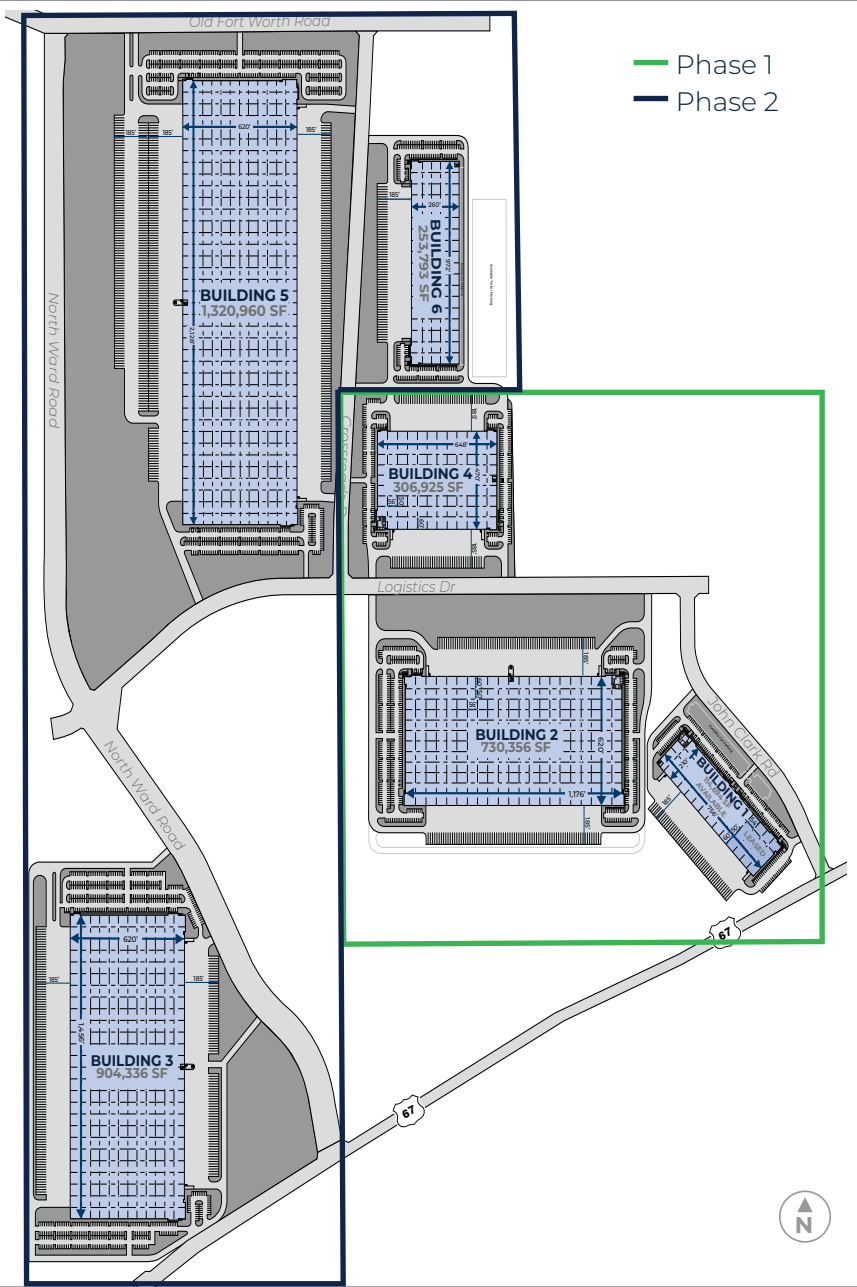
32'-40' clear heights
- 

Build-to-suit opportunities
- 

185' truck court
- 

6 building master plan
- 

±872 auto parking spaces



**Development**  
**HILLWOOD**  
A PEROT COMPANY\*

**AUSTIN REYNOLDS**  
972 201 2956 (o)  
austin.reynolds@hillwood.com

**Leasing**  
**CBRE**

**STEVE KOLDYKE**  
214 979 6381 (o) | 214 850 4963 (c)  
steve.koldyke@cbre.com

**BRIAN GILCHRIST**  
214 979 6394 (o) | 817 907 1774 (c)  
brian.gilchrist@cbre.com

**KACY JONES**  
214 979 6151 (o) | 214 923 0056 (c)  
kacy.jones@cbre.com



# CROSSROADS LOGISTICS PARK | PHASE 1

620 CROSSROADS DRIVE; 2720 LOGISTICS DRIVE; 1011 JOHN CLARK ROAD | MIDLOTHIAN, TX 76065

## AREA INFORMATION



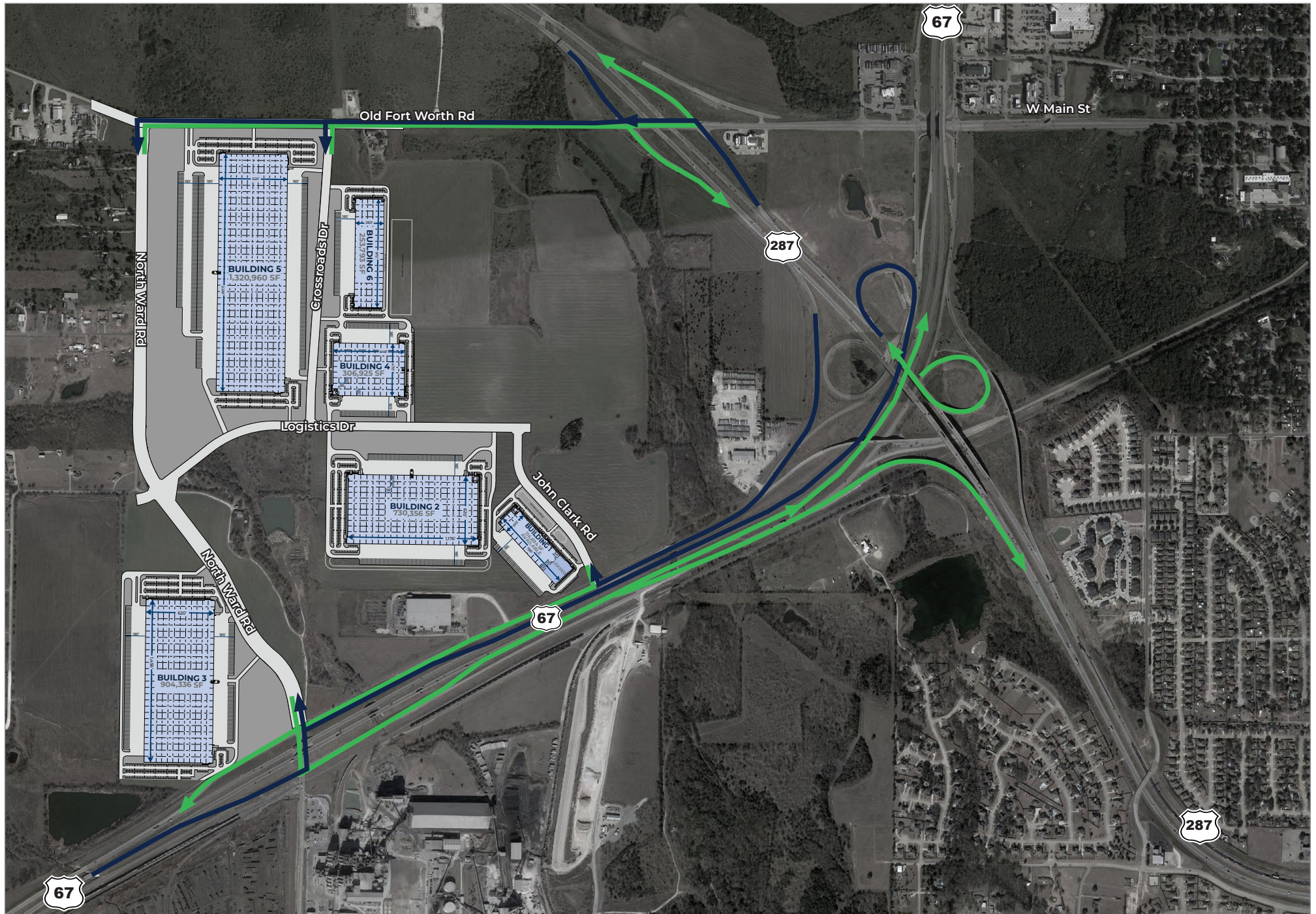
### BUSINESSES

- 1. Target Distribution Center
- 2. Quik Trip Distribution Center
- 3. Google Datacenter
- 4. Sunrider Manufacturing

### DRIVE TIMES

Interstate 35E	Dallas	Fort Worth	Dallas Fort Worth Airport
13 mi.  16 min.	27 mi.  33 min.	30 mi.  32 min.	34 mi.  39 min.





## CROSSROADS LOGISTICS PARK | PHASE 1

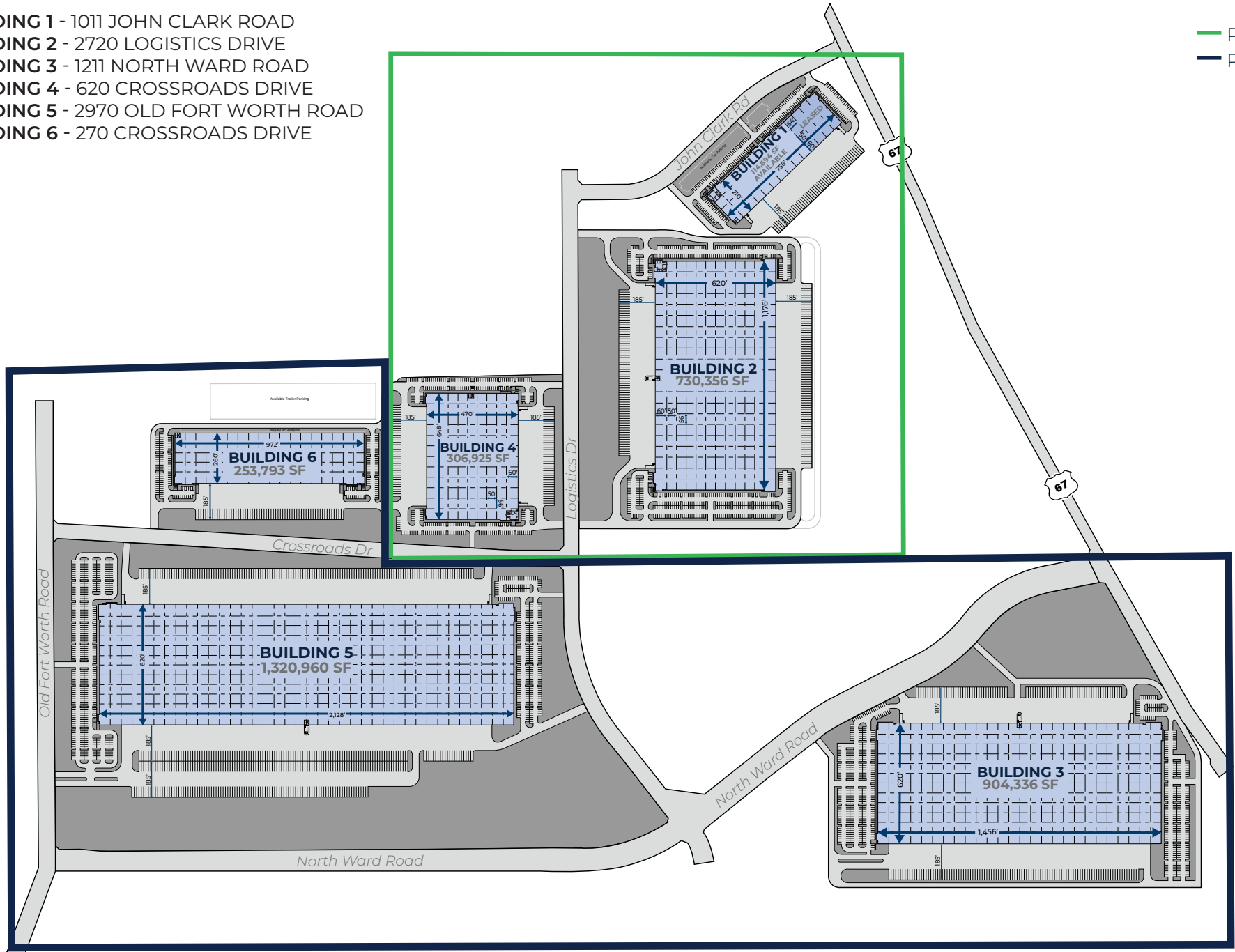
620 CROSSROADS DRIVE; 2720 LOGISTICS DRIVE; 1011 JOHN CLARK ROAD | MIDLOTHIAN, TX 76065

ACCESS



**BUILDING 1** - 1011 JOHN CLARK ROAD  
**BUILDING 2** - 2720 LOGISTICS DRIVE  
**BUILDING 3** - 1211 NORTH WARD ROAD  
**BUILDING 4** - 620 CROSSROADS DRIVE  
**BUILDING 5** - 2970 OLD FORT WORTH ROAD  
**BUILDING 6** - 270 CROSSROADS DRIVE

— Phase 1  
 — Phase 2



## CROSSROADS LOGISTICS PARK | PHASE 1

620 CROSSROADS DRIVE; 2720 LOGISTICS DRIVE; 1011 JOHN CLARK ROAD | MIDLOTHIAN, TX 76065

SITE PLAN

# CROSSROADS LOGISTICS PARK | BUILDING 4

1011 JOHN CLARK ROAD | MIDLOTHIAN, TX 76065

PHOTOS

AUGUST 2022



FEBRUARY 2023



JUNE 2023



OCTOBER 2023



Development



AUSTIN REYNOLDS

972 201 2956 (o)  
austin.reynolds@hillwood.com

Leasing



STEVE KOLDYKE

214 979 6381 (o) | 214 850 4963 (c)  
steve.koldyke@cbre.com

BRIAN GILCHRIST

214 979 6394 (o) | 817 907 1774 (c)  
brian.gilchrist@cbre.com

KACY JONES

214 979 6151 (o) | 214 923 0056 (c)  
kacy.jones@cbre.com



# CONTACT

## DEVELOPMENT



### AUSTIN REYNOLDS

972 201 2956 (o) 3000 Turtle Creek Boulevard  
austin.reynolds@hillwood.com Dallas, TX 75219  
hillwood.com

## LEASING



### STEVE KOLDYKE

214 979 6381 (o) 2100 McKinney Avenue | Ste 700  
214 850 4963 (c) Dallas, TX 75201  
steve.koldyke@cbre.com cbre.com



This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Hillwood and the Hillwood logo are service marks of Hillwood. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Hillwood. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.