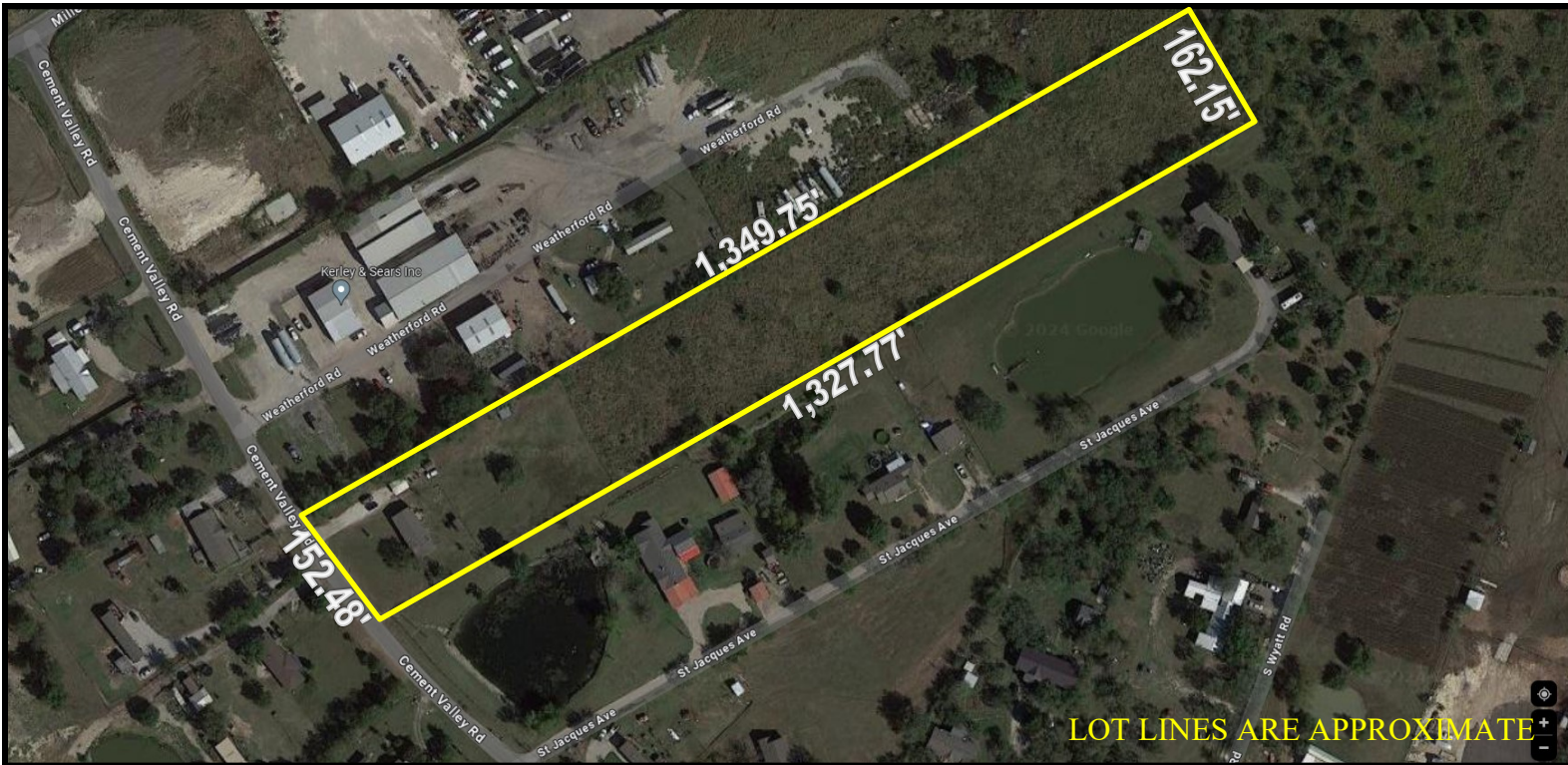




MOTE & ASSOCIATES

# Industrial Land for Lease

4311 Cement Valley Rd., Midlothian



- +/-5 acres in Midlothian (Property is ETJ exempt)
- Property is ideal for truck parking, utility contractor, outside storage, etc.
- Land includes a double-wide mobile home with +/-1,792 SF that can be easily converted to office space
- Landlord is willing to modify land to suit tenant's needs. Lease rate is negotiable depending on improvements required
- Many large industrial sites are being developed in the immediate vicinity including CrossRoads Logistics Park, Southern Star Logistics Park, Midlothian Business Park, and Gateway 67 Logistics Center

**Price:**

Negotiable

**Location:**

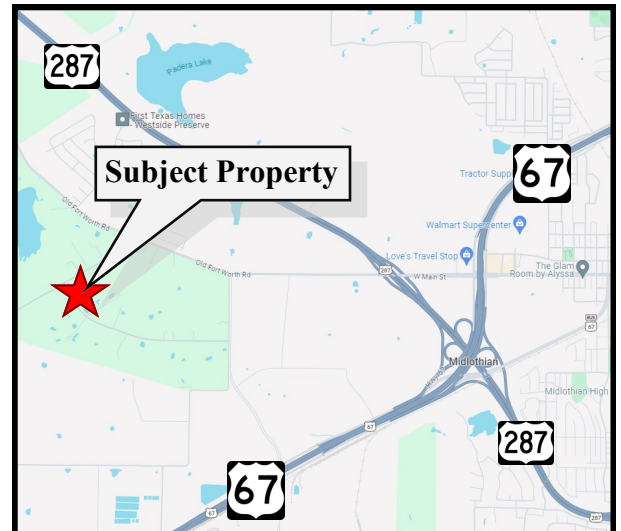
Southwest of Hwy 287 and Hwy 67 exchange

**Zoning:**

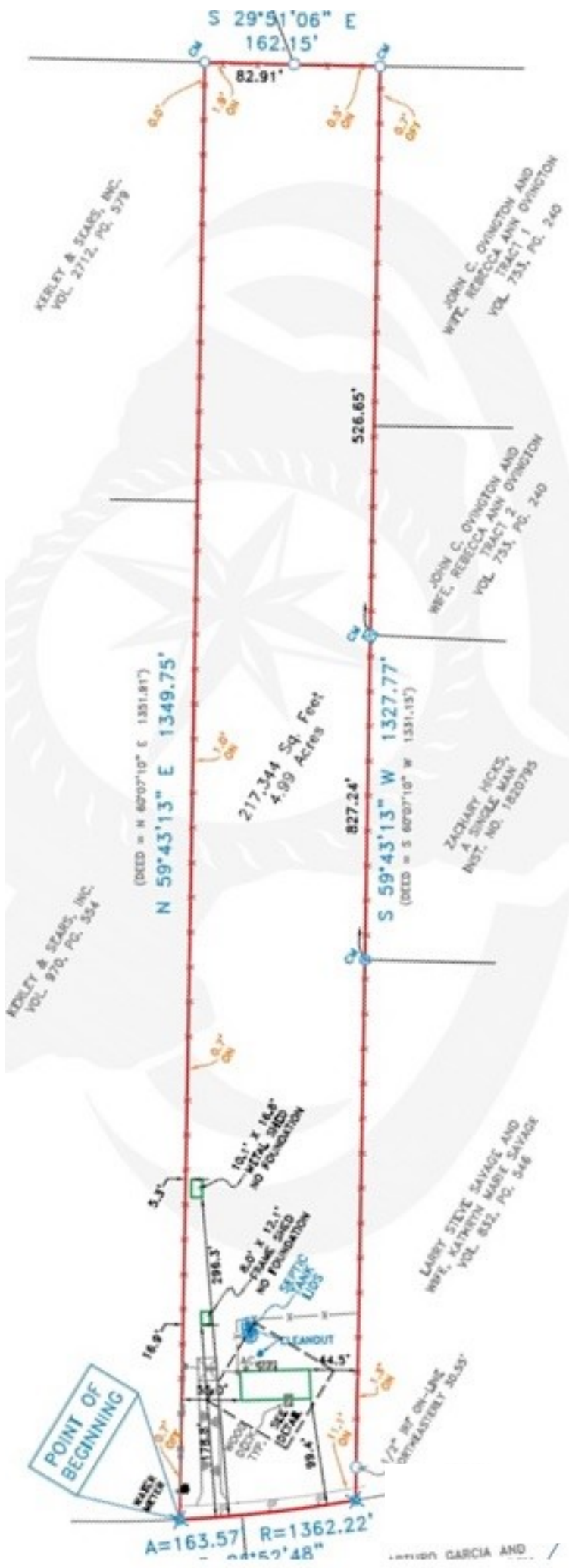
Property in County



Offered for lease exclusively by:  
**Mote & Associates, Inc.**  
 Contact: Sarah R. Mitchell  
 O: 972-296-2856  
 C: 469-569-3019  
 SarahM@moteandassociates.com  
 326 Cooper Street, Suite A1  
 Cedar Hill, TX 75104



All information has been obtained from a source deemed reliable but is not guaranteed, and broker makes no warranties of any kind with respect to accuracy of such information. Price subject to change without notice.





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## Photos

4311 Cement Valley Rd., Midlothian



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## Photos

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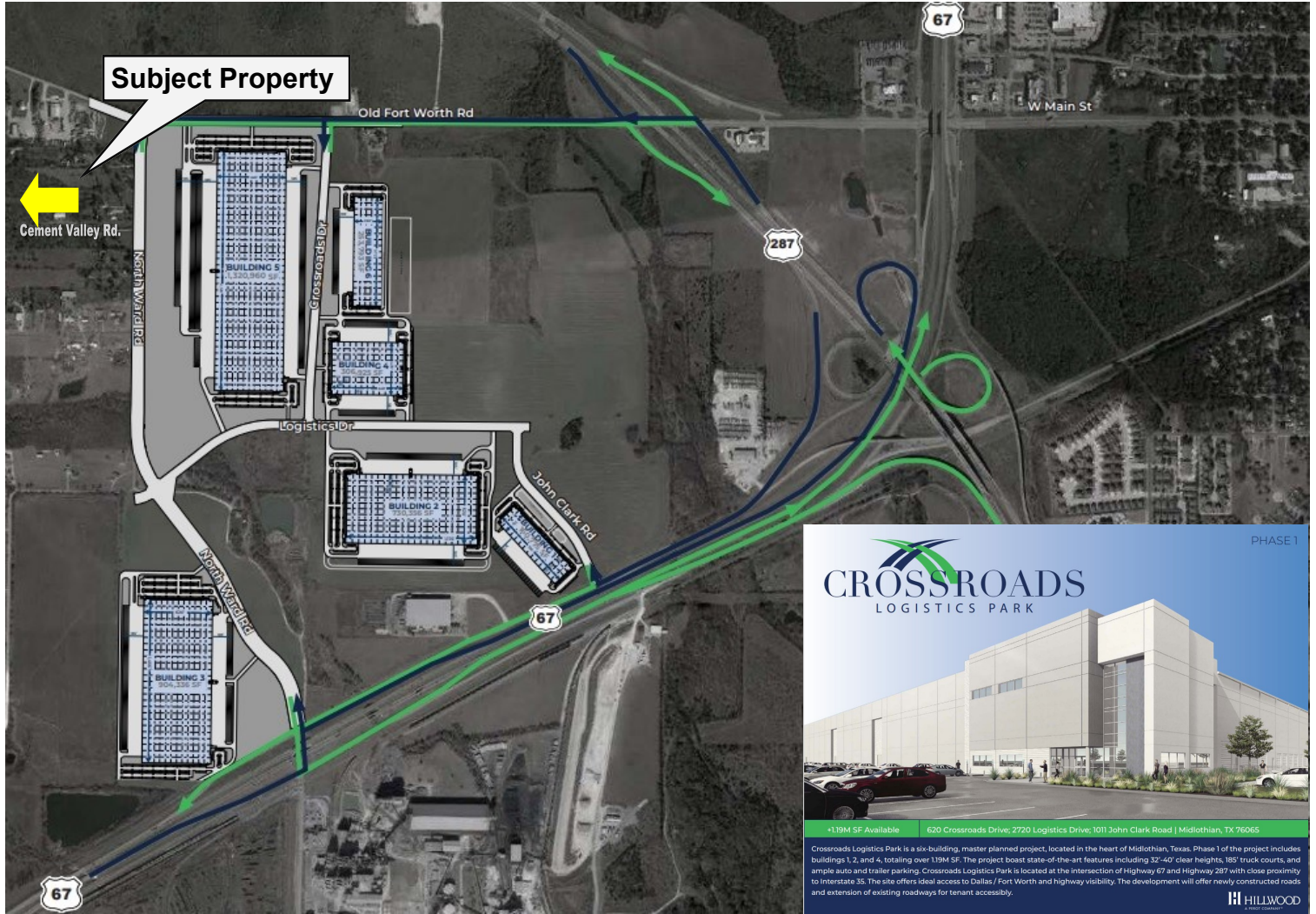
Cedar Hill, TX 75104



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# CrossRoads Site Plan

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C: 469-569-3019

SarahM@moteandassociates.com

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# Southern Star Site Plan

4311 Cement Valley Rd., Midlothian

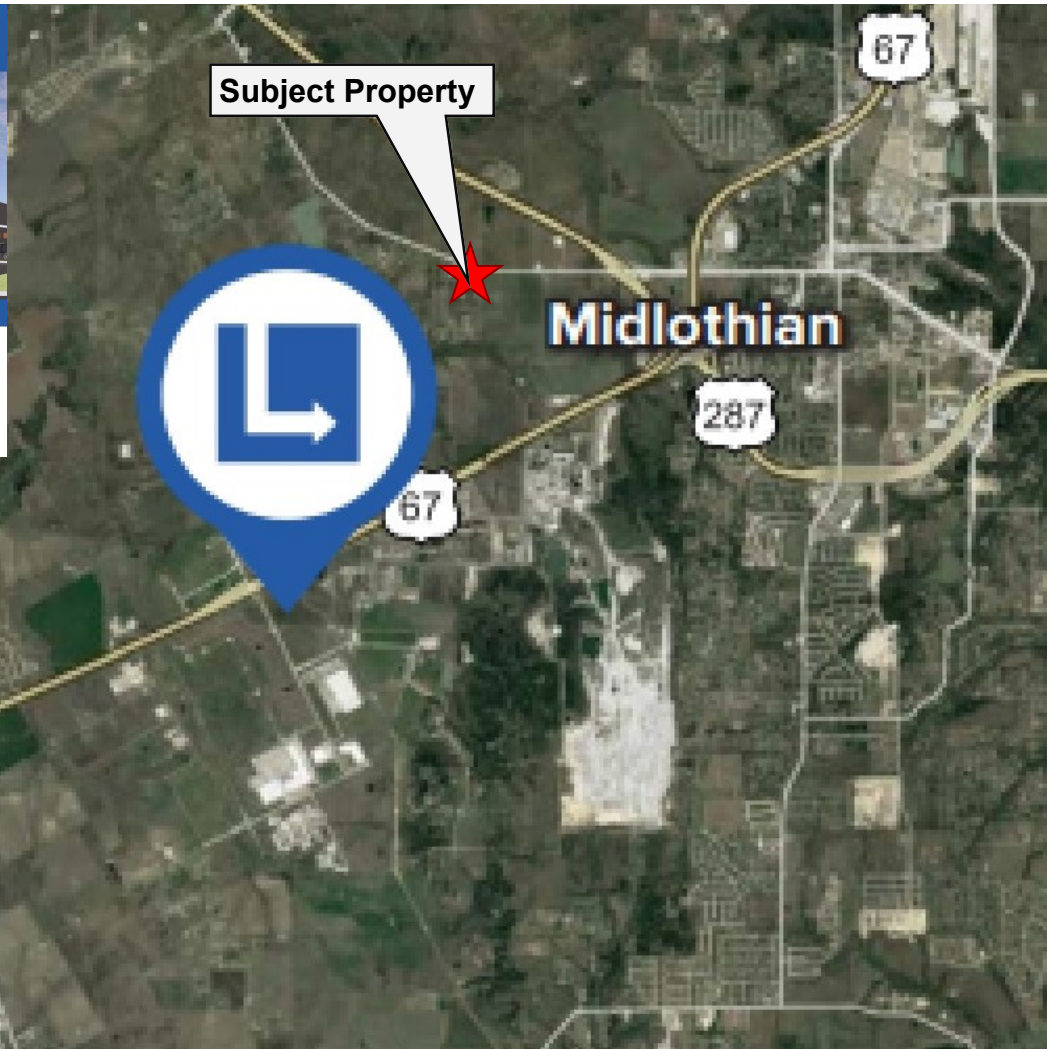
**LOGISTICS PROPERTY CO**

**SOUTHERN STAR LOGISTICS PARK**  
SE Corner Of US-67 & Railport Parkway, Midlothian, TX 76065



**BUILDING/SITE INFORMATION**

- 185 Truck Courts
- 570' Building Depth
- Expandable up to 1msf
- 60' Speed Bays
- US-67 Access
- Established Park Setting
- Spec Office
- 548,340 sf
- 96 dock doors
- 136 trailer parking spots (expandable to 204)
- 216 car parking spots
- ESFR fire suppression system



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O: 972-296-2856

C: 469-569-3019

[SarahM@moteandassociates.com](mailto:SarahM@moteandassociates.com)

326 Cooper St. Suite A1

Cedar Hill, TX 75104



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# Midlothian Business Park

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**Mote & Associates, Inc.**

Contact: Sarah R. Mitchell

O: 972-296-2856

C: 469-569-3019

[SarahM@moteandassociates.com](mailto:SarahM@moteandassociates.com)

326 Cooper St. Suite A1

Cedar Hill, TX 75104



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# Business Map

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**Mote & Associates, Inc.**

Contact: Sarah R. Mitchell

O: 972-296-2856

C: 469-569-3019

SarahM@moteandassociates.com

326 Cooper St. Suite A1

Cedar Hill, TX 75104

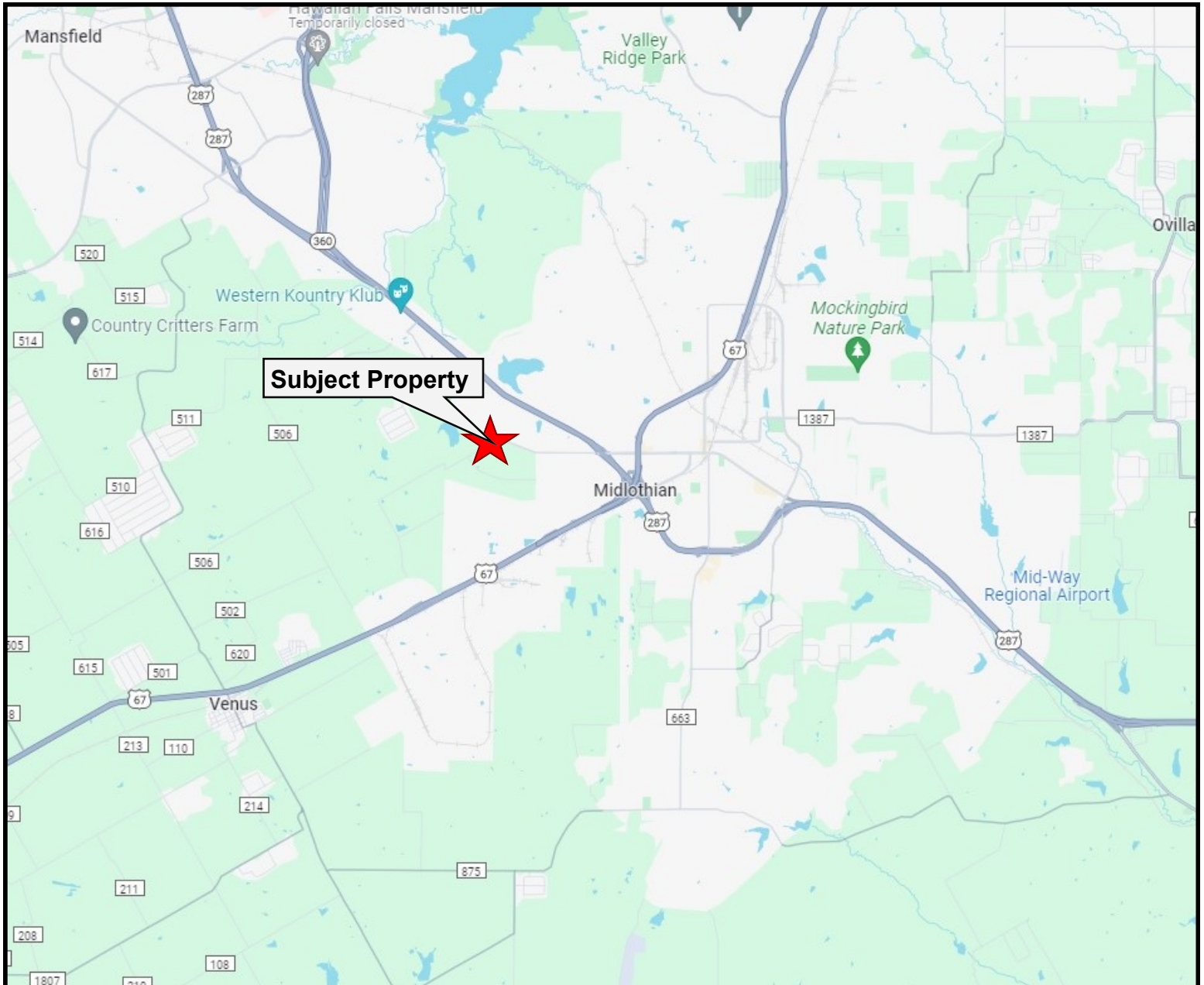




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## Area Map

4311 Cement Valley Rd., Midlothian



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**Mote & Associates, Inc.**

Contact: Sarah R. Mitchell

O: 972-296-2856

M: 469-569-3019

[sarahm@moteandassociates.com](mailto:sarahm@moteandassociates.com)

326 Cooper St., Suite A1

Cedar Hill, TX 75104



## Information About Brokerage Services

*Texas law requires all real estate licensees 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.

**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 coincidental 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.

<u>Mote and Associates, Inc.</u>	<u>0365221</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>William A. Mote</u>	<u>0142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Designated Broker of Firm	License No.	Email	Phone
<u>William A. Mote</u>	<u>0142195</u>	<u>bmote@moteandassociates.com</u>	<u>(972)296-2856</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Sarah R. Mitchell</u>	<u>0509548</u>	<u>sarahm@moteandassociates.com</u>	<u>(972)296-2856</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0