



## Rail Serve Capabilities

Build-to-Suit up to 711,360 Square Feet

**Warehouse/Distribution Center**  
Brookhollow Drive, Midlothian, Texas

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### Logistical Advantage

Located in Midlothian's RailPort Park, a 1,700-acre planned business park



### Quick Access

Convenient access to DFW International Airport (30 min Via completed Hwy 360 extension at US 287)



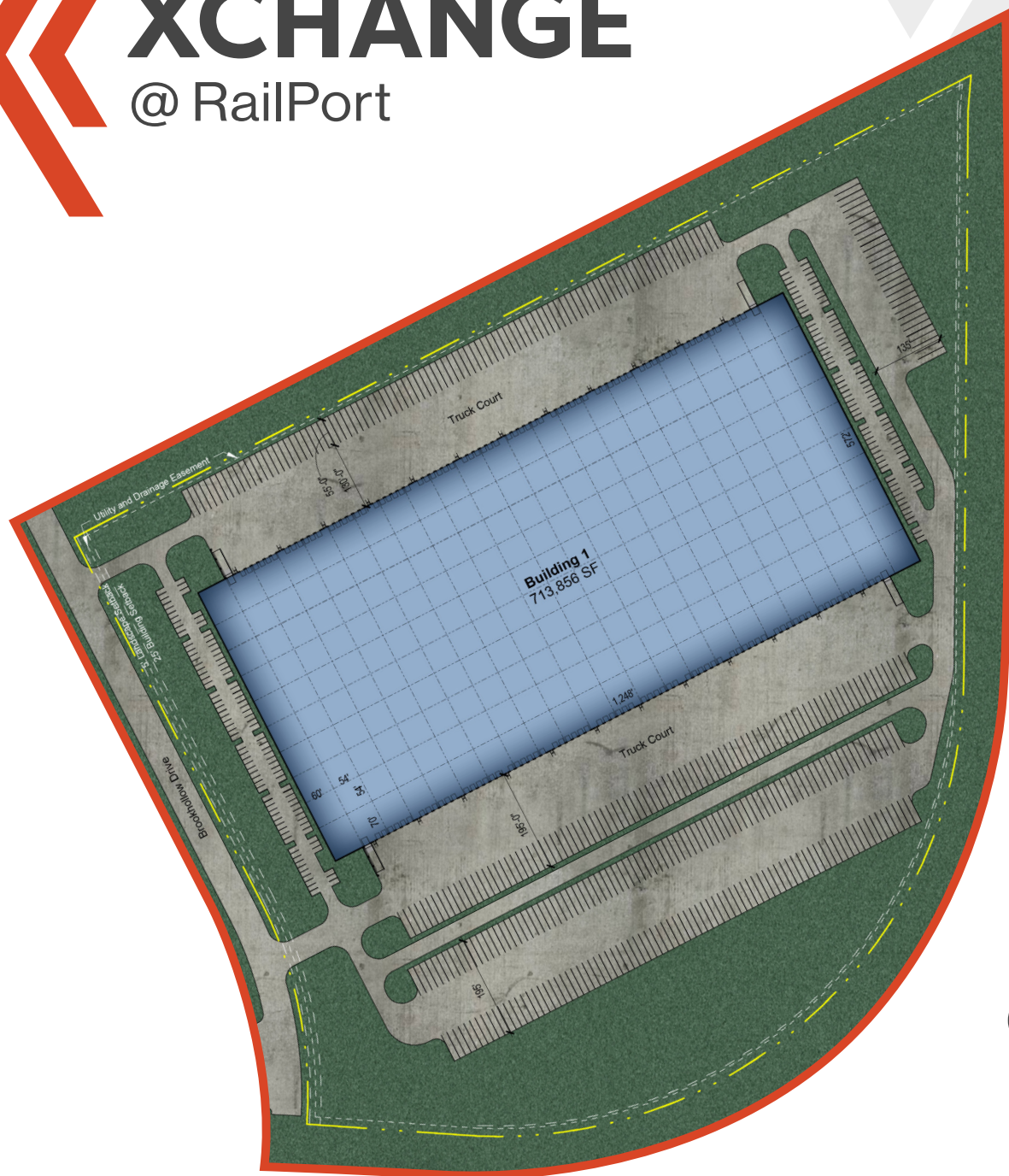
### Great City Amenities

Pro-business community, excellent school system, and diverse, professional workforce



A development of:

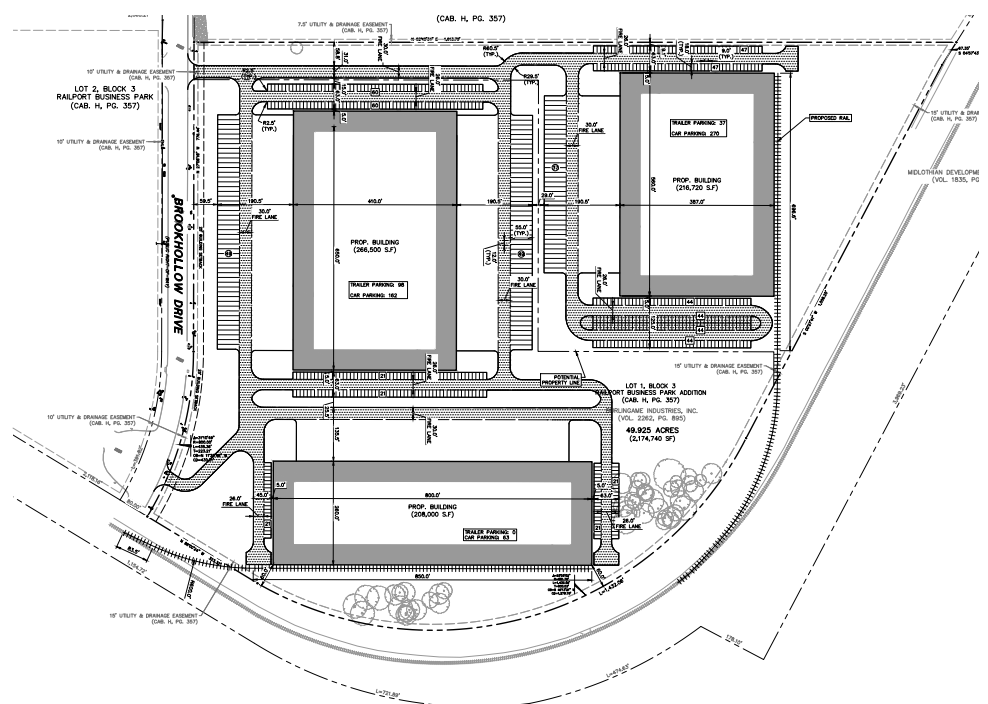
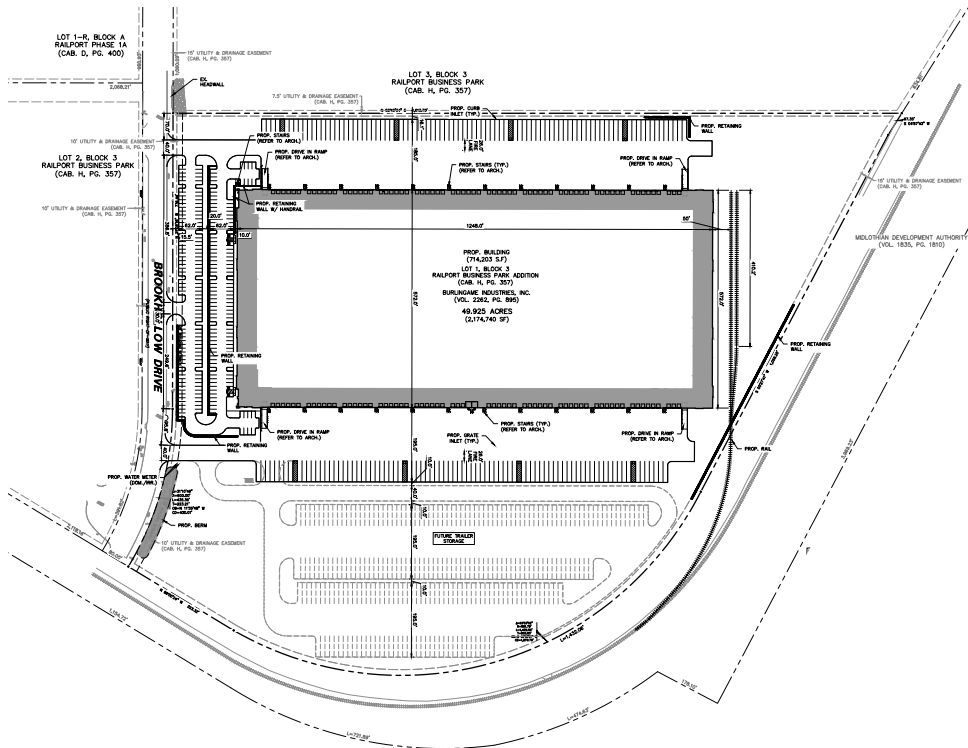




- 711,360 square feet
- 570' building depth
- 49.925 acres
- 40' clear
- Established planned business park setting
- ESFR sprinkler
- 185' truck courts
- 54' x 54' column spacing w/70' speed bays
- Up to 138 9'x10' dock doors
- 4 12'x14' ramp doors
- Up to 384 trailer parking (2.8 trailer spots per dock door)
- 210 car parking
- Rail available



## Conceptual Rail-Served Options





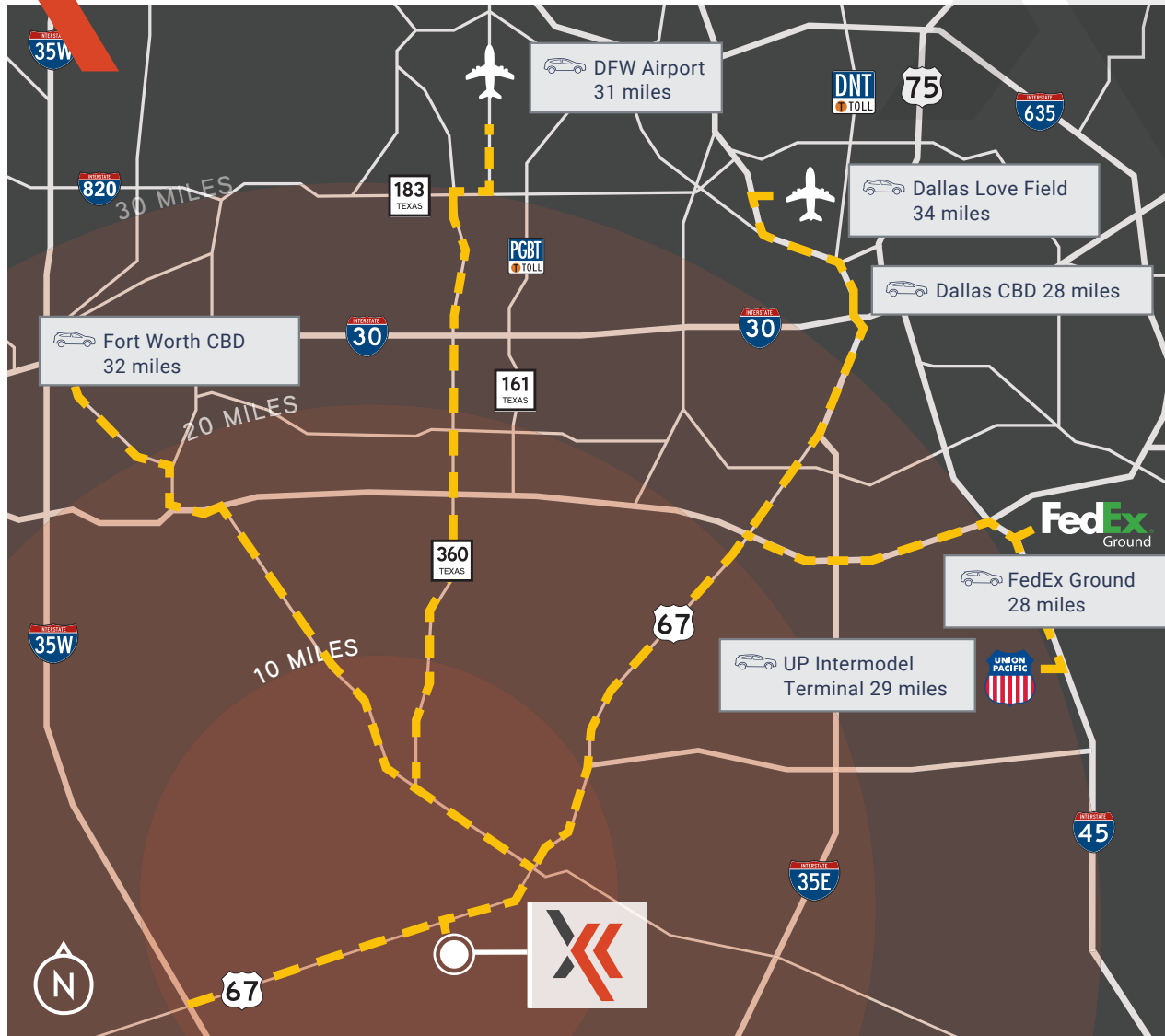
# XCHANGE

@ RailPort



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## @ RailPort



**Located just south of the intersection of US Hwy 67 and US Hwy 287 in Midlothian's RailPort Park, a 1,700-acre planned business park**

- Proximity to 1.35 million people within a 30-minute drive time
- Quick access to major cities in the DFW Metroplex
- Outstanding location at Highway 67 and Miller Road just 31 miles from DFW International Airport and 34 miles from Dallas Love Field
- Located 28 miles from Downtown Dallas and 32 miles from Downtown Fort Worth
- Located in the heart of an educated and skilled workforce in a growing community
- Planned business park environment and home to Target, Google, Malouf Mattress, QuikTrip and others

# Midlothian, Texas

## Quality of Life



### Diverse and Skilled Workforce

- New Methodist Health System \$175 million, 67-acre campus
- 102-room Marriott Courtyard
- 39,000 square foot conference center
- Diverse and professional work force with access to 1.5 million people within a 30-minute drive
- Pro-business community



### Master-planned Parks and Recreational Facilities



### Excellent Health Care System



### Top-Rated School System

- Midway between Dallas and Fort Worth
- 14 parks including a new 105-acre multipurpose recreational complex
- Excellent public school system with more than 9,800 students across 12 campuses
- New 53-acre retail development anchored by Kroger Marketplace, Ross, Burke's Outlet, Jo-Ann's, Ulta, Chick-Fil-A and others







A development of:



## Exclusive Marketing Advisors

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