

FOR SALE



[VIEW THE INTERACTIVE MAP](#)

Up to 82-acre development parcel

Midlothian, TX

20 AC

62 AC

Under Contract
397 AC

FM 875

FM 875

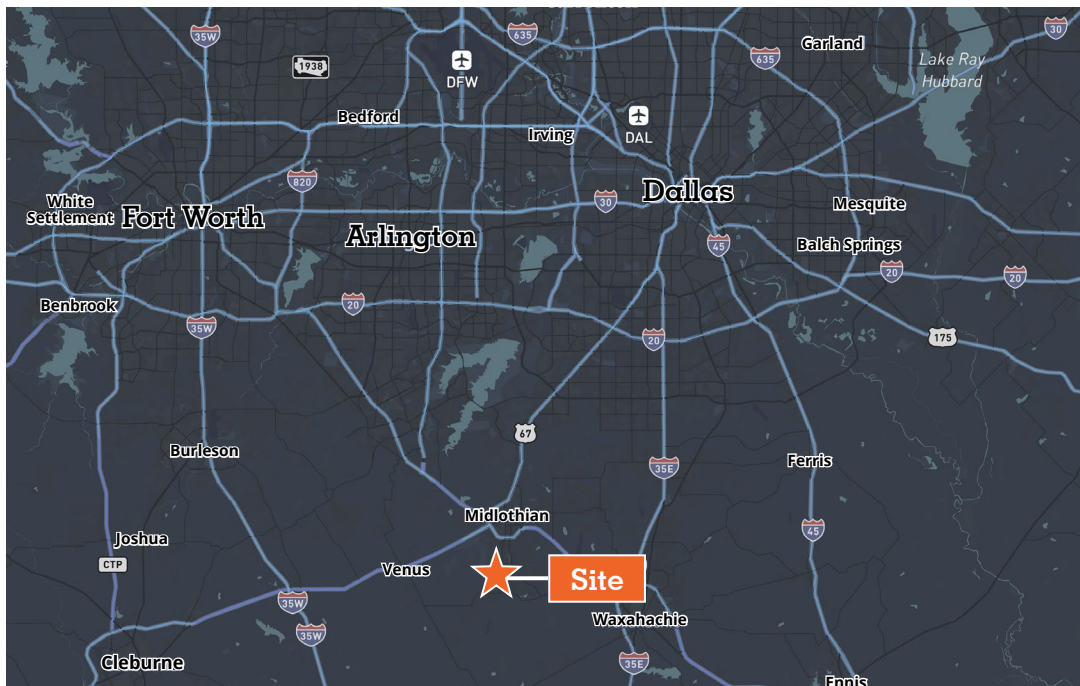
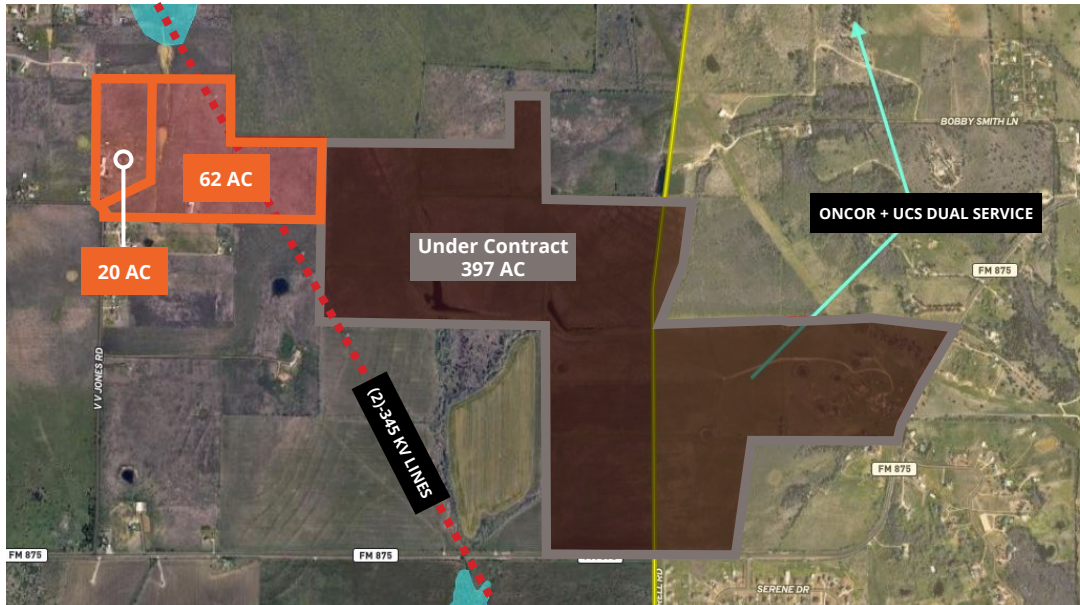
Data Center, Power Generation, Industrial, Residential uses

DEVELOPMENT PARCEL AT RAILPORT BUSINESS PARK

AVISON
YOUNG



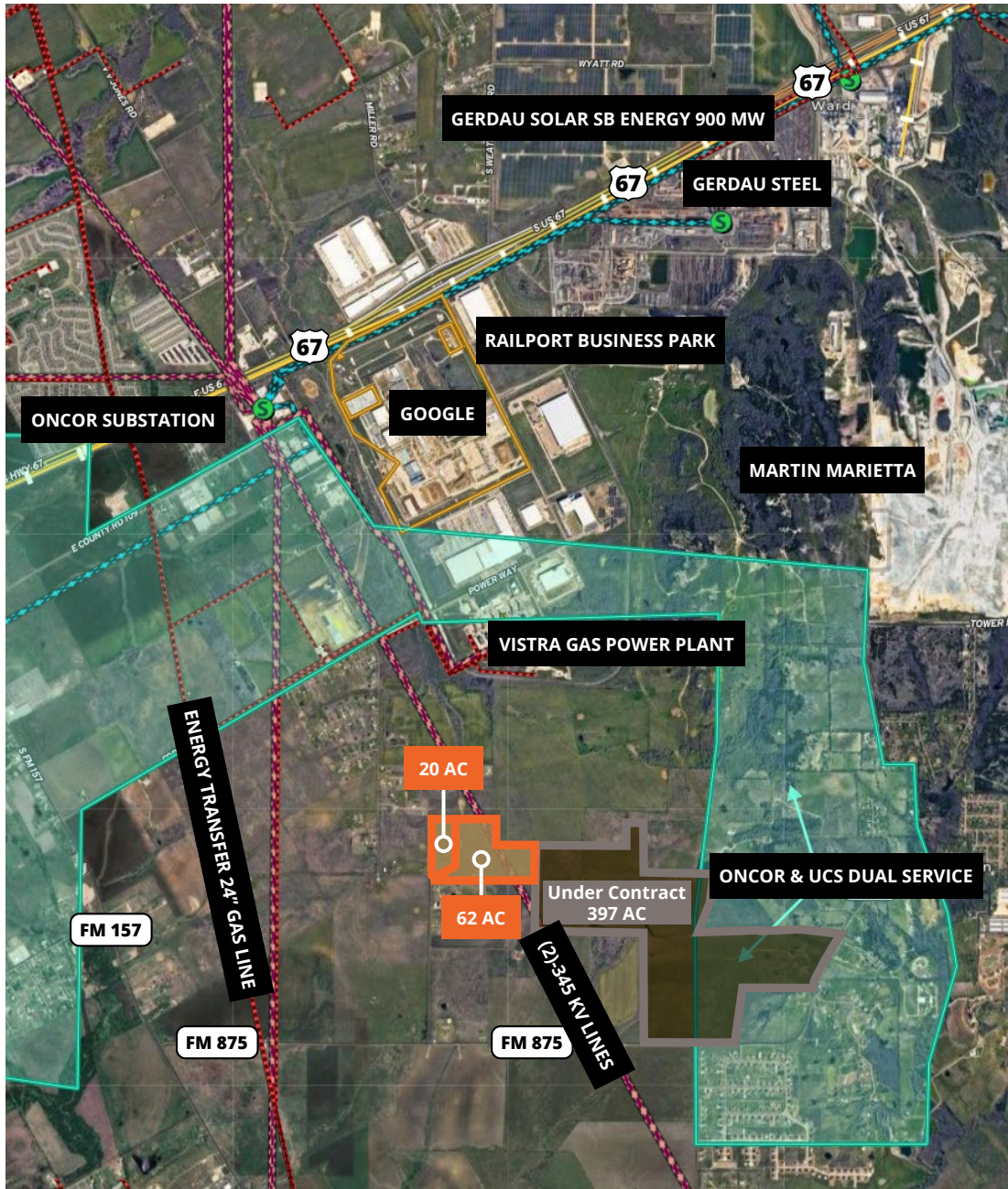
Property details



HIGHLIGHTS

- Located in City of Midlothian ETJ
- Located within the 1,700-acre Railport Business Park.
- City has indicated support for Data Center, Power Generation and Industrial uses.
- Residential uses are also possible with creation of a MUD.
- A portion of the property is located within a Dual Power Service Area: ONCOR & UCS (United Cooperative Services/ Brazos Power).
- Two - 345 KV lines traverse the western side of the parcel.
- Vistra Gas power generation plant is located within 1 mile.
- Potential opportunity for combined Data Center and Power Generation development.
- Interactive map: [View here](#)

Railport Business Park



OVERVIEW

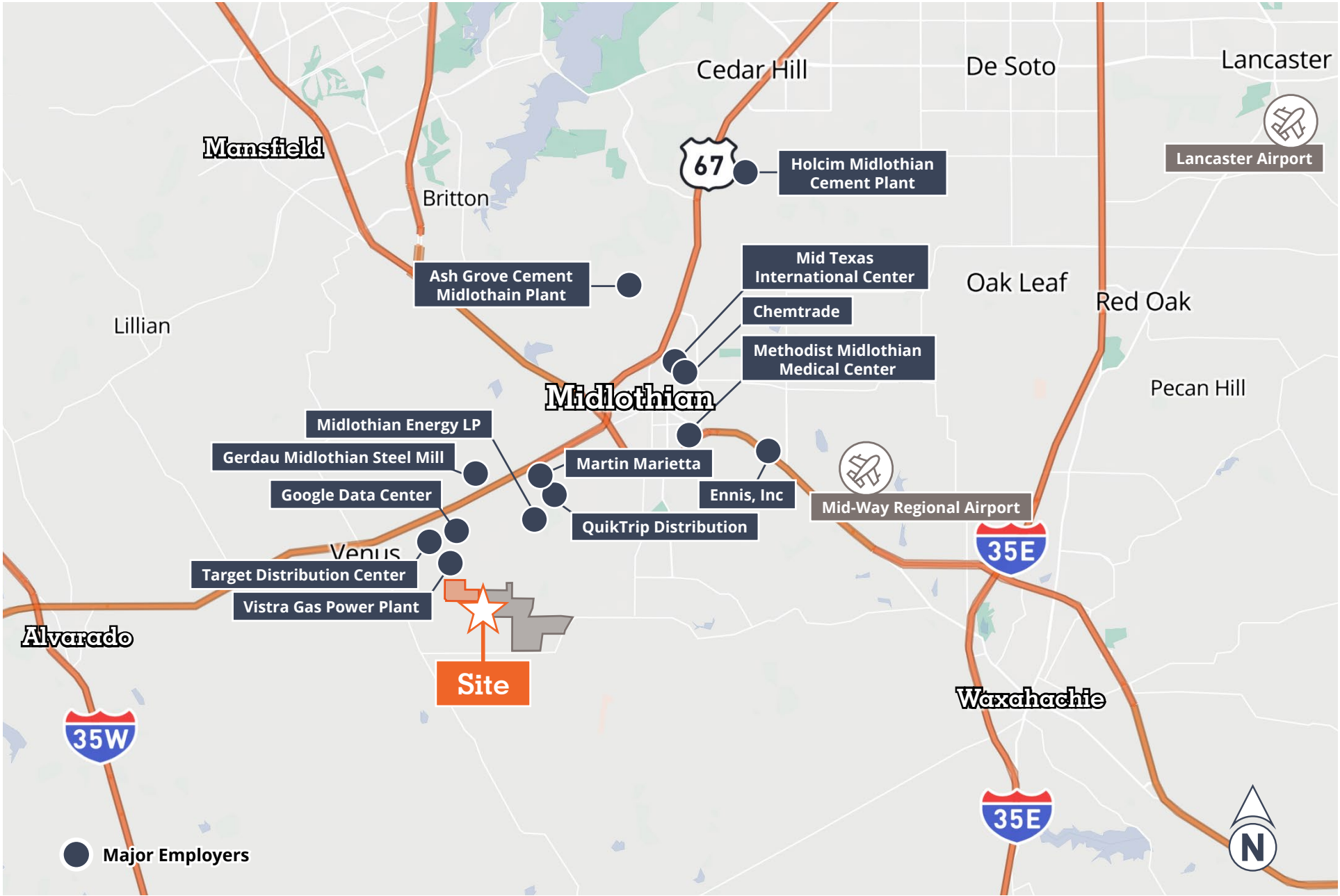
- Size: Up to 478 acres (397 acres under contract)
- Location: Strategically positioned with access to major highways and dual rail service from Union Pacific and BNSF
- Rail Access: One of the few sites in the DFW metroplex with active dual rail service
- Utilities:
 - High-pressure 24-inch natural gas pipelines
 - Industrial-grade water and sewer systems
 - Redundant loop-fed electrical grid
- Power Capacity: Facilities like 3800 Railport Parkway offer up to 10 megawatts of scalable power—ideal for heavy manufacturing

NEARBY COMPANIES

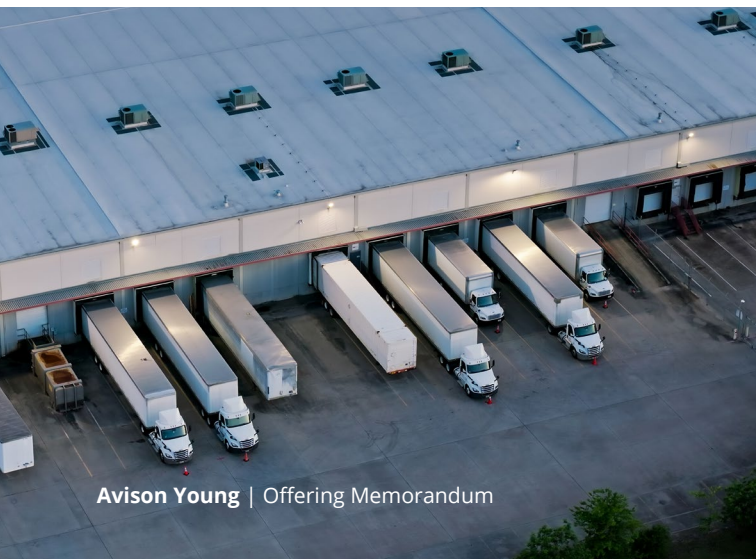
- Google: Operates a large data center campus
- Target: Hosts a major distribution facility
- QuikTrip: Also has operations within the park
- Oncor Electric Delivery: Broke ground on a new 422,000 sf distribution center in late 2023

Source: quiddity.com

Nearby employers



Nearby developments



Largest Employers	Employee Count	Industry
Gerdau Steel	1,000 - 1,250	Manufacturing
Target	500 - 750	Wholesale Trade
Methodist Hospital	300 - 500	Medical
Martin Marietta	150 - 250	Manufacturing
Ash Grove	150 - 250	Manufacturing
Lafarge-Holcim	150 - 250	Manufacturing
QuikTrip Distribution	150 - 250	Transportation & Warehousing
Google Data Centers	50 - 100	Information Technology
Ennis, Inc.	50 - 100	Headquarters
MidTexas International Center	50 - 100	Transportation & Warehousing
Luminant	50 - 100	Manufacturing
Chemtrade	50 - 100	Manufacturing
Vistra Gas Power Plant	40 - 45	Energy & Utilities

Source: Midlothian, TX Workforce Report, June 2020

Midlothian market overview



Photo by Martin Ferreira

RECENT & ONGOING DEVELOPMENTS

- **Desert Willow Battery Storage:** A lithium-ion battery facility by esVolta to support the ERCOT power grid, enhancing energy reliability and renewable integration.
- **Gerdau Finishing Facility:** A 35,000 sq. ft. plant producing structural posts for solar projects across the US, located off Highway 67.
- **Main Street Towne Crossing:** A new commercial hub featuring a Lowe's Home Improvement store, expected to open in 2025.
- **Heritage Park:** The site of the former City Hall is being transformed into a public park as part of the Downtown Catalyst Projects.
- **CarMax Auction Facility:** A 148,000 sq. ft. vehicle auction center nearing completion at 4100 Power Way.

AREA PROFILE



44,104

TOTAL POPULATION



\$467,096

MEDIAN HOUSEHOLD
PROPERTY VALUE



\$122,643

MEDIAN HOUSEHOLD
INCOME

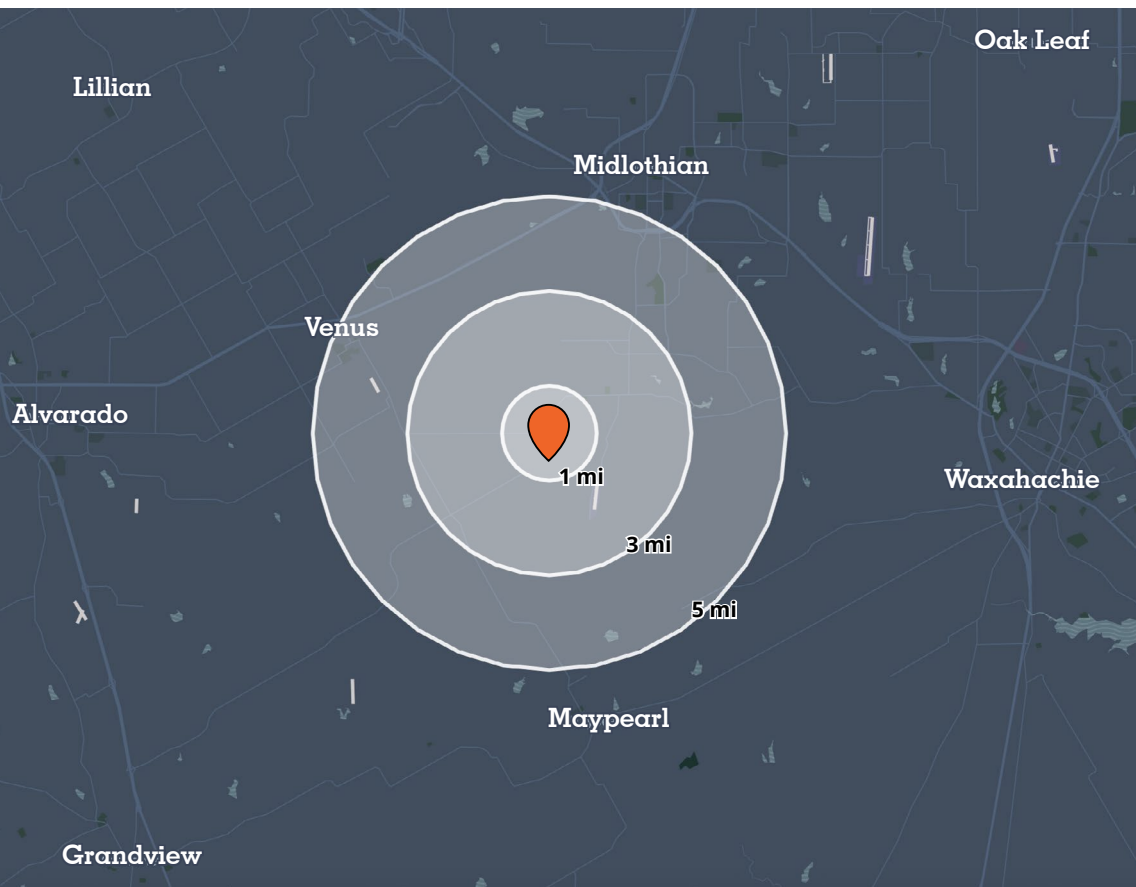


4.48%

ANNUAL GROWTH RATE

Source: neighborhoodscout.com

Demographics



Population	1 mile	3 mile	5 mile
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Total population	-	6,363	22,642
Female population	-	3,190	11,376
Male population	-	3,173	11,266
Median age	-	37	37

Income

Median household income	-	\$123,979	\$128,872
Average household income	-	\$158,043	\$154,827

Households

Total households	-	2,036	7,410
# of persons per HH	-	3	3
Median house value	-	\$402,939	\$446,911

Source: Avison Young Technologies



If you would like more
information on this offering,
please get in touch.



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