



SALE BROCHURE

\$ 12,000,000

FOR SALE: LAND

LONGBRANCH RD, MIDLOTHIAN, TX 75167



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EXECUTIVE SUMMARY

PROPERTY OVERVIEW:

EXTRAORDINARY INVESTMENT PROPERTY

291 Acres of pristine Ellis County pastureland, located between the 966-acre Hannover Bridgewater Development and Mid-Way Regional Airport.

OFFERING SUMMARY:

| | |
|-------------------|---|
| SALE PRICE | : \$ 12,000,000 |
| LOT SIZE | : 291 Acres |
| PRICE/ACRE | : \$ 35,675 |
| PRICE/FOOT | : \$ 0.94 |
| MARKET | : Dallas/Fort Worth |
| ZONING | : Current Agriculture-Future Development Category: "Corporate Module" Light Industrial, Commercial, and General Professional Through Midlothian Planned Development Process |

PROPERTY HIGHLIGHTS:

- Adjacent to Hanover Bridgewater - 2700 New Home Development
- Adjacent to Mid-Way Regional Airport
- Midlothian Corporate Moule Land-Use Categorization
- Shoreline and Partial Ownership of 50 Acres Bridgewater Lake #1
- Existing Access Easement from Longbranch Rd + Planned Collector Road
- Planned utilities through property connecting Bridgewater to the municipal grid
- Current agricultural leases provided cash flow and maintained Ellis County agriculture property tax status
- Lowest listed \$PSF Commercial Land price in Ellis County (CoStar Listings August 2021)

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PROPERTY DESCRIPTION

SIGNIFICANT INVESTMENT/DEVELOPMENT OPPORTUNITY: 291-acre site in pristine condition. Future development solutions will be heavily influenced by three (3) reinforcing factors 1) Hanover Bridgewater 966 acre (2700 home) Hanover residential neighborhood 2) Mid-Way Regional Airport expansion and 3) Envision Midlothian Comprehensive Plan (2012).

HANOVER BRIDGEWATER has named the builder list for the first homes that will be ready for move-in by early 2023. John Houston Homes, Perry Homes, Highland Homes, and Legend Homes will be among the initial builders in the \$950MM, 2700-unit master-planned community.

MID-WAY Regional AIRPORT imagines a fraction of the property as an aircraft Maintenance, Repair and Overhaul (MRO) operation designed to attract Corporate Aviation fleet operators like Gulfstream, NetJet, Wheels Up, Vista Jet and others currently using MRO providers at DFW International and Love Field. Contact Mid-Way Regional Airport for more information: 972.923.0080 or 972.268.2026.

ENVISION MIDLOTHIAN COMPREHENSIVE PLAN Adopted by the City of Midlothian in 2021, has categorized the property as a "Corporate Module" and imagines it as housing major employers that need convenient transportation, high-quality public services, and a worker-friendly environment. The city sees the future development as "featuring mostly moderate-sized buildings, though some areas may have buildings of significant height and volume with surface or structured parking placed in a campus setting with landscaping and aesthetic amenities such as lakes, fountains, open spaces, urban forests, and public art." Contact City of Midlothian Planning for more information: 972.775.7161

LOCATION DESCRIPTION

PROVIDENTIAL LOCATION between neighboring Bridgewater and Mid-Way Regional Airport will serve as a major source of employees, customers and business owners who will catalyze multifaceted business opportunities inside the future Corporate Module Development.

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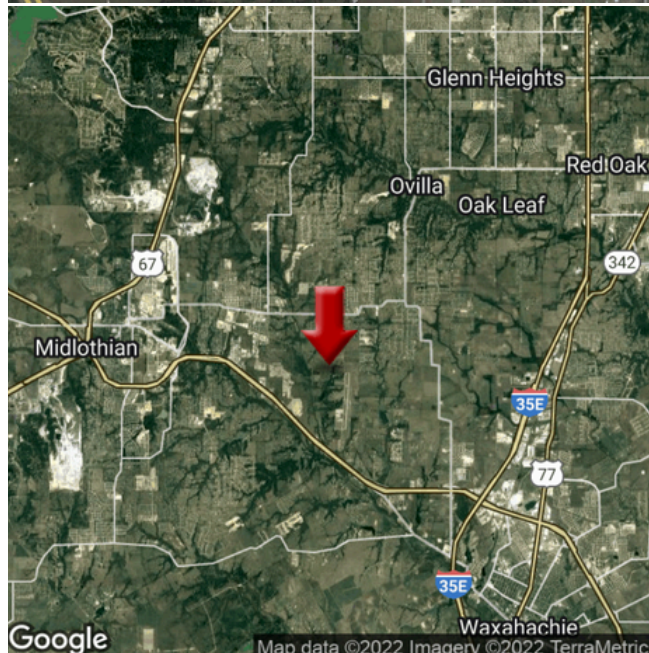
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PROPERTY PHOTOS



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CONTEXT WITH BRIDGEWATER & MID-WAY REGIONAL



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MID-WAY REGIONAL MRO EXPANSION/EAST & WEST



Mid-Way Regional Airport Property Acquisition Targets (90 Acres East & 75 Acres West)



Example Maintenance, Repair & Operations Facility (MRO)

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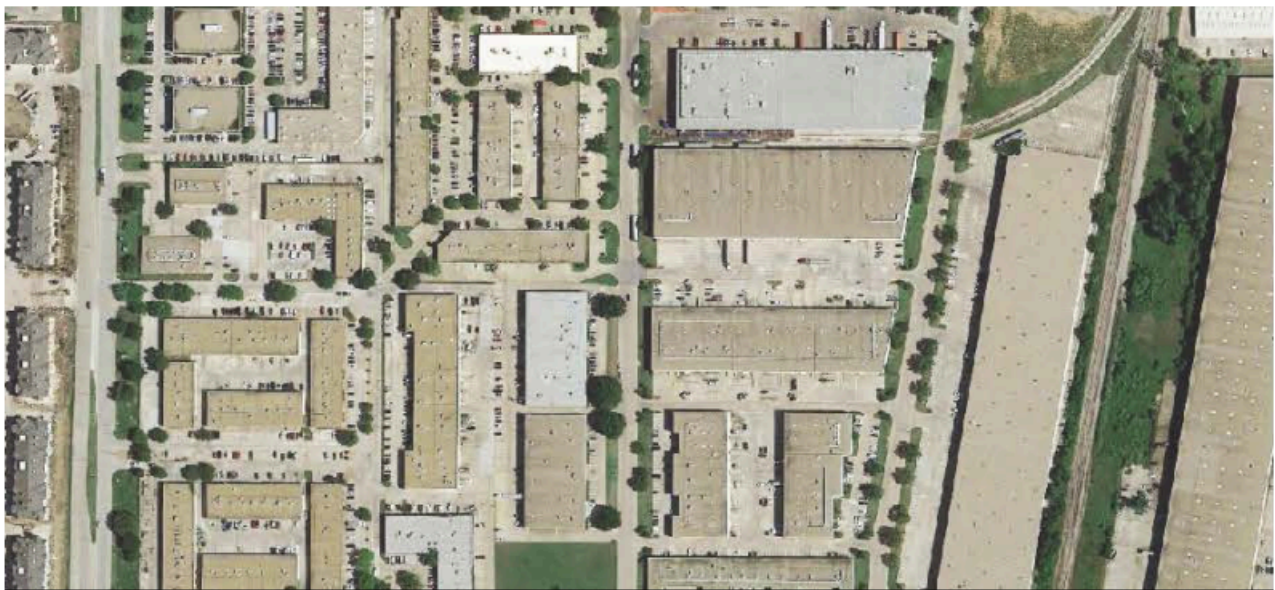




VISION FOR MIDLOTHIAN CORPORATE MODULE



Example City of Midlothian Corporate Module Vision



Example City of Midlothian Vision for Corporate Module Site Development

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EXISTING LAND IN CONTEXT



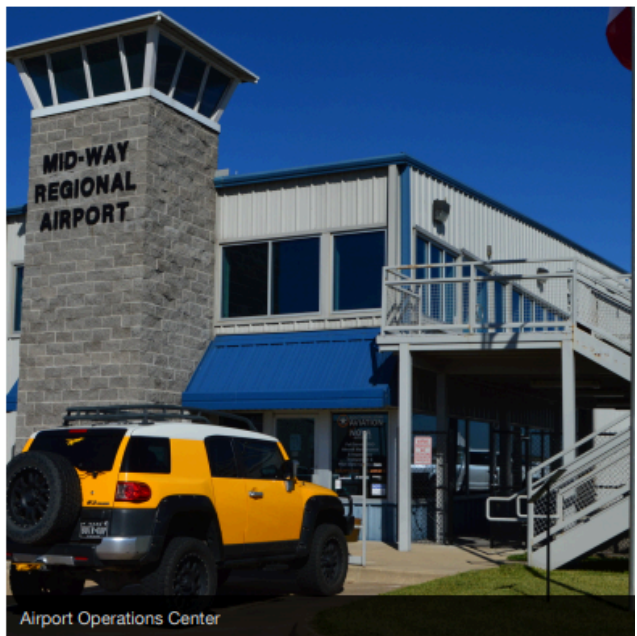
Grazing Pasture with Cedar Thickets



Looking North Along Airport Fence Line



Stock Pond



Airport Operations Center

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential 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.

| | | | |
|--|-------------|--------------------|----------------|
| Keller Williams Central | 0567902 | klrw746@kw.com | 469.467.7755 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| James Tan | 0432986 | jamestan@yahoo.com | 469.467.7755 |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Steve Madison, Architect | 733606 | smadison@kw.com | (972) 207-4310 |
| 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

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