

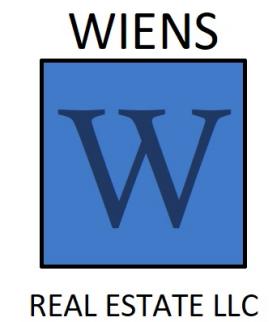
Office/Warehouse/Retail/Flex

Hwy 67 Frontage Midlothian, TX 76065



- **Zoned Light Industrial**
- **Water and Electricity available**
- **Midlothian Population 45,006**

\$850,000.00



Call or Text: **Collin Adams 817-371-6679**

Kim Wiens 972-816-2008

For Sale or Lease

Office/Warehouse/Retail/Flex

- 2026 Delivery
- 1,500 – 5,900 SF Available
- Build-to Suit Options
- Outside Display/Storage



- 16' Clear Height
- 14'x12' Overhead Doors
- Climate Control (if needed)

3450 Hwy 67 Frontage Midlothian, TX 76065

The GATEWAY to MIDLOTHIAN

Call or Text: Collin Adams 817-371-6679

Kim Wiens 972-816-2008

- Survey
- No Flood Plain

7/12/2014 12:21 8176840819 KMR LAND SURVEYING PAGE 82

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND BEING KNOWN AND DESIGNATED AS LOT 1C-R, NORTH MIDLOTHIAN INDUSTRIAL PARK, AN ADDITION TO MIDLOTHIAN, ELLIS COUNTY, TEXAS, ACCORDING TO THE REPLAT THEREOF RECORDED IN CABINET H, SLIDE 156, PLAT RECORDS, ELLIS COUNTY, TEXAS.

RAILROAD R.O.W.

S 09°17'33" W 215.05'

10' UTILITY EASEMENT & BUILDING LINE

3/8" I.R.F.

1/2" I.R.F.

NORTH
 $1" = 75'$

S 73°01'24" E 403.25'

10' UTILITY EASEMENT

LOT 1C-R

30' BUILDING LINE

10' UTILITY EASEMENT

VOL. 577, PG. 277

N 17°03'54" E 213.12'

1/2" I.R.F.

1/2" C.I.R.S.

N 73°01'24" W 432.34'

10' UTILITY EASEMENT

NORTH MIDLOTHIAN INDUSTRIAL PARK
CABINET D, SLIDE 294 D.R.E.C.T.
LOT 1-B

OTE:
ASMENT RECORDED IN VOLUME 577,
PAGE 277 D.R.E.C.T., TO TEXAS POWER
AND LIGHT COMPANY AND
SOUTHWESTERN BELL TELEPHONE
COMPANY DOES AFFECT SUBJECT
PROPERTY. 10' UTILITY EASEMENT
LOCATED 10' FOOT EAST AND
PARALLEL TO WEST PROPERTY LINE.
WIDTH OF EASEMENT IS UNDETERMINED.

OTE:
TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT BY AND BETWEEN
R. BURLISON ET UX AND THE STATE OF TEXAS RECORDED IN VOLUME 396, PAGE 291 D.R.E.C.T.

OTE:
TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT BY AND BETWEEN PETER
R. BURLISON ET UX AND KENNETH MAYFIELD ET AL RECORDED IN VOLUME 768, PAGE 440 D.R.E.C.T.,
AND AGREEMENT BY AND BETWEEN KENNETH MAYFIELD AND JAMES R. DANIEL RECORDED IN
VOLUME 1101, PAGE 107 D.R.E.C.T.

OTE:
BARRINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL RIGHTS OF WAY, BUILDING LINES AND EASEMENTS ARE PER PLAT VOLUME
AGE OR CABINET H SLIDE 168 UNLESS OTHERWISE NOTED.

ACCEPTED BY: _____ TITLE COMPANY: ELLIS COUNTY ABSTRACT & TITLE CO.
DATE: _____

THIS PROPERTY LIES IN ZONE X WHICH IS AREAS DETERMINED TO BE OUTSIDE THE
0.2% ANNUAL CHANCE FLOODPLAIN PER F.E.M.A. COMMUNITY PANEL #480801 0080 F.

ANY REFERENCE TO "FLOOD PLAIN" ON THIS SURVEY IS AN ESTIMATE, BASED ON DATA AVAILABLE AND IS
NOT TO BE CONSIDERED AS A DETERMINATION OF THE FLOODING POTENTIAL OF THIS PROPERTY.

THE UNDERSIGNED DOES HEREBY CERTIFY THAT (A) THAT THE FOREGOING SURVEY WAS MADE AND STAKED ON THE GROUND
AT CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS,
STRUCTURES, ETC., LOCATED ON THE PROPERTY; (C) THE SURVEY SHOWS THE EXISTENCE, LOCATIONS, AND RIGHTS OF
WAY OR CONTIGUOUS TO THE PROPERTY WITH EASEMENTS AND RIGHTS OF WAY REFERRED TO IN THE PLAT OR RECORDING
INFORMATION; (D) THERE ARE NO DISPARCITIES OR CONFLICTS IN BOUNDARIES, OR VISIBLE ENCROACHMENTS, EXCEPT AS
NOTED ON THE SURVEY; (E) THE SURVEY SETS FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE TIME CLOSING WITH NUMBER AND TITLE COMPANY AS
STATED ON THE RECORDED SURVEYOR'S STATEMENT. IT IS NOT RECOMMENDED FOR USE AS A SURVEY FOR ANY
PURPOSE OTHER THAN THAT FOR WHICH SAME SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL
SURVEYOR'S SIGNATURE.

1406151M SCALE: 1" = 75' DATE: 9-7-2014 FILE NO: 14-118

KMR LAND SURVEYING - FIRM NO. 101005-00 3029 PECAN CIRCLE, BEDFORD, TEXAS 76021
TH M. ROBERTSON RPLS 6068 (214) 563-4353 KMRLANDSURVEYING@SBCCGLOBAL.NET

STATE OF TEXAS
KENT M. ROBERTSON
5025
S.R.T.

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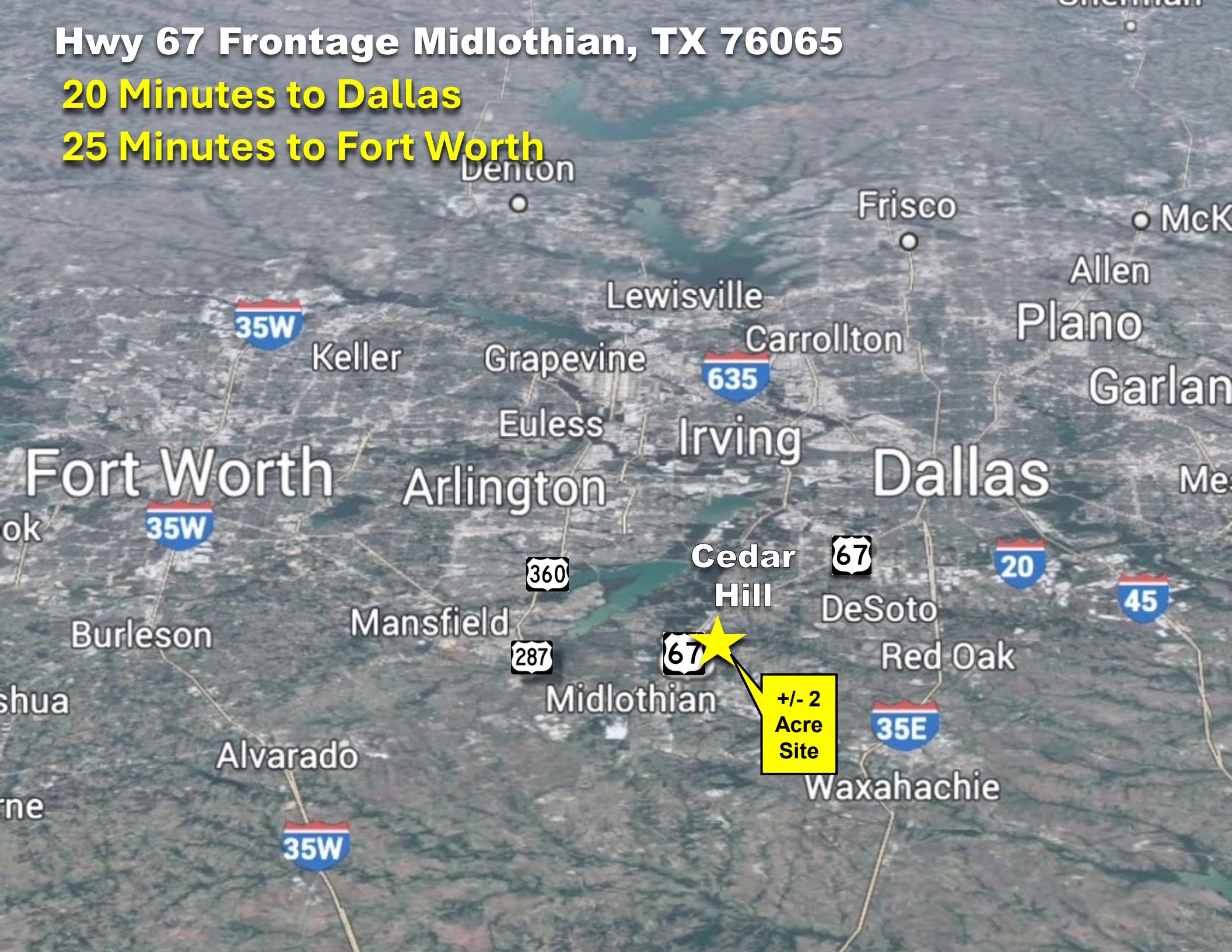
Conceptual Renderings

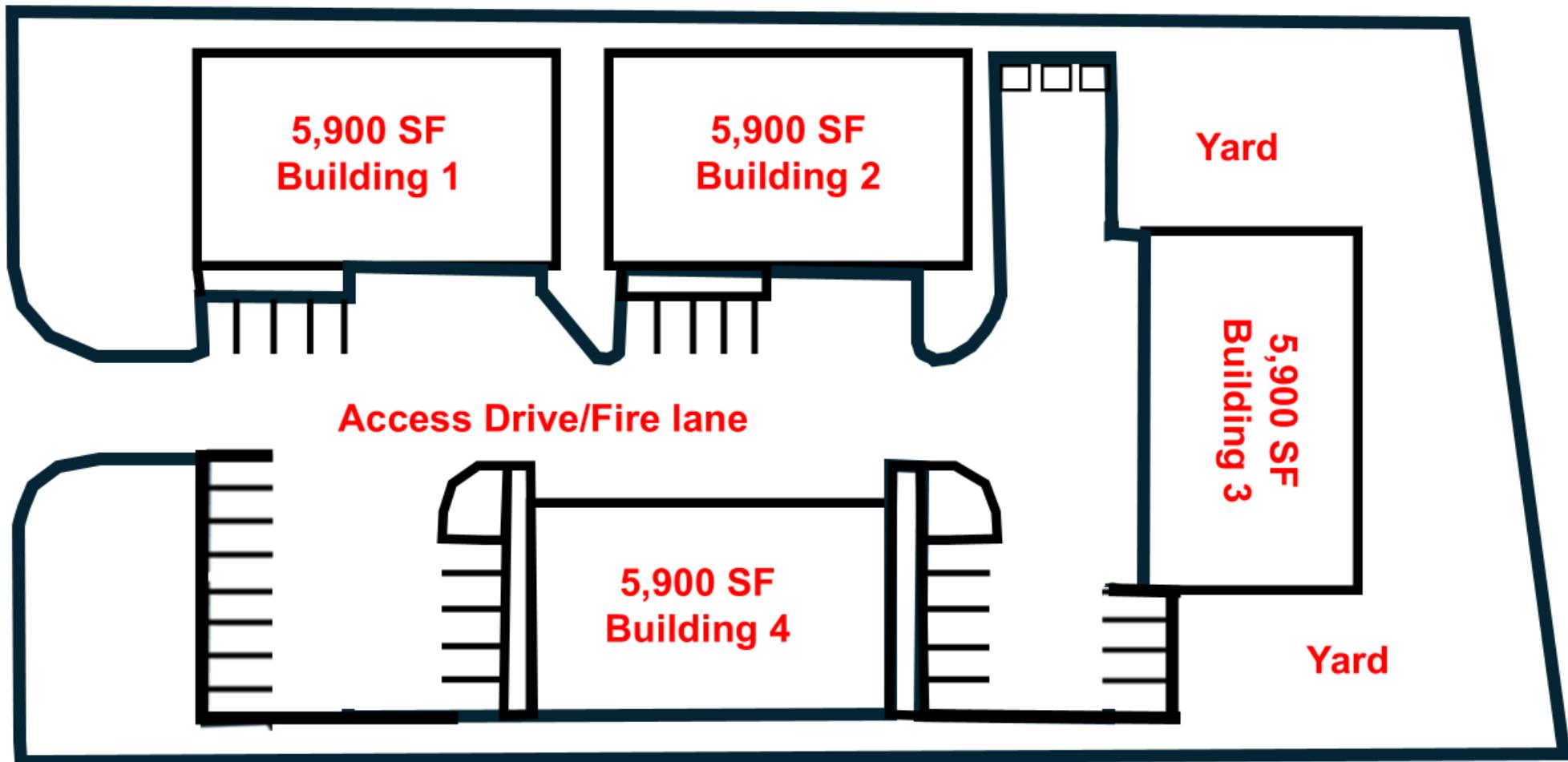


Hwy 67 Frontage Midlothian, TX 76065

20 Minutes to Dallas

25 Minutes to Fort Worth





Preliminary Site Plan





+/-2 Acres
Conceptual
Buildings

Hwy 67 Frontage



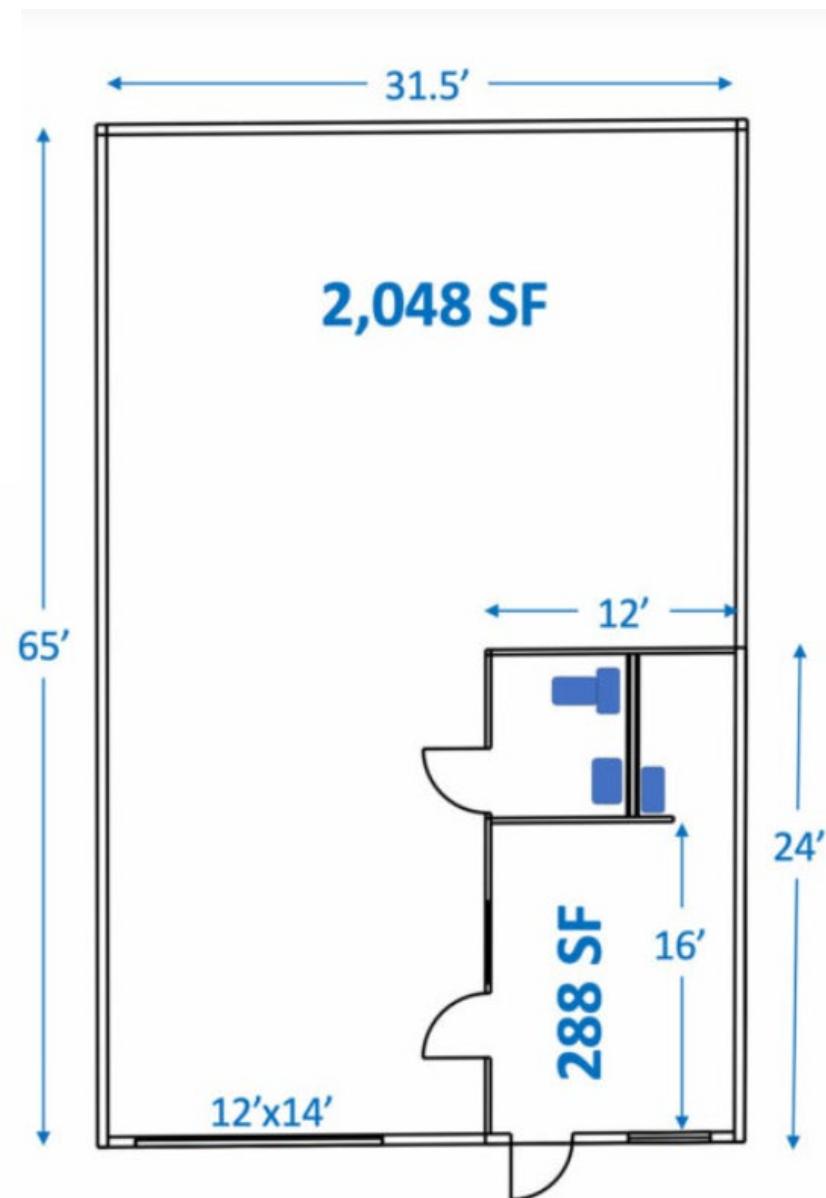
Highway 67

Highway 67

Proposed Unit Plans – Footprints

Flexible sized units offering the opportunity to expand with business growth

- Each unit includes an office, kitchenette, bathroom and warehouse space
- Units can be combined to form a larger space to meet your space requirement





Zoning Map

SUP



Zoning

- Agriculture
- Single Family-1
- Single Family-2
- Single Family-3
- Single Family-4
- Residential -2.5
- Residential-3
- Medium Density-1
- Medium Density-2
- Multi Family
- Mobile Home
- General Professional
- Community Retail
- Commercial
- Central Business District
- North 8th Street
- Light Industrial
- Medium Industrial
- Heavy Industrial
- Planned Development

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.

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 or subagent by the buyer or buyer'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 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.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004158	License No.	972-816-2008	Phone
Designated Broker of Firm	483040	License No.	972-816-2008	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone	
Kimberly A Klor Sales Agent/Associate's Name	682576	kimberlyaklor@gmail.com	Date	817-948-6940 Phone