

# 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)

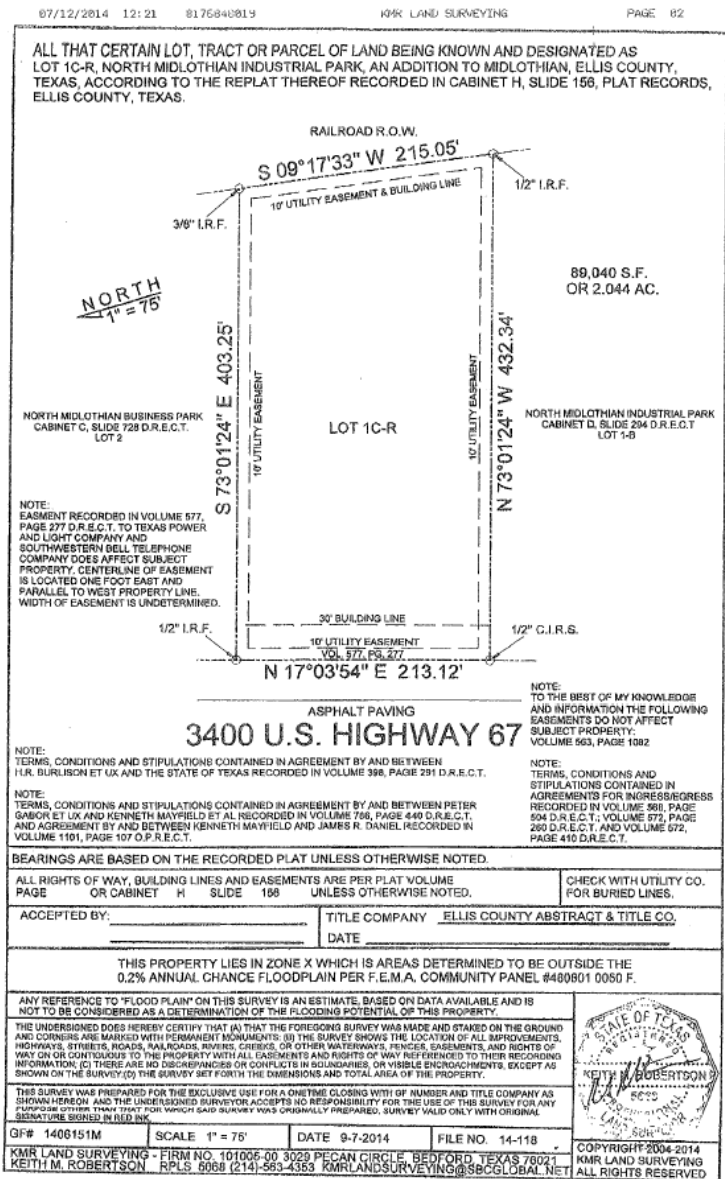
3450 Hwy  Frontage Midlothian, TX 76065

The GATEWAY to MIDLOTHIAN

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- Survey
- No Flood Plain

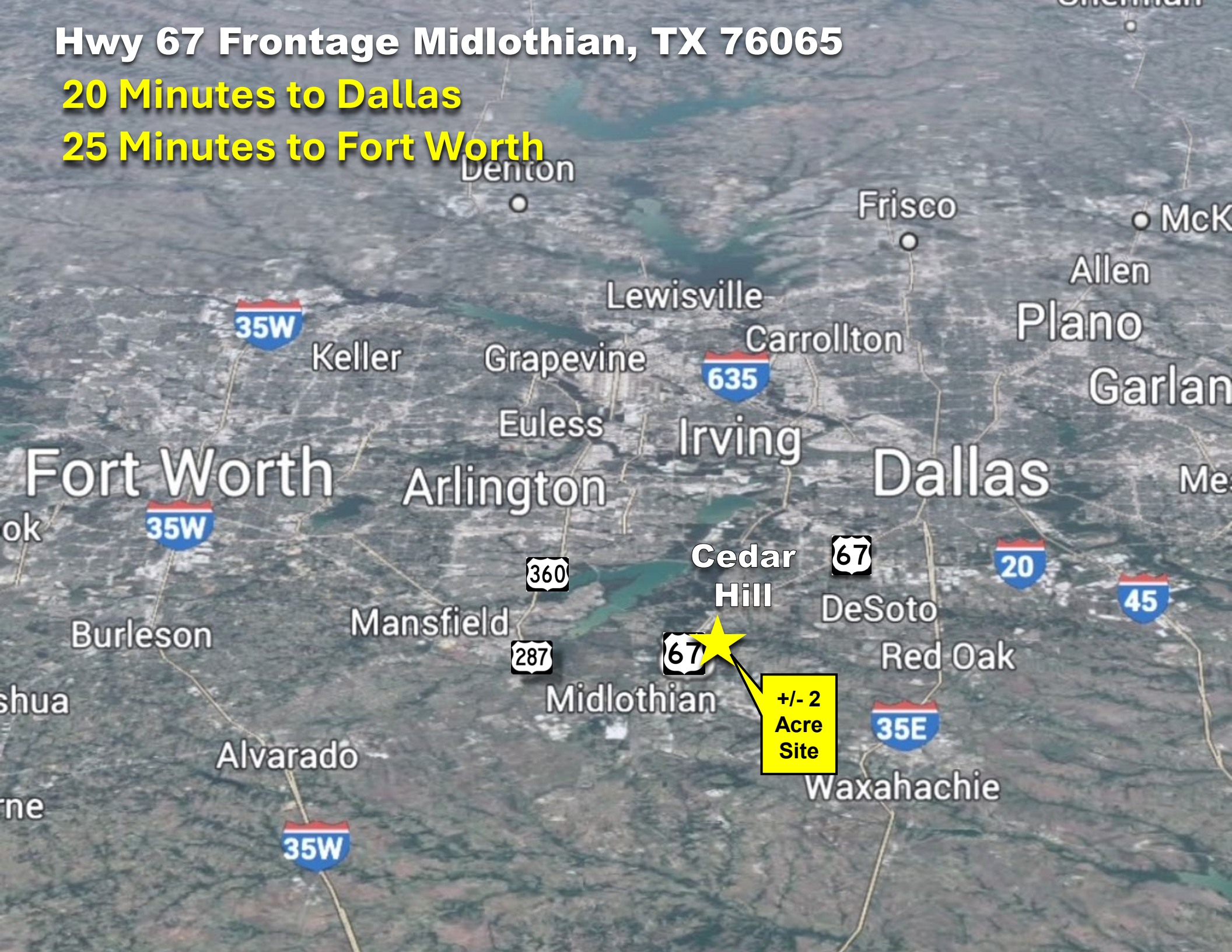


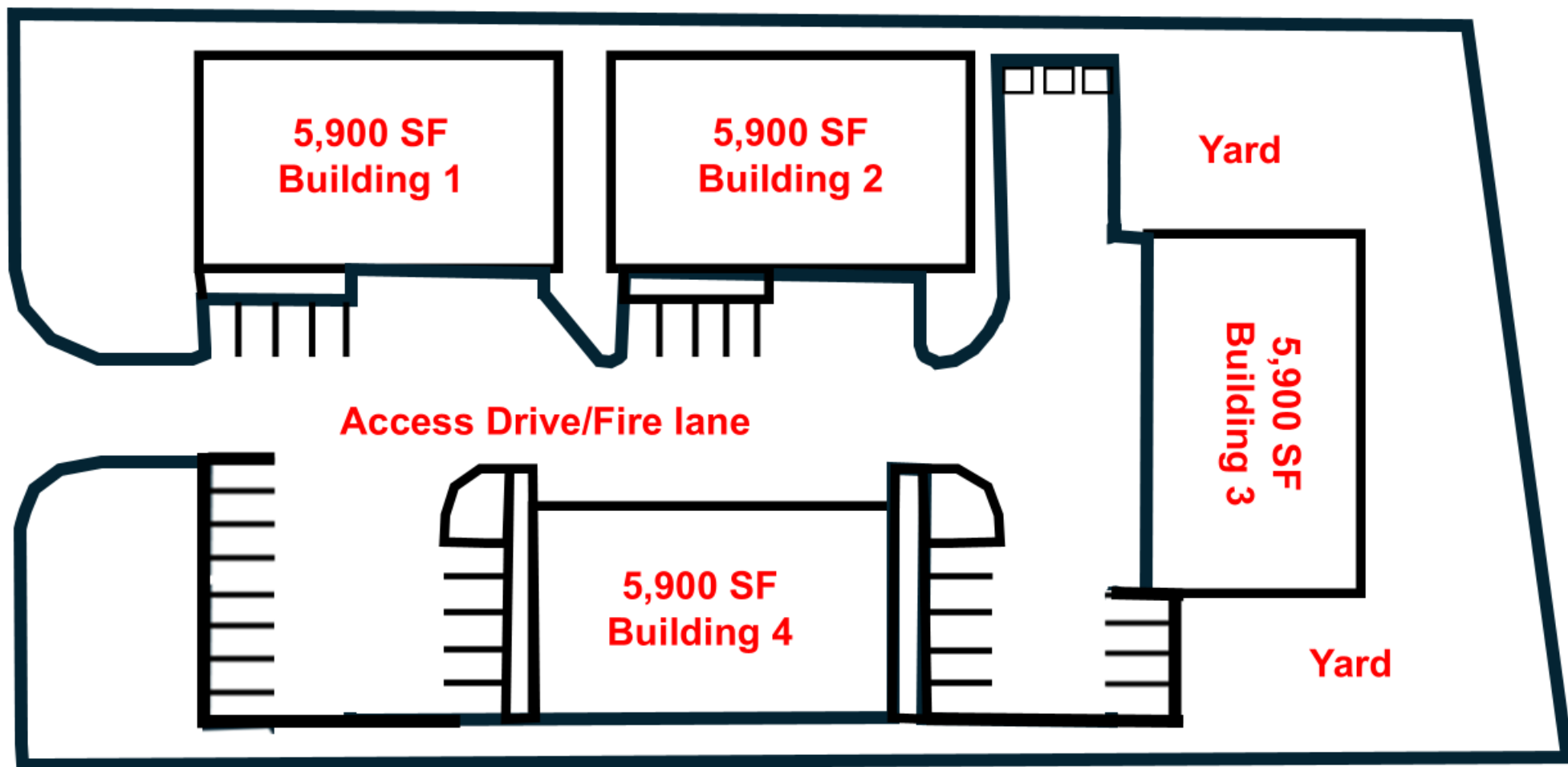
Conceptual Renderings

**Hwy 67 Frontage Midlothian, TX 76065**

**20 Minutes to Dallas**

**25 Minutes to Fort Worth**





# Preliminary Site Plan



Hwy 67

Hwy 67

U.S. Hwy 67

67


67

Hwy 67

Hwy 67

Hwy 67

Cleo Rd



**+/-2 Acres  
Conceptual  
Buildings**

This aerial photograph shows a commercial site with several conceptual building renderings overlaid. A green rectangular outline highlights a specific area containing four interconnected building footprints. To the left of this area is an existing parking lot and a large white warehouse. To the right is another large white warehouse. The site is bordered by a multi-lane highway at the bottom, which is highlighted with yellow lines. A railroad track runs horizontally across the top of the image. A green callout box with a pointer indicates the highlighted area. A highway shield for Highway 67 is located near the bottom center, and the text 'Hwy 67 Frontage' is written along the highway.



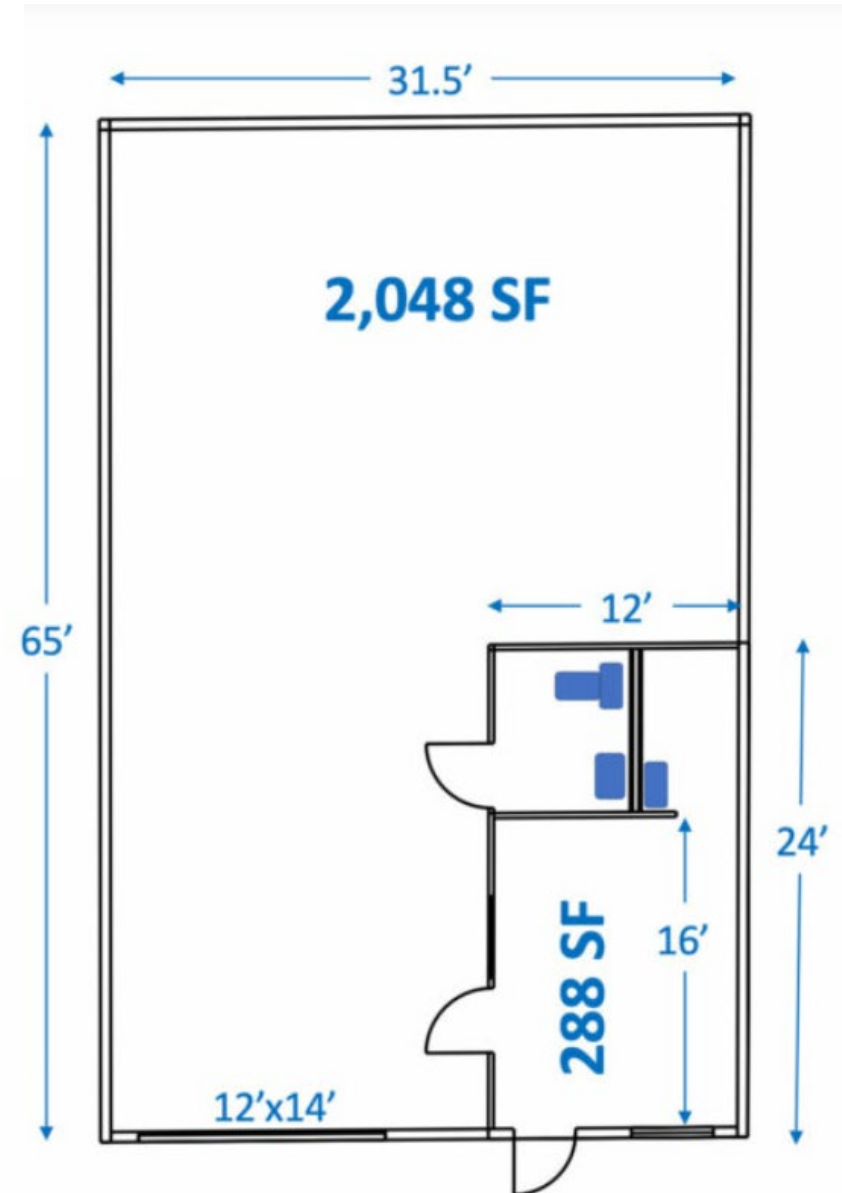
**Hwy 67 Frontage**

# 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.

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.

Wiens Real Estate LLC	9004158	<a href="mailto:wiens@flash.net">wiens@flash.net</a>	972-816-2008
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date