

For Sale or Lease

Office/Warehouse/Retail/Flex

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



*Conceptual

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

3450 Hwy  Frontage Midlothian, TX 76065

The GATEWAY to MIDLOTHIAN

Call or Text: Collin Adams 817-371-6679

Kim Wiens 972-816-2008



**+/-2 Acres
Conceptual
Buildings**

This aerial photograph shows a commercial site with several conceptual building footprints overlaid in white. A green rectangular outline encompasses the central cluster of these buildings. The site is bordered by a multi-lane highway at the bottom, with a yellow highlighted area indicating the 'Hwy 67 Frontage'. To the left, there is an existing parking lot and a large warehouse-like building. A railroad track runs horizontally across the upper portion of the image. The surrounding landscape is a mix of cleared land and wooded areas.



Hwy 67 Frontage

Office/Warehouse/Retail/Flex

Hwy 67 Frontage Midlothian, TX 76065

*Conceptual Build To Suit Options



- Zoned Light Industrial
- Water and Electricity available
- Midlothian Population 40,315



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- Survey
- No Flood Plain

07/12/2014 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 158, PLAT RECORDS, ELLIS COUNTY, TEXAS.

RAILROAD R.O.W.
S 09°17'33" W 215.05'
10' UTILITY EASEMENT & BUILDING LINE
1/2" I.R.F.
3/8" I.R.F.
NORTH
1" = 15'

89,040 S.F.
OR 2.044 AC.

NORTH MIDLOTHIAN BUSINESS PARK
CABINET C, SLIDE 728 D.R.E.C.T.
LOT 2

LOT 1C-R

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

NOTE:
EASEMENT 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. CENTERLINE OF EASEMENT IS LOCATED ONE FOOT EAST AND PARALLEL TO WEST PROPERTY LINE. WIDTH OF EASEMENT IS UNDETERMINED.

10' UTILITY EASEMENT
S 73°01'24" E 403.25'
10' UTILITY EASEMENT
N 73°01'24" W 432.34'
1/2" I.R.F.
30' BUILDING LINE
10' UTILITY EASEMENT
VOL. 577, PG. 277
N 17°03'54" E 213.12'
1/2" C.I.R.S.

ASPHALT PAVING
3400 U.S. HIGHWAY 67

NOTE:
TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENT BY AND BETWEEN T.L.R. BURLISON ET UX AND THE STATE OF TEXAS RECORDED IN VOLUME 398, PAGE 291 D.R.E.C.T.

NOTE:
TERMS, CONDITIONS AND STIPULATIONS CONTAINED IN AGREEMENTS FOR INGRESS/EGRESS RECORDED IN VOLUME 561, PAGE 604 D.R.E.C.T., VOLUME 572, PAGE 260 D.R.E.C.T. AND VOLUME 572, PAGE 410 D.R.E.C.T.

BEARINGS ARE BASED ON THE RECORDED PLAT UNLESS OTHERWISE NOTED.

ALL RIGHTS OF WAY, BUILDING LINES AND EASEMENTS ARE PER PLAT VOLUME PAGE OR CABINET H SLIDE 158 UNLESS OTHERWISE NOTED.

CHECK WITH UTILITY CO. FOR BURIED LINES.

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 0050 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 AND CORNERS ARE MARKED WITH PERMANENT MONUMENTS; (B) THE SURVEY SHOWS THE LOCATION OF ALL IMPROVEMENTS, HIGHWAYS, STREETS, ROADS, RAILROADS, RIVERS, CREEKS, OR OTHER WATERWAYS, FENCES, EASEMENTS, AND RIGHTS OF WAY OR OR CONTIGUOUS TO THE PROPERTY WITH ALL EASEMENTS AND RIGHTS OF WAY REFERENCED TO THEIR RECORDING INFORMATION; (C) THERE ARE NO DISCREPANCIES OR CONFLICTS IN BOUNDARIES, OR VISIBLE ENCROACHMENTS, EXCEPT AS SHOWN ON THE SURVEY; (D) THE SURVEY SET FORTH THE DIMENSIONS AND TOTAL AREA OF THE PROPERTY.

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE FOR A ONE-TIME CLOSING WITH OF NUMBER AND TITLE COMPANY AS SHOWN HEREON AND THE UNDERSIGNED SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS SURVEY FOR ANY PURPOSE OR OTHER THAN THAT FOR WHICH SAID SURVEY WAS ORIGINALLY PREPARED. SURVEY VALID ONLY WITH ORIGINAL SIGNATURE SIGNED IN RED INK.

GF# 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
KEITH M. ROBERTSON RPLS 6068 (214)-583-4353 KMR.LANDSURVEYING@SBCGLOBAL.NET

STATE OF TEXAS
COUNTY OF ELLIS
KEITH M. ROBERTSON
SURVEYOR
EXPIRATION DATE 08-31-2023

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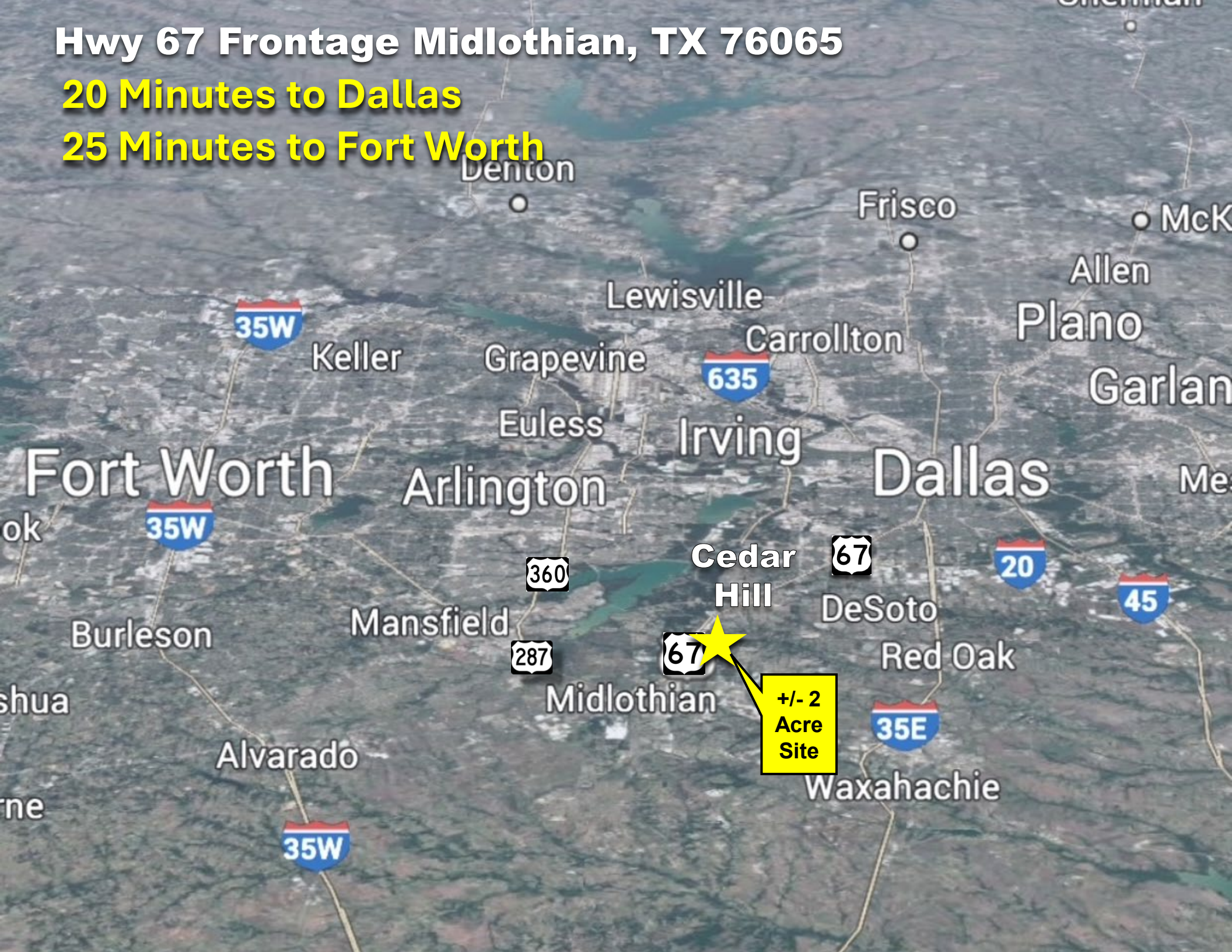


Conceptual Renderings

Hwy 67 Frontage Midlothian, TX 76065

20 Minutes to Dallas

25 Minutes to Fort Worth





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.

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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	