



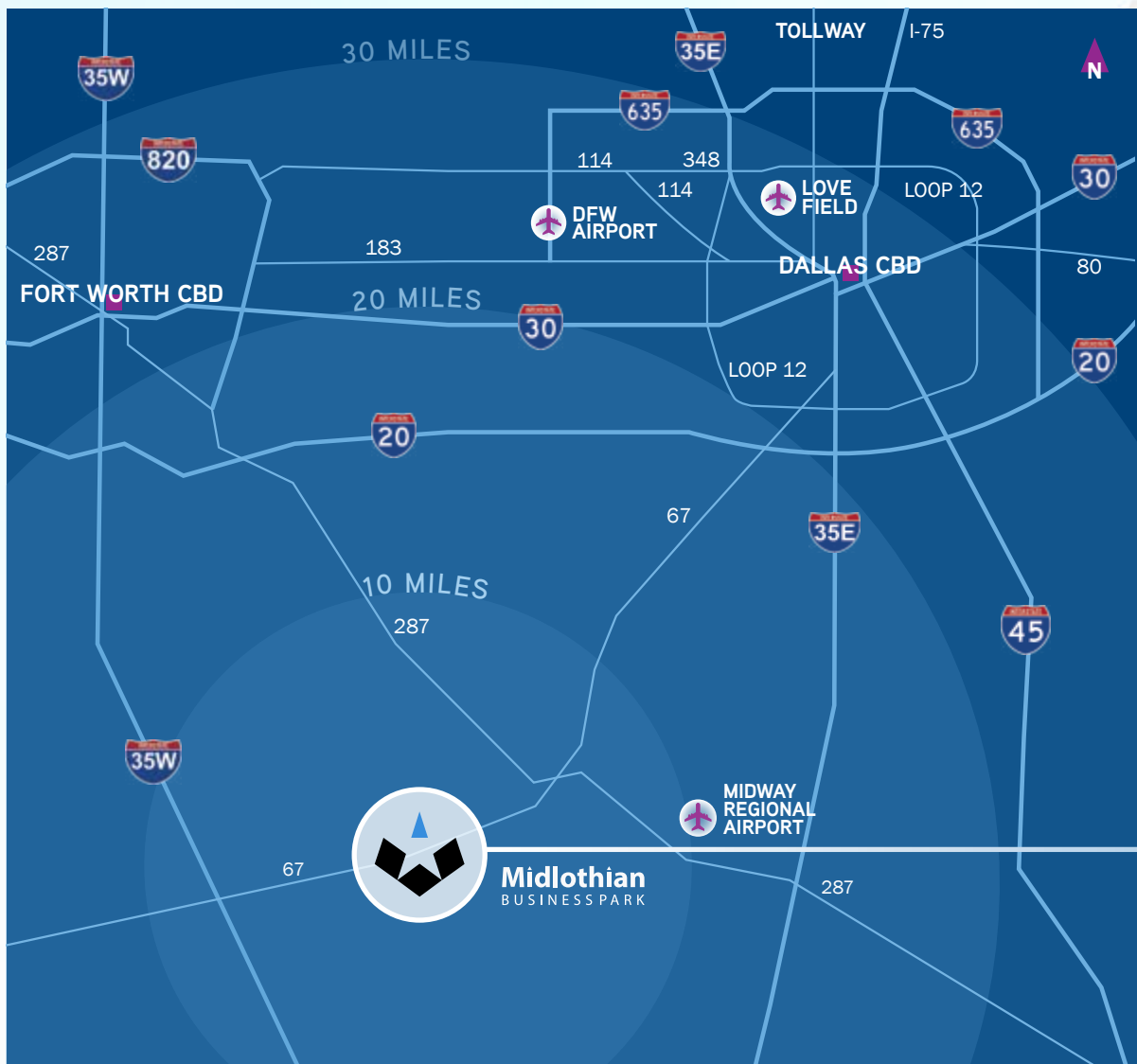
Midlothian

BUSINESS PARK
MIDLOTHIAN, TEXAS

MIDLOTHIAN ECONOMIC DEVELOPMENT
Make great things with us.

MIDLOTHIAN BUSINESS PARK HIGHLIGHTS

- NORTH TEXAS' NEWEST PLANNED BUSINESS PARK
- APPROXIMATELY 138 NET ACRES
- AVAILABLE SITES RANGING IN SIZE FROM 5 TO 15 ACRES
- IDEALLY SUITED FOR MANUFACTURING, WAREHOUSING & DISTRIBUTION
- PARKING & AMENITIES TO SUPPORT PREMIUM OFFICE USE
- ALL UTILITIES AVAILABLE
- CONVENIENT ACCESS TO AIR & RAIL TRANSPORTATION
- LOCATED IN THE HEART OF AN EDUCATED & SKILLED WORKFORCE



Location is both a priority and principal benefit in Midlothian. At the crossroads of major U.S. highways and just 30 miles from DFW International Airport, Midlothian Business Park offers prime access to key markets.



Midlothian
BUSINESS PARK



Midlothian Economic Development
Make great things with us.

VIEW VIDEO



Electricity Supplier:
ONCOR ELECTRICITY

Dual feed available with transmission and distribution available in the park

Natural Gas Supplier:
ATMOS ENERGY

Specifications:
6" Lines at 120 MCF

Water Supplier:
CITY OF MIDLOTHIAN

Specifications:
6" & 16" Lines Around Park
8" Line To Site

Wastewater Service:
CITY OF MIDLOTHIAN

Specifications:
Proposed 6" Force Main

Telecommunications:
PRIMARILY SERVED BY AT&T

Specifications:
Fiber and copper through the park

Located near the crossroads of HWY 287 and HWY 67, the Midlothian Business Park represents an ideal location for industrial development. As a Planned Development District with 138 available acres zoned Heavy Industrial (HI), this new business park offers fast access to both Dallas and Fort Worth, superior highway infrastructure and a location within the heart of existing major industry.

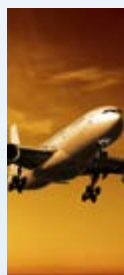
Midlothian's industry foundation is comprised of advanced manufacturing, industrial & energy, specialized office operations, retail & community development and more.

TRANSPORTATION



GROUND (major thoroughfares)

- I-20
- I-35
- I-45
- U.S. 67
- U.S. 287



AIRPORTS (within one hour)

- DFW International Airport (40 minutes)
www.dfwairport.com
- Dallas Love Field (35 minutes)
www.dallas-lovefield.org
- Mid-Way Regional Airport (10 minutes)
www.mid-wayregional.com



MIDLOTHIAN, TEXAS

POPULATION & DEMOGRAPHICS

Midlothian is a growing, prospering community in the southern sector of the Dallas-Fort Worth Metroplex. With a population of 34,000, a rising median income of \$85,329, and a diversified skilled workforce, Midlothian is positioned as a prominent destination for businesses, both big and small.



SKILLED WORKFORCE

Midlothian is home to a critical mix of skilled labor, professional positions, and a well-rounded community that's filled with everything from small business owners to advanced manufacturers. With nearly 900 businesses and more than 8,000 employees, the drive for higher education breeds a local workforce that is well prepared to make something great in Midlothian.

EDUCATION

Celebrating over 100 years of excellence in education, Midlothian Independent School District is the 22nd fastest-growing district in Texas. For higher education and career advancement, the Midlothian Higher Education Center offers various bachelor's and master's degree programs and connects Midlothian businesses to an educated workforce. Our local leaders continue to ensure that exceptional education remains a top priority in Midlothian.



TAX INCENTIVES & RESOURCES

Among the many reasons companies choose to locate in Texas, having no state income tax is a major draw. The assessed property taxes in Midlothian are significantly lower than many other metropolitan areas that also face health care and additional educational taxes. Learn more about the development-friendly policies and resources Midlothian offers.





DALLAS-FORT WORTH, TEXAS

SUPERIOR INFRASTRUCTURE

Dallas-Fort Worth's vast transportation infrastructure offers connectivity by providing east/west and north/south corridors with easy access to job centers.

The region's robust interstate infrastructure provides easy links along the NAFTA corridor, linking Mexico to Canada and to East and West Coast destinations, making it an important intermodal center for the distribution of air, rail and truck freight.



DFW GLOBAL TRADE

In 2014, Texas maintained its status as the largest exporter in the United States for the 14th consecutive year. At the same time, the Dallas metropolitan area was the 9th largest export market in the US, with merchandise shipments totaling \$28.7 billion.



COST OF DOING BUSINESS

Thanks to Texas' business-friendly tax approach, Dallas and Fort Worth both index well below other major U.S. business centers for state and local taxes. In terms of the largest corporate expenses - labor and rent - both Dallas and Fort Worth rank well below other major U.S. markets, marking the region an attractive place to expand or relocate major operations.

EMPLOYER & WORKFORCE ADVANTAGE

Employers in Dallas-Fort Worth draw from a well-educated and skilled work force throughout the 13-county region. The region's low cost of living means employers can tap into a strong workforce.

An abundance of affordable housing compared to major metropolitan areas means employees can still enjoy a high standard of living thanks to Texas' pro-business labor environment and low taxes.



The logo consists of four overlapping circles in blue, orange, purple, and red. The text "DISCOVER Midlothian" is centered within the circles.

DISCOVER
Midlothian

MIDLOTHIAN SNAPSHOT

- Labor Force Exceeds 1.1 Million Within A 30-Minute Radius
- Double Freeport Tax Exemption
- Enterprise Zone Industrial Development Bonds
- Foreign Trade Zone
- Type A/Type B Economic Development Sales Tax
- Low Tax Rates
- Abatements Available
- Controlled Development Environment



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:
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Midlothian Economic Development
Make great things with us.

www.midlothianbusinesspark.com

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