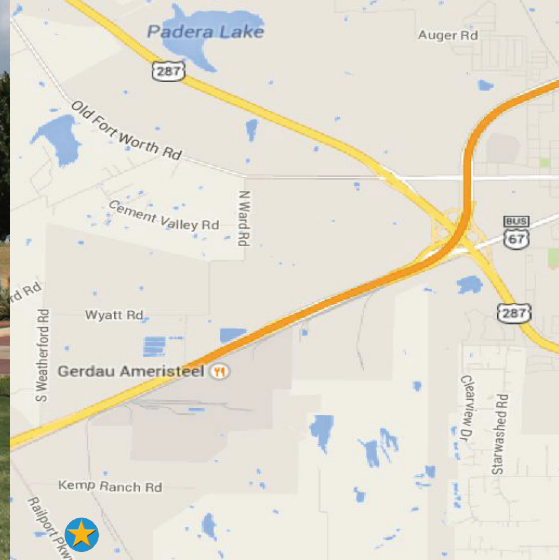


FOR SALE >

+/- 50 Acre Rail Served Site

RAILPORT BUSINESS PARK, MIDLOTHIAN, TX 76065



Site Information

- > Land Area: +/- 50 Acres
- > Rail: Dual rail with Union Pacific and BNSF
- > Immediate access to Highway 67 & Highway 287
- > Zoned Heavy Industrial / Light Commercial / Foreign Trade
- > Planned Park Environment with infrastructure including:
 - > Lighted 48' wide roads with concrete, curbs and gutters
 - > 12" loop water distribution system with 300' hydrant spacing
 - > 8" - 30" gravity flow sewer system
 - > Open vegetated channels for underground storm water collection
 - > 3 separate loop feed substation electrical system
 - > 8" loop feed natural gas with dual 30" sources and 250 mmbtu capacity

Location Information

- | | |
|-----------------------------|--------------------------------------|
| > Major Highways | > Airports |
| > Located On Highway 67 | > 35 minutes from DFW Airport |
| > 17 minutes to I-35 | > 42 minutes from Love Field Airport |
| > 10 minutes to Highway 287 | |

About RailPort Business Park

RailPort is a 1,700-acre rail-served business park development just south of Dallas/Fort Worth in Midlothian, TX. It is centrally located to the Metroplex and the booming Southern Sector industrial market, being 24 miles south of Dallas and 27 miles southeast of Fort Worth. Current tenants in the park include the 850,000 square foot Toys "R" Us distribution center, the 1,350,000 square foot Target distribution center, the 1,650 megawatt GDF Suez power plant, and the \$150 million Applied LNG facility currently under construction. Progressive economic development incentives are negotiated through Midlothian Economic Development, the City of Midlothian, and Ellis County. The park is rail served by both BNSF and UP, and natural gas transmission pipelines are available in close proximity from Atmos Energy and Energy Transfer.

Contact Us

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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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tom Pearson	<u>201597</u>	<u>tom.pearson@colliers.com</u>	214-217-1277
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date