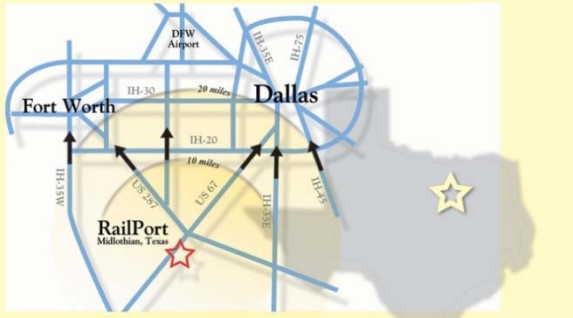
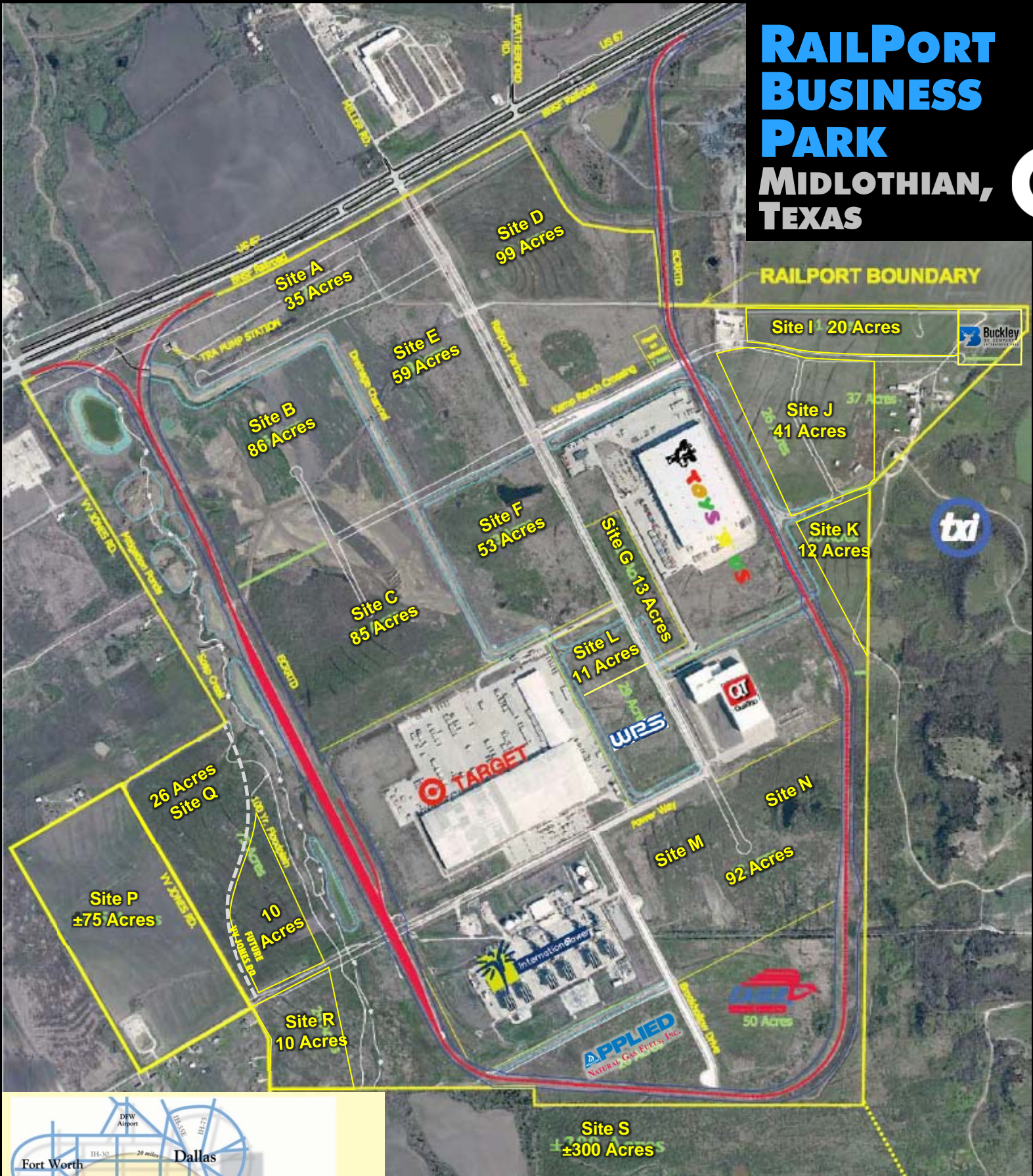


# RAILPORT BUSINESS PARK MIDLOTHIAN, TEXAS



**Dave Anderson**  
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## RailPort is a ±1600 Acre Rail Served Business Park South of Dallas/Fort Worth in Midlothian, Texas (Ellis County)

### ACCESS:

- Major thoroughfare access from Hwy 67 and Hwy 287
- Easy access to I-45, I-35, I-20, SH 67 and SH 360
- 30 minutes from Dallas/Fort Worth International Airport and Love Field

### ZONING:

- Heavy Industrial to Light Commercial

### INFRASTRUCTURE:

#### Roads:

- 48 ft. width
- Concrete, curbed and gutter
- Lighted
- Engineered for WB-50 tractor trailers

#### Water:

- 12" loop distribution system
- 300 ft. fire hydrant spacing

#### Sanitary Sewer:

- Gravity flow system
- Engineered for industrial processes
- 8"- 30" lines

#### Storm Water Drainage:

- Underground storm water collection system
- Open vegetated channels
- No on-site storm water definition required

#### Electrical:

- Loop feed system fed by substation with 3 separate feeds

#### Natural Gas:

- Dual 30" sources
- 8" Loop feed
- 250 mmbtu available capacity

### RAIL:

Burlington Northern Santa Fe and Union Pacific service available

# RAILPORT BUSINESS PARK MIDLOTHIAN, TEXAS

### COMPETITIVE ADVANTAGES:

- :: Double Freeport Tax Exemption
- :: Enterprise Zone Industrial Development Bonds
- :: Foreign Trade Zone
- :: 4A/4B Economic Development Sales Tax
- :: Low Tax Rates
- :: Abatements Available
- :: Controlled Development Environment
- :: Dual Rail Service Available

### OWNED & DEVELOPED BY:



### FOR MORE INFORMATION PLEASE CONTACT:

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# CBRE