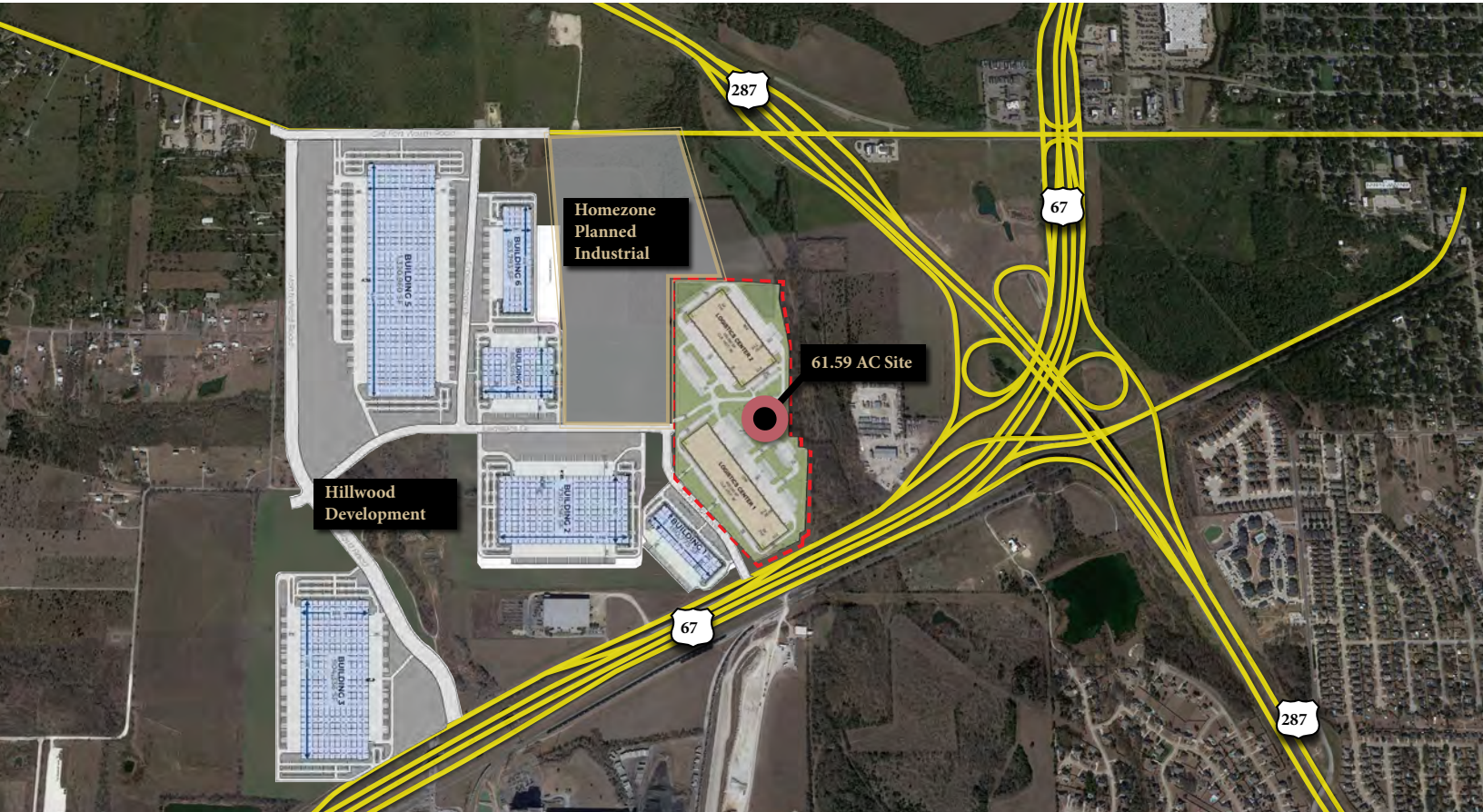


61.59 Acre Land Sale/BTS Opportunity



Highway 67 & Highway 287

Midlothian, TX 76065



**766,800 SF
Potential
Building Area**



**Direct Access
to Major
Highways**



**New
Construction
Opportunity**



**61.59 Acres
Available**

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Site Specifications

Hwy 67 & Hwy 287, Midlothian, TX 76065

KBC Advisors is pleased to offer the Briarwood Midlothian Land Opportunity, a strategically located 61.591 acre industrial land opportunity at the US-67/US-287 intersection. The site features excellent access to US-67 in the rapidly growing 287 Corridor region of Dallas/Fort Worth. The site is currently undeveloped, former pastureland with very gentle topography sloping to the flood plain to the east. The site has already been zoned for Planned Development District No. 150 (PD-150) for Heavy Industrial (HI) uses, and has utilities at or near the site.



Location Benefits

Hwy 67 & Hwy 287, Midlothian, TX 76065

STRATEGIC LOCATION / AMPLE HIGHWAY FRONTAGE

The Property sits at the Intersection of US-67 and US-287 in Midlothian, Texas. The site has frontage on US-67 and offers quick and convenient access to the surrounding areas. This site is positioned for development to serve the growing population in southern Dallas-Fort Worth (along with the broader metroplex). In addition to the Midlothian community, the site is proximate to Cedar Hill (5 minutes), Mansfield (20 minutes), and Waxahachie (20 minutes), which are all expected to see strong growth and have several large single-family projects in design or under construction. The Property is 10 minutes from State Highway 360, 10 minutes from I-20, 15 minutes from I-35, 20 minutes from I-30, and 25 minutes from the Union Pacific Intermodal in Hutchins.

MOMENTUM ALONG US-67 CORRIDOR

The US-67 corridor generated notable momentum starting in 2021 for speculative development. There are very limited land sites zoned for industrial development remaining in the city of Midlothian and nearby community of Cedar Hill, Mansfield and Waxahachie.

Current Notable Industrial Users In Midlothian:

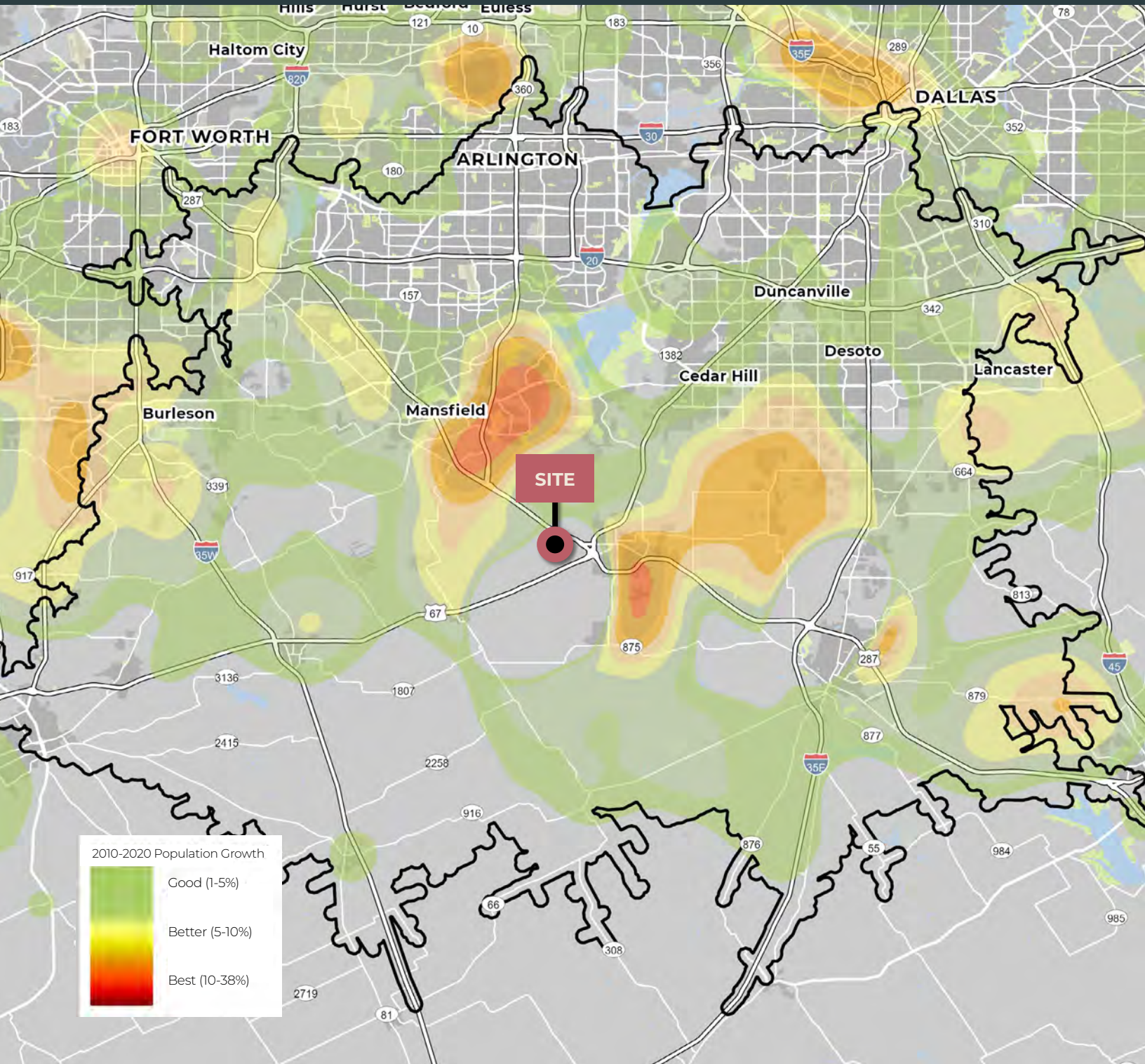


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Population Growth 2022-2027

Hwy 67 & Hwy 287, Midlothian, TX 76065



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