



Rail Serve Capabilities

Build-to-Suit up to 711,360 Square Feet
Warehouse/Distribution Center
Brookhollow Drive, Midlothian, Texas

Chris Teesdale, SIOR
Direct: +1 214 217 1233
chris.teesdale@colliers.com

Tom Pearson, SIOR
Direct: +1 214 217 1277
tom.pearson@colliers.com

Ben Wallace, SIOR
Direct: +1 972 692 6234
ben.wallace@colliers.com



Logistical Advantage

Located in Midlothian's RailPort Park, a 1,700-acre planned business park



Quick Access

Convenient access to DFW International Airport (30 min Via completed Hwy 360 extension at US 287)



Great City Amenities

Pro-business community, excellent school system, and diverse, professional workforce



A development of:



XCHANGE

@ RailPort



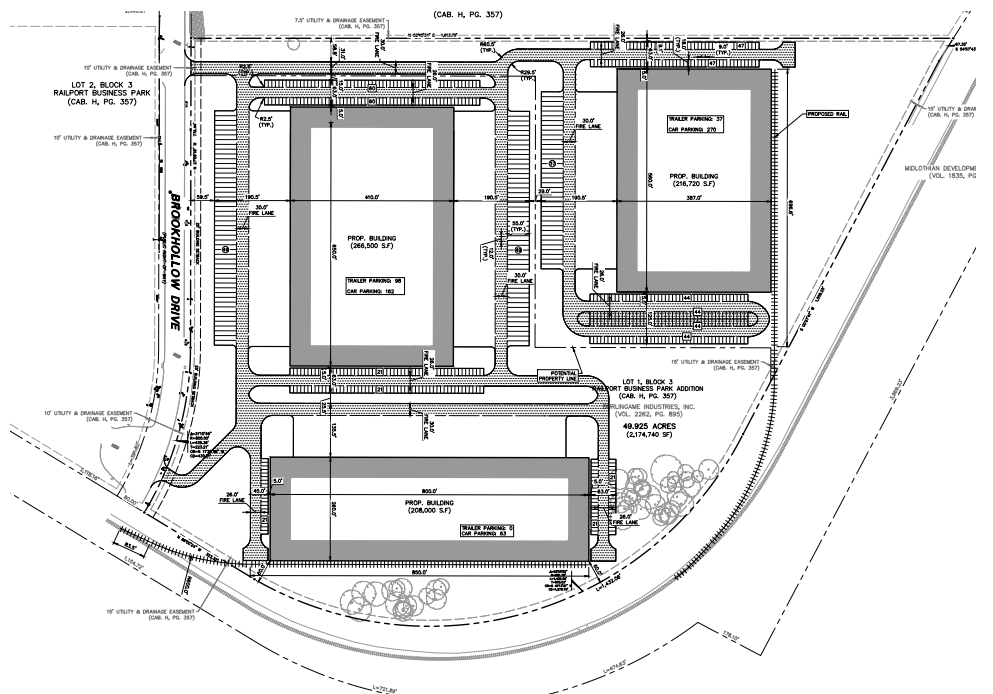
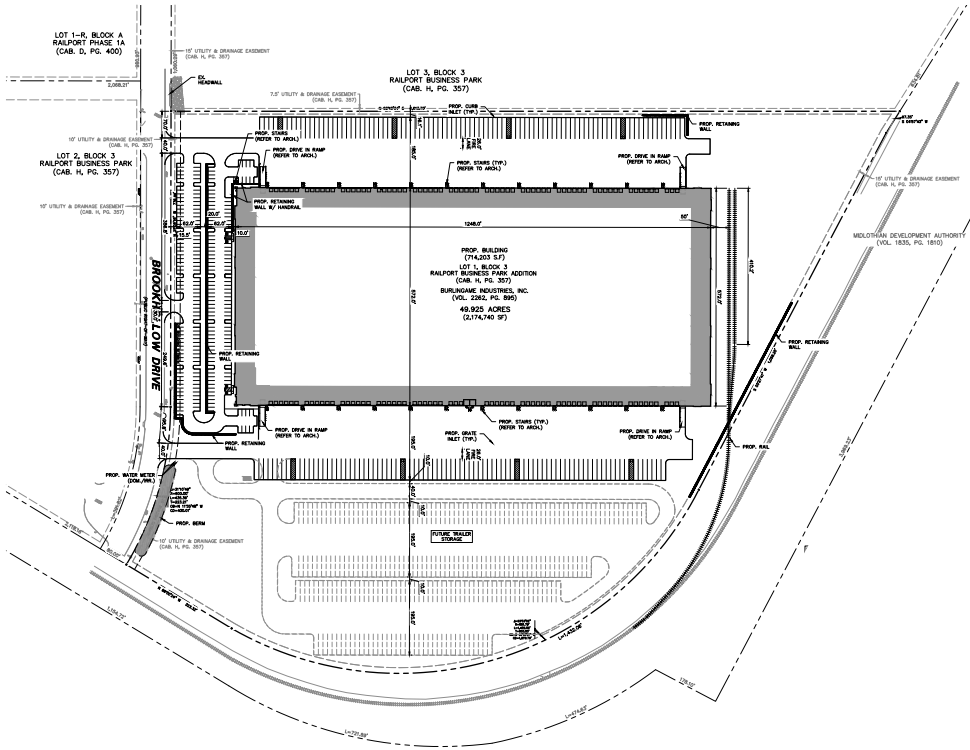
Build-to-Suit up to 711,360 Square Feet | 49.925 Acres

- 711,360 square feet
- 570' building depth
- 49.925 acres
- 40' clear
- Established planned business park setting
- ESFR sprinkler
- 185' truck courts
- 54' x 54' column spacing w/70' speed bays
- Up to 138 9'x10' dock doors
- 4 12'x14' ramp doors
- Up to 384 trailer parking (2.8 trailer spots per dock door)
- 210 car parking
- Rail available

XCHANGE

@ RailPort

Conceptual Rail-Served Options

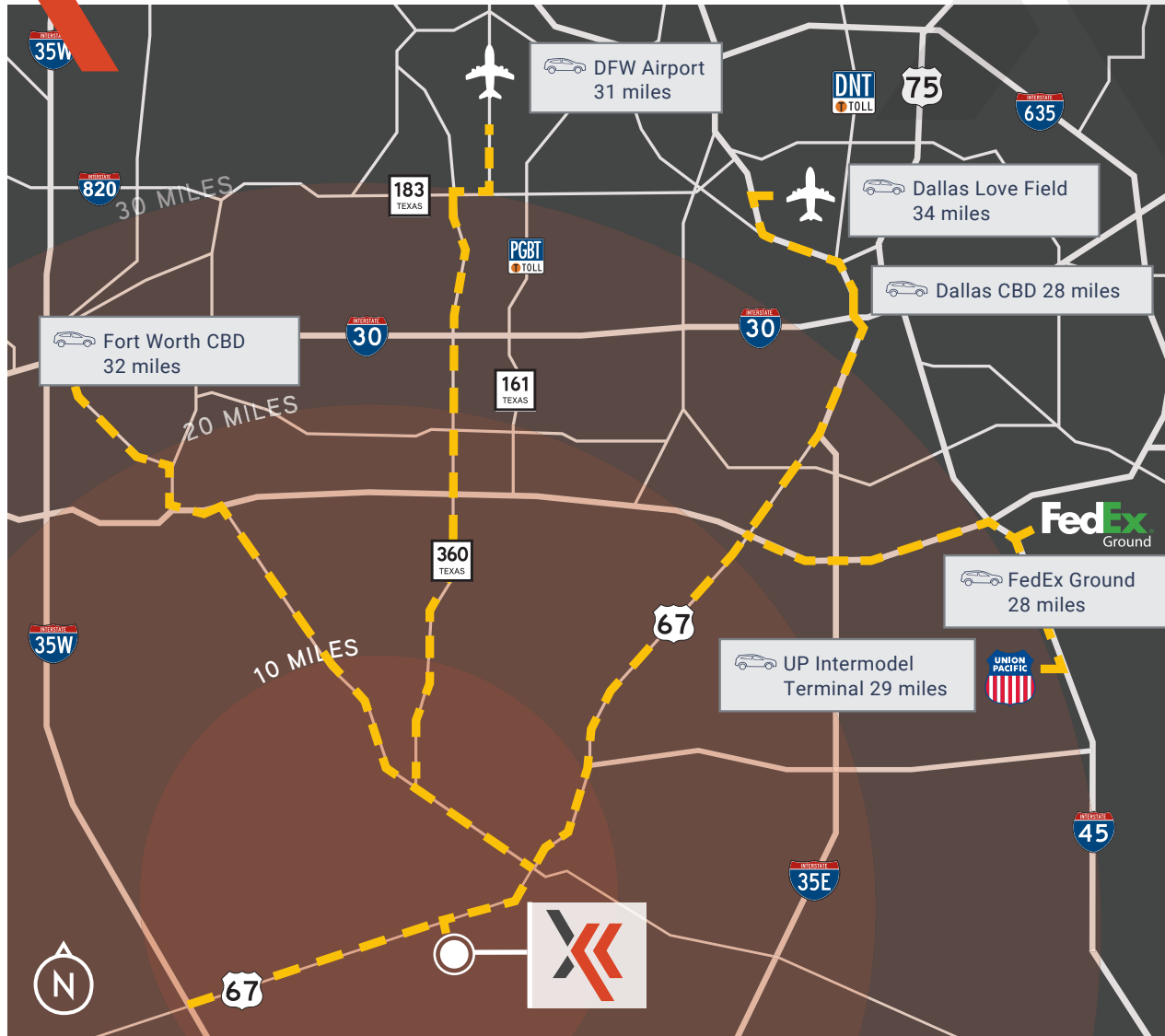


XCHANGE

@ RailPort



XCHANGE @ RailPort



Located just south of the intersection of US Hwy 67 and US Hwy 287 in Midlothian's RailPort Park, a 1,700-acre planned business park

- Proximity to 1.35 million people within a 30-minute drive time
- Quick access to major cities in the DFW Metroplex
- Outstanding location at Highway 67 and Miller Road just 31 miles from DFW International Airport and 34 miles from Dallas Love Field
- Located 28 miles from Downtown Dallas and 32 miles from Downtown Fort Worth
- Located in the heart of an educated and skilled workforce in a growing community
- Planned business park environment and home to Target, Google, Malouf Mattress, QuikTrip and others

Midlothian, Texas

Quality of Life



Diverse and Skilled Workforce

- New Methodist Health System \$175 million, 67-acre campus
- 102-room Marriott Courtyard
- 39,000 square foot conference center
- Diverse and professional work force with access to 1.5 million people within a 30-minute drive
- Pro-business community



Master-planned Parks and Recreational Facilities



Excellent Health Care System



Top-Rated School System

- Midway between Dallas and Fort Worth
- 14 parks including a new 105-acre multipurpose recreational complex
- Excellent public school system with more than 9,800 students across 12 campuses
- New 53-acre retail development anchored by Kroger Marketplace, Ross, Burke's Outlet, Jo-Ann's, Ulta, Chick-Fil-A and others





A development of:



Exclusive Marketing Advisors

Chris Teesdale, SIOR

Executive Vice President

Direct: +1 214 217 1233

Mobile: +1 214 676 3322

chris.teesdale@colliers.com

Tom Pearson, SIOR

Executive Vice President

Direct: +1 214 217 1277

Mobile: +1 214 354 7522

tom.pearson@colliers.com

Ben Wallace, SIOR

Vice President

Direct: +1 214 436 6110

Mobile: +1 972 692 6234

ben.wallace@colliers.com



1717 McKinney Avenue, Suite 900, Dallas, TX 75202 | colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.