

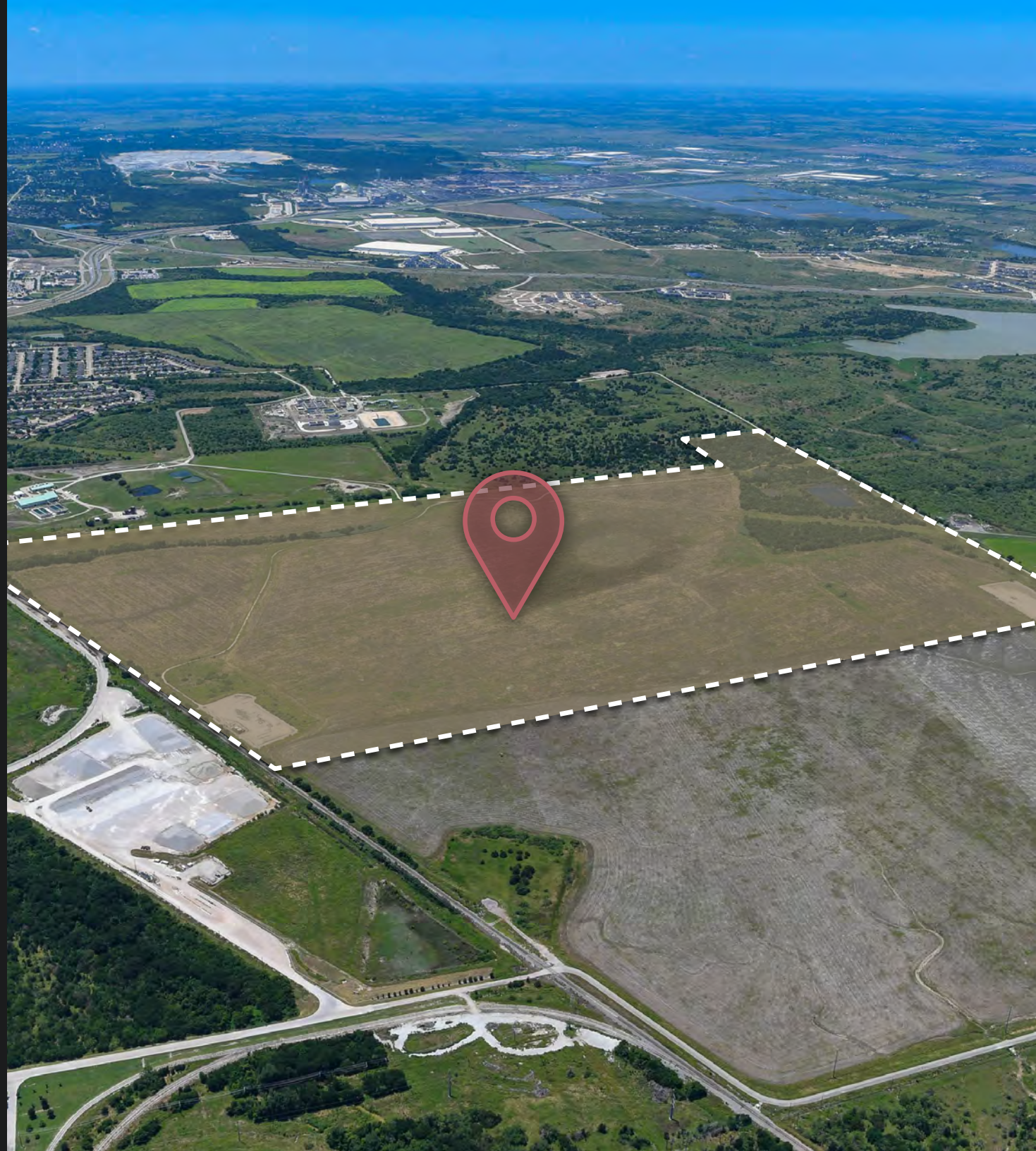
# 279.83 Acre Industrial Development Opportunity

Midlothian, TX



MIDLOTHIAN, TX

# Executive Summary



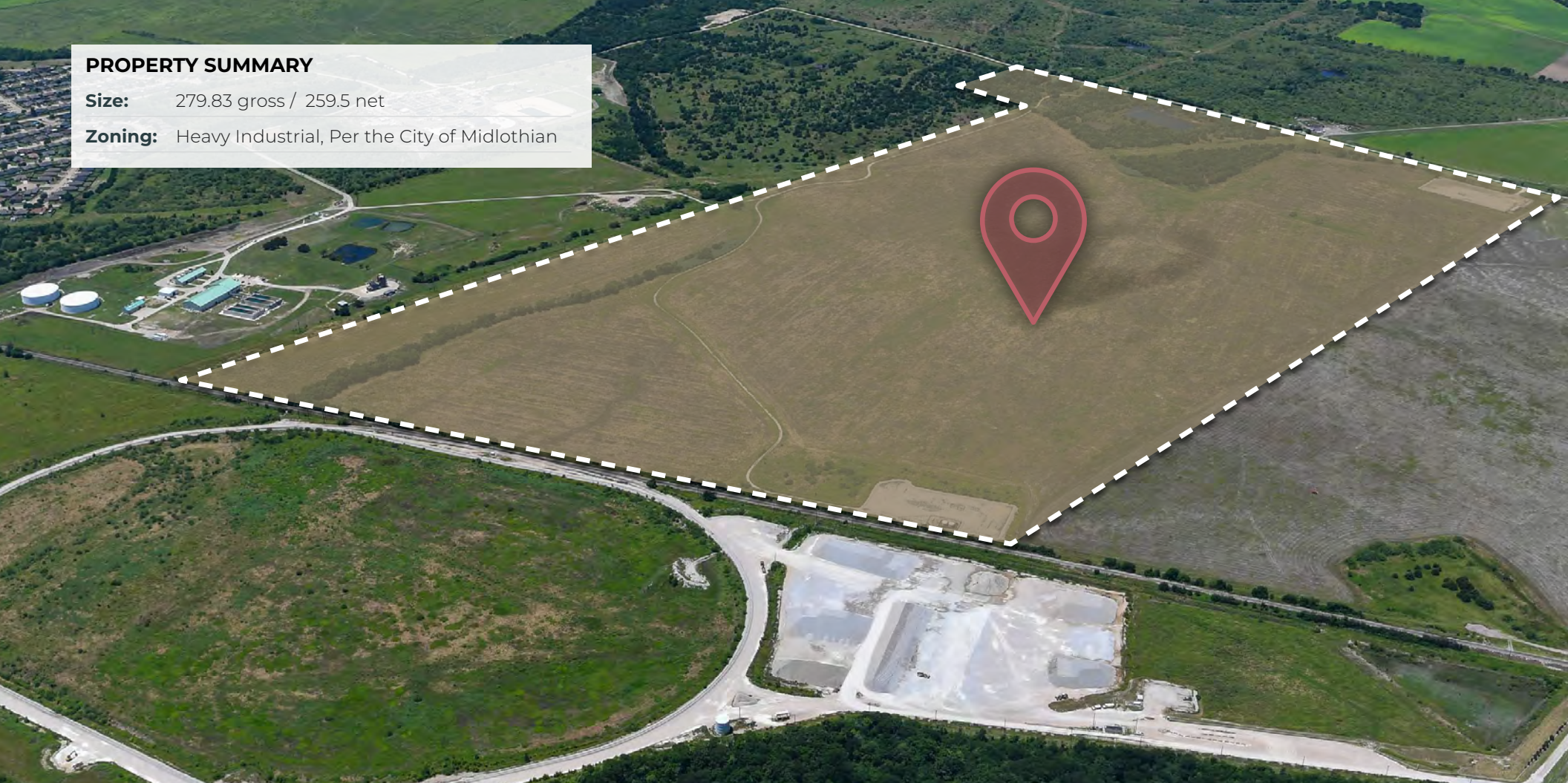
# Offering

KBC Advisors is pleased to offer **279.83 acres** of strategically located industrial land. The property sits in the path of future development in Midlothian, TX and features heavy power capacity, Union Pacific rail line connectivity, and access to a growing labor population. Located just 22 miles from downtown Dallas and 23 miles from downtown Fort Worth, the area has experienced recent growth of industrial development and is well positioned for future data center projects.

## PROPERTY SUMMARY

**Size:** 279.83 gross / 259.5 net

**Zoning:** Heavy Industrial, Per the City of Midlothian

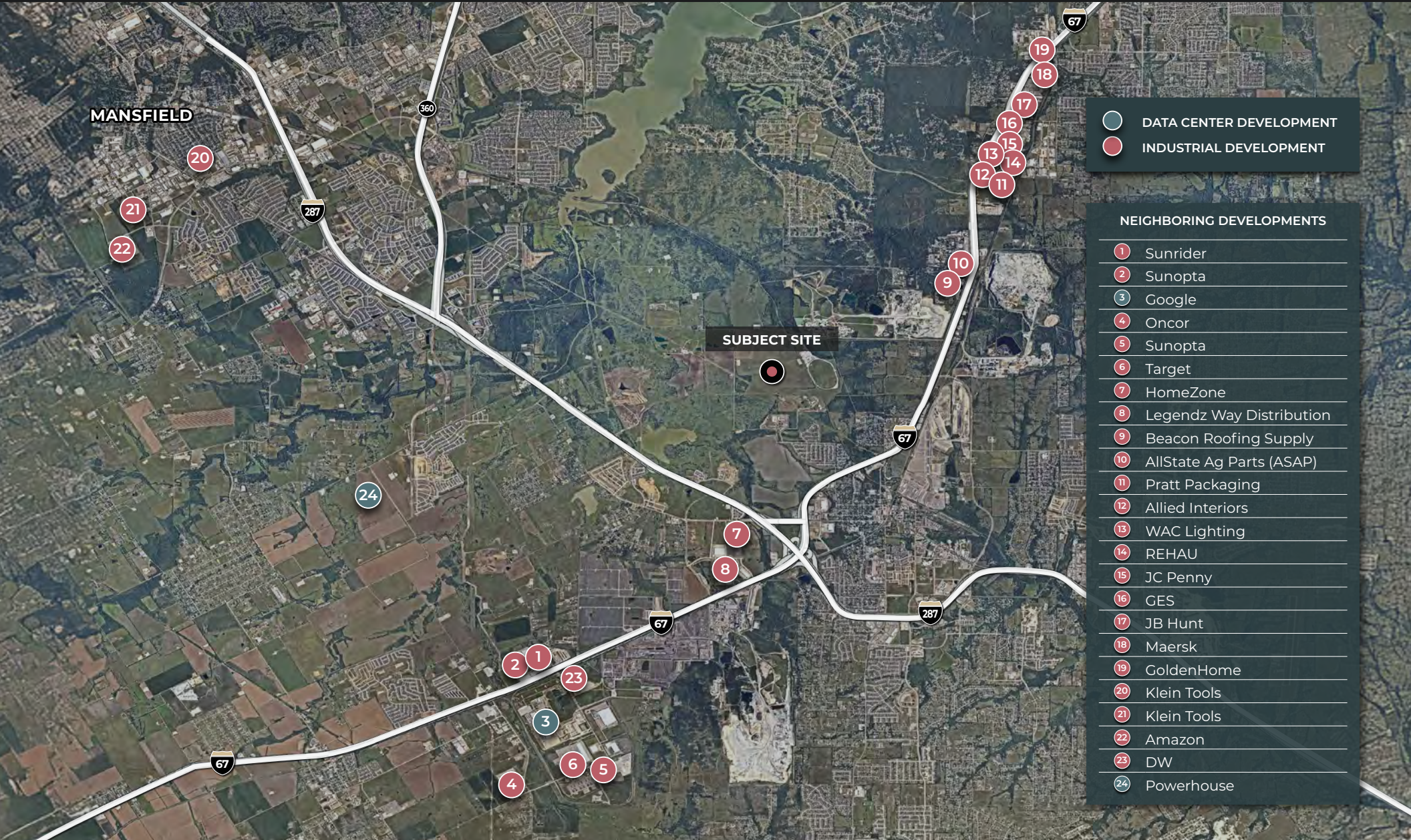


MIDLOTHIAN, TX

# Property Overview



# Area Developments



# Area Infrastructure



Future planned roadways will improve access and connect the site with State Highway 67 & 287



±1,500' wastewater line will be needed to tie into the TRA treatment plant south of site



The Midlothian Capital Improvements Plan (CIP) shows a future 36" water line running along the southern boundary and a 24" water line running along the western boundary



Municipal support and cooperation on infrastructure improvements will help shoulder costs

FUTURE ARTERIAL ROADWAY  
(120-FT RIGHT OF WAY)

SUBJECT SITE

FUTURE ARTERIAL ROADWAY  
(120-FT RIGHT OF WAY)

FUTURE MINOR ARTERIAL ROADWAY  
(90-FT RIGHT OF WAY)

# Population & Labor Reach

## CRH MIDLOTHIAN, TX

2024  
Total Population

15 Min **26,649**

30 Min **1,077,129**



## WAREHOUSE WORKERS

2024  
Resident Workers

15 Min **1,326**

30 Min **25,144**

Average Hourly Earnings:  
**\$16.41**



## FORKLIFT DRIVERS

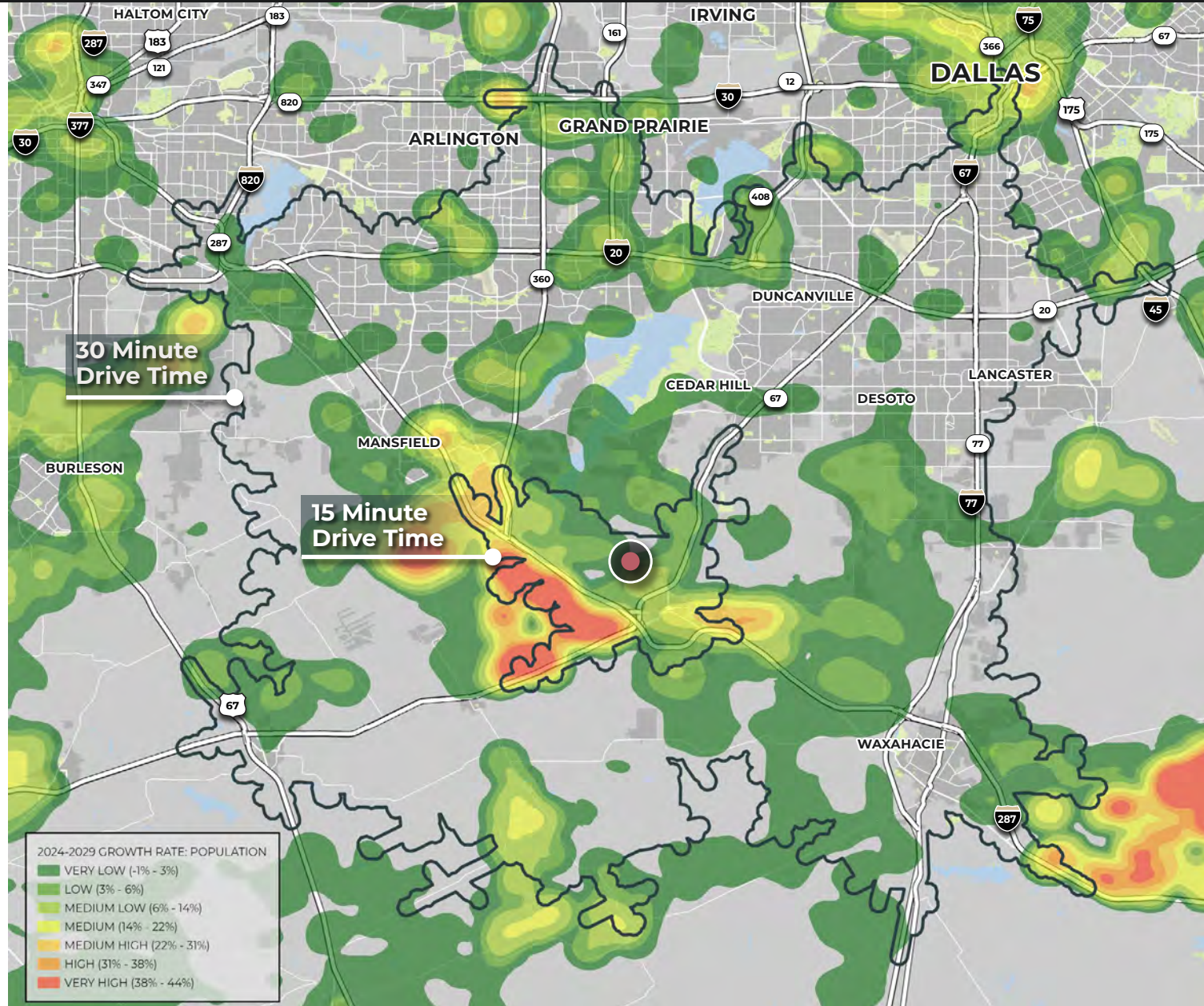
2024  
Resident Workers

15 Min **191**

30 Min **3,913**

Average Hourly Earnings:  
**\$18.91**

Wage as of 05/12/2025



MIDLOTHIAN, TX

# Development Opportunities



# Industrial Development

The Property is centrally located in the Dallas-Fort Worth Metroplex. The Highway 67 Corridor is home to corporate users like Target, Pratt Packaging, Beacon Roofing Supplies, Oncor, JC Penny, JB Hunt, and many more. With connectivity back to I-35, this location has the ability to serve a regional/national base.

## ZONING

- » With the Property categorized as Heavy Industrial, uses associated with Warehousing & Manufacturing are allowed by-right.

## LABOR

- » As labor continues to be scarce, it is increasingly more critical for users of scale to secure locations near established and growing population areas with limited immediate employment competition.

## SITE PLAN

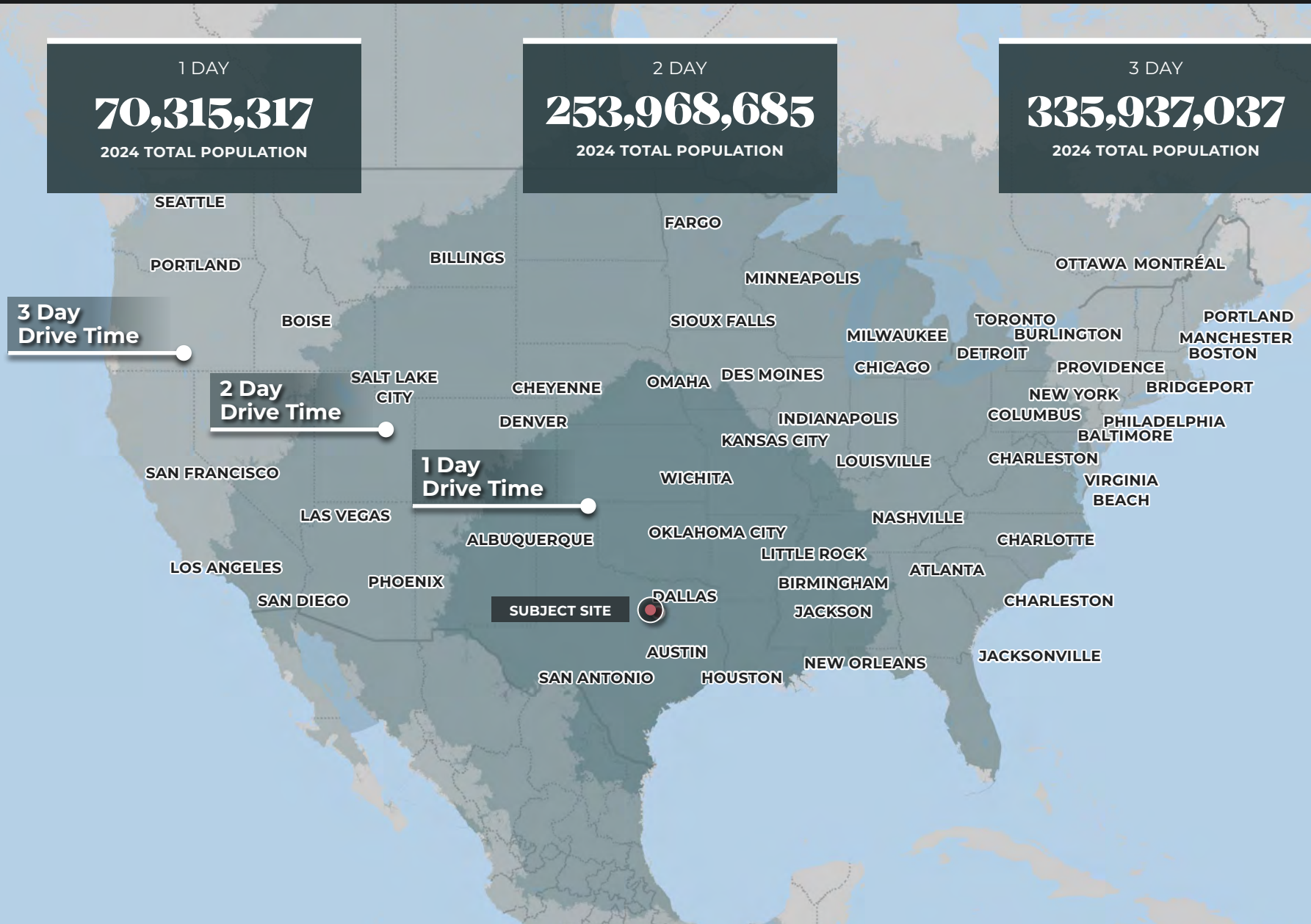
- » Allowing up to 3,000,000 square-feet of diverse product, the Property can be planned to fit a wide range of use profiles with enough space to be flexible.

## BULK MARKET

- » With over 15,000,000 square-feet of buildings at 1M SF or greater leased since 2023, DFW continues to be a focus from users looking for a major distribution/ manufacturing facility.



# Population Reach



# Rail-Served Development

The Property is adjacent to a high-speed segment of the Union Pacific main-line. The Union Pacific Railroad provides critical freight rail services through Midlothian, TX. As one of the largest rail networks in the United States, Union Pacific plays a vital role in facilitating the movement of goods to and from this region. While this rail line connects Houston, TX – Dallas, TX, the UP network makes it feasible to transport bulk materials efficiently and cost-effectively anywhere in North America.

## PROCESS: 9-18 MOS.

- » Complete an AccessUP Questionnaire
- » Submit Developmental Concept
- » Receive Agreement Letter from UP
- » Construction Document Approval by UP

## COST: \$8M - \$11M

- » Cost inclusive of Civil Engineering services
- » Cost variance covers specific requirements by UP to provide power turnouts, derails, switch machines.

### For further information, please contact:

Mike Murphy, President, TGB Group  
• Phone: +1 832 748 7603  
• Email: mike@theTGBGroup.com





# Data Center Development

The south DFW market is the current epicenter for significant land acquisitions for large-scale data center campuses, resulting in the availability of viable land disappearing quickly. The site is ideally situated for data center development with major data center developments in existence/ being announced in the area.

## POWER

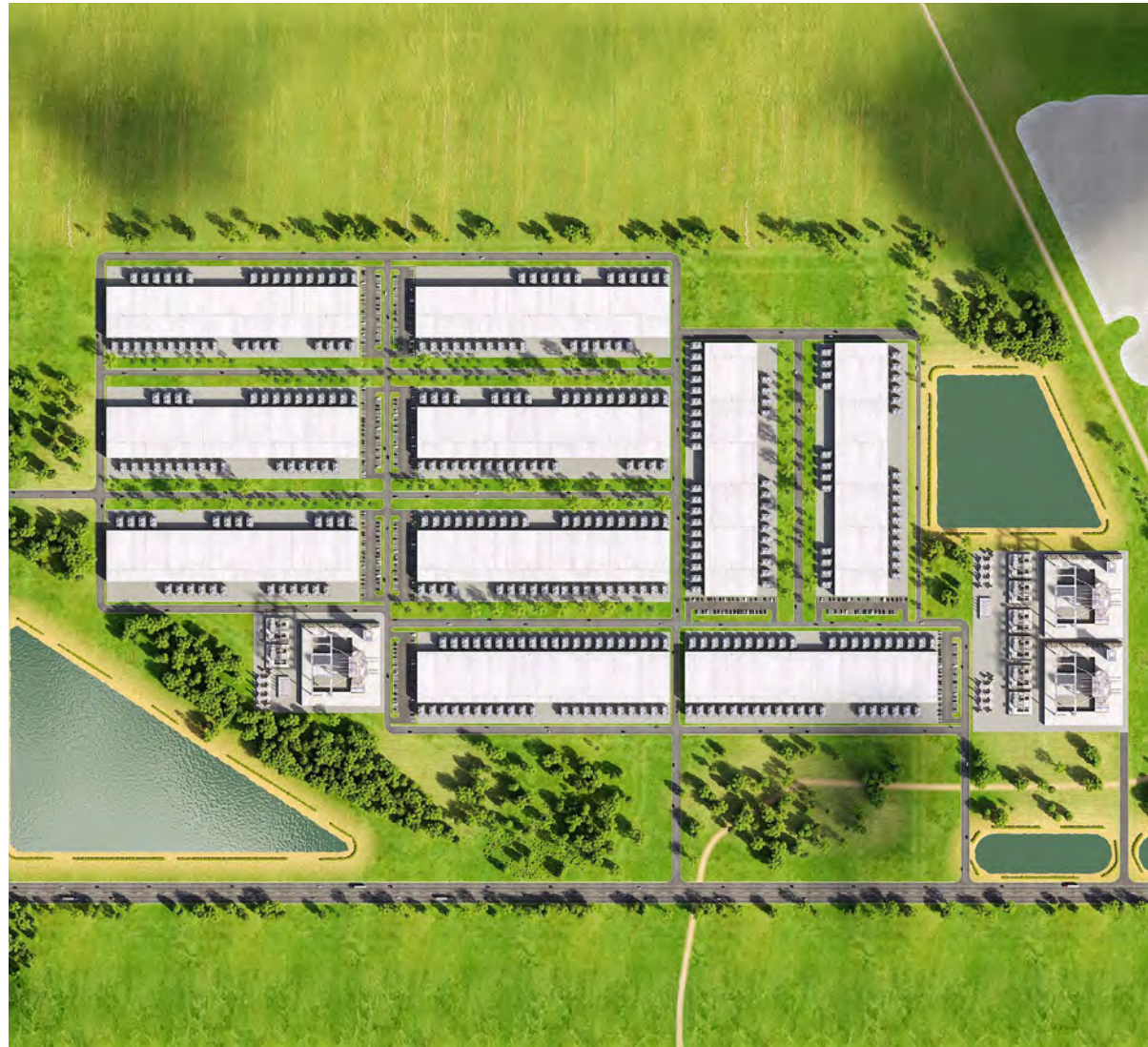
- » The site features two adjacent and proximate electrical services with a single three-phase 138kV circuit running east/west north of the site, servicing the existing plant facility with an on-site 138kV substation. Additionally, a single-circuit 69kV service runs along the southern boundary of the site. The maximum potential for the site is approximately 300MW, achievable without significant upgrades.

## FIBER

- » The site is within 1.5 miles of two long-haul carriers running along Hwy 67. If the proposed nearby Powerhouse Data Center campus is developed, new fiber routes will be brought to the area, potentially reducing infrastructure costs. The main north/south long-haul fiber route follows the 35E corridor to the east of the site, near most of the South DFW Data Center development.

## WATER/SEWER

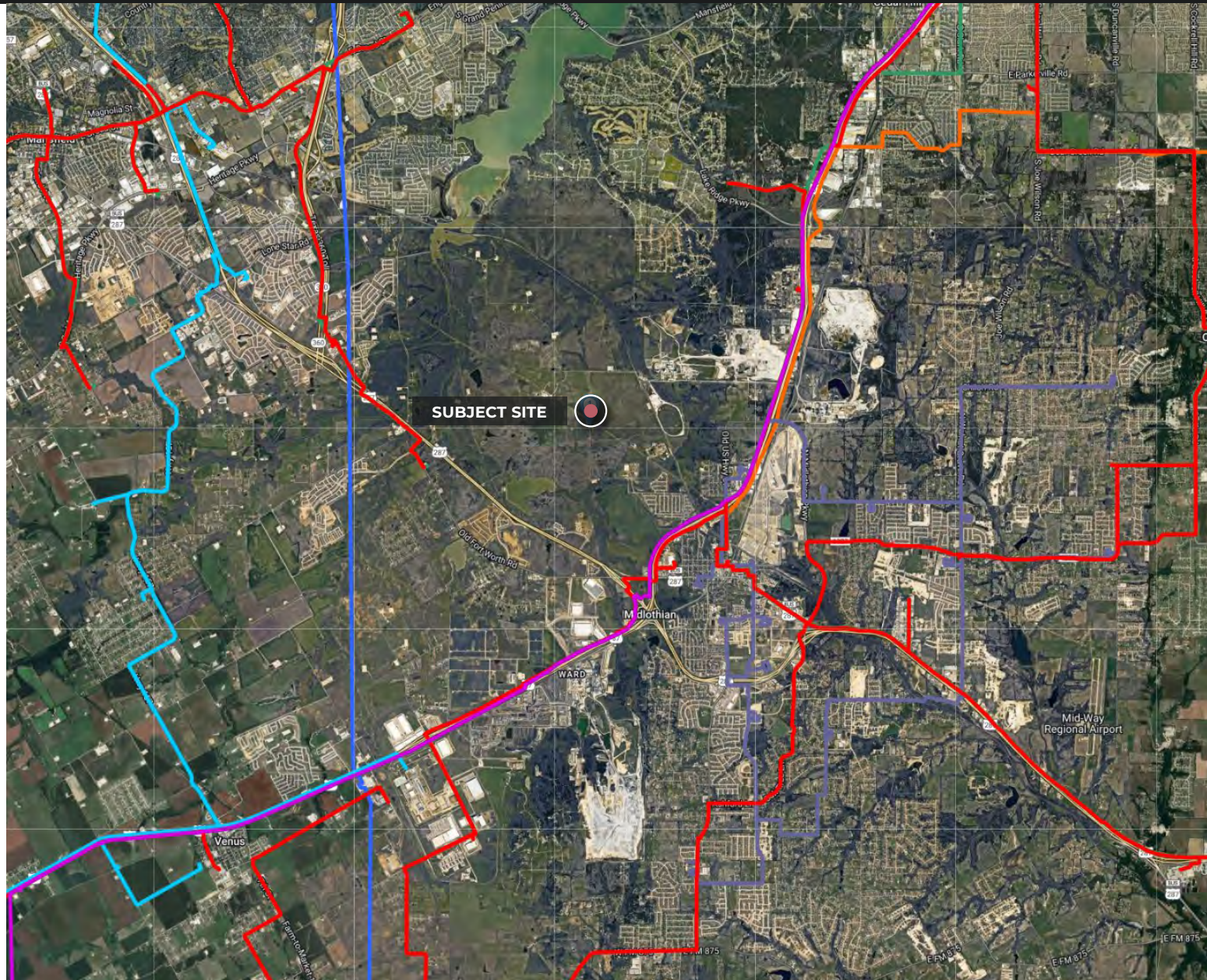
- » The site sits just north of a water utility facility, potentially allowing for multiple user types and lower costs depending on flow rates and capacity.



# Fiber Routes

## FIBER

While the site does not sit directly on long haul fiber routes, it is within 1.5 miles of two long haul carriers which run along Hwy 67. Given the new Powerhouse Data Center campus, if it is developed, new fiber routes will be brought to the area which would reduce some costs of infrastructure to the site potentially as well. The main N/S long haul fiber runs along the 35E corridor to the east of the site, near most of the South DFW Data Center development. Fiber will not be a blocker to the development of the site, especially with the ability to potentially grant the required easements across the eastern sites controlled by the owner.





**PARKER ALEXANDER**

+1 214 934 6030  
parker.alexander@kbcadvisors.com

**WHIT MADDOX**

+1 817 437 5708  
whit.maddox@kbcadvisors.com

**NATHAN LAWRENCE**

+1 214 402 6016  
nathan.lawrence@kbcadvisors.com

**ZACH HARTZER**

+1 432 230 6123  
zach.hartzer@kbcadvisors.com

**BRIAN TANNER**

+1 206 579 7131  
brian.tanner@kbcadvisors.com

**KBC ADVISORS | DALLAS**

2828 N Harwood Street, Suite 1900  
Dallas, TX 75201

©2026 KBC ADVISORS This information has been obtained from sources believed to be reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The KBC ADVISORS logo is a service mark of KBC ADVISORS. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owners is prohibited.

