



PROVIDENT
INDUSTRIAL

Discovery Ln, Midlothian, TX

Approximately 11.20 net acres available for build to suit or purchase in Midlothian Business Park



Matthew Dornak
214.267.0461
mdornak@streamrealty.com

Ridley Culp
214.560.2422
ridley.culp@streamrealty.com

OWNED BY



LEASED BY





PROVIDENT INDUSTRIAL

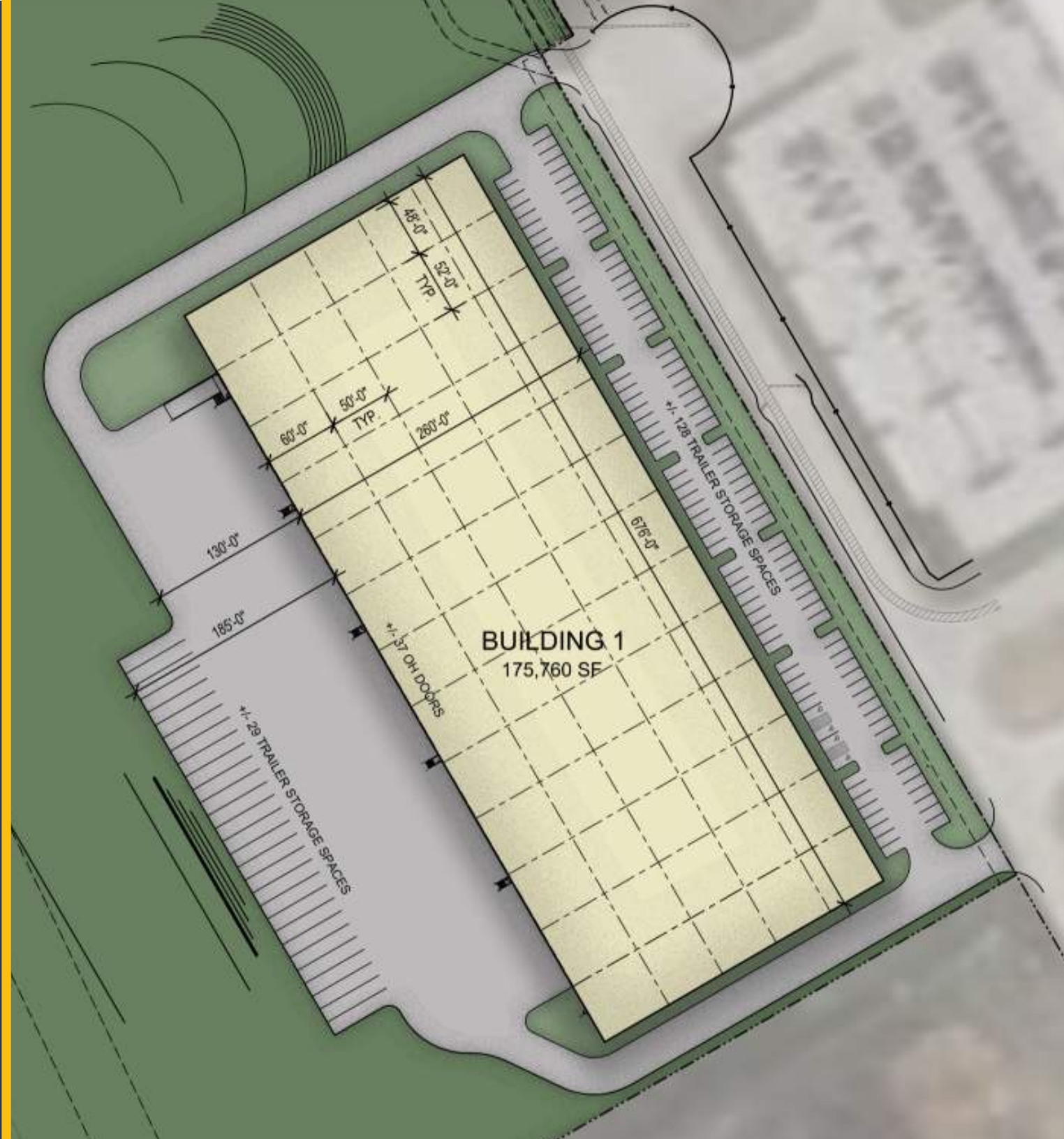
Discovery Ln, Midlothian, TX

Development Potential:

- 11.20 Net Acres or 21.91 Gross Acres
- Up to a 175,760 SF rear load industrial building
- Industrial Zoning
- All Utilities Available to Site
- Highway 67 Visibility
- Proposed Uses: Light Industrial, Manufacturing and Flex Industrial

Proposed Building:

- 175,760 SF
- Rear Load
- 260' deep
- 29 trailer positions
- 128 car parks





PROVIDENT
INDUSTRIAL

Discovery Ln, Midlothian, TX



SITE
21.91 Gross Acres



INGRESS

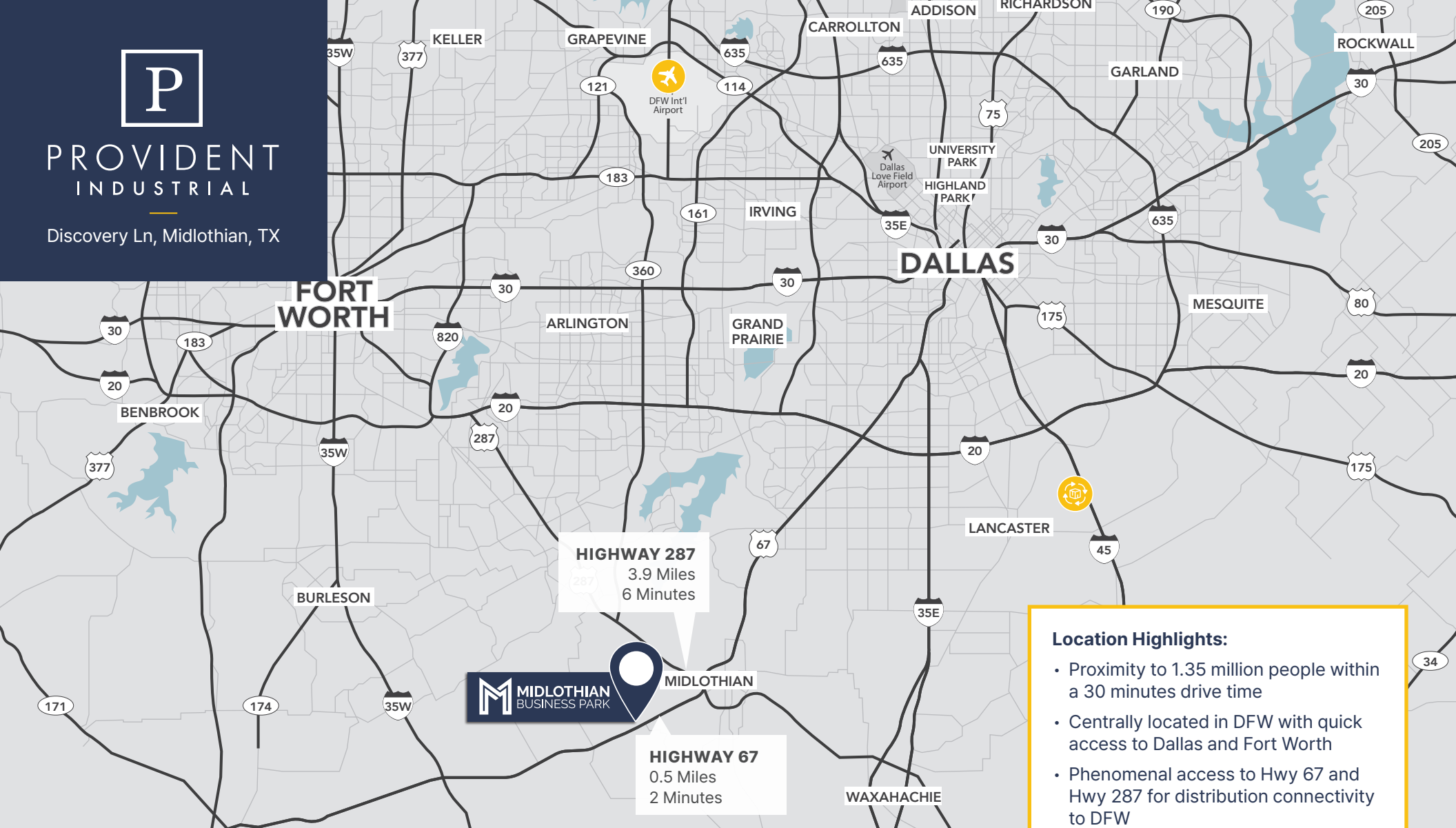
EGRESS





PROVIDENT INDUSTRIAL

Discovery Ln, Midlothian, TX



- Location Highlights:**
- Proximity to 1.35 million people within a 30 minutes drive time
 - Centrally located in DFW with quick access to Dallas and Fort Worth
 - Phenomenal access to Hwy 67 and Hwy 287 for distribution connectivity to DFW
 - Business friendly environment with pro job and industrial Economic Development Committee
 - Located in the heart of an educated and skilled workforce in a growing community
 - Excellent public school system with more than 9,800 students across 12 campuses

MAJOR CITIES

DOWNTOWN DALLAS

28 Miles

31 Minutes

DOWNTOWN FORT WORTH

32 Miles

35 Minutes

✈️ MAJOR AIRPORT

DFW INTERNATIONAL AIRPORT

31 Miles

34 Minutes

🚚 LOGISTICS HUB

UNION PACIFIC DALLAS

29 Miles

35 Minutes