

## For Sale

4.245 AC (Gross)

Industrial Land

NEC Heritage Hills Pkwy  
& Wheatfield Dr

ETJ Venus TX

10,000 SF

## Property Information

DIMENSIONS	<b>Industrial</b>
JURISDICTION	<b>Venus ETJ</b>
DIMENSIONS	<b>Approx 426 ft wide x 424 ft deep</b>
TOPO	<b>Flat</b>
UTILITIES	<b>Water and electricity. Potential sewer line extension from adjoining development</b>

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Cushman & Wakefield



**Land Site for Sale**  
**± 4.245 Acres (Gross)**  
**± 2.629 Acres (NET)**

### **About the Property**

- North of U.S. 67 at the NEC Heritage Hills Pkwy of Wheatfield Dr. (Newly constructed) in Venus, TX 76084
- Easy Access to major thoroughfares: U.S. 67 connecting to I-35E (Dallas) and I-35W (Fort Worth) each 31 miles.
- Close proximity to Railport Industrial Park in Midlothian, TX.



